



AGENDA

CALGARY PLANNING COMMISSION

January 23, 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 C. Hardwicke
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
Commissioner K. Wagner

SPECIAL NOTES:

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

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 January 9
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187, CPC2025-0090

5.3 Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW, LOC2024-0247, CPC2025-0089

5.4 Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE, LOC2023-0270, CPC2025-0013

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 Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084

7.2.2 Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185, CPC2025-0068

7.2.3 Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224

7.2.4 Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE, LOC2024-0262, CPC2025-0043

7.2.5 Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077

7.2.6 Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223, CPC2025-0074

7.2.7 Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212, CPC2025-0081

7.2.8 Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104, CPC2025-0053

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

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

PRESENT:

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

ALSO PRESENT:

A/Principal Planner S. Jones
Legislative Specialist K. Picketts
Legislative Specialist A. Lennox

1. **CALL TO ORDER**

Chair Goldstein called the meeting to order at 1:02 p.m.

ROLL CALL

Councillor Damiani, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Director Goldstein

2. **OPENING REMARKS**

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. **CONFIRMATION OF AGENDA**

Moved by Director Mahler

That the Agenda for the 2025 January 9 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Pink declared a conflict of interest with respect to Item 7.2.3.

Commissioner Hardwicke declared a conflict of interest with respect to Item 7.2.5.

Commissioner Small declared a conflict of interest with respect to Item 7.2.5.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 December 12

Moved by Commissioner Campbell-Walters

That the Minutes of the 2024 December 12 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Small

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, OPC2025-0060

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

6. POSTPONED 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

A presentation entitled "LOC2024-0128 / CPC2024-1167 Land Use Amendment" was distributed with respect to Report CPC2024-1167.

Moved by Commissioner Montgomery

That with respect to Report CPC2024-1167, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.45 hectares ± (1.10 acres ±) 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.

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

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

A presentation entitled "LOC2024-0130 / CPC2025-0049 Land Use Amendment" was distributed with respect to Report CPC2025-0049.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0049, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 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.

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

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

Commissioner Pink declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1274.

Commissioner Pink left the meeting at 1:30 p.m. and returned at 1:40 p.m. after the vote was declared.

A presentation entitled "LOC2024-0163 / CPC2024-1274 Land Use Amendment" was distributed with respect to Report CPC2024-1274.

Moved by Commissioner Remtulla

That with respect to Report CPC2024-1274, the following be approved:

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.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Damjani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

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

A presentation entitled "LOC2024-0147 / CPC2024-1275 Land Use Amendment" was distributed with respect to Report CPC2024-1275.

Grant Mihalcheon (applicant) answered questions of Commission with respect to Report CPC2024-1275.

Moved by Commissioner Small

That with respect to Report CPC2024-1275, the following be approved:

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).

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Wagner

MOTION CARRIED

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

Commissioners Hardwicke and Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0034.

Commissioners Hardwicke and Small left the meeting at 2:24 p.m. and returned at 2:47 p.m. after the vote was declared.

A presentation entitled "LOC2024-0192 / CPC2025-0034 Policy and Land Use Amendment" was distributed with respect to Report CPC2025-0034.

Cody Reimer and Brian Horton (applicants) answered questions of Commission with respect to Report CPC2025-0034.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0034, the following be approved:

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 Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

For: (9): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Wagner

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

By General Consent, pursuant to Section 6(1) of Procedure Bylaw 35M2017, Commission suspended Section 78(2)(b) of the Procedure Bylaw to forego the afternoon recess to complete the Agenda.

Moved by Commissioner Campbell-Walters

That pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission now move into Closed Meeting, at 2:49 p.m. in the Council Boardroom, to discuss confidential matters with respect to Item 9.1.1, Closed Session - Connect Calgary's Parks Plan, CPC2024-1179.

For: (11): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

Commission reconvened in public meeting at 5:15 p.m. with Director Goldstein in the Chair.

ROLL CALL

Councillor Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Director Goldstein

Absent from Roll Call: Commissioner Campbell-Walters

Moved by Commissioner Pink

That Commission rise and report.

MOTION CARRIED

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Connect Calgary's Parks Plan, CPC2024-1179

Administration in attendance during the Closed Meeting discussions with respect to Confidential Report CPC2024-1179:

Clerks: K. Picketts and J. Booth. Law: S. Munkittrick. Advice: D. Mahalek, M. Rac, K. Morelli, K. Parker, A. O'Driscoll, D. Down, A. Theriault, and J. Chapman.

Moved by Commissioner Small

That with respect to Confidential Report CPC2024-1179, the following be approved, **after amendment**:

That the Calgary Planning Commission direct that the Closed Meeting discussions, Supplementary Handouts, and Attachment 1 be held confidential pursuant to Section 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act, to be reviewed by 2025 February 20.

For: (10): Director Mahler, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Remtulla

That this meeting adjourn at 5:19 p.m.

MOTION CARRIED

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

- Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2024-0163, CPC2024-1274
- Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147, CPC2024-1275

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

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

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in McKenzie Towne (Ward 12) at 15192 Prestwick Boulevard SE, LOC2024-0195, CPC2025-0060
- Land Use Amendment in Red Carpet (Ward 9) at 6105 – 16A Avenue SE, LOC2024-0128, CPC2024-1167
- Land Use Amendment in Bridlewood (Ward 13) at 16720 – 24 Street SW, LOC2024-0130, CPC2025-0049

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 January 23 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED

Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 4515 – 17 Avenue SW (Plan 2002GS, Block 24, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale compatible with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit application was recently submitted for five dwelling units and five secondary suites and is on hold waiting for additional information.
- There is no previous Council direction related to the proposal.

DISCUSSION

This land use amendment application, in the southwest community of Glendale, was submitted by Horizon Land Surveys on behalf of the landowner, Khushboo Agrawal and Utsav Agrawal, on 2024 July 18. The mid-block site is approximately 0.06 hectares (0.15 acres) in size and is currently developed with a one-storey single detached dwelling with an attached single garage. There are lanes located to the west and south.

The subject parcel meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 as the site is located within an approved Local Area Plan (LAP) and is identified as part of the Neighbourhood Flex Urban Form Category.

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

ENGAGEMENT AND COMMUNICATION

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

Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards and spoke with residents within 100-metre radius, along with contacting the Glendale/Glendale Meadows Community Association (CA) and Ward 6 Councillor's Office, both with no response. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one comment in opposition which cited concerns regarding the potential increased density, lot coverage, lack of parking, privacy considerations and change in community character.

No comments from the Glendale/Glendale Meadows 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, including confirming that the proposal meets the location criteria of the H-GO District. The building and site design, number of units, on-site parking and site access, and protection of public trees 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 land use amendment would create the opportunity for additional housing types, which can increase the diversity of housing options in the area. This 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2025-0090
Page 3 of 3**

Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187

Economic

The ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities 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 Glendale, midblock on the south side of 17 Avenue SW between 45 Street SW and Glenmount Drive SW. The laned parcel is approximately 0.06 hectares (0.15 acres) in size and approximately 20 metres wide by 30 metres deep.

Currently, the site is developed with a single detached dwelling and attached single garage with lanes on the west and south of the property. The site is approximately 200 metres (a three-minute walk) from the 45 Street Light Rail Station and within 1,200 metres (a 15-minute walk) of the Westbrook Light Rail Station, Optimist Athletic Park, the Glendale/Glendale Meadows Community Association, Glenmeadows School, St. Thomas Aquinas School and Glendale School.

Surrounding developments are characterized by a variety of residential land use designations and low density residential built forms. The immediate surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District, Direct Control (DC) District (Bylaw 231D2019) and Housing – Grade Oriented (H-GO) District. Along 17 Avenue SW there are various multi-residential developments that vary in size, the 45 Street LRT Station, and the Calgary Police Service District 2 – Rosscarrock district office.

Community Peak Population Table

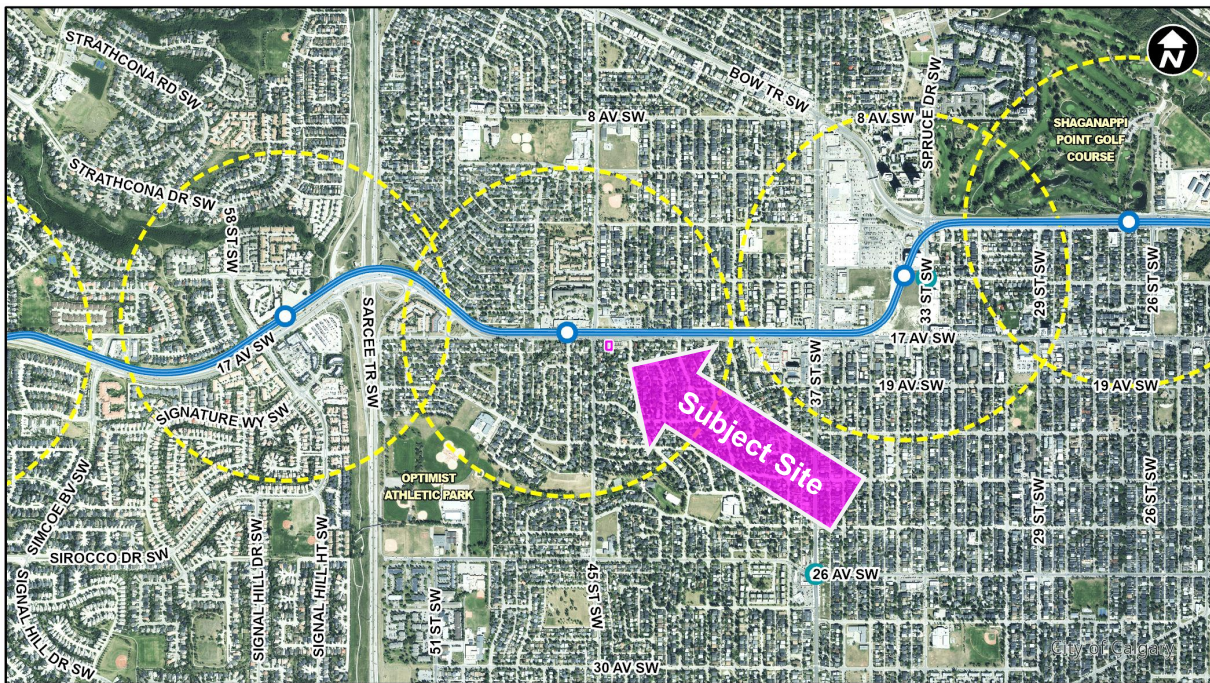
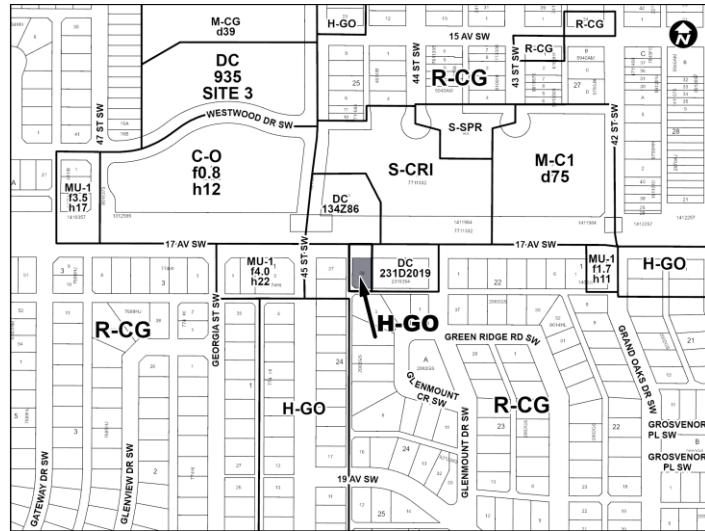
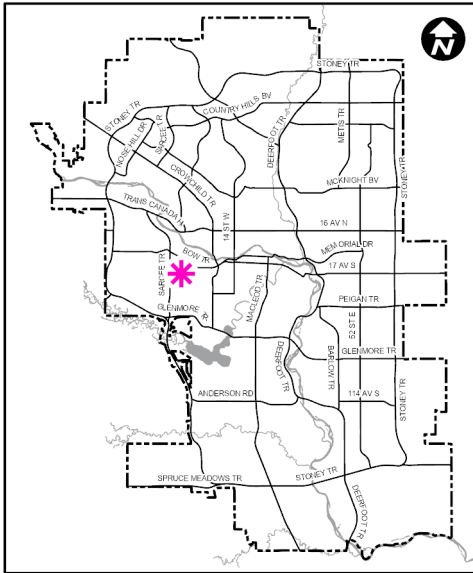
As identified below, the community of Glendale reached its peak population in 1969.

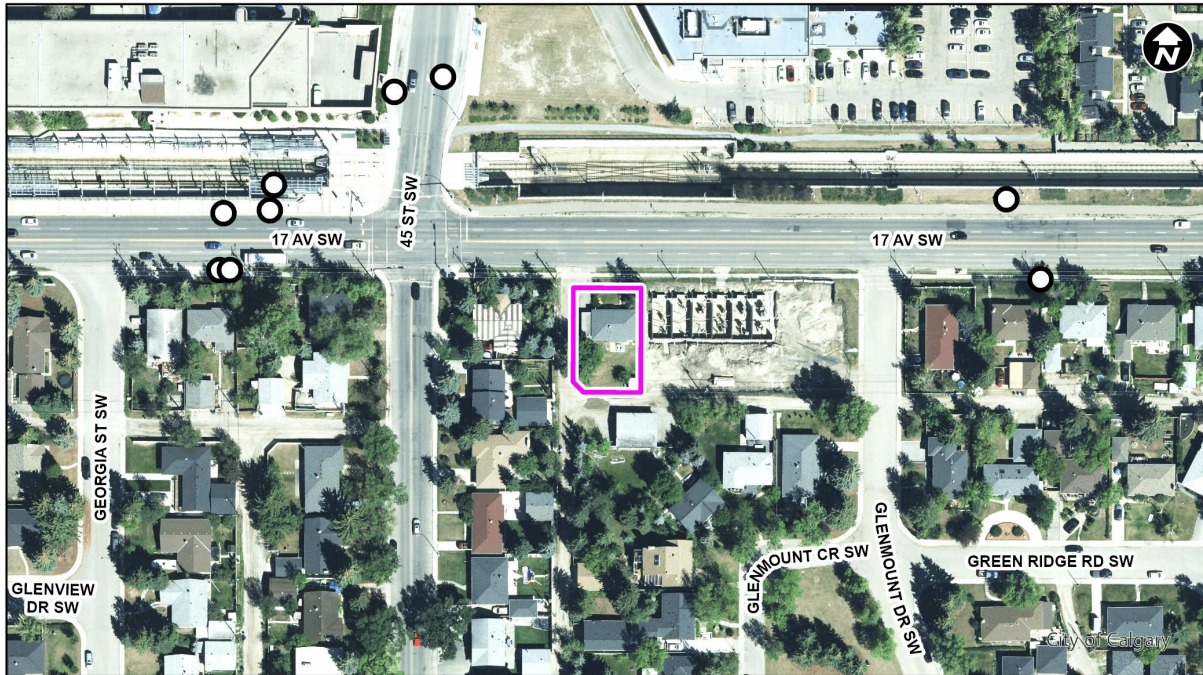
Glendale	
Peak Population Year	1969
Peak Population	3,950
2021 Current Population	2,715
Difference in Population (Number)	-1,185
Difference in Population (Percent)	30.0%

Source: 2019 Calgary Civic Census

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is a low-density residential designation applied to developed areas that is intended primarily for single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the area of the subject site, this would allow for up to five dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with adjacent residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent for five dwelling units and five secondary suites. The H-GO District also provides rules for:

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

The H-GO District is intended to be designated on parcels located within an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex urban form categories. The subject site is located on 17 Avenue SW and is identified as Neighbourhood Flex on Map 3: Urban Form in the *Westbrook Communities Local Area Plan* (LAP). The subject parcel therefore meets the criteria to be considered for the H-GO.

Secondary suites are also allowed in the H-GO District and do not count towards allowable density.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the LAP, would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered in the development permit review includes, but are not limited to:

- providing high quality design and building articulation;
- appropriate location of landscaping and amenity space; and
- access, parking provision and encouragement of alternative mobility options.

Transportation

Pedestrian access to the site is available via the sidewalk on 17 Avenue SW and vehicular access to the site will be from the adjacent lanes. Road classifications adjacent to the parcel include 17 Avenue SW as an arterial street. Parking is prohibited on 17 Avenue SW. The site is near an existing on-street bikeway on Grand Oaks Drive SW.

The site is well-served by Calgary Transit with the 45 Street LRT Station located 200 metres (a three-minute walk) to the west. Stops for Route 2 (Mount Pleasant/Killarney 17 Av SW) are 120 metres away (a two-minute walk) and stops for Route 306 (MAX Teal Westbrook/Douglas Glen) and Route 9 (Dalhousie Station/Chinook Station) on 37 Street SW are 800 metres (a ten-minute walk) to the east.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water storm and sanitary sewers are available to service this site.

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 within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

Calgary Climate Strategy (2022)

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

Westbrook Communities Local Area Plan (2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Flex urban form category (Map 3: Urban Form) with a Low Building Scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Flex areas are intended to accommodate a range of commercial and residential uses. The Low Scale policies support a range of housing forms including rowhouses, townhouses, stacked townhouses, and apartments up to six storeys in height. The proposed land use amendment is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

July 16th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.06 hectare site from R-CG to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 4515 17 Ave SW, is a mid-block lot located in the community of Glendale along 17 Ave SW. The site is currently developed with a single detached dwelling built in 1955. Surrounding dwellings are mostly single detached with a multi-residential developments sitting immediately to the east of the site currently under construction.

The site is approximately 0.06 hectares in size. Lane exists to the west and south of the site. The site is well serviced by public transit with C-train station within 100 meters of the site and bus stops along both 17 Ave and 45 Street.

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

Westbrook Communities Local Area Plan define this lot as Neighbourhood Flex which is applied to higher activity residential streets such as 17 Ave. The land use encourage a broad range of housing types and support a higher frequency of units and entrances facing the street. |

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

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

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4515 17 Ave SW

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

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

Outreach Strategy

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

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

On July 3rd, 2024, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

**Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW,
 LOC2024-0247**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2608 – 31 Street SW (Plan 1855W, Block 2B, Lots 23 and 24) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for 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 *Westbrook Communities Local Area Plan* (LAP).
- 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 Killarney-Glengarry was submitted on 2024 October 3 by the landowner, Gregov Properties Ltd. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), their intent is to legalize 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 intention to legalize their secondary suite.

The mid-block parcel is approximately 0.06 hectares (0.14 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 Killarney-Glengarry (Ward 8) at 2608 - 31 Street SW,
LOC2024-0247**

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 placed signage on their front lawn and distributed flyers directly to neighbours within a 60 metre radius of the property to highlight the proposal. 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 did not receive any public comments.

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

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

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

IMPLICATIONS

Social

The 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.

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.

Planning and Development Services Report to
Calgary Planning Commission
2025 January 23

ISC: UNRESTRICTED
CPC2025-0089
Page 3 of 3

**Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 - 31 Street SW,
LOC2024-0247**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney-Glengarry, on the east side of 31 Street SW. The size of the subject site is approximately 0.06 (0.14 acres) and is approximately 15 metres wide by 35 metres deep. The existing development on the site is a single detached dwelling with a rear detached garage with rear lane access. The applicant intends to legalize an existing secondary suite.

Surrounding development is characterized by single detached dwellings designated as Direct Control (DC) District ([Bylaw 28Z91](#)) and Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District parcels to the north, east and west.

Amenities are available within 1200 metres (a 15-minute walk) from the subject site. These include the Killarney Glengarry Community Association, Killarney School, Holy Name School, and the Killarney Aquatic and Recreational Centre. Retail and shopping areas are located along 17 Avenue SW and are approximately 900 metres (a 12-minute walk) from the site.

Community Peak Population Table

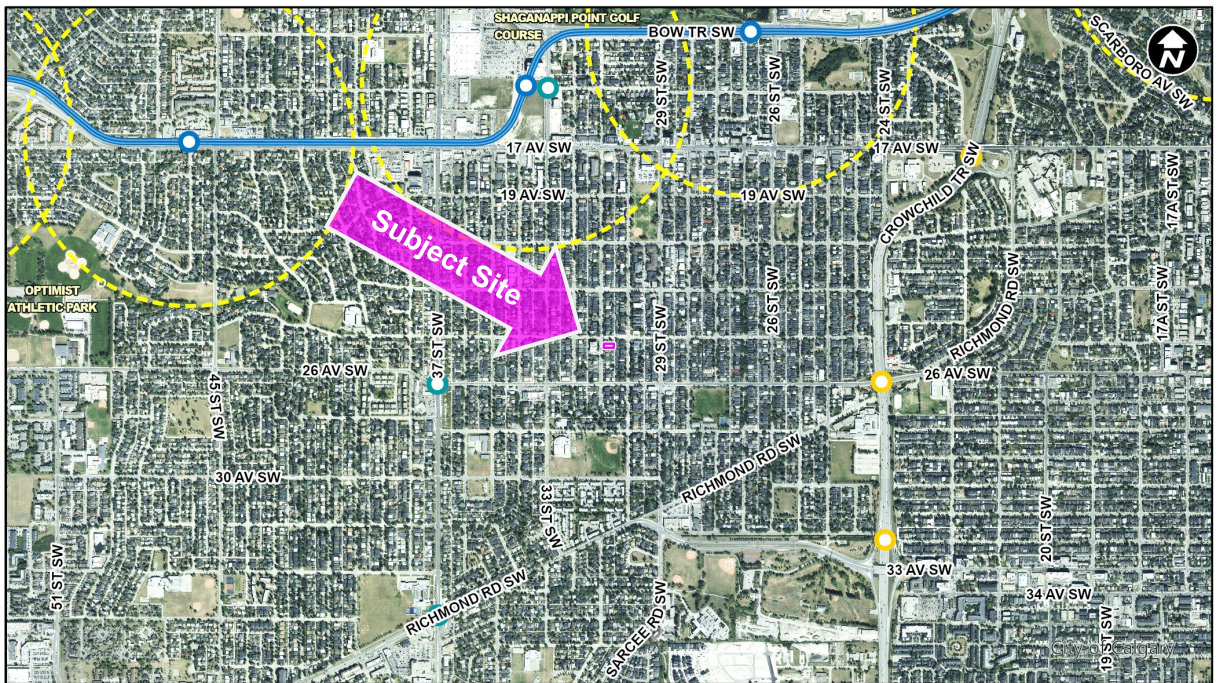
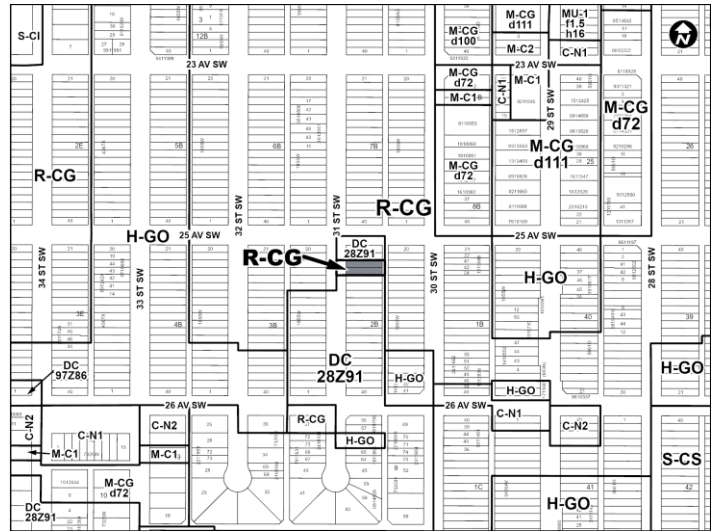
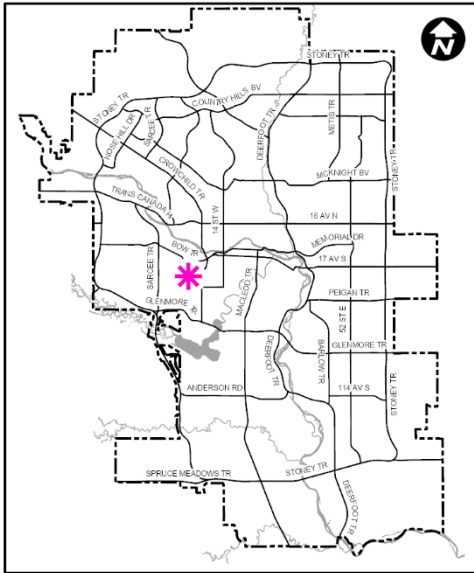
As identified below, the community of Killarney-Glengarry reached its peak population in 2019.

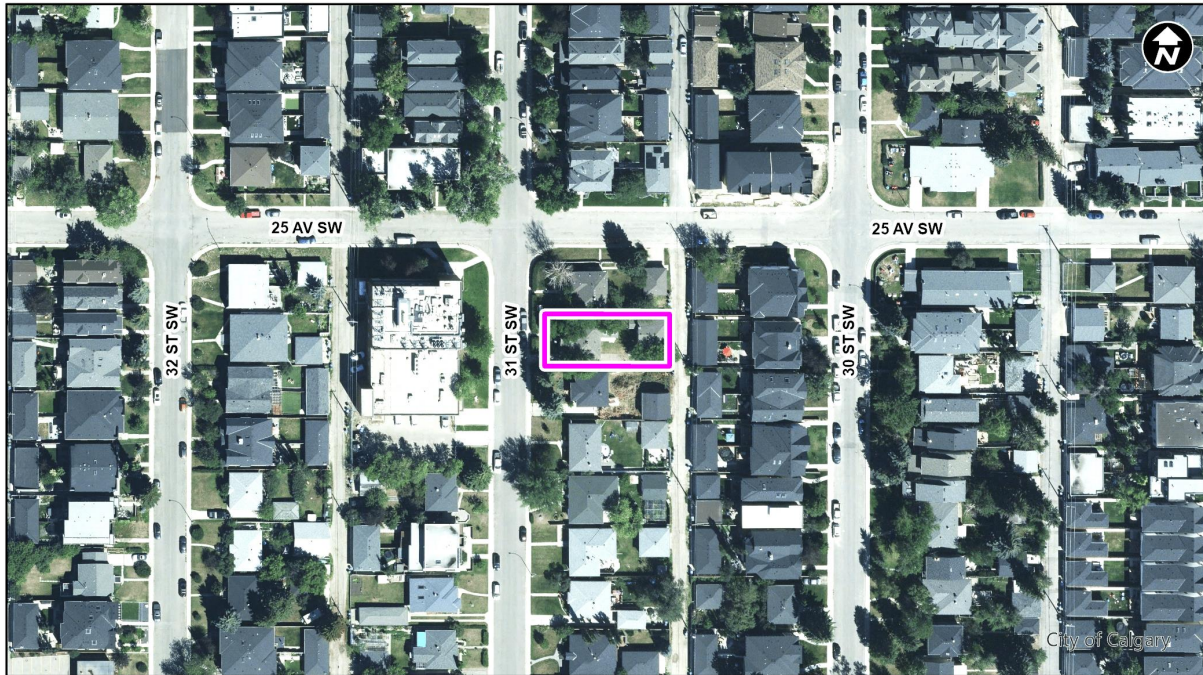
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,920
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the R-2 Residential Low Density District of 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 Land Use Bylaw 1P2007. 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-CG 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-CG District allows for a maximum building height of 11.0 metres.

Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stall per dwelling unit and secondary suite in the community of Killarney-Glengarry.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. 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 Route 6 (City Centre). The bus stops are located 300 metres (a four-minute walk) south of the site on 26 Avenue SW. The subject site is 1.3 kilometres (an 18-minute walk) from the Westbrook LRT Station.

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 Residential Developed - Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies indicate a range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches. 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.

Westbrook Communities Local Area Plan (2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The Limited Scale Modifier recognizes that single-detached housing will continue to be a desirable housing form within Neighbourhood Local Area. The LAP speaks to primarily residential uses in the area and encourages a range of housing types, including allowing for Secondary Suites where they are currently permitted by the Land Use Bylaw.

Applicant Submission

Company Name (if applicable):
Gregov Properties Ltd.

LOC Number (office use only):

Applicant's Name:
Tony Gregov

Date:
July 2nd, 2024

Property Information:

- Property Address: 2608 31 Street SW, Calgary, AB
- Current Zoning Designation: Direct Control District (DCD)
- Proposed Zoning Designation: Residential – Contextual Grade-Oriented (R-CG)
- Current Use of Property: Residential with an existing basement suite
- Contact Information: tony.gregov@gclenv.com or (403) 988-5544

I am writing to request the redesignation of my property located at 2608 31 Street SW, Calgary, AB from Direct Control District (DCD) to Residential – Contextual Grade-Oriented (R-CG). As a new landowner, I was unaware that the existing basement suite was not permissible under the DCD zoning. This application aims to rectify the zoning to allow my tenants to continue living in the basement suite legally.

The property currently has a primary dwelling unit and an existing basement suite occupied by tenants. The basement suite was established prior to my ownership, and I recently became aware that having a secondary suite in a DCD zoning is not permitted.

I propose to redesignate the land use to R-CG, which allows for a broader range of residential uses, including secondary suites. This change will ensure that the existing basement suite complies with zoning regulations, providing legal housing for the current tenants and future occupants.

Justification for Redesignation:

The redesignation will bring the property into compliance with municipal regulations, eliminating any legal issues associated with the current use of the basement suite. There is a recognized need for affordable housing options within the community. The existing basement suite provides an affordable rental option, contributing to the diversity of housing in the area. The redesignation to R-CG aligns with the surrounding residential context and will have minimal impact on the neighborhood. The property will continue to be used for residential purposes, maintaining the character of the community. The basement suite will have minor adjustments to meet all safety and building standards required for secondary suites under R-CG zoning. This includes ensuring proper egress, fire safety, and adherence to building codes. The redesignation will also benefit the community by increased housing options, stability for tenants, and enhancing property value.

In conclusion, the redesignation of the property from DCD to R-CG is a necessary step to ensure compliance with zoning regulations and to provide legal, safe, and affordable housing for the community. I kindly request your favorable consideration of this application.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Changing zoning to DCD from R-CG for K4 - 2608 31 Street SE

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)

To ensure the community was informed about the rezoning of the property, we employed two outreach tactics:

1. Signage: A sign was placed on the front lawn to notify the neighbourhood and passersby of the rezoning.
2. Flyer Distribution: Flyers were handed out to notify direct neighbours within a 60-meter radius of the property.

The attached document is a list of the houses where flyers were distributed.

Affected Parties

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

We connected with our direct neighbors and residents in the surrounding neighborhood. A list of the addresses where flyers were distributed has been attached for your reference.

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.

We did not hear any feedback or concerns from the participant.

How did input influence decisions?

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

There were no issues or ideas submitted for consideration. As a result, the project proceeded according to the original plan without requiring adjustments based on external input. This lack of feedback or concerns suggests that the project's direction was satisfactory to all stakeholders.

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)

To address the outreach process, we monitored engagement closely and prepared to provide detailed follow-up communications. However, since there was no participation or feedback received, it was determined that further outreach efforts, including sharing outcomes or final project decisions, were unnecessary at this stage. This allowed us to focus our efforts on other critical aspects of the project, ensuring that all resources were utilized effectively.

calgary.ca/planningoutreach

List of Houses Flyers were Handed out to during the Community Outreach

Flyers were not given to houses with no solicitation signs

31st Street

- 2440
- 2604
- 2608
- 2612 under construction
- 2614 under construction
- 2616
- 2620
- 2624 no solicitation sign
- 2628
- 2632
- 2636 no solicitation sign
- 2638
- 2640
- 2619

25th Ave

- 3203

26th Ave

- 3116
- 2639 no solicitation sign
- 2637 no solicitation sign

30th Ave

- 2635
- 2632 no solicitation sign
- 2629
- 2627 no solicitation sign
- 2623 no solicitation sign
- 2621
- 2619
- 2617
- 2615
- 2613
- 2611 no solicitation sign
- 2609
- 2607 no solicitation sign
- 2605
- 2603
- 2601 no solicitation sign

COMMUNITY OUTREACH
CHANGING ZONING
TO ALLOW A SECONDARY SUITE INSTEAD OF
JUST ONE SUITE

Dear Neighbours,

I'm reaching out as the new owner of the property at **2608 31st Street SW**. I'm applying to change the zoning from Direct Control District (DCD) to Residential – Contextual Grade-Oriented (R-CG). This change is needed to legalize the existing basement suite, which is currently home to tenants.

Key Points:

- This change will bring the property in line with city regulations.
- It provides an affordable housing option that our community needs.
- The property's use and character will remain residential, fitting well within our neighbourhood.



I value your support and input on this matter. Please feel free to reach out to Miola Wik if you have any questions or concerns.

Best regards,
Tony Gregov

Contact: Miola Wik
[403-478-6674]
[miola.w28@gmail.com]





**Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE,
 LOC2023-0270**

RECOMMENDATIONS:

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 0.02 hectares \pm (0.04 acres \pm) located at 2109 – 6 Street SE (Plan 4895AC, Block C, a portion of Lot 43) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Residential – Grade-Oriented Infill (R-CG) District to allow for consolidation with the adjacent property at 1933 – 6 Street SE.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-CG District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Ramsay Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A subdivision application and a development permit application for a single detached dwelling have been submitted and are under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Ramsay, was submitted by Horizon Land Surveys Inc on behalf of the landowner, The City of Calgary on 2023 September 13. This mid-block site is located on the west side of 6 Street SE, 50 metres to the north of the junction with Ramsay Street SE. It is a portion of the skyline viewpoint on Scotsman's Hill, east of Stampede Park. A subdivision application and a development permit application (DP2024-01972) for a single detached dwelling have been submitted and are under review.

As noted in the Applicant Submission (Attachment 4), this land use amendment application is part of a land exchange agreement between The City of Calgary and the applicant. According to the agreement, The City would receive a portion of the property at 1933 – 6 Street SE (8 metres in width by 47 metres in depth, approximately 0.04 hectares in size). The intent is to acquire public ownership of the natural area on the hillside and the riverbank where a regional pathway runs across. In exchange, the applicant would receive the subject site (5 metres in width by 36 metres in depth, approximately 0.02 hectares in size) from The City to allow for redesignation

**Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE,
LOC2023-0270**

and consolidation with the adjacent site at 1933 – 6 Street SE. This portion of land is not currently part of the fenced-in park area and it is being used for driveway access by the adjacent owner. This land use amendment application, along with the land exchange, would formalize the ownership of the site.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to local residents, the Ramsay Community Association and the Ward 9 Councillor's Office to discuss the application. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received six letters of opposition, five letters of support, and one letter that was neither in support nor opposition from the public. The letters of opposition included the following areas of concern:

- loss of iconic public open space which may result in negative impacts on the quality of life in the community;
- reduce scenic views of Calgary Stampede; and
- concern for slope stability of the subject site.

Reasons for support include the following:

- providing more housing options while preserving the lookout point; and
- The City potentially acquiring more open space under public ownership.

As guided by the *Ramsay Area Redevelopment Plan*, Administration reached out to the Ramsay Community Association, Victoria Park Business Improvement Area (BIA) and the Calgary Stampede. As a result, the Ramsay CA provided a letter in opposition on 2025 January 13 (Attachment 5) concerned about the appropriateness of land exchange. The Victoria Park BIA indicated support and the Calgary Stampede indicated neither support nor opposition on the application.

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,

**Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE,
LOC2023-0270**

interface between the property and the adjacent open space, views to downtown and Stampede, and slope adaptive design 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 and policy 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 application would allow for more dwelling units than what can be developed under the current subdivision pattern. The proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
 2. Proposed Amendments to the Ramsay Area Redevelopment Plan
 3. Applicant Submission
 4. Applicant Outreach Summary
 5. Community Association Response
 6. Business Improvement Area Response
- Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located midblock on the west side of 6 Street SE 50 metres to the north of the junction with Ramsay Street SE. It is a portion of the skyline viewpoint on Scotsman's Hill, east of Stampede Park. The site is approximately 0.02 hectares (0.04 acres) in size and is approximately 5 metres wide and 36 metres deep.

Surrounding development is characterized primarily by low-density residential dwellings. Parcels to the north and east of the site are designated as the Residential – Grade-Oriented Infill (R-CG) District. Parcels to the south are designated Direct Control District to accommodate natural areas, park and recreational amenities as part of the long term development of Stampede Park. The escarpment to the west leads to the Elbow River with Stampede Park on the other side of the river.

The site is well served by public transit and community amenities within walking distance, and is part of the skyline viewpoint on Scotsman's Hill. A community playground and outdoor rink are located approximately 190 metres (a four-minute walk) to the east. The Elbow River Pathway is located approximately 550 metres (a ten-minute walk) to the west. A bus stop served Route 17 (Renfrew/Ramsay) is located approximately 350 metres away (a six-minute walk) on Burns Avenue SE.

Community Peak Population Table

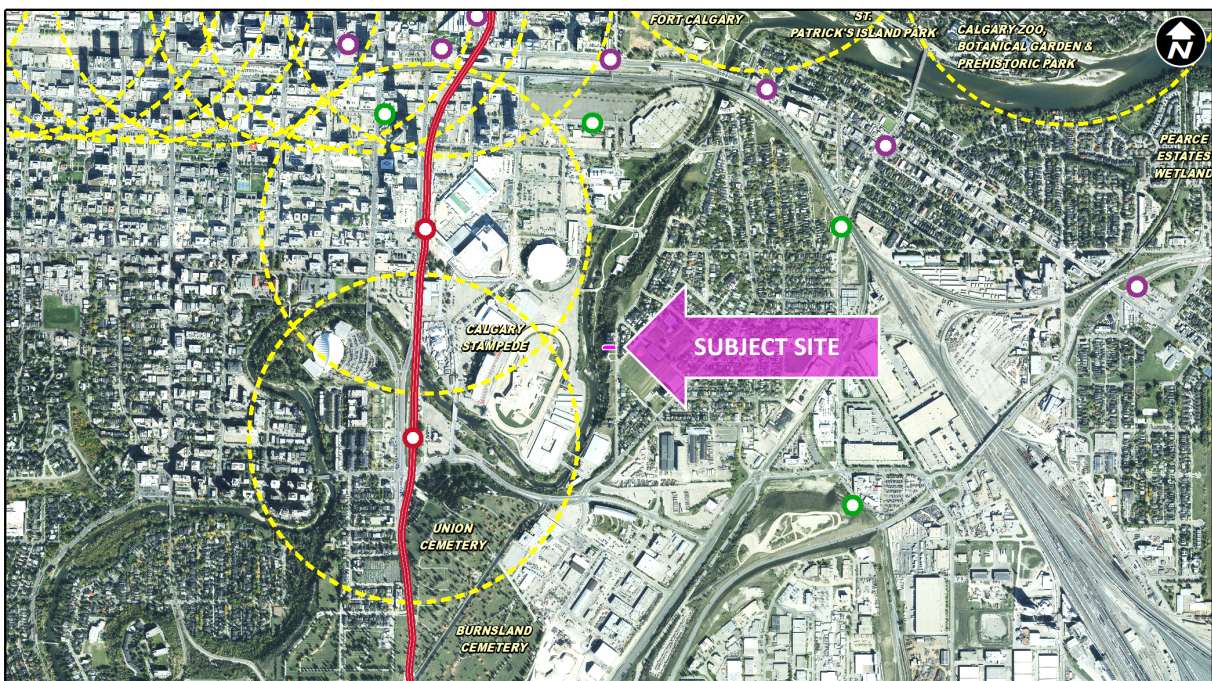
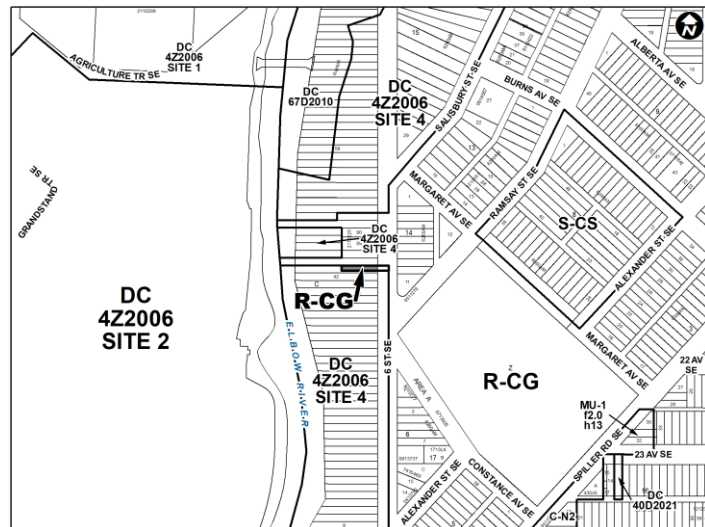
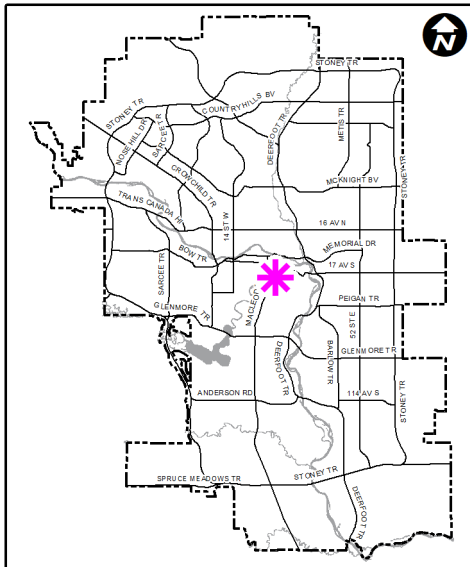
As identified below, the community of Ramsay reached its peak population in 1969.

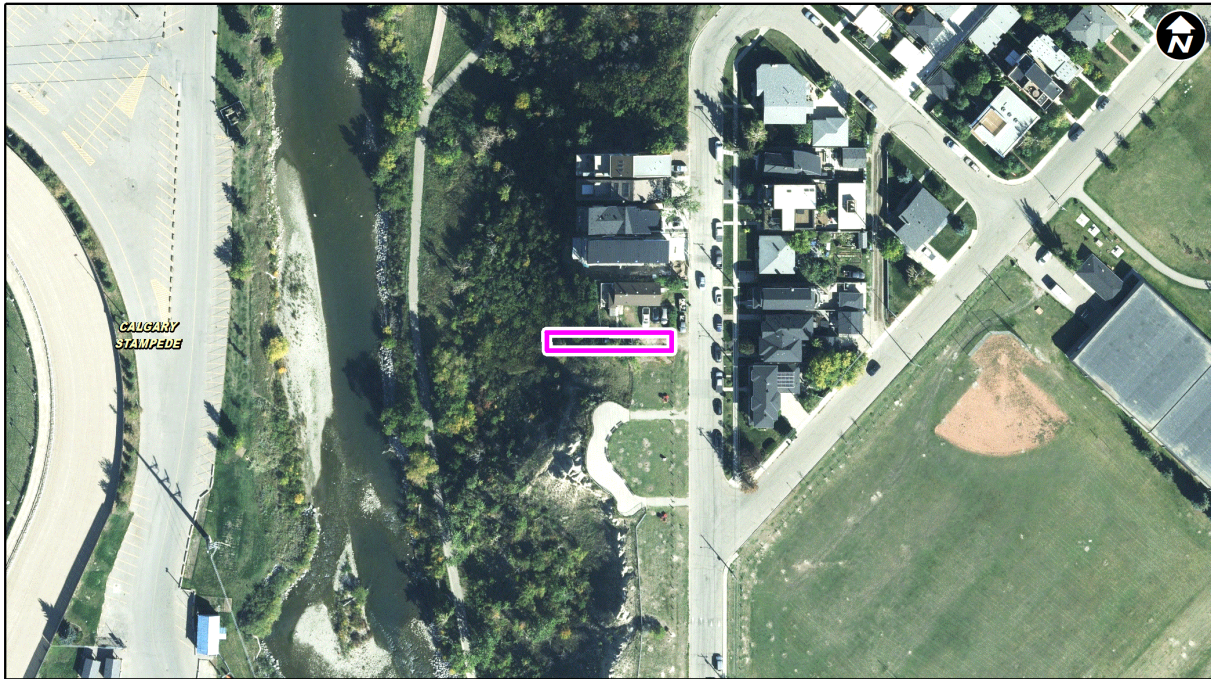
Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	- 847
Difference in Population (Percent)	-28.19%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control District ([Bylaw 4Z2006](#)) is part of the long-term development of Stampede Park as a year-round, multi-use facility in a park-like setting. The subject site is identified as 'Site 4' in the DC District which is intended to accommodate natural areas, parks and recreational amenities. The redesignation would not have a negative impact on public open space because the subject site is not currently part of the fenced-in park area and is being used for driveway access by the adjacent owner at 1933 – 6 Street SE.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to one dwelling units. The intent is to redesignate the subject site and consolidate with the adjacent property at 1933 – 6 Street SE.

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

Development and Site Design

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

- ensuring an engaging built interface along 6 Street SE;
- prevent scenic views being blocked by potential development;
- paying particular attention to slope adaptive design; and
- building massing and relationship with the adjacent public open space to the south

Transportation

Vehicular and pedestrian accesses to the subject parcel remain to and from 6 Street SE. A bus stop serving Route 17 (Renfrew/Ramsay) is located on Burns Avenue SE within 350 metres (a six-minute walk) of the subject site and the Erlton / Stampede LRT station is located approximately 1.3 kilometres (a 19-minute walk) from the subject site. The existing Always Available for All Ages and Abilities (5A) network connection is available along the Elbow River, and a future 5A connection is planned along 6 Street SE. A Transportation Impact Assessment (TIA) and a Parking Study were not required for either the land use amendment or development permit applications.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and proposal.

The site resides within and/or is immediately adjacent to an existing steep slope/escarpment. During the application review process, several reports were provided, for review by the City Geotechnical Engineer. This includes a 2024 February 26 report not meeting City factor of safety (F.O.S.) requirements. Previous design work from 2019 and 2020 on adjacent developments, and a 2024 August 27 report provided an analytical basis regarding how development on/within the lands can achieve a factor of safety (F.O.S.) greater than 1.5. A revised (all encompassing) Slope Stability Report (Prepared by Prairie Geo Engineering Ltd., dated 2024 November 7, File No. PGE24-120), was submitted via the concurrent subdivision application process (SB2023-0329), and reviewed/accepted by the City Geotechnical Engineer. As a result, continued monitoring, beyond the 5 year construction surveillance window, is recommended. This essentially means that site owners or developers will need to consider recommendations associated but not limited to site grading and drainage, landscape design, irrigation, the care and maintenance of root bound slope cover and regular inspection of the foundation and slope. Additionally, proposed foundation structural designs should be reviewed by qualified professionals through the development permit process.

At the time of subdivision and/or development, the developer shall execute and register (on all affected titles) a Geotechnical Covenant, by way of Caveat, prohibiting the development of the lands, except in strict accordance with the above noted accepted Slope Stability Assessment or Report of record.

Utilities and Servicing

Public water and sanitary utilities exist adjacent to the site. No public storm utilities exist adjacent to the site. Servicing requirements will be 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 and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

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

Calgary Climate Strategy (2022)

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

Ramsay Area Redevelopment Plan (Statutory – 1994)

The subject site is identified as "Open Space, Park, School or Community Facility" in Map 1 – Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP) which allows for open space and recreation facilities to serve the recreational needs of the community. Applicable policies in the ARP support the escarpment area on the east bank of the Elbow River known as Scotsman's Hill becoming open space in the long term. This application would enable the land exchange and achieve the goal of turning escarpment area into open space without affecting public enjoyment of the subject site. Minor map amendments to the ARP are required to enable the proposed land use amendment. The proposed policy amendments would identify the subject site as appropriate for 'Low Density Residential' development. In addition, the portion of the escarpment area would be identified as 'Open Space, Park, School or Community Facility' from 'Low Density Residential'. These amendments are considered appropriate based on the policy guidance provided by the MDP and ARP.

Proposed Amendments to the Ramsay Area Redevelopment Plan

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Action Plan – Executive Summary' by changing 0.04 hectares \pm (0.09 acres \pm) located at 1933 – 6 Street SE (Plan 4895AC, Block C, a portion of Lots 44 and 45) from 'Low Density Residential' to 'Open Space, Park, School or Community Facility' as generally illustrated in the sketch below:

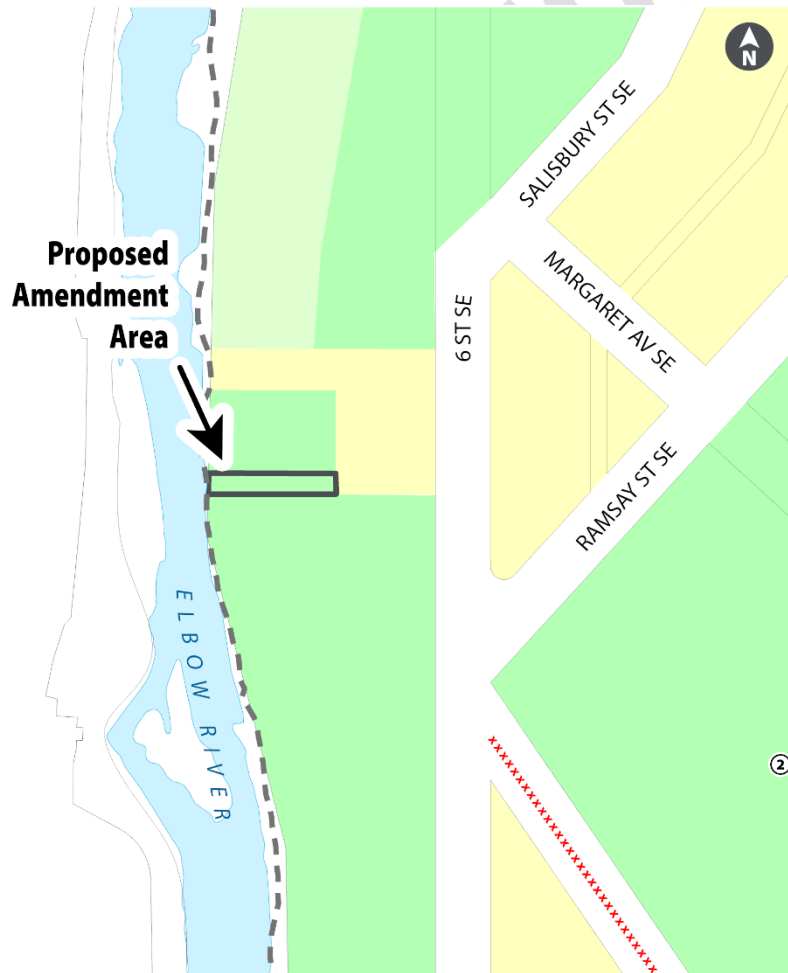
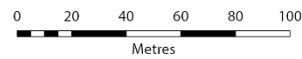
Ramsay Area Redevelopment Plan

Map 1

Action Plan -
Executive Summary

Legend

-  Low Density Residential
-  Open Space, Park, School or Community Facility
-  Public Open Space In The Long Term
-  Playground Open Space - R-2 District
-  Prop Road Closures



- (b) Amend Map 1 entitled 'Action Plan – Executive Summary' by changing 0.02 hectares ± (0.04 acres ±) located at 2109 – 6 Street SE (Plan 4895AC, Block C, a portion of Lot 43) from 'Open Space, Park, School or Community Facility' to 'Low Density Residential' as generally illustrated in the sketch below:

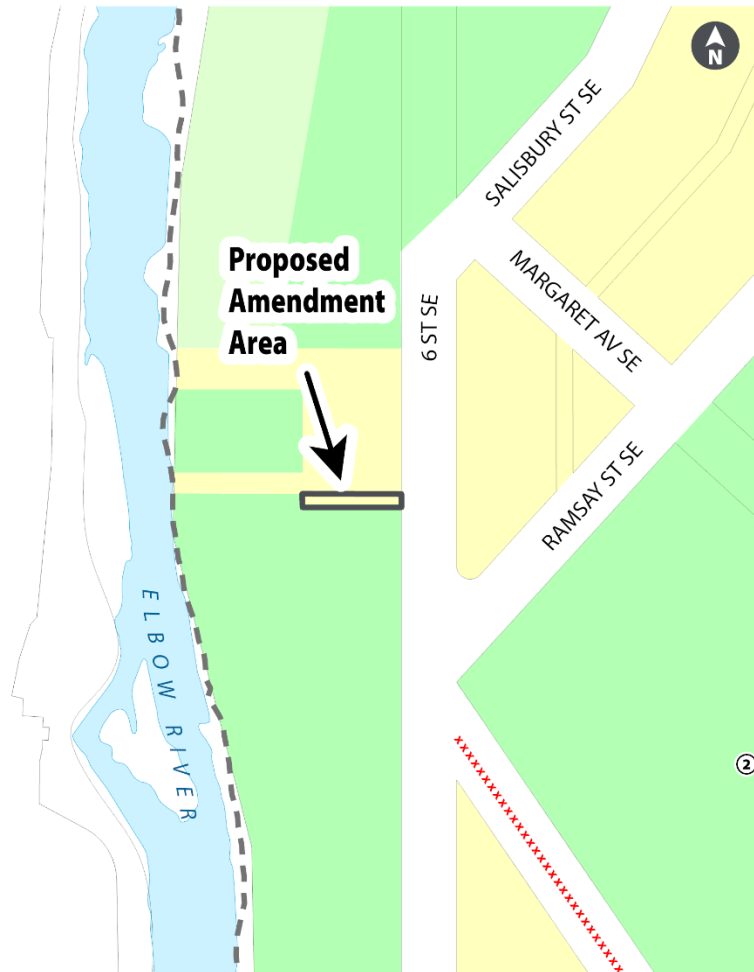
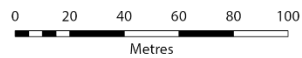
**Ramsay
Area Redevelopment Plan**

Map 1

Action Plan -
Executive Summary

Legend

- Low Density Residential
- Open Space, Park, School or Community Facility
- Public Open Space In The Long Term
- ② Playground Open Space - R-2 District
- Prop Road Closures







- (c) Amend Map 4 entitled 'Residential Sub-Areas and Sites Under Policy Review' by removing 0.04 hectares ± (0.09 acres ±) located at 1933 – 6 Street SE (Plan 4895AC, Block C, a portion of Lots 44 and 45) from 'Sub-Area 4' as generally illustrated in the sketch below:

**Ramsay
Area Redevelopment Plan**

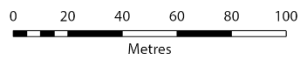
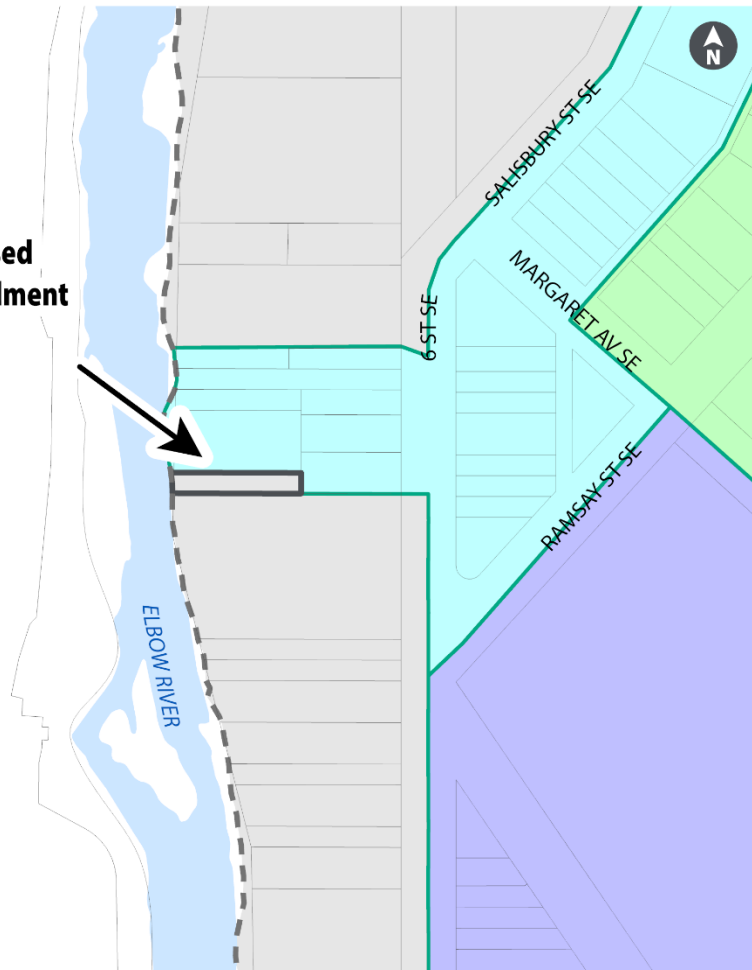
Map 4

Residential Sub-Areas and
Sites Under Policy Review

Legend

-  Sub-Area 3
-  Sub-Area 4
-  Sub-Area 5
-  Study Area

**Proposed
Amendment
Area**







- (d) Amend Map 4 entitled 'Residential Sub-Areas and Sites Under Policy Review' by adding 0.02 hectares \pm (0.04 acres \pm) located at 2109 – 6 Street SE (Plan 4895AC, Block C, a portion of Lot 43) to 'Sub-Area 4' as generally illustrated in the sketch below:

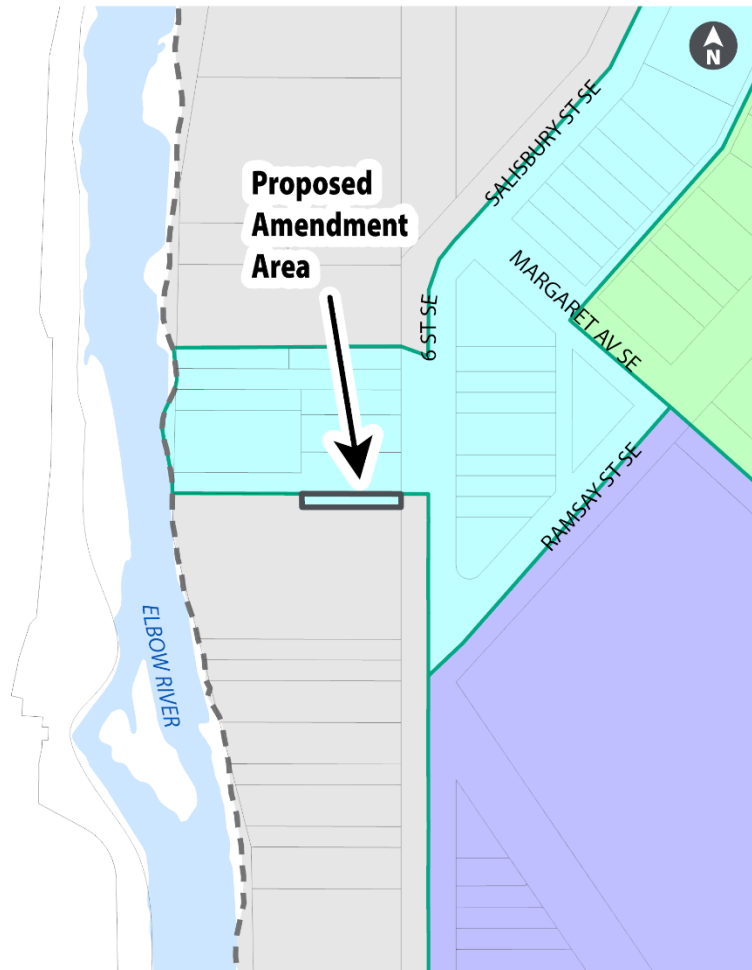
**Ramsay
Area Redevelopment Plan**

Map 4

Residential Sub-Areas and
Sites Under Policy Review

Legend

-  Sub-Area 3
-  Sub-Area 4
-  Sub-Area 5
-  Study Area



- (e) Delete the existing Map 9 entitled 'Open Space: Sites Requiring Specific Land Use Redesignations & Other Actions' and replace with the revised Map 9 entitled 'Open Space: Sites Requiring Specific Land Use Redesignations & Other Actions' attached as Schedule A.

Applicant Submission

2023 September 8

A land swap was approved between: City (the owner of 2109 – 6 Street SE) & Private Property owner at 1933 – 6 Street SE

The agreement gives city a 8 meter by 47 meter land along Elbow River in exchange for a 5 meter by 36 meter land acquired by private property owner.

The proposal seeks to remedy the current situation. On one side, the homeowner of the neighbor's lot has been using this portion of city land for a very long time as their parking space since the portion is beyond the fenced area of the park. On the other side, local residents have been walking along the walkway along Elbow River when the walkway is partly in homeowner's land. In the arrangement, city gets double the land that the homeowner gets. No actual green space is being lost here. Local residents can continue enjoy the park as they currently did while avoiding trespassing private land.

The interface between the park and the property is status quo. The green space and density of the area stays the same.

This application is to change the zoning of the acquired land to be consistent with the residential lot. The current land is DC 4Z2006 Site 4. The proposed zoning is R-CG. Hope councilor can support us on this application.

Applicant Outreach Summary

Project name: 2109 6 Street SE

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)

This is a follow up application after land swap. During land swap advertising, both city and our office have reached out to local residents, community association and councilor office to explain the application and answer questions.

A large sign was set up on site with contact info of our office. With the previous work already done, we received very little comments.

Stakeholders

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

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

What did you hear?

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

Most residents support the application given that no green space is being affected and the walkway along the river can continue to be enjoyed by local residents.

The portion being rezoned here is currently being used as parking space and is outside of the fenced park area.

How did stakeholder input influence decisions?

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

Portion of the land being rezoned is restricted to the area outside of the fenced park area. So there is no change to the continuous enjoyment of park by local residents.

How did you close the loop with stakeholders?

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

Continue engage with local residents, Councillor office and community association.

Community Association Response

Hi Jay,

Thank you for taking my call on Friday. I understand that the land in question has been under a licence of occupation and primarily used as a driveway for several years. With the proposed land swap, this prime and usable (albeit small) piece of property will be removed from the public's inventory. Given its spectacular view of the city skyline, the land holds significant value for the City and its citizens and could be added to the adjacent park for public enjoyment.

In contrast, the land the City will receive in exchange is largely unusable for public purposes due to its steep and unstable hillside geography. It doesn't feel like a fair or equitable trade, especially when it only benefits a few people.

If the property swap proceeds, we believe it would be reasonable to request that the property owner provide some form of contribution (through a predetermined agreement) to benefit the public and local community for the loss. For instance, a donation to the Parks Foundation could help cover the cost of new benches, the planting of shrubs, bushes, or trees to enhance privacy between the new houses and the remaining parkland, or the installation of new fencing to accommodate the change.

Please let me know your thoughts.

Thanks,

Kolja

Kolja Vainstein

President

Ramsay Community Association

president@ramsaycalgary.ca

ramsaycalgary.ca

submitted on 2025 January 13

Business Improvement Area (BIA) Response

2025 January 7

Hi Jay,
We are in support.
Thanks,

David Low

Executive Director

Victoria Park BIA (Business Improvement Area)

C [403.650.5068](tel:403.650.5068)

**Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE,
 LOC2024-0249**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.40 hectares ± (0.99 acres ±) located at 6600 – 4 Street NE (Plan 8211348, Block 4, Lot 4) from Commercial – Neighbourhood 2 (C-N2) District to Commercial – Community 1 (C-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Commercial – Community 1 (C-C1) District to allow for additional commercial uses, including supermarkets.
- The proposal allows for appropriate uses to occur and aligns with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would provide more flexibility for commercial businesses and increase commercial amenities for the community.
- Why does this matter? The proposal would enable additional commercial uses that are contextually appropriate with the community.
- A development permit for changes to site plan and change of use has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Huntington Hills, was submitted by SLVGD Architecture Inc. on behalf of the landowner, Hunterhorn Holdings Ltd., on 2024 October 7. A development permit (DP2024-08935) for changes to site plan and change of use for a supermarket was submitted on 2024 December 19. As noted in the Applicant Submission (Attachment 2), the applicant intends to combine the existing three commercial units within the existing building into one commercial unit to accommodate a supermarket.

The approximately 0.40 hectare (0.99 acre) parcel is located on the north side of 64 Avenue NE. The subject property is currently developed with a single-storey commercial building approximately 1104 square metres in size. The subject site is adjacent to commercial properties to the north, west and east of the site.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They

**Land Use Amendment in Huntington Hills (Ward 4) at 6600 - 4 Street NE,
LOC2024-0249**

determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received.

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 C-C1 District would allow for a wider range of complementary commercial uses to occur on the site and within the existing commercial building, providing shopping and amenities to nearby 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 of this site with applicable strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would widen the possible commercial uses allowed in the existing building, provide flexibility for businesses, additional amenities for area residents and allow for a 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 application.

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2025-0084
Page 3 of 3**

**Land Use Amendment in Huntington Hills (Ward 4) at 6600 - 4 Street NE,
LOC2024-0249**

ATTACHMENTS

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

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Huntington Hills. The parcel is one of four parcels that make up the Hunterhorn Plaza commercial area. The site is approximately 0.40 hectares (0.99 acres) and is approximately 60 metres wide by 64 metres deep. The site fronts onto 64 Avenue NE and abuts commercial parcels to the north, west and east. The building located on the subject site makes up a portion of an attached commercial strip mall located on the parcel directly north. The property contains a commercial building comprised of three commercial units.

The surrounding commercial sites have a Direct Control ([Bylaw 80Z86](#)) District designation. Multi-residential development designated as the Multi-Residential – Contextual Low Profile (M-C1) District is located to the south of the property. Special Purpose – School, Park and Community Reserve (S-SPR) District sites are located to the west and southwest, and the Special Purpose – Community Service (S-CS) District is located to the east of the subject property.

Hunterhorn Plaza hosts a variety of retail, restaurants and services. Catherine Nichols Gunn School is approximately 250 metres (a four-minute walk) to the west of the parcel, and Laycock Park is approximately 450 metres (an eight-minute walk) to the southwest of the parcel. Access to Deerfoot City shopping area is approximately 1.3 kilometres (a 22-minute walk) to the southeast.

Community Peak Population Table

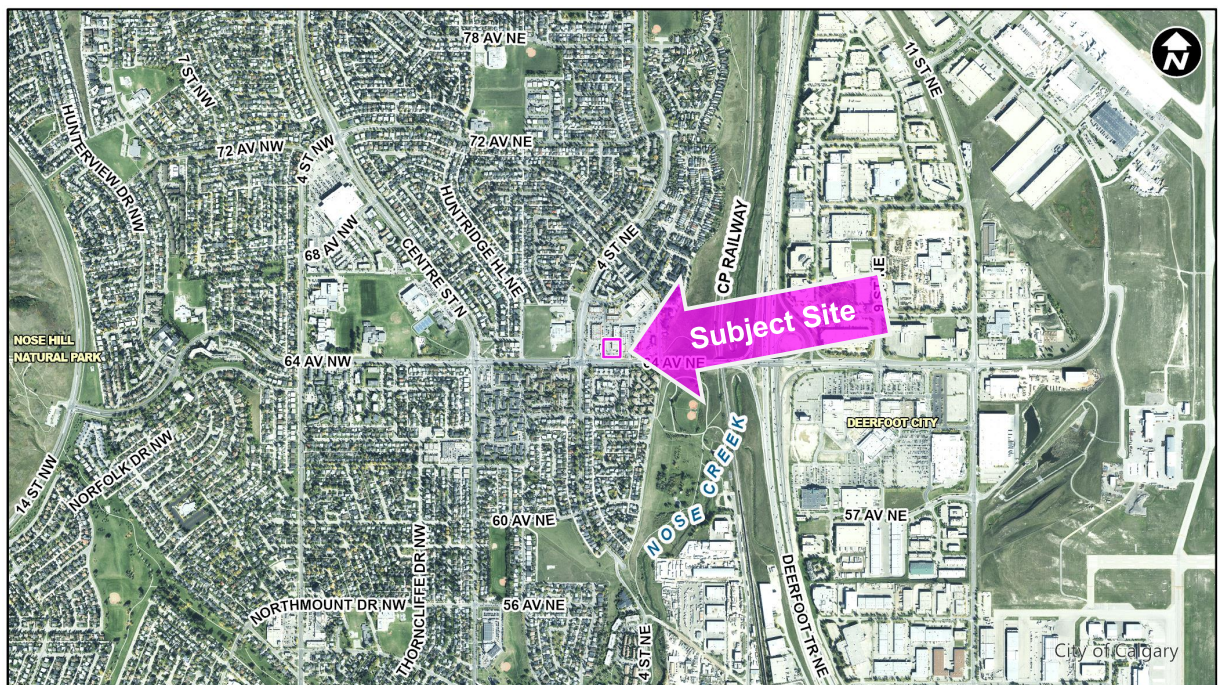
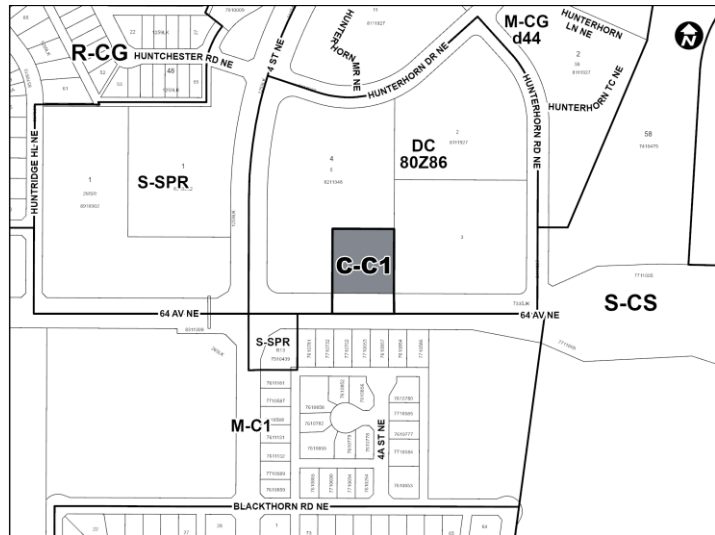
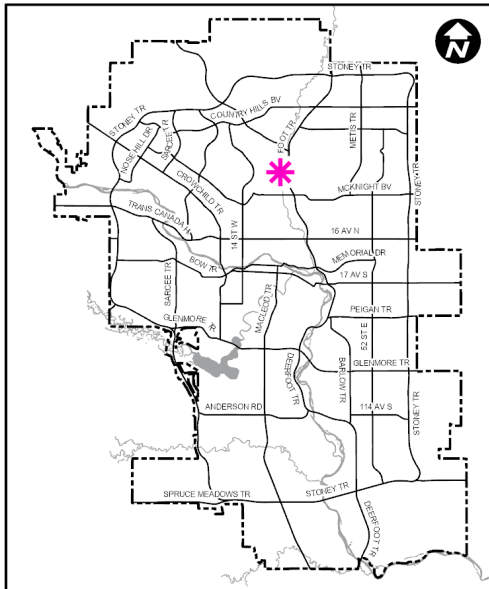
As identified below, the community of Huntington Hills reached its peak population in 1983.

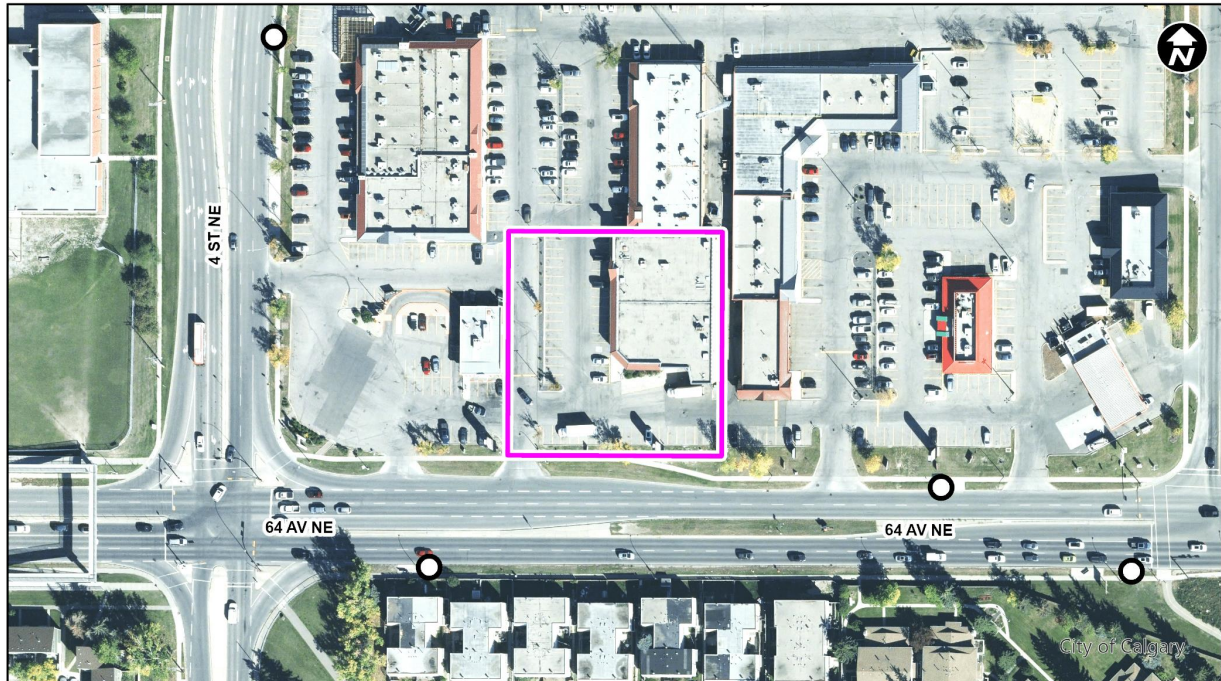
Huntington Hills	
Peak Population Year	1983
Peak Population	15,904
2019 Current Population	13,420
Difference in Population (Number)	-2,484
Difference in Population (Percent)	-15.62%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Neighbourhood 2 (C-N2) District is intended to be characterized by small scale commercial developments that have limited use sizes and types. The C-N2 District has a maximum building height of 10 metres, a floor area ratio (FAR) of 1.0 and should be located on parcels with a maximum area of 1.2 hectares (2.9 acres) that are in keeping with the scale of nearby residential areas. The C-N2 District allows for residential uses on upper floors of buildings that contain commercial uses. Under the C-N2 District, Convenience Food Store is an allowable land use, however, the maximum gross floor area may not exceed 465 square metres.

The proposed Commercial – Community 1 (C-C1) District is intended to accommodate small to mid-scale commercial uses with both vehicular and pedestrian access that serve the surrounding community. When located within an existing building, supermarkets are a permitted use in the C-C1 District. If proposed in a new building or an addition to an existing building, supermarkets are considered a discretionary use. Given the scope of the application, the C-C1 District was deemed the most suitable land use district, as it allows for the development of a supermarket, while reflecting an appropriate and similar land use intensity as the neighbouring community commercial DC District.

Development and Site Design

The rules of the proposed C-C1 District will provide basic guidance for future site development including landscaping, parking, building orientation, use areas and access.

Transportation

Pedestrian access to the site is available from 64 Avenue NE. The City of Calgary's Always Available for All Ages and Abilities (5A) Network recommends future pathways adjacent to the subject site along 64 Avenue NE and 4 Street NE. Existing 5A pathways are located in Laycock Park and the green space located to the east of the site, which connect to the Nose Creek Pathway System.

The subject site is located near bus routes on 64 Avenue NE and 4 Street NE. A transit stop for Route 32 (Huntington/Sunridge) is located approximately 150 metres (a two-minute walk) east along 64 Avenue NE. Route 5 (North Haven) is located approximately 250 metres (a four-minute walk) to the northwest along 4 Street NE.

Direct vehicle access is provided from 64 Avenue NE. A Transportation Impact Assessment (TIA) and parking study was submitted by the applicant in support of the proposed land use change to accommodate a supermarket. The TIA was reviewed and accepted by Administration based on the proposed size of the supermarket.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing will be considered and reviewed as part of the 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 Residential Developed – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This area encourages modest redevelopment that helps to increase the amenities and services available to communities to make more efficient use of existing infrastructure, public amenities and transit. Commercial development at a scale and intensity that supported residents' needs is supported. The proposal is consistent with applicable 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 are being explored and encouraged at the development approval stages.

Applicant Submission

2024 September 20



RE: Land Use Redesignation | Applicant's Submission

To: Selena Kirzinger - Planner 1- Community Planning

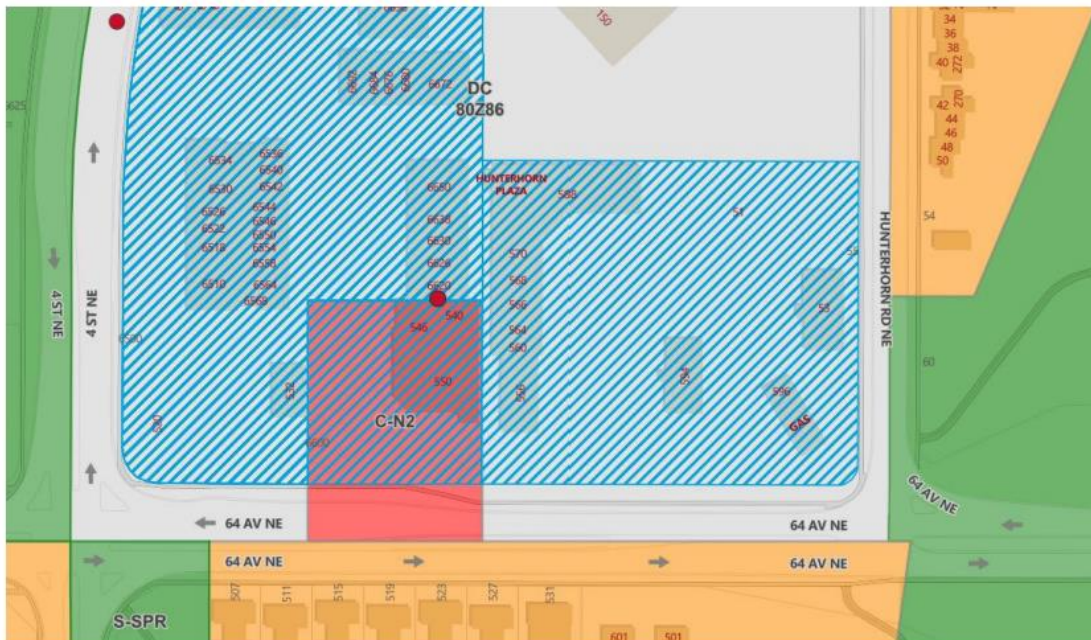
RE: 6600 4 Street NE - Land Use Change Application C-N2 to C-C1 Commercial - Community District

Address: 6600 4 Street NE - Lot 4 Block 4 Plan 821 1348

Relevant previous applications: PE2024-01447

Dear Selena,

This Application is to change from the current Commercial Neighbourhood C-N2 zoning for 6600 4 Street NE to Commercial Community C-C1 to allow for a Loblaws small store concept "No Frills" supermarket in the existing building at this address. Currently the Building contains three (3) tenant spaces (units 540, 546 and 550), and the intent is to consolidate the spaces into one tenant space for Supermarket use.



The existing C-N2 zoning does not allow for a supermarket use and therefore a change of use to C-C1 is required and proposed. The C-C1 Commercial Community District lists "Supermarket" as a permitted use under section 739 (2)(x) of the 1P2007 Land Use Bylaw, with respect to clause 746(2) stating that:

*The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.*

The size of the combined tenant spaces in the existing building at 6600 4 Street NE is 1103.97 SM which makes the application for a supermarket of this size discretionary. A separate development permit application will be submitted for the change of use, signage and site elements associated with this development.

A Pre-application PE2024-01447 has been conducted with the City of Calgary and comments were received on September 19, 2024. The comments from the Application Review team were supportive:

This site is identified as a Residential Developed - Established area within the Municipal Development Plan. This area encourages modest redevelopment that helps to increase the amenities and services available to communities. A grocery store would be a suitable use on the subject site from a policy perspective.

A Traffic Impact assessment and Parking study are being conducted by Bunt and Associates as per the Mobility Engineering request from the Pre-Application Assessment. Once completed, the report will be submitted to the City of Calgary.

We ask that this application be approved to allow for a supermarket in this existing commercial location. This change would allow for a supermarket serving a Developed residential area with high visibility from 64 Avenue NE replacing the liquor store, money lender and vacant tenant spaces. We feel that the proposed change of use will allow for an improved commercial condition at Hunterhorn Plaza.

Thank you,



Jeffrey Riedl

Architect, AAA, BFA, M.Arch. LEED® AP BD+C
SLVGD Architecture Inc.
201, 6323 Road NW
Calgary, AB T3B 0E4
p: 587.351.1950
e: info@slvgdarchitecture.com

Applicant Outreach Summary

2024 October 16



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2024-0249-6600 4 ST NE

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

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

This change of use is to allow a small scale supermarket typology in the existing building that host a liquor store, money mart and vacant tenancy.
No new buildings or addition are being proposed.
No increase to density is being proposed.
For these reasons we feel that community outreach is not required.

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)

[Empty text box for Outreach Strategy]

Affected Parties

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

[Empty text box for Affected Parties]

calgary.ca/planningoutreach

**Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE,
 LOC2024-0185**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 140 Templemont Circle NE (Plan 7910737, Block 49, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate two secondary suites within an existing building, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for two secondary suites within an existing building where there is no backyard suite located on the same parcel.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed DC 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 application, in the northeast community of Temple was submitted by the landowner Kristine Joy Tubig, Benjamin Tubig, Mark Gian Tubig, and Hazel Grace Tubig, on 2024 July 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to enable / legalize two basement suites within the existing building.

The 0.05 hectare (0.12 acre) midblock site is located on Templemont Circle NE, south of McKnight Boulevard NE and east of 52 Street NE. Pedestrian and vehicular access are available via Templemont Circle NE. A rear lane exists on the south of the parcel and provide additional access to the site.

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

ENGAGEMENT AND COMMUNICATION

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

Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185

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 hand delivered letters to neighbours, contacted the ward office and the Temple Community Association (CA), and spoke with neighbours. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received two letters of opposition from the public. The planning related concerns are around the following:

- suites were constructed without valid permits;
- increased parking on an already busy street and alley; and
- approval of this application may set a precedent for other homeowners who want to pursuing rezoning as well, which could potentially lead to more issues and problems in the neighbourhood.

The CA provided a letter of support for the application, noting this will increase safety for the residents. Their comments can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. This application initiates the permit process to ensure the suites comply with all relevant policies and regulations. Parking will be reviewed at the subsequent 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 proposed land use district would allow for a diversity of housing that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2025-0068
Page 3 of 3**

**Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE,
LOC2024-0185**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Temple on Templemont Circle NE, south of McKnight Boulevard NE and east 52 Street NE. The site is approximately 0.05 hectares (0.12 acres) in size and measures approximately 14 metres wide by 34 metres deep. The site fronts onto Templemont Circle NE to the north and backs onto a lane to the south. It is currently developed with a single detached dwelling with a front attached garage, and two existing basement suites, which do not have permits at this time. Vehicular access is available from both the front street and the back lane.

Surrounding development is primarily characterized by a mix of single and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District. St. Thomas More Catholic Church is located approximately 200 metres (a three-minute walk) to the east and a community green space with a playground is located approximately 200 metres (a three-minute walk) to the south.

Community Peak Population Table

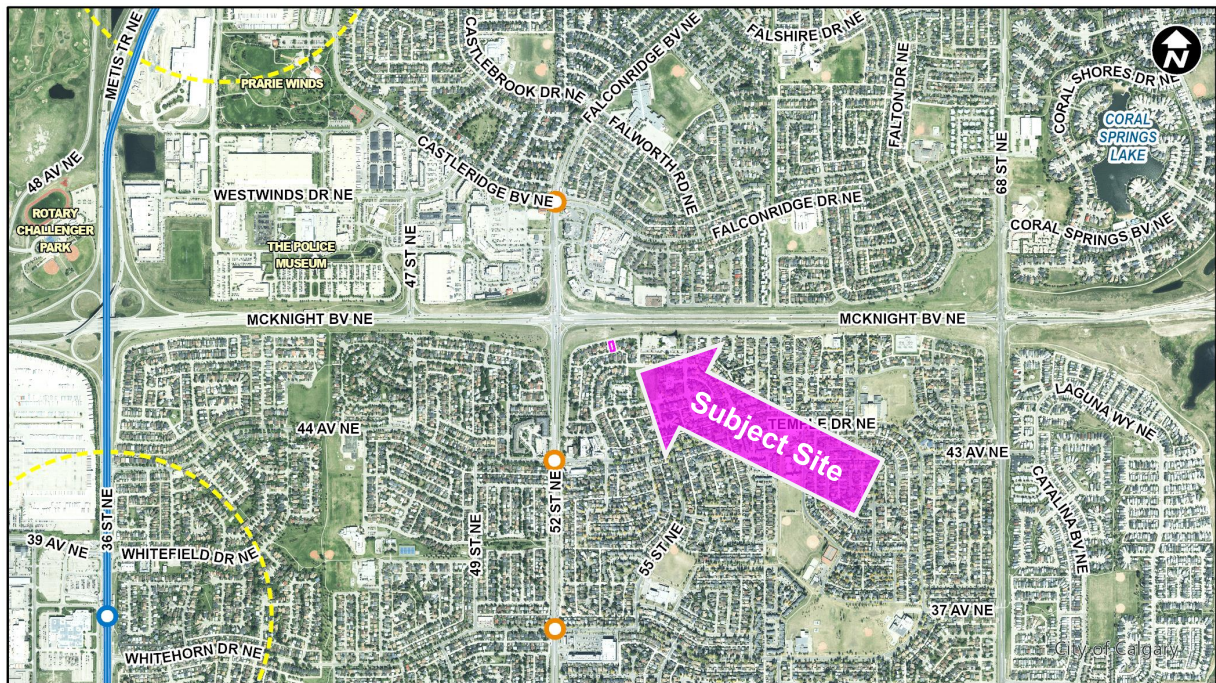
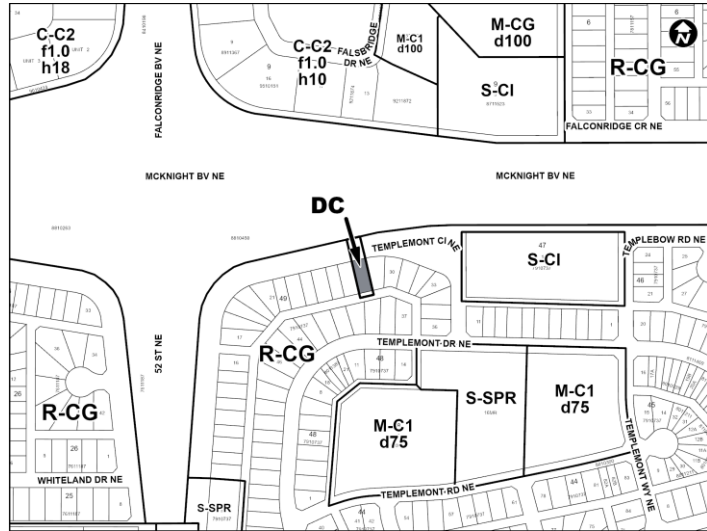
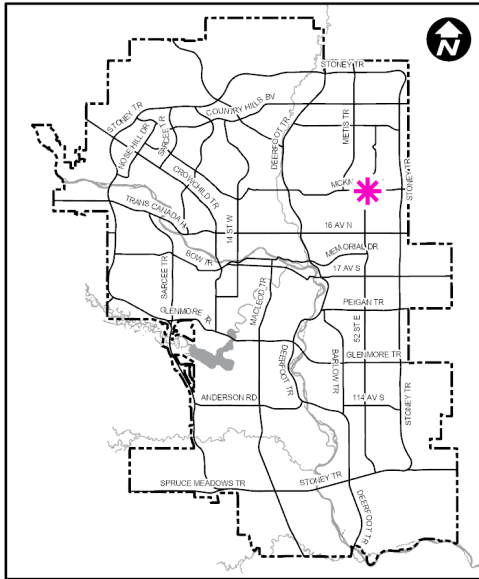
As identified below, the community of Temple reached its peak population in 1998.

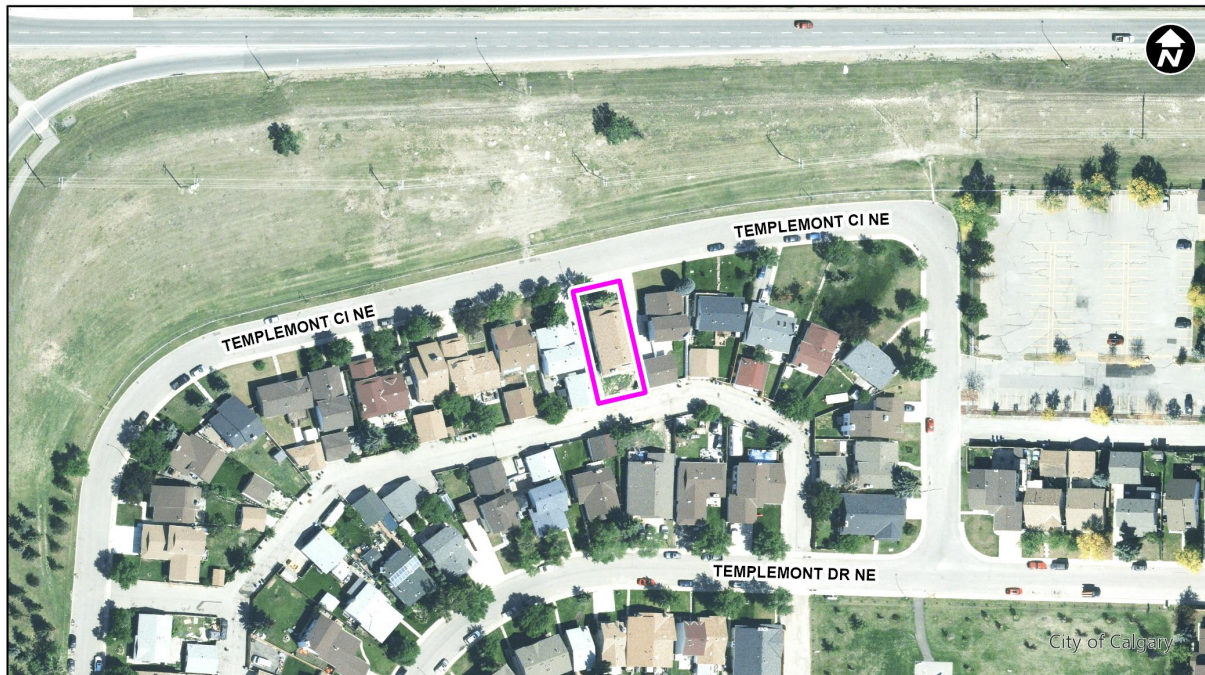
Temple	
Peak Population Year	1998
Peak Population	12,059
2019 Current Population	10,977
Difference in Population (Number)	-1,082
Difference in Population (Percent)	-8.97%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The R-CG District also allows both a secondary suite and a backyard suite on the same parcel when associated with a single detached dwelling. However, it does not allow more than one secondary suite associated with a Single Detached Dwelling use and this rule cannot be relaxed as it is part of the definition of the use. In addition, the site does not meet the location criteria for a multi-residential infill development or a Housing – Grade-Oriented (H-GO) District development.

The proposed Direct Control (DC) District retains the existing R-CG District as the base district and allows for two secondary suites within the existing house where there is no backyard suite on the parcel.

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 allow for the unique approach of providing two secondary suites within a Single Detached Dwelling. As noted earlier, there are also no other land use districts in the Land Use Bylaw which can

achieve this. This proposal allows for the applicant's intent to accommodate two basement suites while maintaining the R-CG District for future redevelopment opportunities aligned with the adjacent land uses in the area. 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 6 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. 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 rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District would provide guidance for future development including site access and parking. Other key factors that are being considered during the review of the development permit application include the following:

- liveability of basement suites;
- building entrance and wayfinding; and
- appropriate amenity space.

Transportation

Pedestrian access to the site is available from Templemont Circle NE. An existing on-street bikeway connecting the Always Available for All Ages and Abilities (5A) Network is located approximately 500 metres (an eight-minute walk) south of the site along Temple Drive NE. Vehicular access to the site is available via both Templemont Circle NE and the rear lane.

The site is less than 900 metres (a 15-minute walk) from 52 street NE, which is identified as part of the Primary Transit Network and well serviced by public transit, including MAX Orange BRT303, Route 23 (52 Street E), and Route 43 (McKnight/Westwinds Station/Chinook Station). Route 38 (Brentwood Station/Temple) is offered along Temple Drive NE approximately 650 metres (an 11-minute walk) south of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer connections are available for the site and can accommodate future development. Details of site servicing will be reviewed through the development permit process.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed 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 identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies support retention of housing stock and encourage modest intensification of established communities to make efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. This application is in alignment with the MDP.

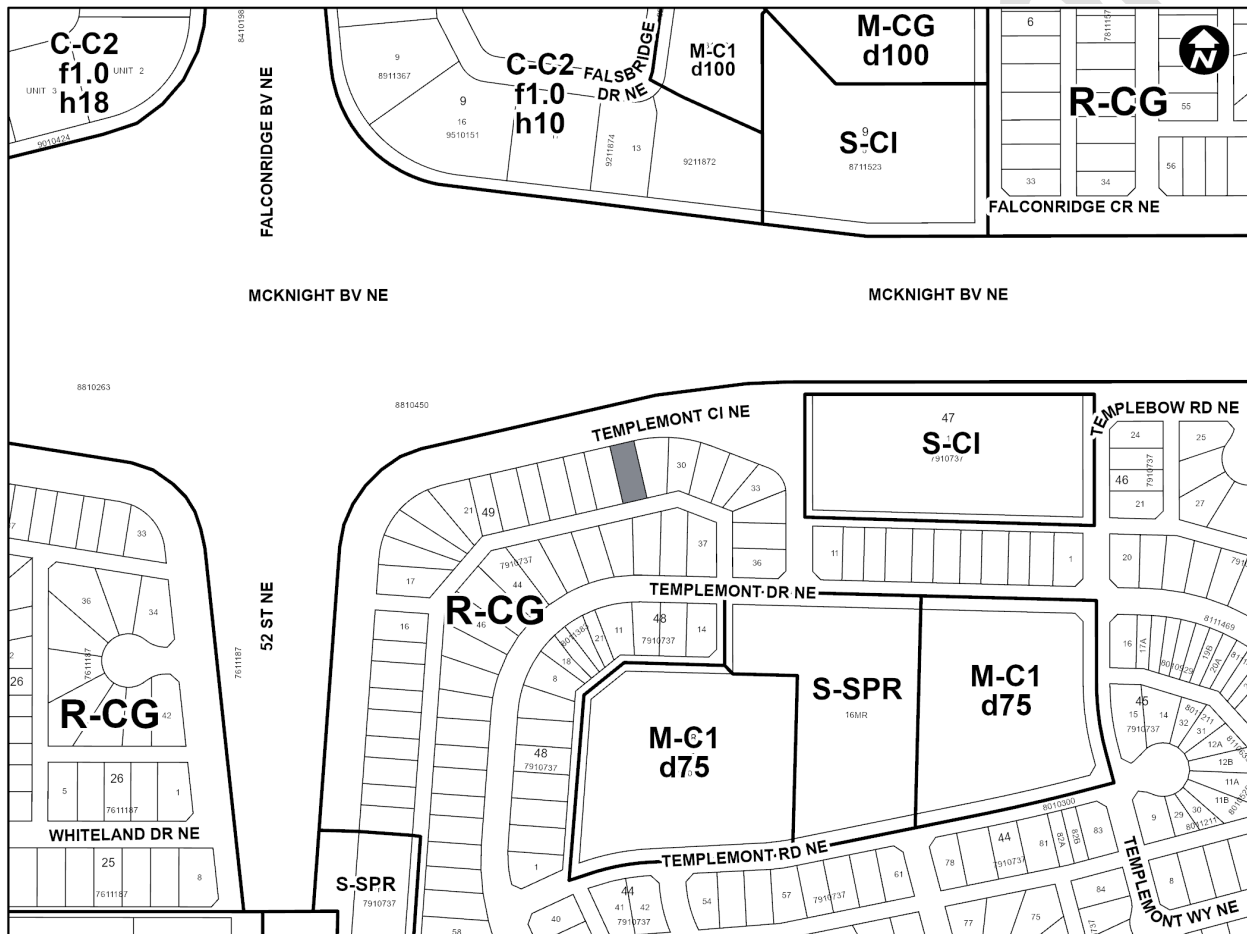
Calgary Climate Strategy (2022)

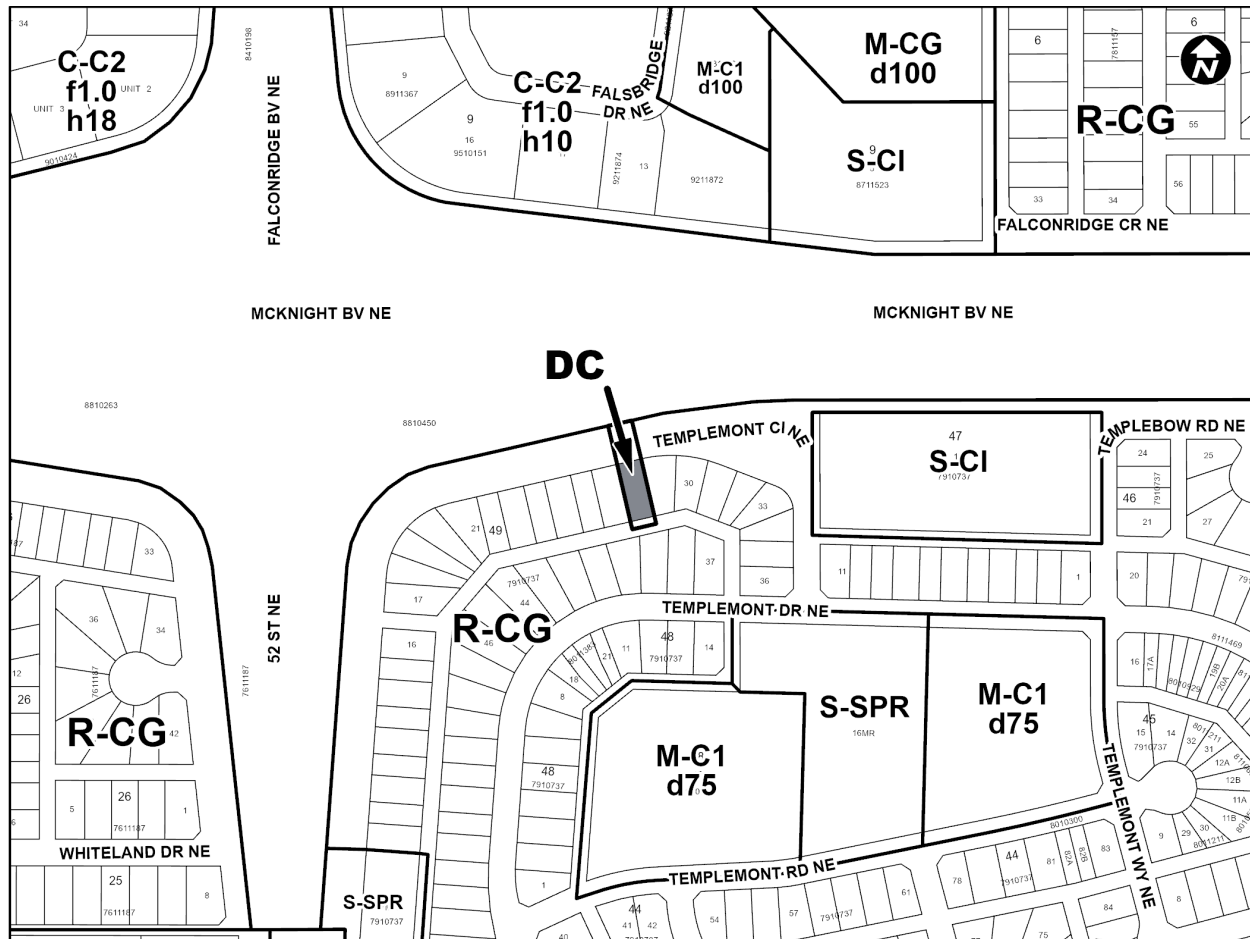
This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

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 allow for two secondary suites in an existing building.

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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules for Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Accessory Suite - Density

- 7 (1) There must not be more than one **Backyard Suite** located on a **parcel**, except where one **Backyard Suite** may be located on any **bare land unit**.
- (2) Unless referenced in subsection (3), there must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.
- (3) Two **Secondary Suites** may be allowed where they are contained within a **building** existing on the date of passage of this Direct Control District Bylaw and there is no **Backyard Suite** located on the same **parcel**.
- (4) A **Secondary Suite** or a **Backyard Suite** must not be separated from the main residential **use** on a **parcel** by the registration of a condominium or subdivision plan.

Relaxations

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

Applicant Submission

2024 August 20

Dear Sir/Madam,

I am in an obligation to apply for a land-use redesignation for my property located at 140 Templemont Circle, NE, Calgary Alberta. I want to change its land use from "R-CG" to "DC". My home contains two separate suites in the basement that were developed by the previous homeowner. After taking possession, I was notified by the city of Calgary that I had to obtain building permits. The Planning and Development department advised me that I wouldn't be able to keep these suites unless I were able to re-designate my property as an "MC-1", "MC-G" or "HGO"; only one legal suite is permitted for R-CG. Alternatively, I was advised to demolish one of the suites. I have to advise you that I paid significantly more than the average house in the neighborhood due to its unique design feature that I saw value in. I paid over \$750,000 for the house because I felt I could rent the two suites. I won't be able to afford my mortgage for very long unless I start renting out the suites. I have no choice but to apply for "DC" as none of the other land-use designations fits my case. For instance, "MCG" requires that at least 50% of the suites shall be at grade; only my main floor suite is above grade and the two basement suites are below grade. Also, "HGO" did not seem to be a fit for me as it is specifically intended for other areas in the city. I wish to keep my home as is and am looking to legalize it and be on the good side of the authority. I believe that my extenuating circumstances provide grounds for a "D-C" redesignation.

Thank you kindly.

Kristine Joy Tubig

Applicant Outreach Summary

2024 December 23



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2024-0185

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

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

Outreach Strategy

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

We went out door knocking in our neighborhood of Temple on multiple occasions. We explained that we purchased our home with two illegal basement suites that are not permitted under the current zoning of R-CG. We expressed that to comply with our municipal regulations, we had no choice but to apply for a land use change. When we weren't able to make contact, we left letters addressing our situation. We also provided a response form and our contact details to obtain their feedback. We were able to successfully engage with the neighbors in our immediate vicinity. The first time was on October 25th, 2023, during the initial phase of our application. The city of Calgary subsequently placed an advertisement sign on our front yard about the proposed land use change. We were informed that the Planning & Development department received some feedback and they shared some of the concerns that had received. Therefore, we went out door knocking a second time, on June 11, 2024, with the intent to address the concerns. Additionally, we reached out to the Temple Community Association on December 23rd to address their feedback.

Affected Parties

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

Neighbors in our vicinity,
Temple Community
Association
Attempted contact with
Ward office, no
response

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.

Most of the people we encountered did not have any opinion about our intent, they did not show any objections. A few neighbors were felt suspicious at the idea of involving them in our process. They felt that they had no part to play in it and that the decisions we make pertaining to our land use does not concern them. We received feedback from the Temple Community association in regards to "increased density, parking, traffic, effects on property value and safety surrounding illegal basement suites".

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.

The input did not affect our decision to proceed with our application. The concerns held by the Temple community association were addressed. We explained that our application which seeks to legalize the existing suites was to promote safer housing for potential tenants and that we would be providing dedicated parking space for our tenants. In regards to the perceived value of the homes in our community, we believe that taking the steps to legalize our existing suites contributes in promoting a better image for our neighborhood.

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)

After receiving all feedbacks, we went out to speak to our neighbors and left letters addressing the concerns that we received. Also, we reached out to the Temple community association.

Community Association Response

2025 January 13

Re: Comments for LOC2024-0185 at 140 Templemont CI NE

We have received further information from the homeowner which explains the situation where the homeowner is attempting to legalize existing suites. As a result of the explanations from the homeowner, I no longer object to this rezoning request as it makes the property safer but doesn't really change the existing number of tenants or parking issues. Please rescind my original objection to this change in zoning.

Thanks,
Reg Hiebert
President - Temple Community Association

Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) to subdivide 69.28 hectares ± (171.19 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 52.23 hectares ± (129.06 acres ±) located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4; portion of NE1/4 Section 23-25-29-4) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Commercial – Community 1 (C-C1) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate a portion of the subject site to allow for residential and commercial uses, surrounding a central, reconstructed wetland with open space, and supporting public infrastructure.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks, pathways and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit for stripping and grading has been submitted and is under review.
- There is no previous Council direction related to this proposal.

Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219

DISCUSSION

This outline plan and land use amendment was submitted on 2023 August 1 by Stantec Consulting on behalf of Northpoint East Development Corporation (Anthem Properties). The approximately 69.28 hectare (171.19 acre) site is located in the community of Cornerstone in the northeast quadrant of the city. The site is currently vacant land and includes a wetland.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to revise a previously approved outline plan (LOC2014-0173, Attachment 4) and obtain land use approval to accommodate low and medium scale residential, local commercial development and a higher-quality amenity space through design of the reconstructed wetland, and stormwater pond.

The Proposed Outline Plan (Attachment 5) and the associated Proposed Land Use District Map (Attachment 6) are anticipated to accommodate 824 low density residential units and 923 medium density residential units. As referenced in the Outline Plan Data Sheet (Attachment 7), this development will achieve an anticipated density of 28.8 units per hectare (11.7 units per acre). This aligns with the density targets of the MDP and ASP.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As this is a new greenfield community, the Applicant contacted adjacent landowners to make them aware of the application and completed targeted engagement with the neighbour to the south. Please refer to the Applicant Outreach Summary, Attachment 8, for details.

City-Led Outreach

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

Administration received one letter of opposition from the adjacent landowner to the south. The letter objected to the removal of a previously proposed road on the edge of the southern boundary of the site because it decreases the developability of their lands. Access to the southern lands is still being provided through this outline plan.

There is no community association for the area.

Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as it makes a logical extension of the development to the north and provides a good mix of densities and housing options in key locations in line with the Cornerstone ASP.

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

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide an enhanced amenity space connected via pathways to additional landscaped open spaces throughout the plan area. In addition, the plan includes commercial areas within a Neighbourhood Activity Centre (NAC) that will meet the needs of nearby residents.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit, which will align with the *Calgary Climate Strategy – Pathways to 2050* (Theme: Natural Infrastructure). This includes Green Infrastructure (wetland retention and stormwater ponds).

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Conditions of Approval
3. Applicant Submission
4. Existing Outline Plan (LOC2014-0173)
5. Proposed Outline Plan
6. Proposed Land Use District Map
7. Proposed Outline Plan Data Sheet
8. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2024-1224
Page 4 of 4**

**Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple
addresses, LOC2023-0219**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The site is in the northeast quadrant of the city in the developing community of Cornerstone. The site is approximately 69.28 hectares (171.19 acres) in area and is irregularly shaped with dimensions of approximately 1,200 metres by 770 metres. The plan area is vacant, formerly agricultural land. This application proposes a revision to the previously approved outline plan (LOC2014-0173). This application primarily revises the design of the Environmental Reserve (ER) and storm pond lands. The changes also respond to market demand and expand the scope of lands to be developed.

The lands are flat to slightly undulating with a high point in the southeast and gently sloping towards the northwest. There is a significant wetland area in the north-central portion of the lands and the overall site is bounded by Country Hills Boulevard NE to the north, 60 Street NE to the west, Cornerstone Drive NE to the east and adjacent lands to the south, which border 96 Avenue NE. In addition, a planned LRT station is located outside of the plan area at the intersection of Country Hills Boulevard NE and 60 Street NE.

Community Peak Population Table

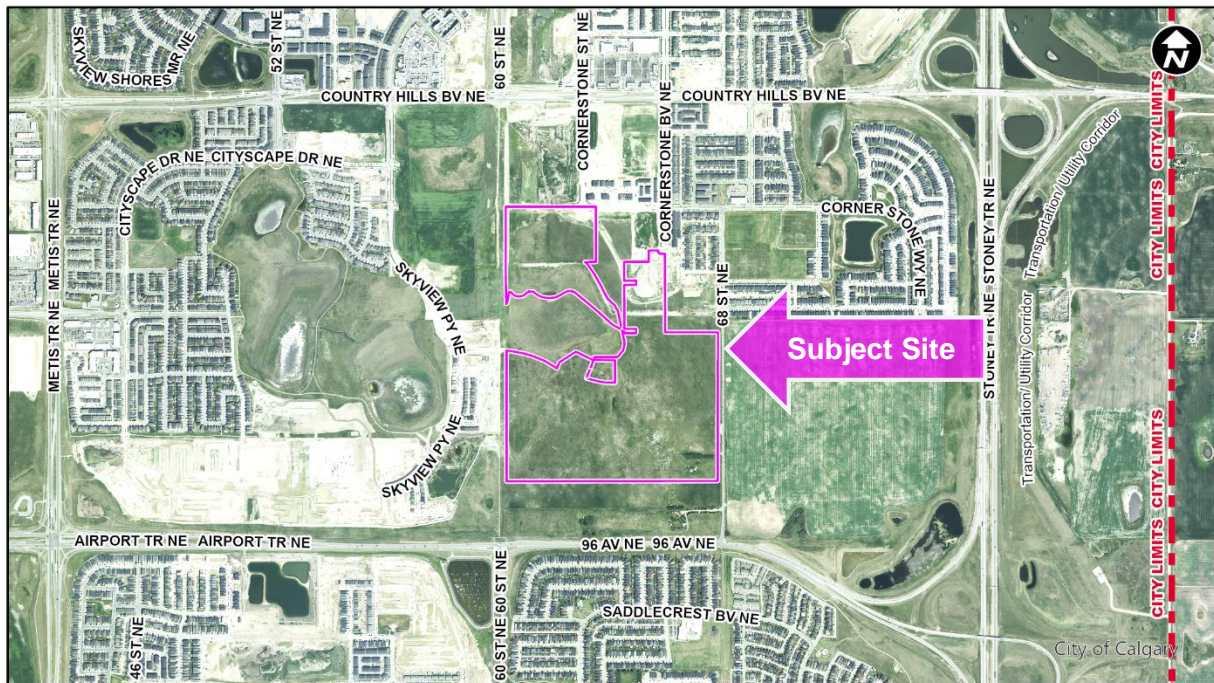
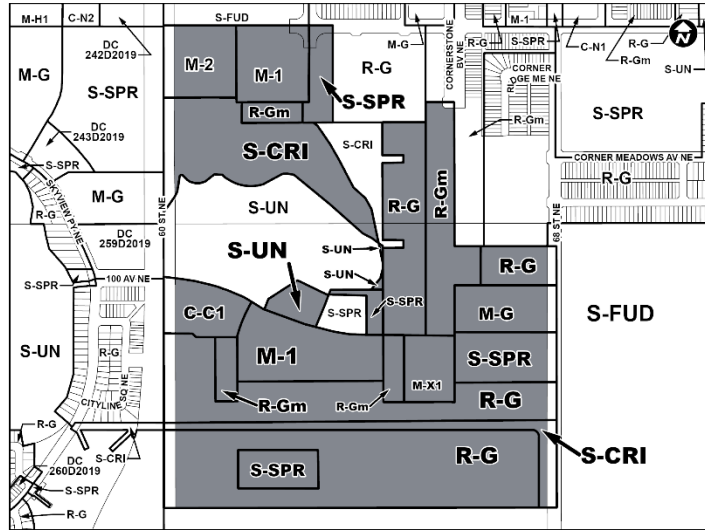
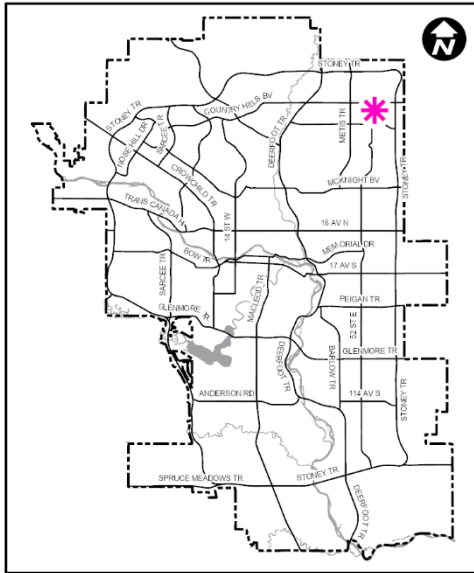
As identified below, the community of Cornerstone reached its peak population in 2019.

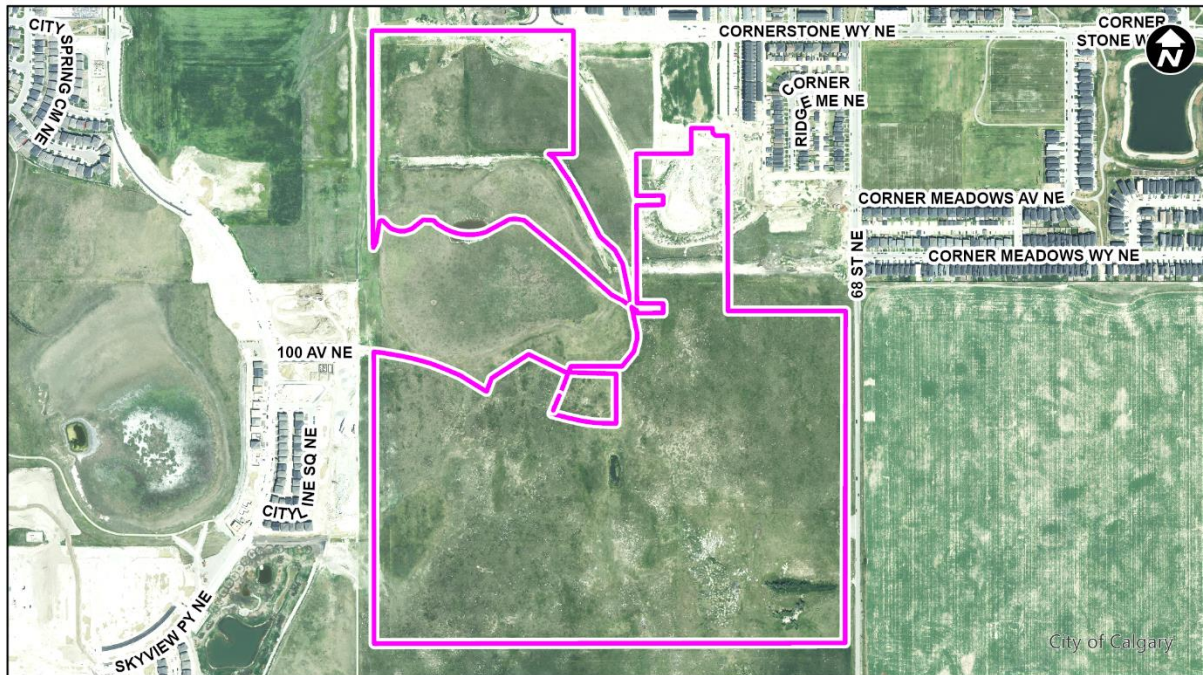
Cornerstone	
Peak Population Year	2019
Peak Population	2,648
2019 Current Population	2,648
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on the site vary from residential, commercial and special purpose districts, including:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – Medium Profile (M-2) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Future Urban Development (S-FUD) District.

This application proposes a redesign and expansion of the previously approved outline plan to revise wetland and stormwater pond areas to provide an enhanced amenity space that integrates with surrounding parks and open spaces. Furthermore, the changes respond to market demand for different housing types and better aligns the development with the *Cornerstone Area Structure Plan (ASP)* and *Municipal Development Plan (MDP)*.

This outline plan revises the location and size of the above land uses, removes remaining S-FUD and adds the following proposed uses:

- Multi-Residential – Low Profile Support Commercial (M-X1) District; and
- Commercial – Community 1 (C-C1) District.

The proposed R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This district is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres. The application proposed a mix of both laned and laneless R-G parcels, which have been located to work with the slope of the land.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Like the R-G District, the maximum building height is 12 metres. This district is placed in locations that provide an appropriate built form as a gateway into the community.

The proposed M-G District is intended for multi-residential development with higher numbers of dwelling units and traffic generation than low density residential dwellings. Development must be designed to provide all units with pedestrian direct access to grade, meet a minimum density of 35 units per hectare, contain at least three or more units and may be built to a maximum of 13.0 metres tall.

The proposed M-1 District is intended for multi-residential development of low height and medium density. It is intended for areas in proximity or adjacent to low density residential development. This district allows for a maximum building height of 14 metres. There is no listed maximum floor area ratio (FAR). It lists a minimum density of 50 units per hectare and a maximum of 148 units per hectare.

The proposed M-2 District is intended for multi-residential development of medium height and density, where intensity is measured by floor area ratio to provide flexibility in building form and dwelling unit size and number. This district is intended to be in proximity or adjacent to low density residential development and to be located at community nodes or transit and transportation corridors and nodes. The maximum floor area ratio is 3.0, the minimum required density is 60 units per hectare and permits a maximum building height of 16.0 metres.

The proposed M-X1 District is intended for multi-residential development with support commercial uses, where a higher number of dwelling units and traffic generation are supported, compared to low density residential districts and the M-G District. M-X1 District requires a minimum amount of non-residential uses, while allowing for a variety of mixed-use built forms. Residential development is required to meet the minimum requirement of 50 units per hectare with a maximum height of 14.0 metres.

The proposed C-C1 District is intended for small to mid-scale commercial developments located within a community or along a commercial street. A variety of commercial uses, including retail, services and restaurants are supported. Development controls include size limitations for specific uses, rules for the location of uses within buildings, a floor area ratio of 1.0 and a building height maximum of 10.0 metres.

The proposed S-UN District is intended for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as ER pursuant to the *Municipal Government Act* (MGA). This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to Crown-claimed and other wetlands, which will be surrounded by pathways and decorative landscaping.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. This district is to be used for land dedicated as Municipal School Reserve or other forms of Municipal Reserve (MR) pursuant to the MGA. This applies to the planned community association site and recreational facilities.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for the stormwater pond in the central, western portion of the plan area. Surrounding the pond pathways, decorative landscaping will be installed, which will connect to the wetlands. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

Subdivision Design

This 69.28-hectare outline plan forms a logical southward extension of the adjacent neighbourhood. The subdivision design incorporates a large wetland area adjacent to a planned stormwater pond, surrounded by enhanced landscaping and pathways that connect to other open spaces within the neighbourhood. The northwest portion of the plan contains medium-density multi-residential land uses, which transitions to low density residential and park space to the east and southeast. The south-central portion of lands contains a Neighbourhood Activity Centre (NAC) that includes multi-residential and low-profile support commercial, low-density residential intended for non-single-detached dwelling development, and a community association site with sports-related facilities and open space. A portion of the previously approved land uses will remain unchanged. This accounts for the difference between the size of the land use redesignation compared to the outline plan.

Housing

A variety of housing options are possible in the plan area, including low density housing forms, such as single detached, semi-detached, duplex and rowhouse dwellings. Laned and laneless parcels are provided to allow for a variety of building forms as well as the ability to intensify over time through secondary and backyard suites. Multi-residential housing forms, such as townhouses and apartments are located within the northwest portion of the plan, which is within the southern portion of the Transit Station Planning Area (associated with the MAC located to the north), and within the NAC located in the south-central portion of the plan. Higher density land uses line Cornerstone Way NE (a modified local arterial/primary collector road) and Cornerstone Boulevard NE (a modified urban boulevard). The proposed land use framework of this plan area meets the requirements of the MDP and ASP.

Pathway and Street Network

An interconnected system of streets, pathways and walkways provide mobility choices to future residents while keeping road dedications within MGA requirements and working with the boundary conditions of the neighbourhood. Seven collector streets and one urban boulevard connect the plan area to the surrounding street network.

Transit stops are planned along Cornerstone Boulevard NE and Cornerstone Way NE, which loops around from the north of the plan area to the east and back through the centre of the plan area. This provides efficient access to transit throughout plan within a short walk of planned development.

Laned blocks ensure pedestrian-friendly development fronts onto adjacent streets, which also enhances the urban design and pedestrian safety of the adjacent streetscapes. Multi-use pathways are located to reduce interruption and provide convenient connections to community gathering points, such as the NAC, central park, stormwater pond, and natural wetland areas.

The MGA allows a municipality to require 10 percent dedication for MR. This outline plan area provides approximately 7 percent of MR. This is because the larger MR dedications (including Municipal School Reserve (MSR) sites) are located outside this outline plan area. The 10 percent MR requirement is still being met throughout the entirety of Anthem's lands in Cornerstone.

Transit Station Planning Area and Major Activity Centre

A portion of the plan area is within the southern portion of the Transit Station Planning Area associated with a MAC located at the intersection of Country Hills Boulevard NE and 60 Street NE. This area surrounds a future LRT station and is intended for high intensity land uses that transition to lower-intensity development at its outer edge. This outline plan proposes medium-density multi-residential districts in support of the *Cornerstone* ASP's intentions. The M-1 District and M-2 District is adjacent to planned parks to the west and proposed parks to the east and the storm pond to the south.

Neighbourhood Activity Centre

The NAC is in the south-central portion of the plan area. The site provides a location for higher density residential development adjacent to or incorporated in mixed use, local commercial development. The NAC includes a planned community association and park space to the east, while to the northwest is another planned park space that connects via pathways to the wetland and stormwater pond areas further northwest.

Open Space Network

As introduced above, the open space network spans the entire plan area from the northwest corner through the stormwater pond and wetland areas to additional park spaces beside the NAC, and an additional park space within the low-density residential portion of the southwest plan area. A variety of pathways link all the open spaces across the plan area and the community association site includes sports facilities.

Included in the open space network is the wetland area, which includes reconstruction of an existing, Crown-claimed wetland. This area is proposed to be the S-UN District and will be dedicated as ER. The ER lands are 8.71 hectare in size and will incorporate pathways to serve as a public amenity space, in addition to a naturalized space.

Density and Intensity

The proposed outline plan provides a land use framework that will provide an anticipated density of 28.8 units per gross developable hectare and an intensity of 71 people and jobs per hectare, exceeding the MDP target of 20.0 units per hectare (8.0 units per acre) and an initial intensity of 60 people and jobs per hectare.

The *Cornerstone ASP* shows the northwest portion of the subject lands to be located within a Transit Station Planning Area, associated with the MAC. The applicant is proposing M-1 and M-2 District development in this area, which supports the ASP's target of providing a minimum intensity of 100 people and jobs per hectare.

In addition, the plan includes a NAC, which proposes an intensity of 124 people and jobs per hectare. This meets the ASP's minimum requirement of 100 people and jobs per hectare.

A breakdown of the statistics for the outline plan can be found in the Proposed Outline Plan Data Sheet.

Transportation

The subject site is bounded by Cornerstone Way NE to the north, Cornerstone Boulevard NE and Cornerstone Drive NE to the east, undeveloped lands to the south and 60 Street NE to the west. Country Hills Boulevard NE, approximately 400 metres to the north and 96 Avenue NE (Airport Trail), approximately 250 metres to the south, provide regional access to northeast Calgary and downtown Calgary. The proposed outline plan design includes a modified grid internal street network, consistent with the intent of the *Cornerstone ASP*.

No additional Transportation Impact Assessment (TIA) was necessary as the TIA provided with the original land use and outline plan application for the greater *Cornerstone ASP* area was deemed adequate to support this application.

The proposed active transportation network includes regional pathways and local multi-use pathways which provide excellent north-south and east-west bicycle and pedestrian connectivity. Cornerstone Boulevard NE is envisioned to be an Urban Boulevard with street activation at-grade and opportunities for separated walking and wheeling facilities in the boulevard. Customized road cross-sections have been utilized to accommodate unique circumstances and requirements, such as moving on street cycling lanes to the protected boulevard space.

Future Transit service for the community will be provided along Cornerstone Way NE and Cornerstone Blvd NE, connecting transit riders to the planned LRT station located at the intersection of Country Hills Boulevard NE and 60 Street NE.

Environmental Site Considerations

This application will result in the preservation of approximately 8.75 hectares (21.61 acres) of Class IV wetland, which will be dedicated as ER. This area will be connected via the regional pathway system and will be enhanced with restored plantings, a visual setback and provide opportunities for educational and natural interactions.

A portion of the existing wetlands are Crown-claimed wetlands and controlled by Alberta Forestry and Parks. Separate approval from the Provincial regulator is required to impact or reconstruct any portion of a Crown-claimed wetland. The review of this outline plan has taken into consideration provincial legislation.

Utilities and Servicing

Administration reviewed and approved the Sanitary Servicing Study and Staged Master Drainage Plan submitted for this outline plan application. Stormwater, sanitary and water servicing is available through Walton's Cornerstone Phase 2 development within Cornerstone Boulevard.

Stormwater management for the plan area will adhere to the revised Staged Master Drainage Plan (SMDP) submitted with this application. Stormwater will be directed towards an engineered stormwater management pond. Discharge from this pond will be directed to the Cornerstone Boulevard NE Storm Trunk, which ultimately discharges to Nose Creek.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject lands are identified as future Greenfield with Area Structure Plan (ASP) according to the [Municipal Development Plan](#), (MDP) Map 1 Urban Structure. The proposal meets the MDP's policies by: providing a variety of dwelling types (housing choice) and mix of land uses, transit-supportive development, a mixed-use NAC central to the neighbourhood, a grid-based pattern of complete streets, protection of natural wetlands, access to a variety of public spaces, parks and recreational space, and ensuring appropriate transition between different residential densities. This application aligns with the applicable MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing Green Infrastructure, which includes retention and reconstruction of wetlands and construction of a stormwater pond.

Cornerstone Area Structure Plan (Statutory – 2014)

The site is located within the [Cornerstone Area Structure Plan](#) (ASP). The ASP identifies the lands as predominantly residential, commercial and mixed-use with a NAC policy area in the central portion of the site and portion of the lands within the Transit Station Planning Area at the northwest corner. This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area as well as the protection of a large wetland. This application aligns with the applicable ASP policies.

Proposed Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

Planning

1. If the total area for Roads and Public Utility Lot dedication is over 30 per cent, note that compensation in the order of \$1.00 for over dedication is deemed to be provided.
2. Upon registration of the first tentative plan of subdivision a **deferred reserve caveat** shall be registered on title in accordance with the provision of the Municipal Government Act, Division 8.
3. With each tentative plan, the developer shall submit a density phasing plan showing the proposed phasing within the outline plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities and variety of housing policies as required by the Cornerstone Area Structure Plan and the Municipal Development Plan.

The density phasing plan shall include a breakdown of the type of units anticipated within each land use district.

If the number of units exceed the maximum number of units on the attached outline plan a revised Transportation Impact Assessment and / or staged master drainage plan may be required at the discretion of DART.

4. Prior to affected tentative plan approval, an application for street names shall be approved by City Council.
5. All existing and proposed overhead power lines shall be relocated or located underground to the standards and satisfaction of Enmax.
6. All land use parcels abutting a lane shall only have direct vehicle access from the lane (no front drive garages), and a **restrictive covenant** be registered against the titles of those parcels to that effect.
7. Construct all regional pathway routes within and along the boundaries of the plan area according to *Calgary Parks' Development Guidelines and Standard Specifications - Landscape Construction* (current version), including setback requirements, to the satisfaction of the Director, Parks.
8. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
9. Prior to endorsement of the tentative plan Landscape Construction Drawings that are reflective of the subject tentative plan for the proposed Municipal Reserve lands are to be submitted to the Parks Landscape Architect through parksapprovals@calgary.ca for review and approval prior to construction.

10. Parks does not support point source drainage directed towards Municipal Reserve, Municipal School Reserve or Environmental Reserve extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of Municipal Reserve, Municipal School Reserve and Environmental Reserve areas.
11. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
12. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the *Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version)*.
13. All mitigations in the approved Biological Impact Assessment addendum for this outline plan (LOC2023-0219) will be followed throughout the development process.
14. The developer shall minimize stripping and grading within the retained Environmental Reserve. Any proposed disturbance within the Environmental Reserve, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
15. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent retained Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks Development Inspector (Annie Rodrigues 403-804-9397) to approve the location of the fencing prior to its installation.
16. The developer shall submit detailed engineering and landscaping drawings for the proposed constructed wetland to both Water Resources and Parks for review.
17. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
18. Prior to the approval of the affected tentative plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.
19. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Generalist for this area.
20. The developer shall restore, to a natural state, any portions of the retained environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.

21. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area tentative plan, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
22. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (Municipal Reserve and/or Environmental Reserve), with all grading confined to the private property, unless otherwise approved by Parks.
23. Prior to approval of the tentative plan or stripping and grading development permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the retained environmental reserve area meet Parks' approval. A plan illustrating the surveyed Environmental Reserve boundaries must be provided to Parks in advance of the onsite meeting.

Utility Engineering

24. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Reliance Letter, prepared by Englobe (File No 02301445.000), dated April 23, 2024; and
 - Geotechnical Evaluation, prepared by McIntosh Lalani Engineering Ltd. (File No. ML6015), dated February, 2023.
25. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
26. Execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-224-0054 or email mathew.lanz@calgary.ca.
27. Prior to first tentative plan submit the final Stormwater Master Drainage Plan for review and approval.
28. Any future proposed applications that include Emergency Services as part of this Outline plan may require additional review. Emergency Services' developments are considered Critical Infrastructure, as described by Public Safety Canada, and therefore will require additional design considerations to mitigate a potential failure or disruption. These buildings are defined as Post-disaster buildings in Division A, Part 1 of the National Building Code (Alberta Edition) (NBC (AE)). The NBC (AE) contains specific provisions for Post-disaster buildings and Division B Table 4.1.2.1. for structural design requirements as stated in Division B, Part 4. Safety Codes Officers should be consulted with any questions about these requirements.
29. Due to the unknown risk exposure for urban development surrounding the high pressure pipeline, please be advised that a Risk Assessment conducted by a qualified professional will be required, as per Section 6.6 of the Cornerstone Area Structure Plan. A risk assessment is needed to better understand the potential

risks associated with the hazard source to confirm that the risk is at a level that is acceptable for the proposed development, as well as the community at large.

All documentation shall be reviewed to the satisfaction of The City of Calgary.

30. Concurrent with the registration of the legal plan of subdivision, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor prior to endorsement of the legal plan of subdivision. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

Mobility Engineering

31. In conjunction with the applicable tentative plan, or development permit, a further Transportation Impact Analysis may be required to the satisfaction of the Manager, Development Engineering to confirm proposed land use intensities can be supported by infrastructure in-place at that time. Based on the Transportation Impact Assessment submitted for the greater Cornerstone ASP area, 65 per cent of the proposed land use intensity within the Cornerstone Area Structure Plan lands can be supported by the regional network expected to be in-place.

In general terms, the Regional Network necessary to support 65 per cent of the proposed development within the Cornerstone Area Structure Plan lands is defined as follows:

1. 60 Street NE: Two (1-1) paved lanes between Stoney Trail NE and 128 Avenue NE. Four paved (2-2) lanes between 128 Avenue NE and Airport Trail NE, inclusive. Right-in, right-out (eastbound to southbound; northbound to eastbound) connection to Stoney Trail NE.
 2. Country Hills Boulevard NE: Four (2-2) paved lanes between 60 Street NE and Stoney Trail NE, inclusive. Two (1-1) lanes across Stoney Trail NE along Country Hills Boulevard NE.
 3. 96 Avenue NE (Airport Trail NE): Two (1-1) paved lanes between Metis Trail NE and Stoney Trail NE. Eastbound to southbound, and northbound to westbound access only at Stoney Trail NE.
32. In conjunction with the initial tentative plans, the Developer shall construct the following Arterial roadways:
 - 60 Street NE two lanes and intersections from Cornerstone Way NE to 96 Avenue NE (Airport Trail NE).
 - 60 Street NE and ancillary works to support the roadways, shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries. Additional improvements

required to the network will be assessed through further transportation analysis.

33. In conjunction with each tentative plan, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Manager, Development Engineering that provides continuous active modes and vehicle routing through the community with two points of public access around the tentative plan boundary to the arterial road network.
34. The continuous collector road network is required to ensure that efficient Transit routing through the plan area(s) can be accommodated, while the two points of access to the plan area(s) ensures residents will have two routes into and out of the area, in the event of emergencies or road closures, and to ensure availability of capacity at the plan area access points.
35. In conjunction with the applicable tentative plan, the Developer shall submit cross-sections, for the interim and ultimate grades for 60 Street NE, north of the first intersection with Cornerstone Way NE from the south limit of the outline plan. Cross-sections shall indicate and provide dimensions for any proposed road widening, including the addition of a third northbound lane through the intersection of Cornerstone Way NE. Cross sections shall also be submitted through the Environmental Reserve lands to determine and mitigate any possible disturbances resulting from road right-of-way requirements. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements.
36. There shall be crosswalks in all instances where regional pathways or multi-use pathways intersect with the street. There shall be crosswalks in all instances where regional pathways or multi-use pathways intersect with the street, shall be designed to the satisfaction of the Manager, Development Engineering. In general terms, at-grade mid-block crossings are not permitted, but may be considered for site specific conditions, at the discretion of the Manager, Development Engineering and Roads.
37. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering. At the effected tentative plan, the installation of pedestrian-actuated crossing signals or other treatments such as a rapid flash beacon (i.e. RRFB) may be required if warranted, at the expense of the developer.

Locations where pedestrian-activated crossing signals (i.e. RRFB) are required include:

- Crossings at Cornerstone Way NE and Cornerview Link NE.
- Crossing where pathways meet collector roads or higher classification roads.

Prior to the Endorsement of the applicable tentative plan, the Developer shall provide a Letter of Credit for pedestrian-activated crossing signals (i.e. RRFB) within the tentative plan area. Note that the Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit.

38. All intersection spacing shall be located, designed, and constructed to the satisfaction of the Manager, Development Engineering.
39. In conjunction with the applicable tentative plan or development permit, phasing plans shall be submitted as a component of the tentative plan or development permit submission package to the satisfaction of Development Engineering and Public Spaces Delivery Design, for the staged development of collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Manager, Development Engineering and Manager, Public Spaces Delivery Design.
40. No direct vehicular access shall be permitted to 60 Street NE from the adjacent lands. Further transportation analysis is required in support of additional vehicular access to 60 Street NE between both intersections of Cornerstone Way NE and at the discretion of the Manager, Development Engineering. A **restrictive covenant** shall be registered concurrent with the registration of the legal plan of subdivision.
41. A separation of 5 metres shall be provided between driveway flares and the tangents of the curve radii for lots around corners, coming off of arterial and higher volume roadways. Restrictive covenants shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the legal plan of subdivision prohibiting the construction of front driveways 5 metres from the curve tangent.
42. A restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the legal plan of subdivision prohibiting the construction of front driveways over the bus loading area(s).
43. In conjunction with each tentative plan, Transit service shall be provided to the satisfaction of the Director, Transit and the Manager, Development Engineering. In cases where Transit does not have necessary budget to provide transit service to plan areas, The City of Calgary and the Developer shall come to an agreement on funding for Transit service until such time as The City of Calgary is prepared and able to assume cost responsibility for providing Transit service.
44. In conjunction with the applicable tentative plan or development permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transit and the Manager, Development Engineering. All bus zones shall be located:
 - Where commercial areas are concentrated;
 - Where the grades and site lines are compatible to install bus zones;
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
45. In conjunction with the applicable tentative plan or development permit, bus bays shall be provided on roadways identified by Calgary Transit and Development Engineering.

46. In conjunction with the tentative plan, 95% of all units within the outline plan area shall be oriented within 400 meters walking distance of transit stops. Additional pedestrian walkways shall be provided if the walking distance to transit exceeds 400 meters. For site specific conditions and at the discretion of the Manager, Development Engineering and Director of Transit, this condition may be exceeded and a compromise solution may be considered.
47. In conjunction with the tentative plan and development permits, a noise attenuation study is required for the development adjacent to all skeletal and arterial roadways, including 60 Street NE, and 96 Avenue NE (Airport Trail NE), certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial and Skeletal roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

48. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
49. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering and in accordance with the Area Structure Plan policy.
50. The road and pedestrian network for future development in the area is subject to further review and analysis in conjunction with future outline plan revisions and tentative plan submissions.
51. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Manager, Development Engineering.

Applicant Submission

Company Name – Stantec Consulting Ltd

LOC Number - LOC2023-0219

Applicant's Name – David Symes

Date – November 2024

Stantec Consulting Ltd. (Stantec) is pleased to submit the following Outline Plan (OP) Amendment and Land Use Redesignation (LUR) application on behalf of Anthem Properties (Anthem). This application pertains to the southwestern part of the developing community of Cornerstone, municipally addressed as 6221 Country Hills BV NE and 10011 68 ST NE and legally described as 4;29;25;23;NE and 4;29;25;23;SE (see Figure 1 on the following page).

The Cornerstone Outline Plan (OP) was approved in July of 2015 and encompasses an area of 477 hectares. The vision for the Cornerstone OP is to develop a socially, environmentally, and fiscally responsible community that offers a unique sense of place achieved through a comprehensive approach to community design. As per the original OP approval, a staged land use approach has been developed to support a progressive and successful implementation model for the individual phases of the Cornerstone OP. Since approval of the Cornerstone OP, subdivision and construction has advanced in multiple phases and Anthem has adapted and responded to changing market demands to best meet the needs of new residents. As earlier phases of the community have developed, Anthem has witnessed first-hand the desire for high-quality, walkable spaces for residents. Cornerstone residents value high-quality outdoor amenity spaces and diversity of park spaces to explore.

The proposed OP amendments are primarily to the Environmental Reserve (ER) and storm pond to deliver improved, higher-quality amenity space that better integrates and celebrates the natural environment and stormwater functions for the community. Amendments are also proposed to the road layout, block patterns and land uses, largely as a result of the modifications to the ER and storm pond and the need to retain an ATCO pipeline right-of-way (previously proposed to be removed).

Wetland and Storm Pond

Significant wetland preservation has occurred in Cornerstone over the past decade of development. An opportunity exists to improve resident connection to preserved natural areas, while addressing resident feedback regarding the visual appeal, concerns with weeds, and maintenance. Integration of natural areas is important to residents that recreate and connect to community in these spaces. The wetland has been historically disturbed with the creation of a dugout, causing the wetland to drain any portion of permanent water, resulting in a dry wetland that is dominated by undesirable vegetation such as foxtail barely. Amendments are proposed to the configuration of the ER and storm pond to improve the ecological and amenity functions of the wetland, to improve stormwater management, and to improve recreational access and value to residents. Minor alterations to the riparian area of permanent bed and shore of the wetland are proposed to improve the appearance of the wetland by enabling a shift in the wetland vegetation communities and expand the deeper zones of the wetland, therefore becoming a more recognizable marsh zone. Improvements will be made through adding plantings or seeding within the permanent bed and shore and/or the greater extent of the wetland. Simultaneously, the restoration work that will be completed around the wetland, will enhance the existing wetland conditions and increase biodiversity and ecosystem functions of the overall ER.

Land Use and Layout Improvements

During the preparation of the original Cornerstone OP, it was undetermined whether the ATCO pipeline right-of-way in the southern part of the subject lands would remain. Now that retention of the pipeline is confirmed, road network and block pattern changes in that area are proposed to minimize the number of north-south road crossings of the right-of-way to three, from the original five.

Other changes to the road layout, block pattern and residential land uses are proposed driven by a combination of:

- The reconfiguration of the ER and storm pond, and the retention of the ATCO pipeline right-of-way
- Updated Land Use Bylaw districts, and
- Market conditions that have evolved since the original OP was approved in 2015.

The local arterial road entering the community from the west at 60 ST NE (Cornerstone Way NE), and the southern end of the local arterial road entering the community from the north (Cornerstone Blvd NE) remain unchanged. New local road

connections are proposed to the east of the ER and storm pond, and a slightly reconfigured local road layout is proposed in the southern part of the subject lands. Overall, the grid network, traffic patterns, functionality, safety and active mode connections will largely remain as envisioned under the original OP.

The neighbourhood activity centre (NAC) has been re-envisioned to be more realistic for the current market conditions. The commercial site (C-C1) has been moved west to the 60 ST NE entrance to the community for better retail success and exposure. A mixed-use site (with an M-X1 designation, rather than the previous M-1 multi-residential site) will remain in the original NAC location, opposite a larger Community Association site. This will provide an appropriate amount of neighbourhood-scale retail (with residential above) in a more pedestrian-oriented and walkable location. Convenient pedestrian and cyclist access is provided to the balance of the plan area along with convenient transit access with a bus zone located directly adjacent to the CA site.

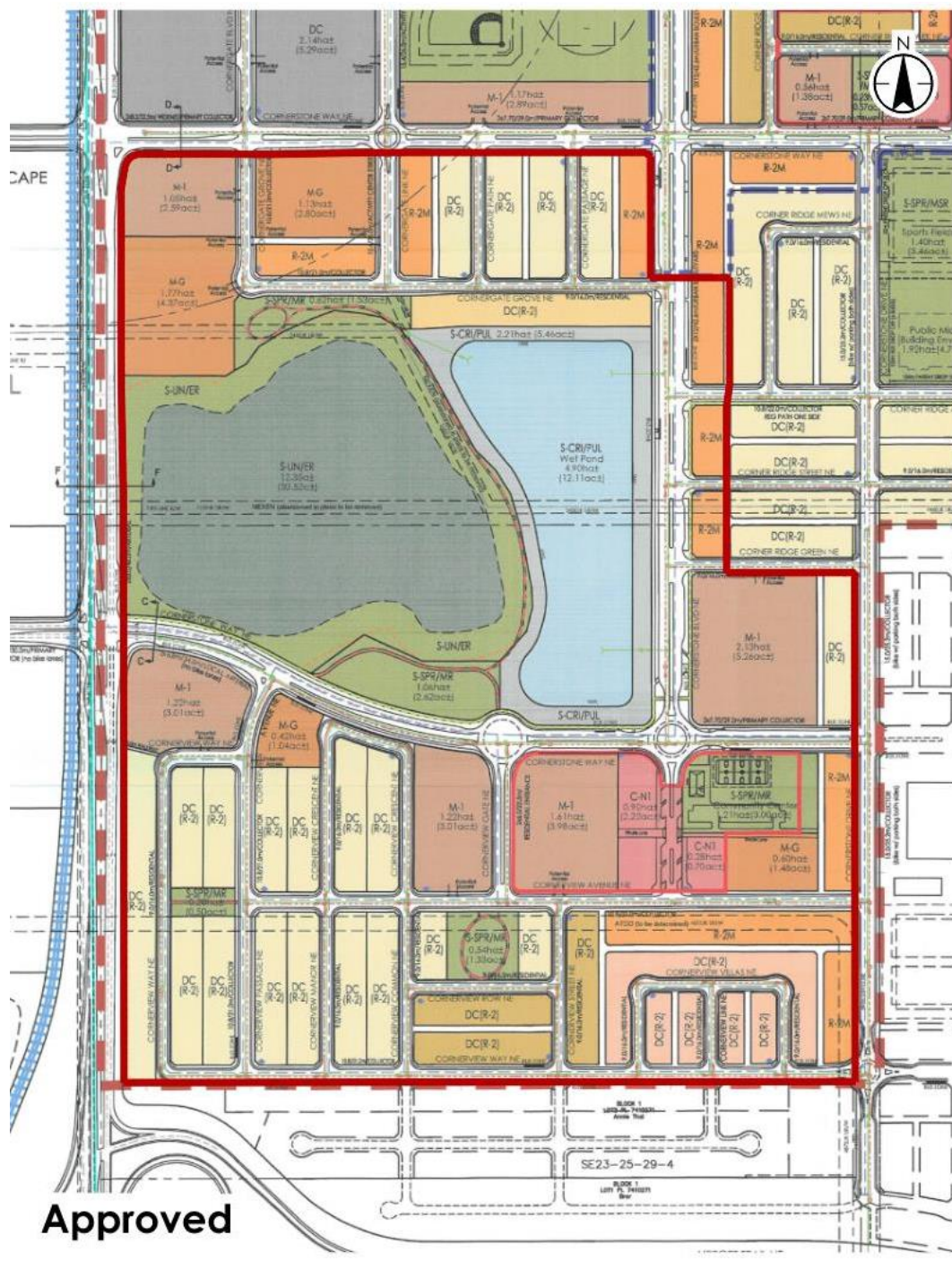
A summary of key development metrics, and how they compare against the original approved OP, are provided below.

Approved/Proposed Areas & Units Comparison		
	Approved	Proposed
Total Area	69.28 ha	69.28 ha
Environmental Reserve	12.35 ha	8.71 ha
Gross Developable Area	56.93 ha	60.57 ha
Total Low Density Residential Units	605	824
Total Multi-Residential Units	1030	923
Total Residential Units	1635	1747
Total Commercial	1.18 ha	1.11 ha
Total Open Space	3.63 ha	4.27 ha
Total Public Dedication	22.38 ha	23.42 ha

Figure 1 – Lands subject to proposed amendment within Cornerstone OP



Existing Outline Plan (LOC2014-0173)



APPROVED OUTLINE PLAN STATISTICS

TOTAL AREA OUTLINED	69.28 ha	171.19 ac	
Total Environmental Reserve (E-IR)	12.35 ha	30.53 ac	
GROSS DEVELOPABLE AREA (GDA)	56.93 ha	140.67 ac	
RESIDENTIAL			
DCR-21 Low-Density	27.73 ha	70.47 ac	Density: 32.2%
DCR-21 Medium-Density	12.39 ha	31.59 ac	Density: 53.7%
DCR-21 Semi-Detached	7.78 ha	19.74 ac	
DCR-21 Town House	5.87 ha	15.00 ac	
DCR-21 Duplex	1.87 ha	4.77 ac	
DCR-21 Quad	1.87 ha	4.77 ac	
DCR-21 Triplex	4.53 ha	11.59 ac	
DCR-21 Quad	4.53 ha	11.59 ac	
DCR-21 Duplex	4.53 ha	11.59 ac	
DCR-21 Triplex	4.53 ha	11.59 ac	
Total Residential	69.28 ha	171.19 ac	
MULTI-RESIDENTIAL			
M-G	5.87 ha	15.00 ac	228 units
M-1	7.23 ha	18.50 ac	314 units
M-2	1.37 ha	3.48 ac	79 units
M-3	1.37 ha	3.48 ac	294 units
Total Multi-Residential	15.84 ha	40.46 ac	
TOTAL UNITS			
APPROVED	1320 units		Maximum: 2210 units
DENSITY	Avg: 24.6 units/ha (100 ac)	Maximum: 37.9 units/ha (151 ac)	
COMMERCIAL			
C-C1	1.18 ha	2.99 ac	275
C-C2	1.18 ha	2.99 ac	275
OPEN SPACE			
S-PR - Credit Open Space	3.83 ha	9.79 ac	6.4%
S-PR - Credit Open Space	3.83 ha	9.79 ac	6.4%
PUBLIC DEDICATION			
S-CR	7.11 ha	17.97 ac	10.5%
S-CR	15.21 ha	37.94 ac	21.0%

OUTLINE PLAN STATISTICS

TOTAL AREA OUTLINED	69.28 ha	171.19 ac	
Total Environmental Reserve (E-IR)	8.71 ha	21.98 ac	
GROSS DEVELOPABLE AREA (GDA)	60.57 ha	151.21 ac	
RESIDENTIAL			
R-G Low-Density	27.73 ha	70.47 ac	Density: 32.2%
R-G Medium-Density	12.39 ha	31.59 ac	Density: 53.7%
R-G Semi-Detached	7.78 ha	19.74 ac	
R-G Town House	5.87 ha	15.00 ac	
R-G Duplex	1.87 ha	4.77 ac	
R-G Quad	1.87 ha	4.77 ac	
R-G Triplex	4.53 ha	11.59 ac	
R-G Quad	4.53 ha	11.59 ac	
R-G Duplex	4.53 ha	11.59 ac	
R-G Triplex	4.53 ha	11.59 ac	
Total Residential	69.28 ha	171.19 ac	
MULTI-RESIDENTIAL			
M-G	5.87 ha	15.00 ac	228 units
M-1	7.23 ha	18.50 ac	314 units
M-2	1.37 ha	3.48 ac	79 units
M-3	1.37 ha	3.48 ac	294 units
Total Multi-Residential	15.84 ha	40.46 ac	
TOTAL UNITS			
APPROVED	1320 units		Maximum: 2210 units
DENSITY	Avg: 24.6 units/ha (100 ac)	Maximum: 37.9 units/ha (151 ac)	
COMMERCIAL			
C-C1	1.18 ha	2.99 ac	275
C-C2	1.18 ha	2.99 ac	275
OPEN SPACE			
S-PR - Credit Open Space	4.27 ha	10.84 ac	7.0%
S-PR - Credit Open Space	4.27 ha	10.84 ac	7.0%
PUBLIC DEDICATION			
S-CR	5.91 ha	15.00 ac	8.8%
S-CR	14.81 ha	36.94 ac	17.5%

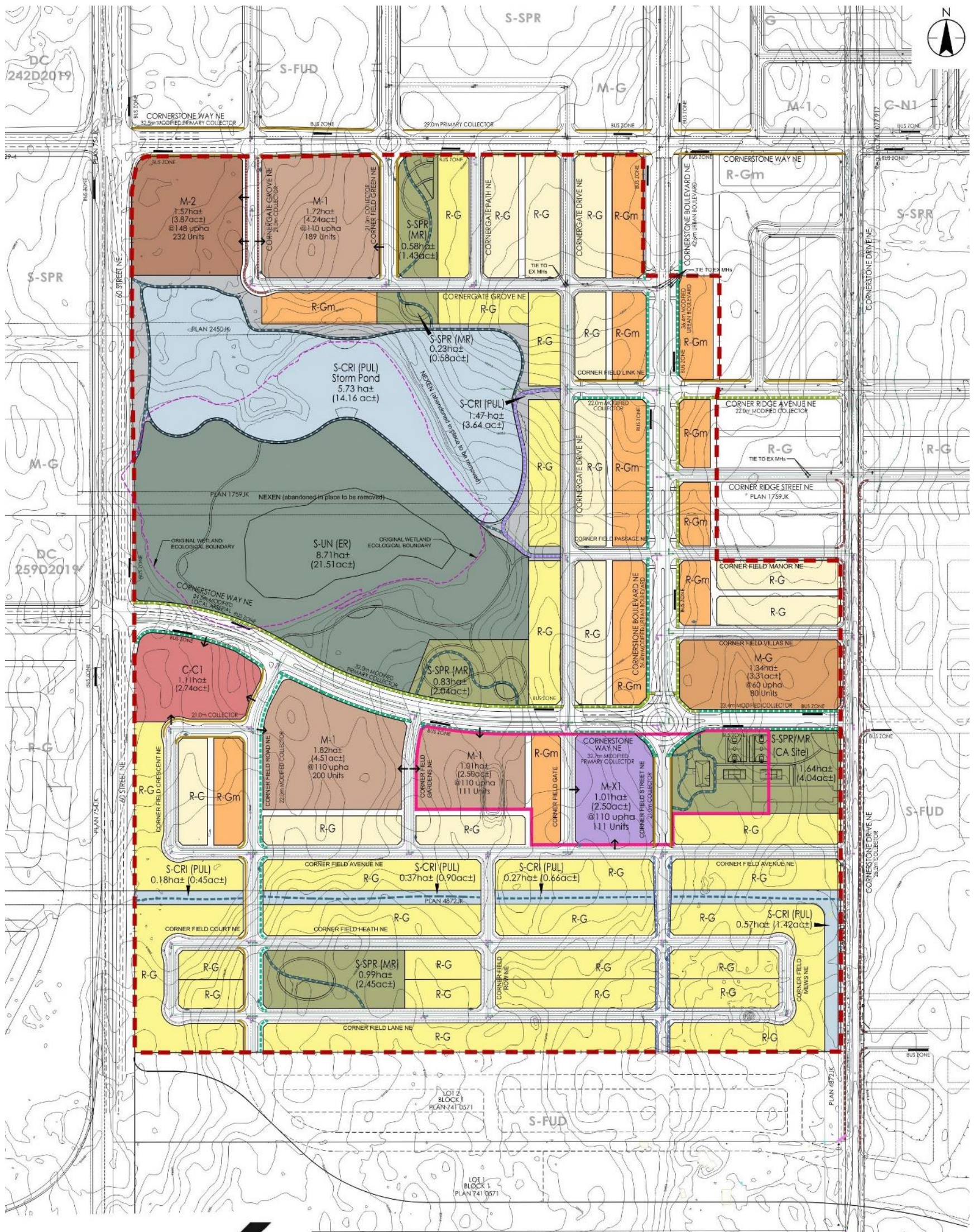
Approved/Proposed Areas & Units Comparison

	Approved	Proposed
Total Area	69.28 ha	69.28 ha
Environmental Reserve	12.35 ha	8.71 ha
Gross Developable Area	56.93 ha	60.57 ha
Total Low Density Residential Units	605	824
Total Multi-Residential Units	1530	723
Total Residential Units	1435	1747
Total Commercial	1.18 ha	1.11 ha
Total Open Space	3.83 ha	4.27 ha
Total Public Dedication	22.38 ha	23.42 ha



Proposed Outline Plan

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



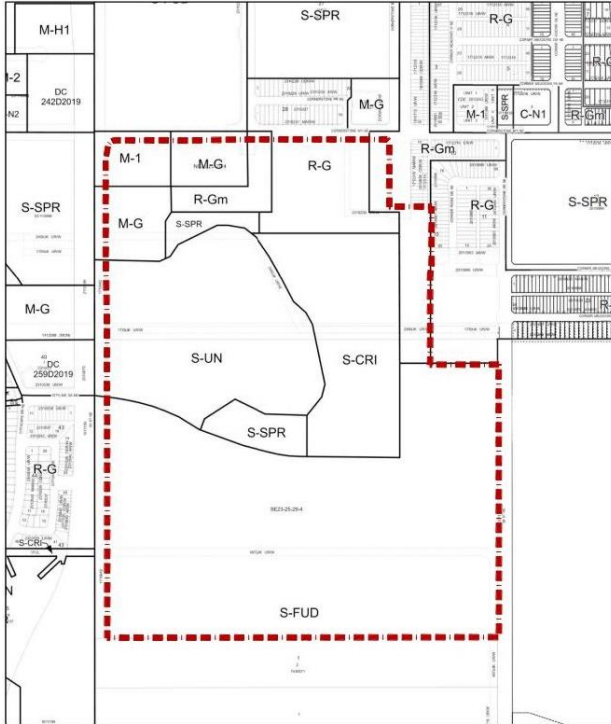
OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	69.28 ha	171.19 ac	
less ENVIRONMENTAL RESERVE (S-UN)	8.71 ha	21.51 ac	
GROSS DEVELOPABLE AREA (GDA)	60.58 ha	149.68 ac	100.0%
			Frontage Units
RESIDENTIAL	31.78 ha	78.54 ac	52.5%
Low Density	23.31 ha	57.61 ac	38.5%
R-G Loned	5.00 ha	12.36 ac	1479m 164 units 246 units
Anticipated Number of Units (9.0m lot width)			
Maximum Number of Units (6.0m lot width)			
R-G Laneless	13.98 ha	34.55 ac	4119m 457 units 686 units
Anticipated Number of Units (9.0m lot width)			
Maximum Number of Units (6.0m lot width)			
R-Gm	4.33 ha	10.70 ac	1244m 203 units 248 units
Anticipated Number of Units (6.1m lot width)			
Maximum Number of Units (5.0m lot width)			
Total frontage			6,842m
Multi-Residential/Mixed-Use	8.47 ha	20.93 ac	14.0%
M-G	1.34 ha	3.31 ac	80 units 107 units
Anticipated number of units (60upha)			
Maximum number of units (80upha)			
M-1	4.55 ha	11.25 ac	500 units 674 units
Anticipated number of units (110upha)			
Maximum number of units (148upha)			
M-2	1.57 ha	3.87 ac	232 units 232 units
Anticipated number of units (148upha)			
Maximum number of units (148upha)			
M-X1	1.01 ha	2.50 ac	111 units 150 units
Anticipated number of units (110upha)			
Maximum number of units (148upha)			
TOTAL UNITS			Anticipated 1747 units Maximum 2343 units
DENSITY	Anticipated: 1747 units	Maximum: 2343 units	
	60.54 ha (149.58 ac)	60.54 ha (149.58 ac)	
	= 28.8 upha	= 38.7 upha	
	= 11.7 upac	= 15.7 upac	
COMMERCIAL	1.11 ha	2.74 ac	1.8%
C-C1	1.11 ha	2.74 ac	Anticipated FAR 0.3 = 35,800 ft ²
OPEN SPACE	4.27 ha	10.54 ac	7.0%
S-SPR - Credit Open Space	4.27 ha	10.54 ac	7.0%
PUBLIC DEDICATION	23.42 ha	57.86 ac	38.7%
S-CRI	8.59 ha	21.23 ac	
Roads and Lanes	14.83 ha	36.63 ac	

LAND USE REDESIGNATION STATISTICS		
S-CRI to R-G	3.71 ha	9.16 ac
S-FUD to R-G	18.62 ha	46.00 ac
R-G to R-Gm	0.24 ha	0.59 ac
S-SPR to R-Gm	0.45 ha	1.10 ac
S-CRI to R-Gm	2.53 ha	6.25 ac
S-UN to R-Gm	0.10 ha	0.24 ac
S-FUD to R-Gm	1.65 ha	4.08 ac
S-FUD to M-G	1.87 ha	4.62 ac
R-Gm to M-1	0.75 ha	1.85 ac
M-G to M-1	1.38 ha	3.40 ac
S-SPR to M-1	0.15 ha	0.36 ac
S-CRI to M-1	0.02 ha	0.06 ac
S-UN to M-1	0.02 ha	0.06 ac
S-FUD to M-1	3.60 ha	8.89 ac
M-G to M-2	0.52 ha	1.28 ac
M-1 to M-2	1.19 ha	2.93 ac
S-CRI to M-X1	0.08 ha	0.21 ac
S-FUD to M-X1	1.43 ha	3.54 ac
S-UN to C-C1	0.13 ha	0.32 ac
S-FUD to C-C1	1.49 ha	3.67 ac
R-G to S-SPR	0.24 ha	0.59 ac
R-Gm to S-SPR	0.67 ha	1.65 ac
S-CRI to S-SPR	0.33 ha	0.82 ac
S-UN to S-SPR	0.09 ha	0.23 ac
S-FUD to S-SPR	3.33 ha	8.23 ac
M-G to S-CRI	1.31 ha	3.23 ac
S-SPR to S-CRI	0.23 ha	0.57 ac
S-UN to S-CRI	3.87 ha	9.57 ac
S-FUD to S-CRI	1.47 ha	3.64 ac
S-SPR to S-UN	0.70 ha	1.73 ac
S-CRI to S-UN	0.08 ha	0.19 ac
Total Redesignation	52.23 ha	129.06 ac
R-G to Remain R-G	3.49 ha	8.62 ac
R-Gm to Remain R-Gm	2.39 ha	5.90 ac
S-SPR to Remain S-SPR	0.77 ha	1.90 ac
S-CRI to Remain S-CRI	1.80 ha	4.46 ac
S-UN to Remain S-UN	8.48 ha	20.95 ac

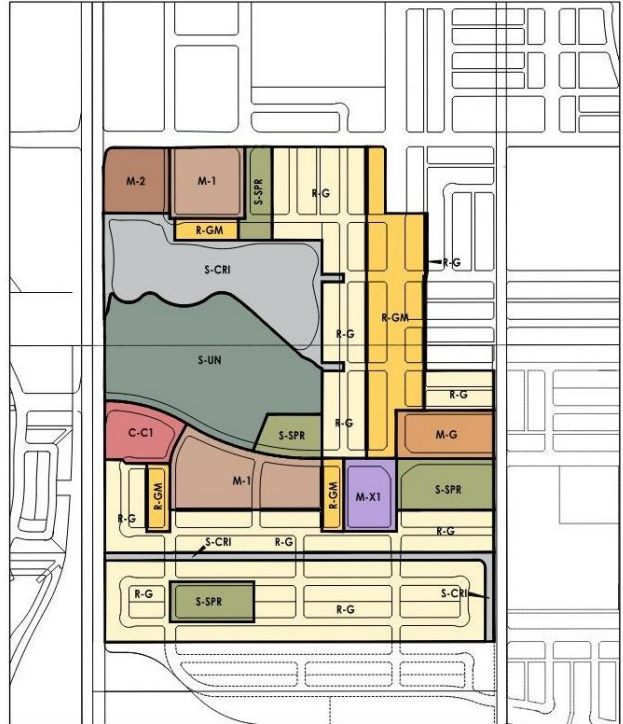
Cornerstone Overall Outline Plan MR Breakdown	
Total Cornerstone Outline Plan Area	477.10 ha
minus Environmental Reserve*	70.58 ha
Revised Gross Developable Area	406.52 ha
Revised 10% Overall MR Requirement	40.65 ha
MR Provided in Current Application Area	
Originally Approved OP (LOC2014-0173)	3.63 ha
Current Application Concept	4.27 ha
(Increase to 59 of 0.44ha)	
Updated Overall MR	
Previous Total MR Provided	46.40 ha
Additional MR Provided	0.64 ha
Total MR in Overall Cornerstone OP	47.04 ha
minus Agreed HS Purchase Area	6.39 ha
Total MR Provided in Cornerstone	40.65 ha
(10% of Gross Developable Area)	
* MR has been reduced from 12.25ha to 8.7ha in the current application area. The result is a 34.5ha reduction to the previous total MR (74.22ha) in the originally approved OP (LOC2014-0173).	

OP Intensity Analysis				
Land Use	Units	Area	People	Jobs
R-G (3.3 ppu)	621		2049	
R-Gm (2.3 ppu)	203		466	
M-G (60 upha @ 1.8 ppu)	80		144	
M-1 (110 upha @ 1.8 ppu)	500		900	
M-2 (480 upha @ 1.8 ppu)	232		417	
MX-1				
Commercial (300 m ² @ 1 job/15 m ²)		300 m ²		20
Residential (110 uph @ 1.8 ppu)	111		199	
C-C1 (0.3 FAR @ 1 job/30 m ²)		3300 m ²		111
S-SPR CA Site				25
Total			4,175	156
Gross Developable Area (60.58 ha)				71 ppl + jobs/ha

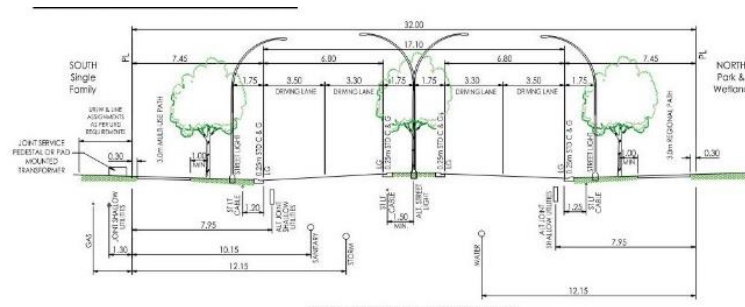
NAC Intensity Analysis				
Land Use	Units	Area	People	Jobs
R-Gm (2.3 ppu)	19		43	
M-1 (110 upha @ 1.8 ppu)	111	1.01 ha	199	
MX-1				
Commercial (300 m ² @ 1 job/15 m ²)		300 m ²		20
Residential (110 uph @ 1.8 ppu)	111		199	
S-SPR CA Site				25
Total			441	45
Anticipated NAC Intensity (3.90 ha)				124 ppl + jobs/ha



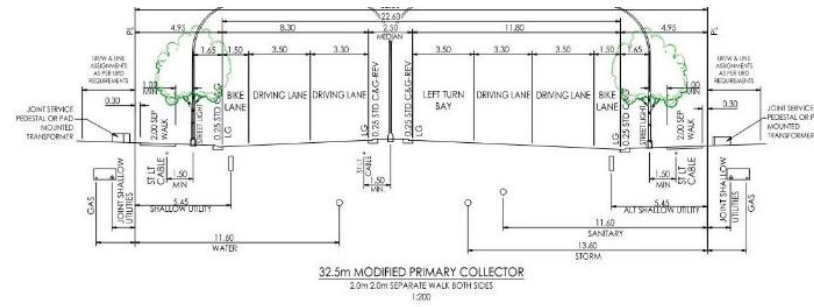
Existing Land Use NTS



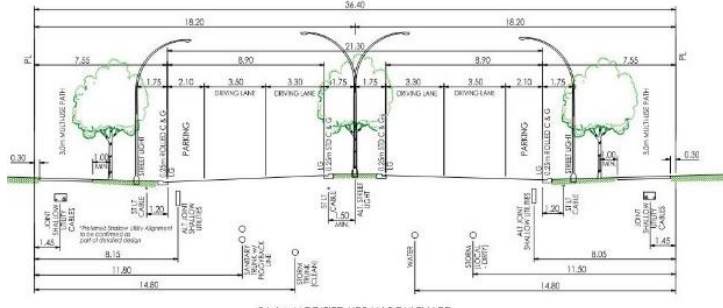
Proposed Land Use NTS



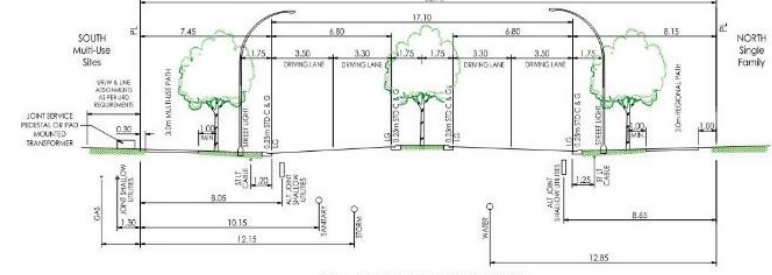
32.0m MODIFIED PRIMARY COLLECTOR
REGIONAL PATHWAY ONE SIDE/MULTI-USE PATHWAY ONE SIDE
1:200



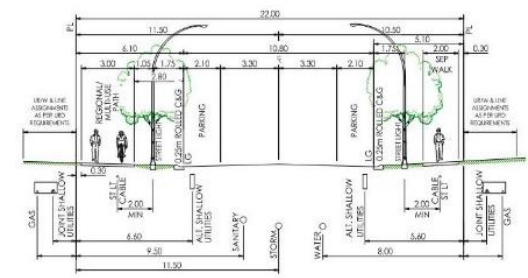
32.5m MODIFIED PRIMARY COLLECTOR
3.0m 2.0m SEPARATE WALK BOTH SIDES
1:200



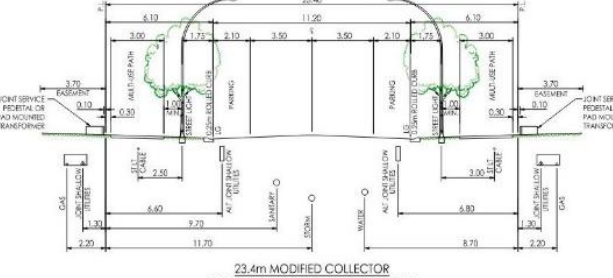
36.4m MODIFIED URBAN BOULEVARD
MULTI-USE PATHWAY BOTH SIDES
1:200



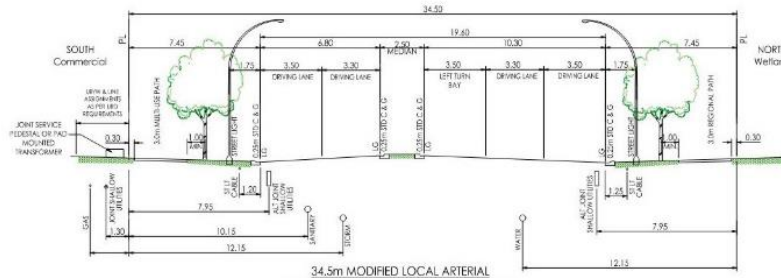
32.7m MODIFIED PRIMARY COLLECTOR
REGIONAL PATHWAY ONE SIDE/MULTI-USE PATHWAY ONE SIDE
1:200



22.0m MODIFIED COLLECTOR
3.0m REGIONAL PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE
1:200



23.4m MODIFIED COLLECTOR
PARKING BOTH SIDES / 3.0m MULTI-USE PATH BOTH SIDES
1:200



34.5m MODIFIED LOCAL ARTERIAL
REGIONAL PATHWAY ONE SIDE/MULTI-USE PATHWAY ONE SIDE
1:200



- Notes
- All residential roads are intended to be 16.0m Residential standards unless otherwise noted.
 - All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overhead drainage, the appropriate encasements will be provided.
 - All curbs are 75m unless otherwise noted.
 - All lane curbs are to be 3m x 3m.
 - All road curbs are to be 4.5m x 4.5m.
 - Street light cabinets to be located in joint shallow utilities trench where appropriate, to be confirmed at subdivision.

Project Information

LOC2023-0219

Revision

NO	DATE	DESCRIPTION
1	26-07-2023	Submission
2	29-02-2024	DIR1 Resubmission
3	29-04-2024	DIR2 Resubmission
4	12-07-2024	DIR3 Resubmission
5	12-09-2024	DIR38 Resubmission



Consultants

Stantec
Stantec Consulting Ltd.
325-25th Street SE Tel. 403.716.8000
Calgary AB Canada Fax. 403.716.8059
T2A 7H8 www.stantec.com

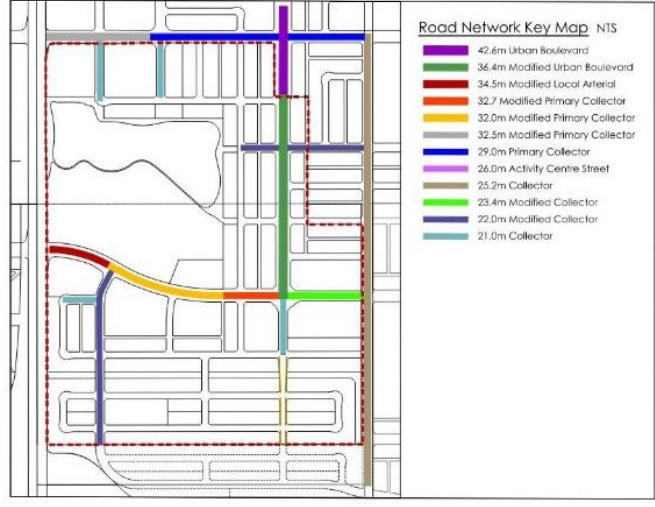
Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors and/or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project

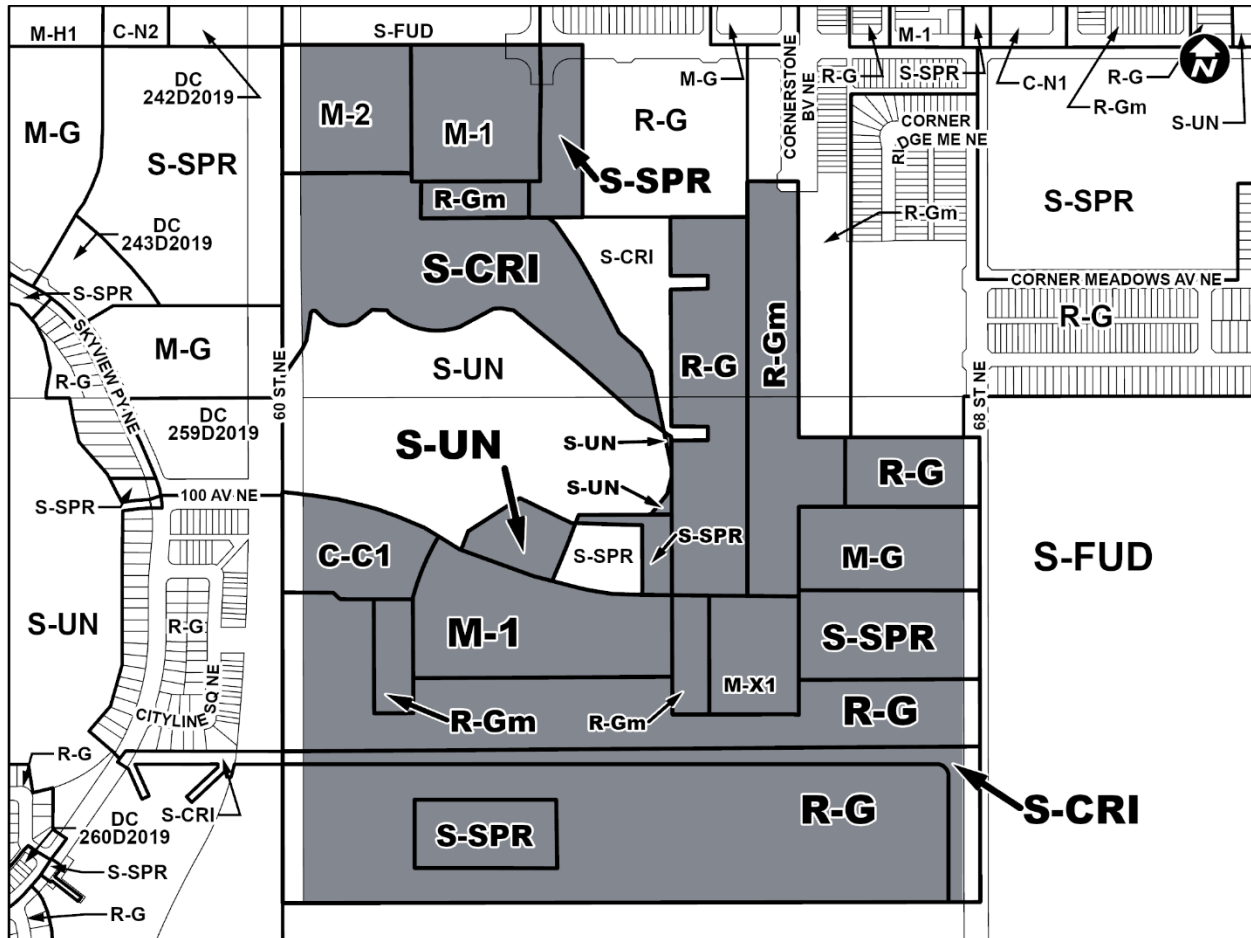
ANTHEM UNITED
CORNERSTONE STAGE 6 & 7

Title
Outline Plan and
Land Use Redesignation

Project No. 116500540 Date October 2024



Proposed Land Use District Map



Proposed Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	69.28	171.19
LESS: ENVIRONMENTAL RESERVE	8.71	21.51
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	60.58	149.68

LAND USE (Residential)	HECTARE S	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G Laned	5.00	12,36	164	
R-G Laneless	13.98	34.55	457	
R-Gm	4.33	10.70	203	
M-G	1.34	3.31		80
M-1	4.55	11.25		500
M-2	1.57	3.87		232
Total Residential	31.78	78.54	824	812

LAND USE (Mixed Use)	HECTARE S	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
M-X1	1.01	2.50	111	300
Total Residential			111	
Total Commercial				300

LAND USE (Commercial / Industrial)	HECTARE S	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-C1	1.11	2.74		3,300
Total Commercial	1.11	2.74		3,300

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	14.83	36.63	24%
PUBLIC UTILITY LOT (S-CRI)	8.59	21.23	14%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	4.27	10.54	7%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	1,747		
ANTICIPATED DENSITY		28.8	11.7
ANTICIPATED INTENSITY		71	28.9

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Cornerstone Stage 6/7 OP Amendment and LUR

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

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

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)

In alignment with Administration's standard practices, a large-format notice was posted on-site and application information circulated to adjacent landowners by City staff. The application will also be advertised online through the City's general notices and Development map.

Anthem has been in regular contact with residents of Cornerstone, providing updates to the planning process and ensuring integration with adjacent planning exercises.

Anthem also had ongoing communication with landowners to the south of the proposed OP amendment area.

Stakeholders

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

Potential stakeholders include adjacent landowners (to be notified through City Administration circulation, where applicable, in addition to on-going meetings directly with Anthem) and interested members of the public (through standard application advertising methods by City Administration). Anthem have also been in ongoing contact with landowners to the south of the proposed OP amendment area.

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.

Input has been received by stakeholders in the area and captured in the shadow planning details of adjacent lands to ensure integration and connected future planning occurs for lands outside of the application area. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners (by City Administration). Commission's recommendation and the Public Hearing date for this application will also be advertised.

How did stakeholder input influence decisions?

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

Since the remainder of the application area impacts future urban development areas of Cornerstone, adjustments to this application were limited but reflected future connectivity considerations to adjacent parcels, particularly the parcels to the south (modifications to the road network were undertaken as part of the application process to align access with the ASP, in line with feedback received). Additionally, no changes are proposed that would impact the objectives of the approved Cornerstone Outline Plan.

How did you close the loop with stakeholders?

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

Ongoing meetings have resulted in the submitted plan that reflects input from adjacent property owners and requirement of the ASP.

calgary.ca/planningoutreach

**Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE,
 LOC2024-0262**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.4 hectares ± (3.4 acres ±) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This land use amendment will allow a portion of the existing site to be developed with infrastructure and utility facilities operated by the federal, provincial or municipal levels of government.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The City of Calgary can acquire land that is well situated for future expansion of the Bonnybrook Wastewater Treatment Plant.
- Why does this matter? The City of Calgary will be in a better position to respond to the wastewater treatment needs of our growing city.
- A concurrent subdivision application (SB2024-0366) to create a new, separate parcel for the redesignated site was approved 2024 December 23. Registration and addressing is still pending. No development permit application has been submitted.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Alyth/Bonnybrook was submitted by Situated Consulting on behalf of the landowner, IKO Industries Ltd., on 2024 October 24. The site is currently used for goods storage, transfer and logistics.

The application proposes to redesignate approximately 1.4 hectares (3.4 acres) of the existing 8.9 hectare (22.0 acre) property from the Industrial – Heavy (I-H) district to the Special Purpose – City and Regional Infrastructure (S-CRI) district. A concurrent subdivision application (SB2024-0366) which proposes to subdivide and create a new, separate parcel for the subject site was approved on 2024 December 23. These applications will enable The City of Calgary to acquire the land for the future expansion of the adjacent Bonnybrook Wastewater Treatment Plant.

The site is surrounded by predominantly industrial uses, with existing municipal wastewater facilities to the east and west. 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 Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE,
LOC2024-0262**

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 was appropriate. The applicant determined that no outreach would be undertaken at the land use stage. Please refer to the Applicant Outreach Summary (Attachment 4) for rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No objections were received.

There is no community association for the area.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development across Calgary over the long term.

Environmental

This application does not include any specific new actions that address the objectives of the Calgary Climate Strategy. The strategy includes a program for improved climate integration of Calgary's wastewater collection and treatment processes moving forward.

Economic

Expansion of Calgary's wastewater treatment infrastructure will provide the capacity required to support continued growth.

Service and Financial Implications

No anticipated financial impact.

RISK

Not approving this land use amendment could impede or delay the ability for future expansion of the City of Calgary's wastewater treatment capacity.

**Planning & Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2025-0043
Page 3 of 3**

**Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE,
LOC2024-0262**

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 comprises 1.4 hectares (3.4 acres) located at the south end of an existing 8.9 hectare (22.0 acre) property on the west side of 15 Street in the southeast community of Alyth/Bonnybrook. The subject site is irregularly shaped and be accessed by vehicle from the south, via turnoffs from 15 Street SE. To the east is The City of Calgary's Bonnybrook Wastewater Treatment Plant. To the west the property is bounded by the Canadian National (CN) Railway line.

The surrounding area is characterized by predominantly industrial uses. Parcels to the east and west are designated Special Purpose – City and Regional Infrastructure (S-CRI) district. To the south are designated Special Purpose – Future Urban development (S-FUD) district lands. To the north are designated Industrial – Heavy (I-H) district, with Industrial – General (I-G) lands further west.

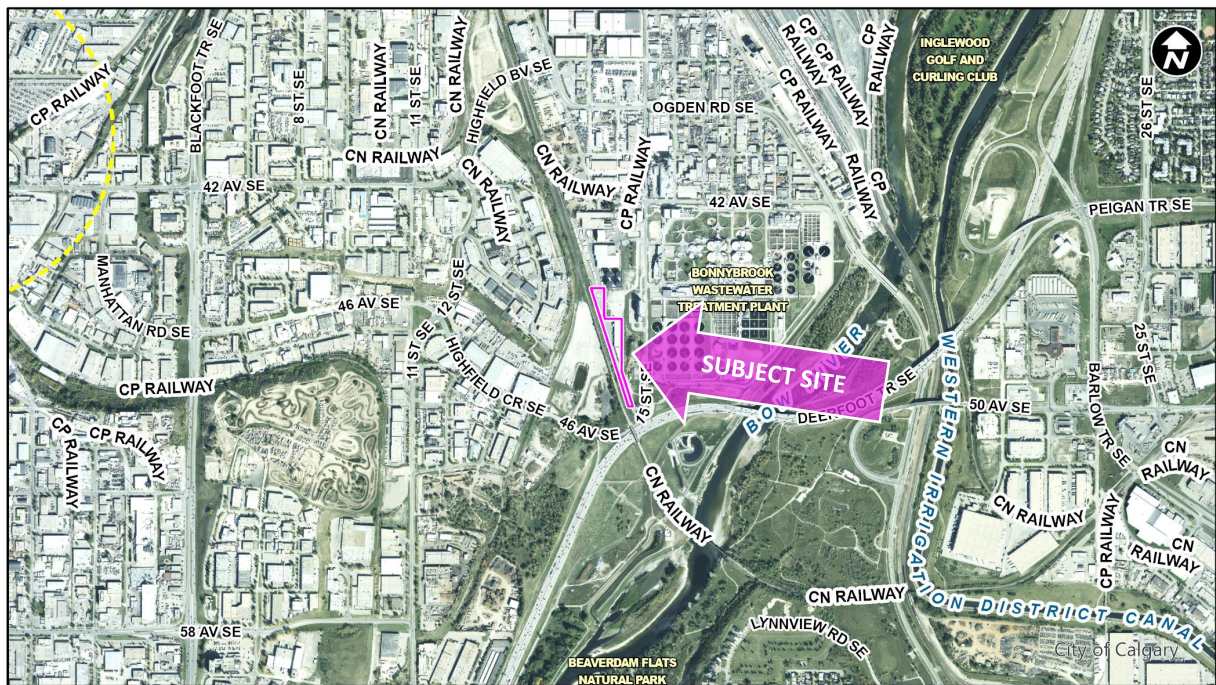
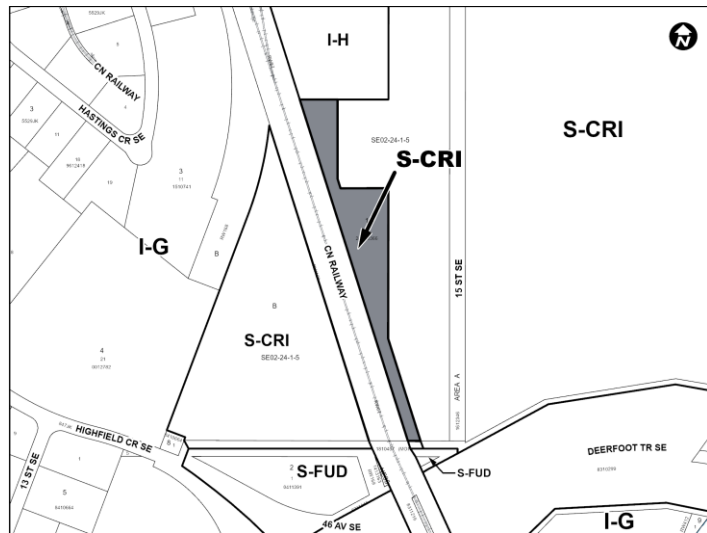
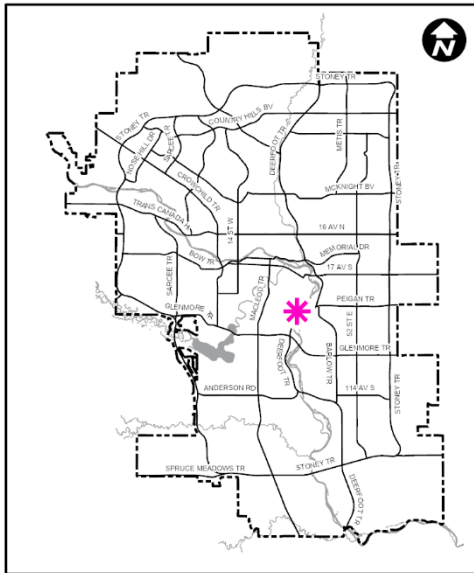
The site is served by public transit with a bus stop 800 metres (a 10 minute walk) north on Ogden Road SE, serving route 24 (Ogden) and route 147 (Starfield Industrial).

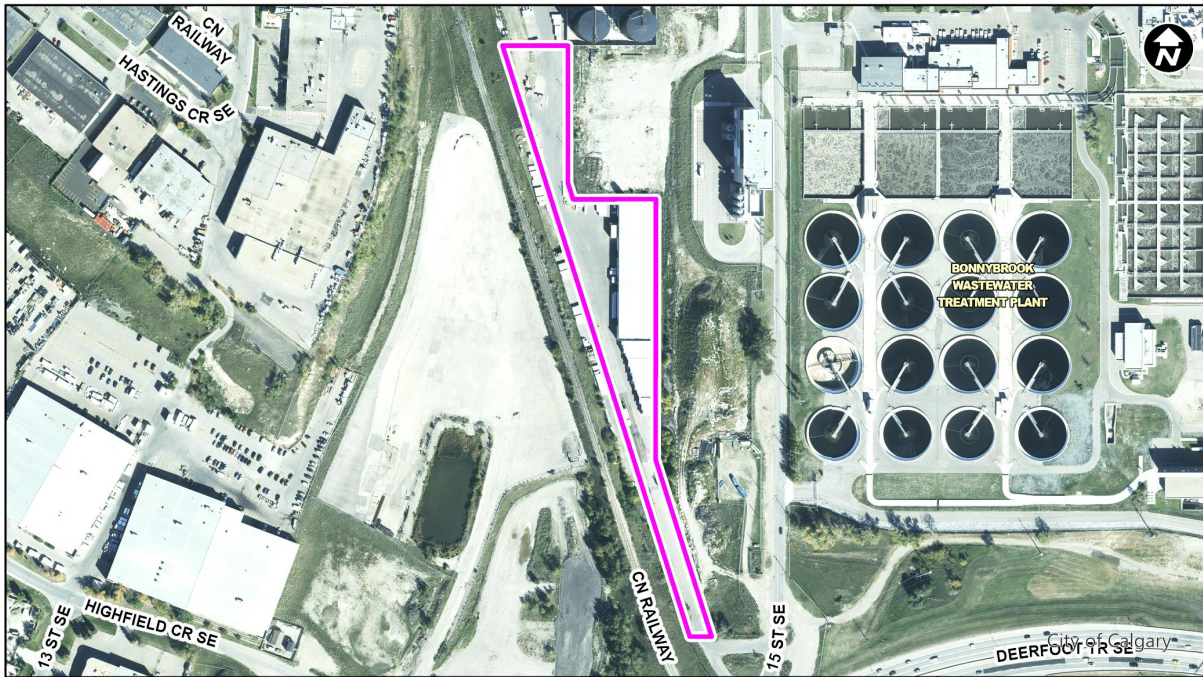
This land use amendment application, alongside a recently approved subdivision application (SB2024-0366) that subdivided a separate parcel for the subject site, will enable The City of Calgary to acquire the land for the future expansion of the adjacent Bonnybrook Wastewater Treatment Plant facilities.

Community Peak Population Table

Not available as the subject area is non-residential.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

There is no area structure plan in place or in progress for the area. The existing I-H District accommodates industrial uses with significant nuisance effects.

The proposed S-CRI District accommodates primarily infrastructure and utility facilities, including public transportation operated by the federal, provincial and municipal levels of government.

Development and Site Design

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

- servicing requirements;
- setbacks and screening from adjacent and nearby uses;
- impacts on adjacent and nearby uses; and
- efficiency and effectiveness of access.

Transportation

Vehicle and pedestrian accesses are available from and to 15 Street SE. Transit service is available within 800 metres on Ogden Road SE for Route 24 (Ogden) and Route 147 (Starfield Industrial). A future Always Available for All Ages and Abilities (5A) Network pathway is planned along 15 Street SE, and a future on-street bikeway is planned along 42 Avenue SE.

A Transportation Impact Assessment (TIA) and a Parking Study are not required for land use amendment application nor development permit application.

Environmental Site Considerations

The site is within a flood fringe, and any future development proposal is subject to rules regarding flood fringes in the Land Use Bylaw and relevant safety codes.

Utilities and Servicing

Water, gravity sanitary and storm connections are available to the east of the property along 15 St SE. A stormwater inlet is also located at the south of the property and may be used. There are two sanitary force mains across the parcel that may need to be relocated depending on the proposed details of the wastewater treatment plant expansion. Servicing requirements will be further determined at the time of development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as at the conceptual boundary between a standard industrial area and public utility area in Map 1: Urban Structure. Standard industrial areas encourage a broad variety of industrial uses and an industrial character in the long-term. Public utility areas are intended to provide space for large scale public utilities such as landfills and water treatment. The proposed land use aligns with the intentions of both areas.

Calgary International Airport Vicinity Protection Area (2009)

The site is not within the noise exposure forecast lines, but any future development is still subject to the [Airport Vicinity Protection Area Regulation](#). Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Calgary Climate Strategy (2022)

This application does not include any specific new 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.

Applicant Submission

Company Name (if applicable): **Real Estate & Development Services (RE&DS)**

LOC Number (office use only):

Applicant's Name: **Bela Syal, Situated Consulting**

Date: **December 19, 2024**

Real Estates & Development Services (RE&DS), City of Calgary is proposing Land Use Redesignation for 1.39 hectares (3.44 acres), from I-H, Industrial Heavy to S-CRI, Special Purpose – City and Regional Infrastructure. The subject lands constitute the southernmost triangle of IKO Industries' operation located at 4321 15 Street SE, Calgary. The City of Calgary has an agreement with IKO Industries to acquire the subject lands and consolidate it with the adjacent Bonnybrook Wastewater Treatment Plant lands located to the east at 4615 15 Street SE.

The proposed land use redesignation and the associated acquisition is a step towards land consolidation by the City of Calgary for the future expansion of Wastewater Treatment Plant operations to the west of 15 Street.

We request Calgary Planning Commission and Council's support for the proposed land use redesignation which will facilitate the expansion of the existing Infrastructure to support the City's growth.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4312 15 ST SE

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

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

The City of Calgary and IKO Industries have been working collaboratively on the land exchange agreement. There are no other impacted adjacent landowners at this time. Engagement with a broader landowner group may be required in the future in conjunction with a development permit for Wastewater Treatment Plan expansion west of 15 Street.

Outreach Strategy

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

N/A

Affected Parties

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

N/A



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

N/A

How did input influence decisions?

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

N/A

How did you close the loop ?

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

N/A

calgary.ca/planningoutreach

Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.87 hectares \pm (4.62 acres \pm) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) from Direct Control (DC) District to Multi-Residential – High Density Medium Rise (M-H2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for high density multi-residential development adjacent to the Macleod Trail SW Urban Main Street and Heritage LRT Station.
- The proposal represents an appropriate density increase of a vacant 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 *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for additional housing options within the community and more efficient use of neighbouring transit-oriented development (TOD) infrastructure and nearby amenities.
- Why does this matter? The proposed Multi-Residential – High Density Medium Rise (M-H2) District would allow for a high concentration of new dwelling units adjacent to existing TOD infrastructure.
- A development permit (DP2024-08086) proposing a multi-residential development (500 dwelling units) has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Haysboro, was submitted by B&A Studios on behalf of the landowners, HS Apartments GP Ltd., on 2024 May 31. This application proposes to redesignate the site to the Multi-Residential – High Density Medium Rise (M-H2) District to accommodate multi-residential development. A development permit (DP2024-08086) for a four-building, six-storey development (500 dwelling units) was submitted on 2024 November 14 and is under review.

The 1.87 hectare (4.62 acre) subject parcel is located at the southwest corner of Macleod Trail SW and Heritage Drive SW. Macleod Trail SW is designated as an Urban Main Street in the *Municipal Development Plan* (MDP). The site is currently undeveloped and significantly slopes down from southeast to southwest. The Heritage LRT Station is located approximately 150 metres (a three-minute walk) west of the subject site which provides direct transit service into downtown Calgary via the Red Line. Vehicle access to the site is available from Horton Road SW.

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

Planning and Development Services Report to
Calgary Planning Commission
2025 January 23

ISC: UNRESTRICTED
CPC2025-0077
Page 2 of 3

Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149

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, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant notice-posted the application on-site, connected with the Haysboro Community Association (CA) via email on 2024 October 29 and again in-person on 2024 November 6, held a virtual information session for residents and businesses on 2024 November 12 and created an online survey that was active from 2024 November 12 to November 19. 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 letters of support and two letters of opposition to the proposed land use amendment. The three letters of support encouraged development of high-density housing on the existing vacant site. The two letters of opposition expressed concerns related to increased congestion in the area, a lack of on-street parking and potential under-development of the site relative to the maximum allowable building scale modifiers (26 storeys) noted in the *Heritage Communities Local Area Plan* (LAP).

Administration received a letter of 'neutral position' from the CA on 2024 October 14 (Attachment 4). The letter questions whether the land use amendment's proposed building height of 50 metres aligns with the maximum allowable building scale modifier of 26 storeys anticipated in the LAP.

Administration considered the relevant planning issues and has determined the proposal to be appropriate. The building and site design, number of units, on-site parking and building / street interface will be reviewed and determined at the development permit stage. As for concerns related to potential under-development of the site relative to the LAP maximum allowable building scale modifier, Administration notes the LAP's maximum building scale modifier allows development "up to 26 storeys" and does not "require" development of 26 storeys. Furthermore, DP2024-08086's proposal to develop 500 dwelling units across the site represents a positive increase in housing supply of a vacant TOD site.

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.

Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149

IMPLICATIONS

Social

The proposed M-H2 District would allow for an appropriate level of development intensity next to an Urban Main Street and existing LRT infrastructure which may accommodate the evolving housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway 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 develop a multi-residential development adjacent to an Urban Main Street and existing LRT infrastructure would allow for more efficient use of land, infrastructure and nearby amenities.

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 parcel is located in the southwest community of Haysboro, on the south side of Heritage Drive SW between Horton Road SW and Macleod Trail SW. The site is approximately 1.87 hectares (4.62 acres) in size and is of irregular shape. Access to the parcel is available from Horton Road SW. The site is currently vacant and is characterized by significant slope down from the southeast corner of the site towards Horton Road SW and the Heritage LRT Station.

Surrounding development is characterized by commercial, multi-residential, and mixed-use development to the north, east and south. The Heritage LRT Station and associated park-and-ride facilities are located approximately 150 metres (a three-minute walk) west of the subject site which provides direct transit service into downtown Calgary via the Red Line. The area is well-served by a wide variety of commercial amenities, including existing grocery stores, retail and consumer services and medical clinics. Opportunities for indoor and outdoor recreation in the area include the Kingsland Community Centre and associated play fields to the north, the Acadia Recreation Complex and Bonaventure Park to the east. Calgary Board of Education (CBE) and Calgary Catholic School Board (CCSD) school facilities are located within a 600-metre radius (a ten-minute walk) of the subject site to the west.

Community Peak Population Table

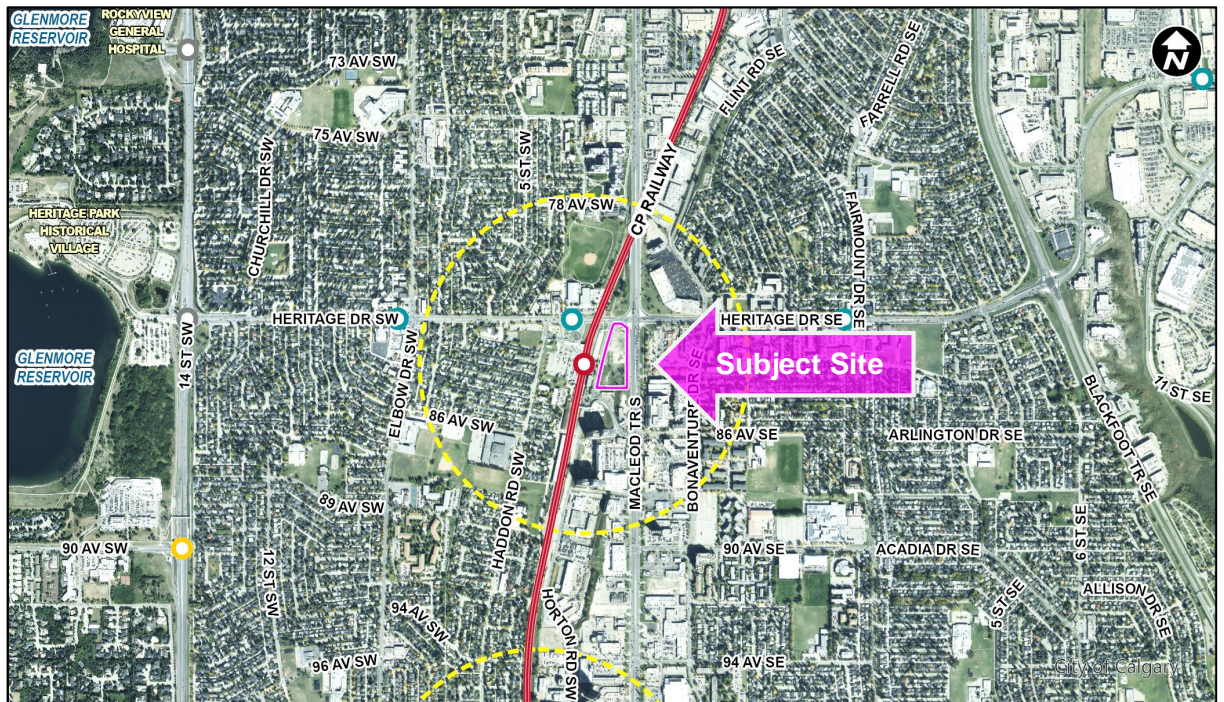
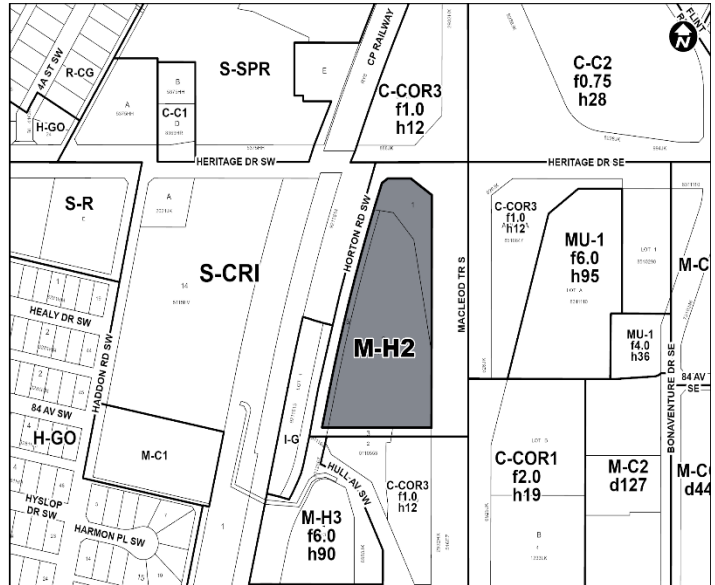
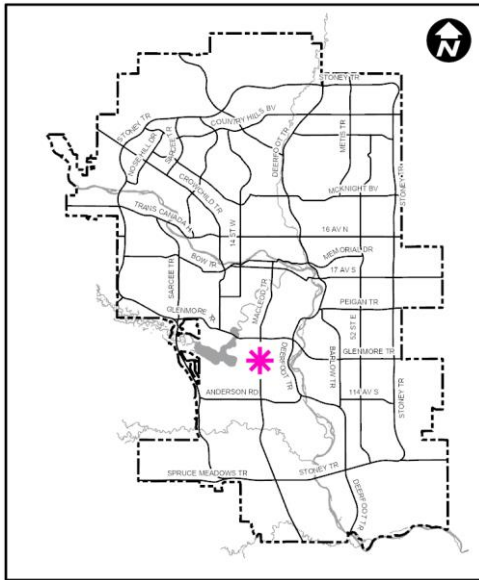
As identified below, the community of Haysboro reached its peak population in 1968.

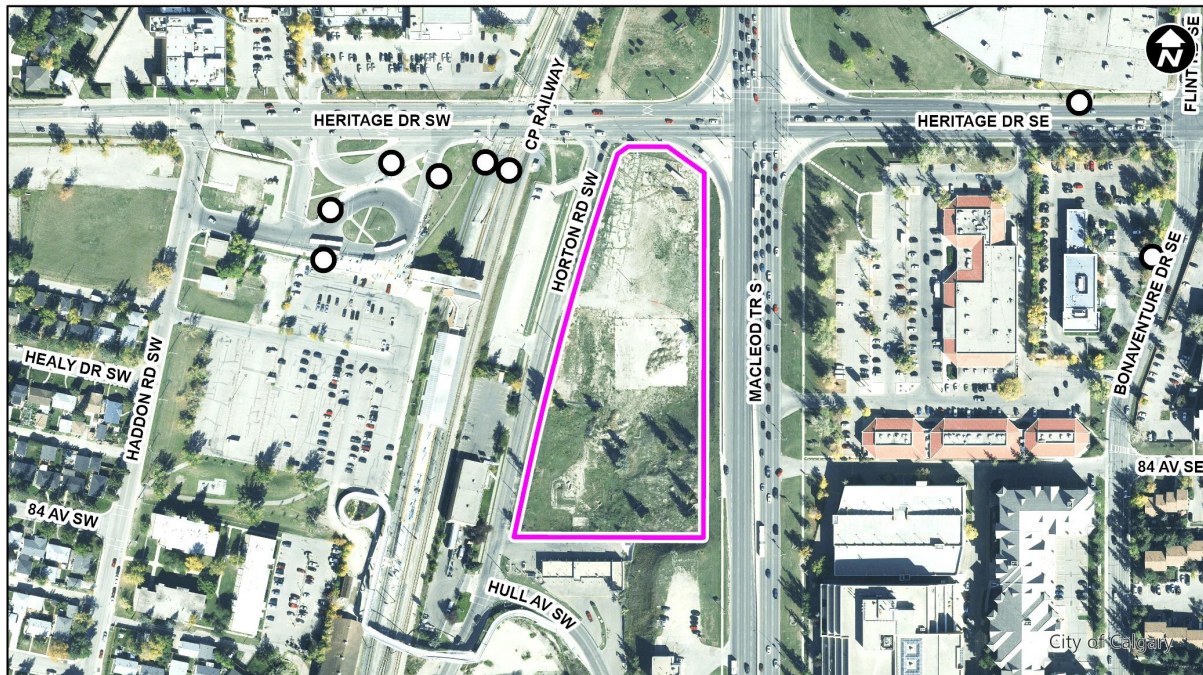
Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	-964
Difference in Population (Percent)	-11.98%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use district is Direct Control ([Bylaw 89Z2006](#)) District which is based on the General Commercial (C-4) District of Land Use Bylaw 2P80. This District was intended to accommodate mixed-use development up to 46 metres in height with a requirement to develop an overhead pedestrian connection from the development site into Heritage LRT station. The C-4 General Commercial District also requires a minimum of 25% of the gross floor area to be allocated to commercial uses. Through the Detailed Review (DR) process, the Applicant advised Administration that incorporating commercial land uses will not be viable due to the existing and proposed commercial amenities in the surrounding area. To realize multi-residential development on the site, a land use amendment is required.

The proposed Multi-Residential – High Density Medium Rise (M-H2) District is intended to enable multi-residential development that provides intense development with higher numbers of dwelling units in a variety of built forms. The district is intended to be located on strategic parcels, including landmark locations, transit and transportation corridors. The proposed M-H2 District would allow for development up to 50 metres (approximately 14 to 16 storeys) in height and proposes a floor area ratio (FAR) of 5.0. Based on the size of the parcel, approximately 93,500 square metres (approximately 1,000,000 square feet) of developable area would be allowed. The District also includes a limited range of support commercial uses that are restricted in size and location. The proposed District requires a minimum residential density of 150 units per hectare (uph). Based on the size of the parcel, a minimum of 280 dwelling units is required.

The District does not contain a maximum number of dwelling units. A development permit (DP2024-08086) proposing a four-building, six storey development with 500 dwelling units (approximately 267 uph) has been submitted and is under review. DP2024-08086's proposal represents a substantial addition of dwelling units to a vacant TOD site.

Development and Site Design

If approved by Council, the applicable land use policies and rules of the proposed M-H2 District, along with the applicable policies of the *Heritage Communities Local Area Plan* (LAP) will provide guidance for the future redevelopment of this site including appropriate uses, height and building massing, landscaping, parking, and off-site improvements.

Given the prominent context of this site located at the corner of Macleod Trail SW and Heritage Drive SW and adjacent to existing inner-city LRT infrastructure, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring a high-quality building design and public realm;
- enhancing pedestrian connections to the Heritage LRT station west of the subject site;
- incorporating, where possible, slope-adaptive site planning guidelines; and
- mitigating traffic concerns and limiting vehicle access, where appropriate.

Transportation

Pedestrian access to the site will be available from Horton Rd SW and Macleod Trail SW. The Always Available for All Ages and Abilities (5A) Network recommends off-street cycling facilities adjacent to the site on Heritage Drive SW and MacLeod Trail SW. A second off-street cycling facility is recommended on Horton Road SW adjacent to the subject site. The [Southwest Neighbourhood Bikeway Project](#) which sets to connect and enhance several neighbourhoods with pathway and bikeway improvements, is anticipating work in the immediate area.

The area is served by Calgary Transit's Heritage LRT Station which provides frequent service to downtown Calgary along with MAX Teal Bus Rapid Transit (BRT) which provides greater-frequency bus service between Westbrook and Douglas Glen. Additional local bus routes provide service to and from the Heritage Station park-and-ride facility into neighbouring communities. Pedestrian connection to the Heritage LRT station is provided by an existing overhead pedestrian crossing 50 metres south of the site along with at-grade sidewalks along Heritage Drive SW. Access to MAX Teal BRT is available from Heritage Drive SW.

Direct vehicular access to the proposed development will be directly from Horton Road SW. On-street parking is fully restricted on Horton Road SW but will be available within the site. A Transportation Impact Assessment (TIA) was reviewed as part of this application. No vehicle access will be granted from Macleod Trail SW into the site.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment (ESA) was submitted by the applicant and reviewed by the City of Calgary. At this time, there are no known environmental concerns associated with the site that would prevent support for the proposed land use.

Utilities and Servicing

Public water, sanitary and storm deep utilities exist adjacent 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](#) (SSRP), 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 'Urban Main Street' area as identified on Map 1 – Urban Structure of the [Municipal Development Plan](#) (MDP). Urban Main Streets seek to contain a broad range of employment, commercial and retail uses as well as housing (form, tenure and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground-oriented housing are encouraged. The proposal to redesignate the subject site to the M-H2 District aligns with the applicable policies of the MDP and achieves the minimum density targets for an Urban Main Street within proximity to existing transit infrastructure.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) direct development of areas within 600 metres of a LRT station or BRT station to provide for walkable, mixed use shopping needs and contribute to the vibrancy, activity and pedestrian connections to the transit-supportive land uses. The TOD area is intended to be characterized by a mix of uses, with medium density residential development as the predominant use. The proposed land use meets the key policy objectives of the Guidelines.

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.

Heritage Communities Local Area Plan (Statutory – 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the 'Neighborhood Flex' urban form category (Map 3: Urban Form) with a 'High' building scale modifier (Map 4: Building Scale), which allows up to 26 storeys. The 'Neighbourhood Flex' Urban Form Category is characterized by a mix of commercial and / or residential uses, with buildings that are oriented towards the street. Uses may be mixed horizontally or vertically within a building or a block. The urban form category is typically applied to areas of the communities that are commercially oriented, including transit station areas. This parcel also falls within the 'Core Zone' of the Heritage LRT Station Area (Figure 11: Heritage LRT Station Area) and future development is also subject to those policies, including 5A Network mobility enhancements and improvements to active modes mobility connections to Heritage LRT station. The proposed land use amendment is in alignment with the applicable policies of the LAP.

Applicant Submission



November 22, 2024

On behalf of Deveraux Developments and HS Apartments GP Ltd., B&A Studios is submitting this land use amendment application from a Direct Control (DC) District to the Multi-Residential - High Density Medium Rise (M-H2) District to accommodate a multi-residential development.

The 1.87 hectare (4.61 acre) site is ideally located in the southwest community of Haysboro on the southwest corner of Macleod Trail South and Heritage Drive SW and is approximately 50 metres from the Heritage LRT Station. The site is located within the Neighbourhood Flex Urban Form category according to map 3 in the Heritage Communities Local Area Plan (LAP) and in the High Building Scale (up to 26 storeys). The intent of the land use amendment is to ensure that the site can be developed in alignment with the LAP and to ensure that the future development proposal is a product that can be built. This will ultimately maximize the number of residential units that can be brought to the market, addressing the current housing crisis.

The site is currently designated a DC District which is based on Bylaw 2P80's C-4 General Commercial District with a maximum building height of 46 metres. The current DC district is intended to provide for a mixture of commercial and residential uses, but requires a minimum amount of 25% of the gross floor area to be allocated to a commercial use, reducing the ability to build residential vertically at a medium to high density scale. Deveraux has explored the viability for commercial uses on this site. Upon completing a commercial market study, it was determined that due to Macleod Trail being a substantial retail node and many retail options already offered within a short distance, it is anticipated that any commercial provided on this site will have significant leasing challenges and would not be viable.

The proposed Multi-Residential - High Density Medium Rise (M-H2) District is intended to provide for Multi-Residential Development in a variety of forms located on strategic parcels, including transit nodes. The proposed district allows for a maximum floor area ratio of 5.0 and a maximum building height of 50 metres. This maximum building height provides flexibility to the ultimate design as the site development will require tiers to accommodate the significant slope on the south end of the site, while still being able to provide significant residential density.

The proposed land use district aligns with the policies of the Neighbourhood Flex area and provides for a development that has the ability to be compatible with the local context. The land use also allows for additional housing next to primary transit and nearby commercial amenities, and ensures the viability for development to occur on this site that has remained vacant since the 90s. Deveraux is committed to proceed on the development of the site to provide the much-needed housing, density and revitalization to the area.

Applicant Outreach Summary



HERITAGE RESIDENTIAL PROJECT

Engagement Summary

**NOVEMBER
2024**



ABOUT THE PROJECT

Deveraux Developments is seeking a Land Use Amendment for their site in the community of Haysboro. The project, located at 8306 Horton Road SW, will allow for a multi-residential development, if approved. The site is ideally situated near the Heritage LRT Station, several major road networks including Macleod Trail and Heritage Drive, as well as many convenient amenities such as restaurants, grocery stores and shopping.



INTRODUCTION

Deveraux Developments submitted a Land Use Amendment application to The City of Calgary in September 2024 for their Heritage Residential Project. Following the submission, Deveraux initiated a public engagement program and re-submitted their application on November 21, 2024.

This report summarizes the tools and tactics used and the input received throughout the engagement program.



ENGAGEMENT OVERVIEW

Deveraux Developments hosted a public engagement program in November 2024 as part of the Land Use Amendment application process. The engagement program focused on sharing information about the application to relevant interested parties, gathering feedback and responding to questions and comments. It consisted of a meeting with the Haysboro Community Association, a virtual information session and an online survey.

November 2024 Engagement Program



Temporary Street Signs
October 29, 2024 – November 13, 2024



Email Campaign
Sent on October 29, 2024, to a targeted contact list which included neighbouring Community Associations and the Haysboro Community Association



Community Association Meeting
November 6, 2024



Virtual Information Session
November 12, 2024



Online Survey
November 12 – 19, 2024

In addition to the summary above, the project team also responded to questions and comments received by email.

ENGAGEMENT SUMMARY

The following summarizes what was heard throughout the engagement program.



Haysboro Community Association Meeting

- ◆ About ten attendees (from the planning committee and the community)
- ◆ The tone of the meeting was positive and curious. Most common questions were related to:
 - Format** – Many questions came up regarding details of the building format such as the number of storeys and units, how parking would be handled, what kind of amenities were included, and the orientation of the buildings, among others.

City planning initiatives – Questions about future changes to the Heritage Drive/Macleod Trail intersection and upgrades to Horton were asked. Deveraux shared that design considerations on the site are being made to ensure that potential scenarios for the Heritage Drive/Macleod Trail intersection would be workable with the development of the site. Attendees also felt that revitalization of the area would be a benefit given the current condition of the public realm. Through development of this site, revitalisation by both the City and the landowner would be met with a positive response.



Virtual Information Session

- ◆ 15 attendees
- ◆ The tone of the meeting was also positive and curious. Attendees asked 18 questions during the session, which focused on:

Format – Many questions came up regarding details of the building format such as the number of storeys, units, how parking would be handled, what kind of amenities were included, and the orientation of the buildings, among others.

Community benefit – Questions about public and private amenities were asked along with what infrastructure upgrades would occur with the development of the site. Additional questions were asked about the development strategy related to the mix of unit types, architecture, affordable vs market housing, impact from the slope adaptive design considerations, etc. Responses were consistent regarding the need for this site to be developed.



Online Survey

◆ 2 responses

◆ The survey focused on the following question:

Deveraux Developments is proposing to amend the existing land use to M-H2 to allow for residential development. Do you have any suggestions for enhancing the Heritage Residential project at this Land Use Amendment stage?

◆ Only one response was received, which was:

Proposal sounds good; good use of that site. Definitely interested in the traffic studies, pedestrian improvements and necessary roadway changes (Horton, Hull, Heritage, Macleod) once you get into the DP phase next year.

NEXT STEPS

Deveraux Developments resubmitted an updated application to The City of Calgary on November 21, 2024, to address questions and comments from The City and the community. The updated application is in circulation for about four weeks following submission. The project is likely to go before Calgary Planning Commission in January 2025, and to Public Hearing in March 2025.

For questions or comments, get in touch:



Bridget Naud

Senior Communications & Engagement Specialist



bnaud@bastudios.ca



403-692-4364



HERITAGE RESIDENTIAL PROJECT
Engagement Summary



Community Association Response



October 14, 2024

Cameron Thompson
Senior Planner, Community Planning
City of Calgary
Cameron.thompson@calgary.ca
(587) 229-9853

Application Notice LOC2024-0149

Application Description: Land Use Amendment to accommodate M-H2
Address: 8306 Horton Road SW

Dear Cameron

The Haysboro Community Association (HCA) is writing in response to the LOC2024-0149 circulation received on September 26.

We understand that the proposed land use amendment seeks to redesignate 8306 Horton Road SW from Direct Control 89Z2006 to M-H2. As stated in the circulation, this will allow for multi-residential building development (e.g., apartment buildings) that may have commercial storefronts, a building height of 50 metres (an increase from 46 m which is what is permitted under 89Z2006), a maximum building area of 93,500 square metres, and a maximum of 550 units.

The circulation includes a note from the applicant indicating their intent to build a 6-storey multi-residential development. It also notes that the site is located within the Neighbourhood Flex Urban Form category and in the High Building scale (up to 26 storeys) per the Heritage Communities Local Area Plan (LAP). It suggests that a building of this height is not feasible due to bedrock but no further evidence is provided.

The proposed zoning, M-H2, with a maximum building height of 12-16 storeys may not meet the intent of the High Building scale (up to 26 storeys) assigned in the Heritage Communities Local Area Plan. As such, we request The City to carefully review the proposal against principles in the Municipal Development Plan that seek transit-oriented development as well as affordable housing. Please recognize that there are many association members who are opposed to the land use amendment for the Glenmore Landing site (LOC2023-0130) and may question why less dense land uses are permitted here, adjacent to an LRT station.



We'd like to draw attention to the following policies in the Heritage Communities LAP:

- 2.2.1.1 f)
 - o *The public realm should provide continuous, unobstructed pedestrian routes supported by high-quality landscaping between the building and public realm*
 - o **Comment: Please coordinate development with the improvements underway as part of the SW Neighbourhood Bikeway project. Please also review public feedback received through this project.**
- 2.5.1 Macleod Trail S Urban Main Street Area
 - o **Comment: Please ensure development aligns with Macleod Trail S Urban Main Street Area policies**
- 2.5.2 Transit Station Areas
 - o **Comment: Please ensure development provides for a high-quality public realm adjacent to the Heritage LRT station.**
- 2.5.2.1 Heritage LRT Station Area
 - o *Development within Core Zones should consider recommended 5A mobility enhancements and improve active modes mobility connections to Heritage Station as well as along Heritage Drive S, Haddon Road SW, Horton Road SW, and Bonaventure Drive. SE*
 - o *Development between the Freight Rail Corridor and LRT right-of-way and Macleod Trail S should front buildings onto Horton Road S and improve the interface along this street through design measures such as public realm improvement, wide sidewalks, and landscaping.*
 - o **Comment: Please support development of appropriate mobility connections to the Heritage LRT station.**
 - o **Comment: Please also work with Enmax and the SW Neighbourhood Bikeway Project to investigate ways to address the overhead wire infrastructure that will affect street wall and frontage at this site.**

We'd like to draw attention to "Transit Station Area Public Space Plans" of Section 3.2.3 of the Heritage Communities Local Area Plan. It states: "*When there is sufficient near-term opportunity for investment in transit-oriented development at one station of another, a public space plan should be undertaken...*"

Comment: Please initiate a public space plan for the Heritage LRT station. Near-term opportunity for investment is demonstrated by: 1) this application, 2) DP2023-08522, 3) LOC2024-0213, and 4) the former YMCA site that the city is in the process of selling for development as affordable housing.



Respectfully,

A handwritten signature in dark ink, appearing to read "Andrew Forsyth".

Andrew Forsyth
President - Haysboro Community Association

Cameron.thompson@calgary.ca - Planning File Manager
CLWARD11@calgary.ca - Ward 11 Councillor Kourtney Penner
planning@haysboro.org - Planning committee Haysboro Community Association

Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for a grade-oriented residential development was submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southeast community of Inglewood, was submitted by Horizon Land Surveys on behalf of the landowners, Francesco Cerato and Ana Maria Medina Rojas on 2024 September 5. The Applicant Submission can be found in Attachment 2. The approximately 0.08 hectare (0.19 acre) midblock parcel is located on the south side of 8 Avenue SE between 14 Street SE and 15 Street SE and is currently occupied by low density residential dwellings. Vehicle access is provided from the rear lane. The site is well-served by Calgary Transit including Bus Rapid Transit (BRT) service along the 9 Avenue SE Neighbourhood Main Street, is within proximity to various parks and open spaces, and is within 850 metres (a twelve-minute walk) of the future Ramsay/Inglewood Green Line station. A development permit (DP2024-07430) for a grade-oriented residential development with five dwelling units with five secondary suites was submitted on 2024 October 18 and is under review.

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 Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

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 met with the Inglewood Community Association (CA) and Ward 9 Councillor's Office and submitted a development permit to provide more details with the proposed land use amendment. The applicant also dropped off post cards to nearby residents regarding the proposal. 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 15 letters of opposition from the public for the proposal. The letters of opposition included the following areas of concern:

- increased traffic impacts on 8 Avenue SE and the rear laneway, and pedestrian safety concerns due to more traffic;
- increased infrastructure and parking demand in the area;
- incompatible building height and shadow impacts; and
- loss of the existing character buildings and existing trees.

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

- contribution to a mixture of residential housing types to meet the evolving needs of the community; and
- additional housing supply in a location that is close to 9 Avenue SE Main Street, Max Purple BRT, and other local amenities.

The Inglewood Community Association provided a letter of opposition on 2024 October 22 and expressed concerns with the ongoing intensification in the area, increased traffic impacts to the adjacent developments, incompatible development with the surrounding low-density areas, lack of development permit detail, and lack of community engagement (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to low-density districts and to provide for a modest density increase while being sensitive to adjacent developments. The proposal would enable additional housing in an area well-supported by primary transit, and it accommodates a range of building forms that would be

Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223

contextually appropriate in low-density areas. A development permit application (DP2024-07430) was submitted to provide more details with the proposed land use amendment. The development permit is under review and the building and site design, number of units, on-site parking and site servicing capacity will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposal 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 would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*, however the proposed land use would enable compact urban development near an existing bus rapid transit station and would support alternative modes of transportation including public transit, walking and cycling.

Economic

The proposal would enable more efficient use of existing infrastructure and capitalize on public transit investment including for the MAX Purple Bus Rapid Transit and Green Line Light Rail Transit.

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 located in the southeast community of Inglewood on 8 Avenue SE, between 14 Street SE and 15 Street SE. The site has a total parcel area of 0.08 hectares (0.19 acres) with approximately 20 metres in width by 38 metres in depth. The site is generally flat and has a rear lane access. The site is currently designated Residential – Grade-Oriented Infill (R-CG) District and is developed with low-density residential dwellings.

The surrounding developments consist primarily of low-density residential dwellings, park space, commercial and mixed-use developments. Developments to the north, east and west include low-density residential dwellings designated R-CG District. The Stewart Livery Stable townhouse development, designated Direct Control (DC) District ([Bylaw 53D2023](#)), is located further west. Developments to the south consist of a local park space known as Mills Park and commercial and mixed-use buildings designated DC District ([Bylaw 1Z93](#)).

The site is well-served by Calgary Transit including Route 1 (City Centre / Inglewood) and Route 101 (Bowness / Forest Lawn) with bus stops located approximately 200 metres (a three-minute walk) from the site, and the MAX Purple Bus Rapid Transit (BRT) bus stop located approximately 550 metres (an eight-minute walk) from the site on 9 Avenue SE. The site backs onto Mills Park and is one block away from the 9 Avenue SE Main Street. The site is also located close to numerous community amenities including the Bow River and its pathway system, Nellie Breen Park, and the YWCA Calgary.

Community Peak Population Table

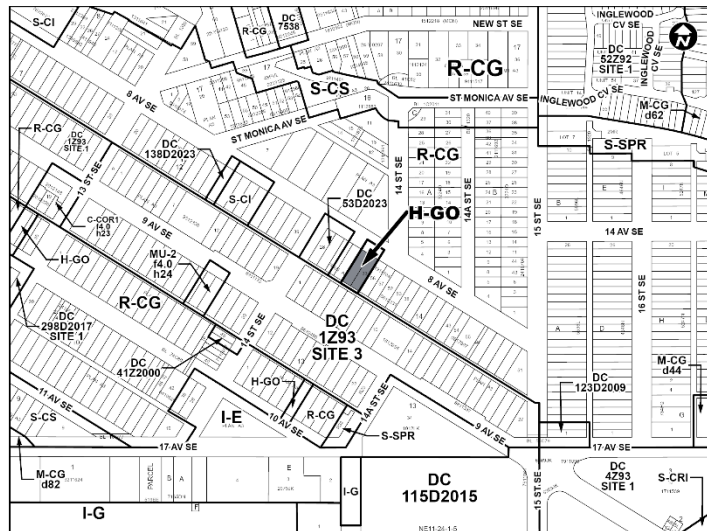
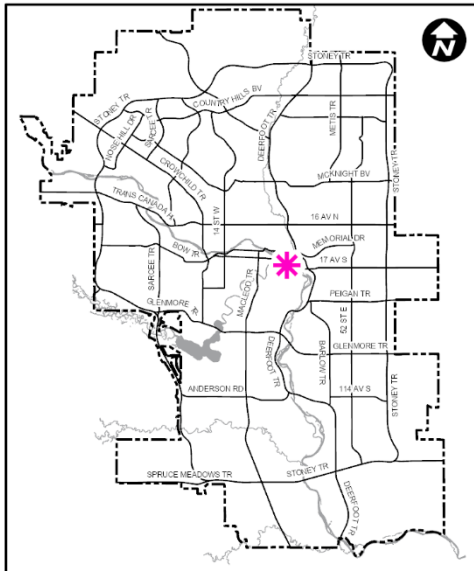
As identified below, the community of Inglewood reached its peak population in 2018.

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.18%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres (approximately three storeys) and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to five dwelling units. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms, including rowhouse, townhouse and stacked townhouse units. As part of the detailed review, Administration explored if the existing R-CG District would be able to accommodate the proposed development (DP2024-07430) and it was determined that the H-GO District is more appropriate as it allows for taller building height and site design flexibility.

There is no maximum density under the H-GO District; rather, development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5 that allows for a total developable area of 1131 square metres on this parcel;
- a maximum building height of 12.0 metres (appropriately three storeys); and
- a minimum of 0.5 motor vehicle parking stalls per unit and suite.

Section 1386(d) of Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. In areas which are not subject to an approved Local Area Plan, the H-GO District is intended for areas that are located within the Inner-City or Centre City (Greater Downtown) as defined by the Urban Structure Map of the *Municipal Development Plan* (MDP) and meets one of several criteria, including being within 200 metres of a Main Street. The subject site is located within the Inner-City area and is within 50 metres of the 9 Avenue SE Neighbourhood Main Street and therefore meets the location criteria for H-GO District.

Development and Site Design

If approved by Council, the Land Use Bylaw 1P2007 rules for the proposed H-GO District and the policies in the *Inglewood Area Redevelopment Plan* (ARP) would provide guidance for future site development including the overall distribution of buildings, building design, mix, location and size of uses, and site layout details such as parking, landscaping and site access.

A development permit (DP2024-07430) is submitted and is under review. The proposed development is for two three-storey residential buildings with five residential dwelling units and five secondary suites. As part of the development permit review the followings items would be considered:

- the layout and configuration of dwelling units and secondary suites;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- ensuring appropriate provision and design of a range of mobility options including vehicle parking, bicycle parking and mobility storage lockers;
- accommodating appropriate waste management pick-up and storage; and
- ensuring appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via 8 Avenue SE and the rear lane. 8 Avenue SE is classified as a Residential Street. The area is served by Calgary Transit through Route 1 (City Centre / Inglewood) and Route 101 (Bowness / Forest Lawn) with a bus stop approximately 200 metres southeast of the site on 9 Avenue SE. The site is also within a 550-meter radius of a MAX Purple bus stop along 9 Avenue SE. An on-street bikeway exists on 8 Avenue SE and connects to the Bow River pathway system. On-street parking adjacent to the site along 8 Avenue SE is restricted to two hours maximum from 7:00 a.m. to 6:00 p.m. A Transportation Impact Assessment (TIA) was not required in support of the land use amendment application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site.

Utilities and Servicing

Water, sanitary and storm utilities are available and adjacent to the site area, within road rights-of-way. Additional servicing requirements will be further determined at the time of development and Development Site Servicing Plan (DSSP) circulation.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF). The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations identified within the NEF areas. The proposed residential land use district is an allowable use within the 25-30 contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

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

Transit Oriented Development Policy Guidelines (2004)

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

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the redesignation of the subject site to enable higher density development in close proximity to transit options may allow for more people to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 through accelerating the shift in mode share to zero or low emissions modes.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The [Inglewood Area Redevelopment Plan](#) (ARP) identifies this site as being located in the Residential area (Map 6: Generalized Land Use – Future). The Inglewood ARP encourages more housing to increase the community’s population and improvements to the existing residential areas. The policies in the ARP provide direction for new residential developments to be compatible with nearby development and to contribute to an attractive streetscape. The proposed redesignation to H-GO complies with these relevant ARP policies.

Applicant Submission

Company Name:

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

November 17, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.076 hectare site from R-CG to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 1511 8 Ave SE, are mid-block lot located in the community of beautiful Inglewood along 8 Ave SE. The current lot is occupied by two singles built in 1905. Mills Park and Playground is immediately to the south of the site. A multi-residential development is under construction for the corner lot to the west. The lot is surrounded in other directions by single detached dwellings.

The site is approximately 0.076 hectares in size. Lane exists to the south of the site. The site is well serviced by public transit with bus station along 9 Ave within 100 meters of the site. The site is within neighborhood main street where many commercial, social and recreational facilities are located. Bow River pathway is also within close distance.

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

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

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

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1511 8 Ave SE

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

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

Outreach Strategy

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

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

On Aug. 13th and Nov. 14th, 2024, our staff did post card deliver to residents within a 100 meters radius. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

On Sep. 13th, a team meeting was set up with Councillor Carra. While Councillor Carra is in general supporting the H-GO proposal with the site being within main street. He encourage us to work on nice design and make use of the park space cross the lane.

On Aug. 28th, we contacted the community association and set up to attend their planning on Dec. 3rd.

Stakeholders

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

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

calgary.ca/planningoutreach

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

We believe those concerns can be properly dealt with at the development permit stage. So a DP application has been filed to provide clarity to residents and receive feedbacks.

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response

INGELWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
EMAIL: info@icacalgary.com

22 October 2024

Wallace Leung
Via Development Map
Development and Building Approvals

Dear Wallace:

Re: LOC2024-0223, 1511 8th Ave SE, Land Use Redesignation to HGO

The Planning Committee (PC) has reviewed the application regarding the Land Use Redesignation and hereby submit our objections to this permit.

There are several concerns with this application. The Inglewood ARP states that this sort of development is appropriate at the end of the block, not mid-block as this permit might propose. Further, the applicant did not discuss this with the community or neighbours and without design details the social impact in the Historic East Calgary Area and conformity with the ARP cannot be evaluated.

Further the parcel is located on the same lane way as the Little Treasures Daycare which is already over taxed with drop off traffic. Any significant increase in traffic in the lane way will present safety concerns that need to be evaluated.

Finally the cumulative impact of densification needs to be addressed. The recent addition of nearby town houses at the Stewart Livery Stables, 806 14 St SE, combined with multiple units here will present challenges to an already busy 8th Ave.

If you have any questions, you can reach me at design@icacalgary.com

Yours truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee
Glen Kerr, Planning Chair.

Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.23 hectares ± (0.57 acres ±) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a street-oriented mixed-use development with commercial storefronts that promote an active streetscape.
- The proposal enables a mid-rise mixed-use development with an active pedestrian environment along the 17 Avenue SW Neighbourhood Main street and within walking distance to the Victoria Park/Stampede LRT Station while respecting the context of adjacent residential developments. This is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Mission Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities in the inner city.
- Why does this matter? The proposal allows for more efficient use of existing infrastructure and nearby amenities, aligns with The City's growth direction and infrastructure investments and contributes to a vibrant Main Street.
- A development permit for a six-storey mixed-use development with 126 residential units has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application located in the southwest community of Mission was submitted by O2 Planning and Design on behalf of the owner, 18th Avenue SE Apartments GP Ltd., on 2024 August 22.

The approximately 0.23 hectare (0.57 acre) site is situated midblock along the south side of the 17 Avenue SW Main Street, between Centre Street S and 1 Street SE. The site spans the entire length of the block and includes frontages on both 17 Avenue SE and 18 Avenue SE. The Victoria Park/Stampede LRT Station is within 300 metres of the site (a five-minute walk) and there are bus stops within 100 metres of the site (a two-minute walk) that provide frequent service to various areas of the city. The surrounding area is pedestrian friendly and amenity rich. Notable nearby amenities include Humpy Hollow Park within 150 metres from the site (a one-minute walk), the Elbow River pathway within 400 metres of the site (a six-minute walk), the MNP Community & Sport Centre within 400 metres of the site (a six-minute walk), and the Stampede grounds and associated amenities within 400 metres of the site (a six-minute walk).

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade facing 17 Avenue SE and residential uses throughout the rest of the site, including facing 18 Avenue SE. The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District would allow for a maximum floor area ratio (FAR) of 4.0

Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212

(approximately 9,280 square metres of gross building floor area) and a maximum building height of 24 metres (approximately six storeys). The existing Direct Control (DC) District (Bylaw 24Z2007) is based on the previous Land Use Bylaw 2P80. While it does enable mixed-use development, it contains outdated and restrictive building design regulations that do not align with the applicant's current vision for development. A development permit (DP2024-08922) for a six-storey mixed-use development with 126 residential units was submitted on 2024 December 18 and is under review.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met with the Cliff Bungalow-Mission Community Association (CA) and delivered postcards to adjacent neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received two letters from the public outlining several concerns with the proposed redesignation although not specifically indicating support or opposition. The main areas of concern are:

- building massing and privacy of existing buildings;
- traffic impacts along 18 Avenue SE due to increased density; and
- level of engagement of adjacent residents.

The CA provided a letter of support for the proposal on 2025 January 2 (Attachment 4). The noted reasons for support include:

- adherence to the ARP;
- alignment to the CA's vision for the neighbourhood; and
- quality of engagement with the CA.

Administration considered the concerns raised by the public and has determined the applicant's proposal to be appropriate. The building and site design will be reviewed and determined at the development permit stage.

Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Mission, midblock on the south side of the 17 Avenue SW Neighbourhood Main Street between Centre Street S and 1 Street SE. The site, which extends the entire length of the block and fronts both 17 Avenue SE and 18 Avenue SE, is approximately 0.23 hectares (0.57 acres) in area and approximately 75 metres deep by 30 metres wide. The site is relatively flat and is currently developed with a one-storey commercial building and a surface parking lot.

Surrounding development along 17 Avenue SE is mainly characterized by low to midrise commercial buildings with a land use designation of Commercial – Corridor 2 (C-COR2f3.0h46) which allows for a commercial or mixed-use development up to 46 metres in height. Development along 18 Avenue SE is mainly characterized by midrise multi-residential developments with varying land use designations that allow maximum heights from 16 metres to 50 metres. Directly adjacent to the site along 18 Avenue SE is an existing three-storey multi-residential building to the west and a six-storey multi-residential building to the east. Saint Mary’s High School and associated athletic field is directly across 18 Avenue SE from the site.

The site is well served by Calgary Transit with the Victoria Park/Stampede LRT Station within 300 metres (a five-minute walk) from the site. Southbound Route 10 (City Hall/Southcentre) and Route 30 (Highfield Industrial) are approximately 130 metres (two-minute walk) to the east of the site on 1 Street, with the northbound Route 10 within 350 metres (six-minute walk) east of the site. Nearby amenities within walking distance include Humpy Hollow Park, the Elbow River Pathway, the MNP Community & Sport Centre, and the Stampede grounds and associated amenities.

Community Peak Population Table

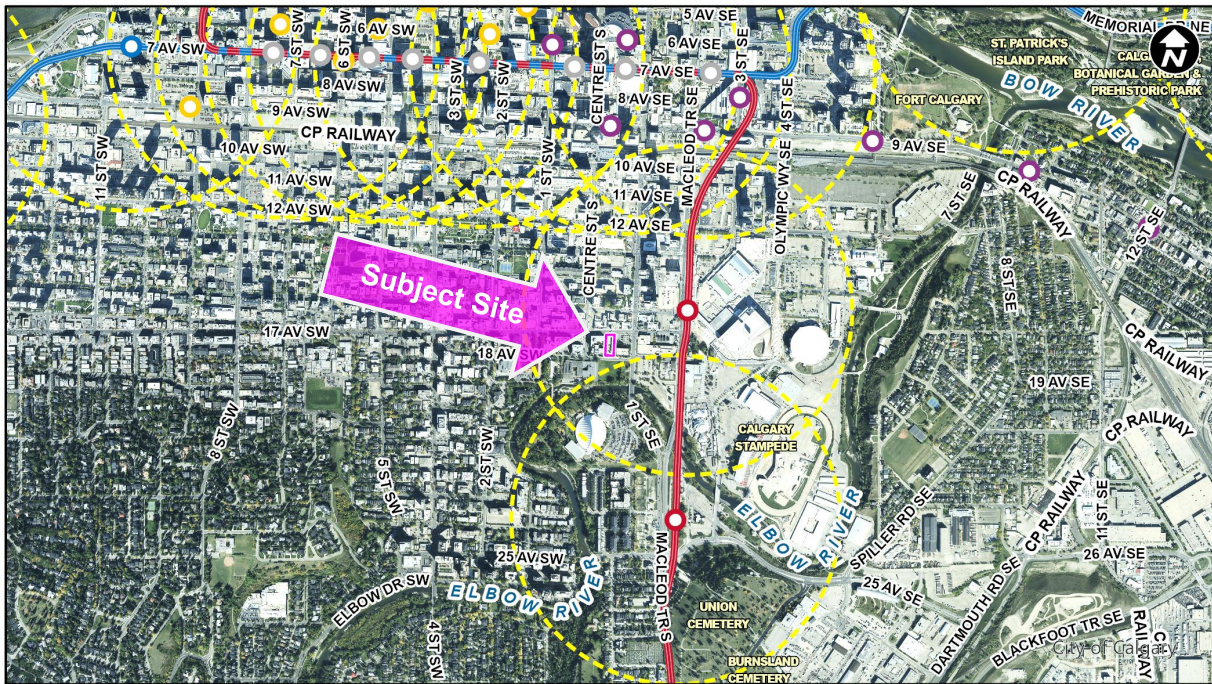
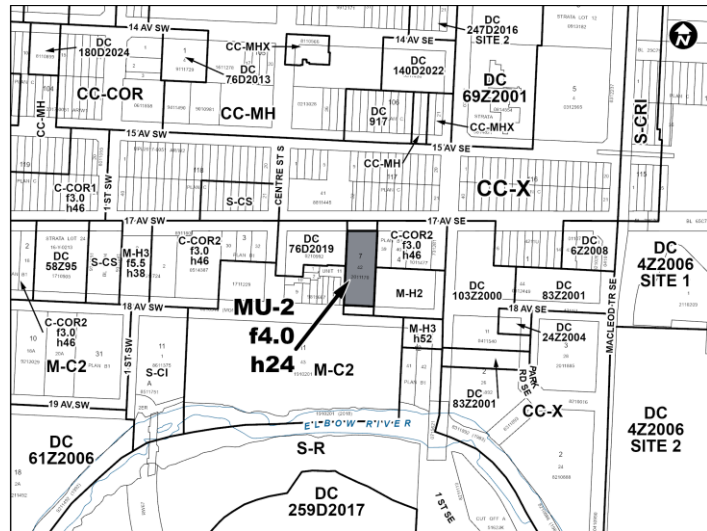
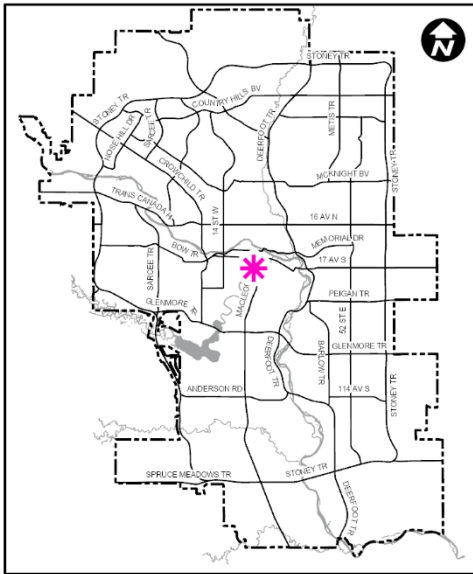
As identified below, the community of Mission reached its peak population in 2018.

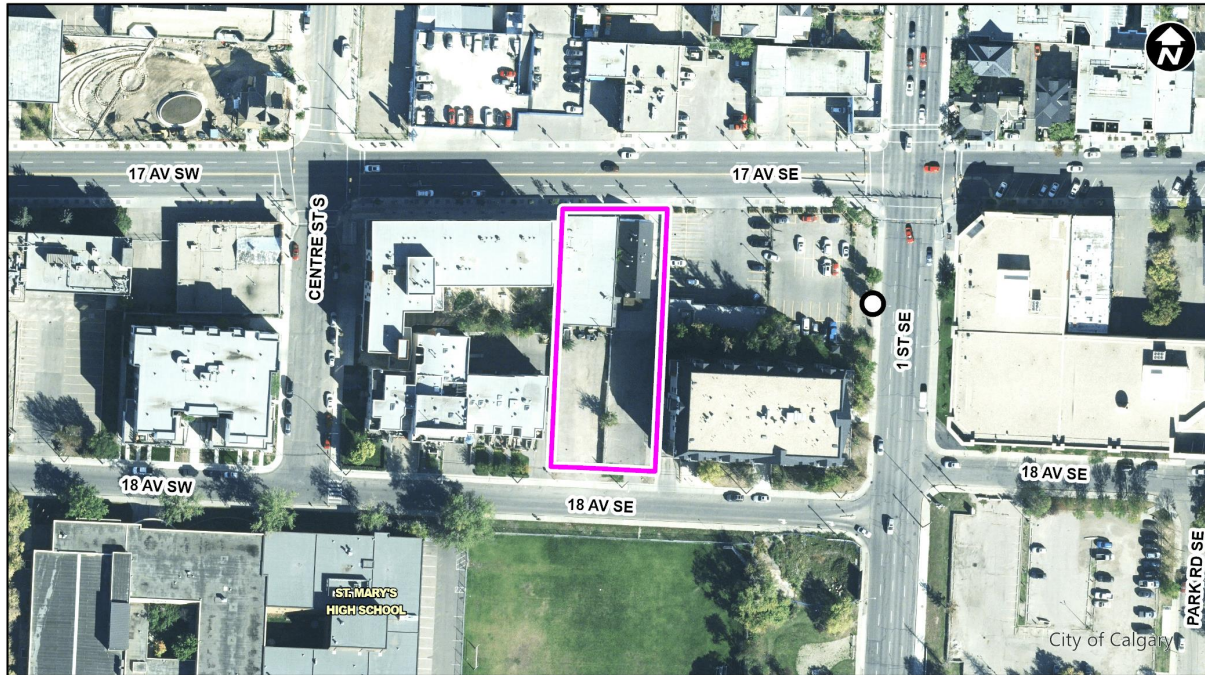
Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.60%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 24Z2007](#)) is intended to allow a mixed-use development with commercial frontage along 17 Avenue SE and a residential character along 18 Avenue SE. The existing DC District allows for a maximum floor area ratio (FAR) of 4.4 (approximately 10,208 square metres of gross floor area) and a maximum building height of 40 metres (approximately 10-storeys). The DC District is based on the Residential High Density Multi-Dwelling (RM-7) District of the [Land Use Bylaw 2P80](#) and contains specific rules related to building height, location of uses on the site, landscaping and amenity space. Some of these rules are outdated and restrictive, and no longer fit within the applicant's vision for development.

The proposed Mixed Use – Active Frontage (MU-2f4.0h24) District allows street-oriented mixed-use developments. The proposed district requires commercial uses on the ground floor along a commercial street, which is 17 Avenue SE in this case, while uses on the ground floor along 18 Avenue SE may be residential. The proposed district allows for a maximum FAR of 4.0 (approximately 9,280 square metres of gross floor area) and a maximum height of 24 metres (approximately six-storeys).

The proposed MU-2f4.0h24 District replaces the above-mentioned rules in the existing DC District with bylaws that provide more flexibility in building design and are more responsive to the current development context. In addition to guidance on at-grade frontages, landscaping and amenity space, the proposed district provides compatible transitions to surrounding development through requirements for street wall step backs, building orientation and building separation.

Development and Site Design

The rules of the proposed MU-2f4.0h24 District and the policies in the *Mission Area Redevelopment Plan* (ARP) would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, amenity space, parking and site access. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along 17 Avenue SE;
- ensuring an interface along 18 Avenue SE that is compatible with the residential nature of the existing block face;
- creating appropriate transitions in building scale toward adjacent developments; and
- allowing sunlight penetration to the north side of 17 Avenue SE.

Transportation

Pedestrian access is available from both the 17 Avenue SE and 18 Avenue SE frontages, as well as connecting south to the Elbow River pathway. The grid network of sidewalks throughout the neighborhood provides multiple routing options for pedestrians. There is an existing on-street bikeway along 18 Avenue SE and a future on-street bikeway planned for 1 Street SE.

The site benefits from strong connectivity for all mobility modes. Both local and rapid transit are available near the site. Southbound Route 10 (City Hall/Southcentre) and Route 30 (Highfield Industrial) are approximately 130 metres (a two-minute walk) to the east of the site on 1 Street, with the northbound Route 10 within 350 metres (a six-minute walk) east of the site. Most notably, the Victoria Park/Stampede LRT station is approximately 300 metres (a five-minute walk) from the site.

Current vehicular access to the site is available from both 17 Avenue SE and 18 Avenue SE. In the future direct vehicular access will not be permitted to or from 17 Avenue SE, and can be provided on 18 Avenue SE. On-street parking restrictions are present along portions of both 17 and 18 Avenue SE. With a future proposal, parking is anticipated to be in line with the Land Use Bylaw 1P2007. Additionally, and based on the density proposed, a Traffic Impact Assessment may be required to consider appropriate requirements for parking based on demand, as well as access management, active modes requirements and related loading services.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary are available to service this site. The proposed development location is within the 1:100 "Overland Flow Area". As such, the proposed development is subject to the [Land Use Bylaw 1P2007, Part 3, Division 3](#), Sections 55, 59, and 61.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

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

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

Calgary Climate Strategy (2022)

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

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

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

Mission Area Redevelopment Plan (Statutory – 2006)

The subject site is located within both the 'General Commercial' and 'Medium Density Residential' land use policy area of the [Mission Area Redevelopment Plan](#) (ARP), as identified in Map 4: Land Use Policy Plan. Although shown on Map 4 as both these policy areas, the policies within the '17 Avenue SW' commercial land use (Section 5.2) are stated to apply to sites that span between 17 Avenue S and 18 Avenue S. These policies direct development on these sites to be mixed-use and accommodate pedestrian-oriented uses along 17 Avenue S while ensuring the 18 Avenue S frontage complements the residential character of that street. This proposal aligns with the applicable policies with further review required at the development permit stage.

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

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

West Elbow Communities Local Area Plan Planning Project

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

Applicant Submission

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



Applicant Submission

On behalf of 18th Avenue SE Apartments GP Ltd, O2 is proposing to redesignate one parcel located at 121 17 Avenue SE from a Direct Control (DC24Z2007) to a Mixed Use – Active Frontage with a maximum density of 4.0 Floor Area Ratio, and a maximum building height of 24 metres. Redesignation of the subject site will enable a high-quality mixed-use development in an area well-served by transit, employment opportunities and community amenities.

Site Context

The subject site is located west of Macleod Trail SE, between Centre and 1st Street SE, along the south side of 17th Avenue SE in the community of Mission. The site is currently occupied by a vacant commercial building and surface parking lot. The surrounding area is characterized by a mix of medium and high density mixed-use and residential buildings as well as several commercial shops along 17th Avenue. The site is extremely well-served by transit, with nearby access to the Victoria Park LRT Station (270m) east on Macleod Trail. Bus connections are available along 1 Street SE, Macleod Trail SE, and along 17 Avenue, providing broader connections to Downtown Calgary, Macleod Trail, and South Centre Mall. On-street cycling is available on 14th and 15th Avenue SE and 2nd Street SE, supporting active travel to everyday destinations such as the Elbow and Bow River pathways, Lindsay Park, and MNP Community & Sport Centre. Future intensification on the site will benefit from nearby destinations such as Downtown Calgary, the BMO Centre, and retail/commercial amenities on 17th Avenue.

Policy Framework

The subject site is regulated by the Mission Area Redevelopment Plan (ARP), which designates the southern half of the site as 'Medium Density Residential' and the northern half as '17th Avenue Commercial.' The 'Medium Density Residential' designation supports apartment redevelopment that complements the community's character and architecture while providing a broad mix of dwelling types (Objective 6.1.2). The '17th Avenue Commercial' designation aims to support the continuation of 17th Avenue as a pedestrian-oriented commercial corridor through mixed-use development. Specifically, Objective 5.2.2 encourages mixed-use developments with ground-floor commercial uses and residential uses above. Additionally, Policy 5.2.3 promotes mixed-use developments with residential components that reinforce the pedestrian shopping street character. This includes measures such as continuous retail frontage at grade, pedestrian-sensitive building scale, sunlight access on north sidewalks, open spaces, and diverse building facades for visual interest. For this portion of 17th Avenue, the ARP recommends a maximum height of 46 meters (Policy 5.2.3.10) and a maximum residential density of 225 units per hectare (UPH). However, parcels within a 300-meter radius of the Victoria Park/Stampede LRT station, including the subject site, may be considered for increased density (Policy 5.2.3.9). The development vision for the site aligns with the ARP's vision, proposing a contextually appropriate mixed-use development that provides a diverse mix of housing while activating 17th Avenue with continuous at-grade retail frontage.

The subject site is also located on an identified Neighbourhood Main Street referenced in the Municipal Development Plan (Map 1). Neighbourhood Main Streets are intended to provide a broad mix of residential, employment, and retail uses and meet a minimum intensity of one hundred people and jobs per hectare. The proposed land use amendment aligns with the intent of the Neighbourhood Main Street, providing a mix of uses and built form that contribute activity and vibrancy to the 17th Avenue corridor.

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

O2

Proposed Land Use Amendment

The site is currently designated as Direct Control (24Z2007), which enables mixed-use development based on the RM-7 Residential High Density Multi-Dwelling District from Calgary's previous Land Use Bylaw 2P80 with a maximum building height of 40 metres and a maximum density of 4.4 FAR. While the current designation permits mixed-use development, it uses outdated regulations that do not align with the development direction of the existing landowner. To align the site with the current development vision, a land use amendment is required to re-designate the site to 'Mixed Use – Active Frontage' (MU-2) with a maximum density of 4.0 FAR and a maximum building height of 24 metres. The MU-2 district supports mixed-use developments and ground-floor commercial uses, contributing to 17th Avenue as a pedestrian-oriented area. Additionally, the proposed redesignation will transform the site from an existing vacant commercial space into a mixed-use development that increases housing stock close to transit, amenities, and employment opportunities.

Conclusion

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

- Implements the policy vision of the Mission Area Redevelopment Plan, providing mixed use development that activates the street through continuous at-grade retail frontage.
- Provides commercial/retail uses to activate 17th Avenue and support the retail needs of the immediate neighbourhood and encourage pedestrian activity and natural surveillance.
- Increase available housing supply with new residential units in an area well-served by transit and community amenities.
- Increase density while mitigating emissions due to the availability of transit and active transportation infrastructure.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 121 17 Avenue SE

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)

The Applicant Team undertook the following outreach tactics:

1. Two notice signs were posted on site to advertise the land use application. One fronting 17 Avenue, and one fronting 18 Avenue.
2. A meeting was held with the Mission Cliff Bungalow Community Association on October 9, 2024 to discuss the application. This was a virtual meeting with 4 CA members in attendance.
3. Approximately 90 postcards were hand delivered to adjacent neighbours to advertise a virtual information session.
4. A virtual information session was held on November 20, 2024 and one participant attended.

Affected Parties

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

We connected with the following groups:

1. Mission Cliff Bungalow Community Association
2. Adjacent residents

What did you hear?

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

There was general support for redevelopment on the site, including the mixed use vision for commercial fronting 17 Avenue.

The following comments were raised by participants:

1. Questions regarding shadowing north onto 17 Avenue
2. Detailed design questions regarding balcony placement and sizing, number of residential units, underground parking spaces and site access.
3. Questions related to future demographics of the building, including if the site would be used for rental vs. condominium.
4. Broader concerns about existing traffic issues in the immediate area and noise complaints experienced by adjacent residents from pets.

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.

A shadow study was prepared to confirm the proposed 6 storey development would not shadow north of the sidewalk onto 17 Avenue.

Comments related to development permit and future occupancy were noted and shared with the landowner to be reviewed at the development permit stage.

How did you close the loop ?

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

The community association and the attendant from the virtual open house were given a copy of the presentation for their records and the project team contact details in the event they had further comments or questions.

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

462, 1811 4 Street SW, Calgary Alberta, T2S 1W2

Community hall and office, 2201 Cliff Street SW

www.cliffbungalowmission.com

cbmca.development@gmail.com



January 2, 2025

City of Calgary
Planning and Development
Third floor, Municipal Building
800 Macleod Trail SE
Calgary, Alberta

Re: **LOC2024-0212** – 121 17 Avenue SE

Decision: **Letter of Support**¹

The Cliff Bungalow-Mission Community Association (“CBMCA”) has reviewed the land use change application **LOC2024-0212**. Based on its review, the CBMCA offers three discussion points in outlining its [Letter of Support](#).

1. **Quality of engagement has been good.** The Applicant cleared the bar for meaningful engagement with the CBMCA. Engagement consisted of a meeting with the CBMCA and a few back-and-forth emails.
2. **The proposed LOC Application adheres to CBMCA’s vision for Mission.** The applicant is proposing a zoning change from DC-24Z2007 to MU-2. The Applicant’s primary rationale for the LOC Application is to increase the maximum density to 575 units/ha, which improves the project economics for the Applicant while still fully aligning with the CBMCA’s vision for the Mission neighborhood. The proposed zoning district is also

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP’s and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP’s and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP’s. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support

consistent with the Mission ARP and the draft West Elbow Local Area Plan. As such, the CBMCA is comfortable supporting the Applicant's LOC Application.

- 3. The CBMCA has flagged some DP level concerns for consideration by the file manager and Applicant.** These concerns are outside of the scope of the LOC Application. The CBMCA is comfortable that these concerns can be resolved at the DP Application stage of development.

Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) to subdivide 55.73 hectares \pm (137.72 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the West Macleod Area Structure Plan (Attachment 8); and
3. Give three readings to the proposed bylaw for the redesignation of 25.97 hectares (64.18 acres) located at 19515 Sheriff King Street SW (Portion of SE1/4 Section 16-22-1-5) from Direct Control (DC) District, Multi-Residential – High Density Low Rise (M-H1) District, Residential – Low Density Mixed Housing (R-G) District, Commercial – Corridor 3 (C-COR3f0.5h12) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – Low Profile (M-1) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 7).

HIGHLIGHTS

- This application proposes to revise a portion of the Yorkville outline plan (approved in 2016).
- The application seeks to establish a subdivision framework and redesignate the subject site to modify the residential block layout, adjust the open space layout and adjust the land use district boundaries within a portion of the approved outline plan (LOC2014-0023).
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city and provide a location for a Fire Hall/Emergency Services Station.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- An amendment to the *West Macleod Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104

DISCUSSION

This outline plan and land use amendment, in the southwest community of Yorkville, was submitted on 2024 April 06 by B&A Studios on behalf of the landowner Mattamy (Burgess) Limited and Macleod Farming & Ranching Ltd. The subject site is located west of Sheriff King Street SW, north of 210 Avenue SW and south of Yorkville Common SW and Yorkville Drive SW. The site is approximately 55.73 hectares (137.72 acres) in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate diverse housing forms that meet the evolving housing products provided by Mattamy. The proposed plan adjusts the residential block pattern and housing types, reconfigures portions of the open space network, provides a new location for a Fire Hall/Emergency Services facility (previously planned in a different location in the *West Macleod Area Structure Plan (ASP)* and removes a commercial site in the southeast portion of the plan area.

The Proposed Outline Plan (Attachment 4) anticipates a total of 1,505 units, with approximately 236 multi-residential dwelling units and 1,269 low-density dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 5), the outline plan will achieve a density of 27.0 units per hectare (10.9 units per acre) and an overall intensity of 87.6 people and jobs per gross developable hectare. This proposed density is slightly higher (0.2 units per hectare/0.1 units per acre, or 11 dwelling units) than the density of the subject site in the approved outline plan.

The proposed Land Use Amendment Plan (Attachment 6) adjusts the land use for portions of the subject area, encompassing a total of 25.97 hectares (64.18 acres). The Proposed Direct Control District (Attachment 7) accommodates semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access.

Proposed Amendments to the West Macleod Area Structure Plan (Attachment 8) have been proposed to support this application. The proposed amendments include the relocation of the Fire Hall/Emergency Services facility and the removal of the 'Mixed Use Community Node' on the west side of Sheriff King Street SW and the shifting of the entire 'Mixed Use Community Node' to the east side of Sheriff King Street SW.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. Since this proposed application is

Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104

within a developing community, there is no community association for the area, and similar land use districts are proposed within a revised outline plan layout, the applicant chose not to undertake additional public outreach. The applicant met and discussed the proposed changes to the 'Mixed Use Community Node' with the adjacent landowner to the east. The Applicant Outreach Summary is provided in Attachment 9.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report.

There is no community association for the subject area.

As per the *City of Calgary - Foothills County Intermunicipal Development Plan*, the application was circulated to Foothills County for comment. Foothills County provided a response of no objection.

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Yorkville and provides a framework for a variety of housing types, including both multi-residential and low-density residential development. The development of these lands may support surrounding uses and provide additional amenities to the community, such as the Fire Hall/Emergency Services facility.

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

Development of this site in the developing area contributes to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

**Planning and Development Services Report to
Calgary Planning Commission
2025 January 23**

**ISC: UNRESTRICTED
CPC2025-0053
Page 4 of 4**

**Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515
Sheriff King Street SW, LOC2024-0104**

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Outline Plan Data Sheet
6. Proposed Land Use Amendment Plan
7. Proposed Direct Control District
8. Proposed Amendments to the West Macleod Area Structure Plan
9. 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 Yorkville and consists of approximately 55.73 hectares (137.72 acres). The site is bounded by two arterial roads – Sheriff King Street SW to the east and 210 Avenue SW to the south. The subject site is adjacent to actively developing lands to the north within the community of Yorkville, south of 210 Avenue SW within the community of Creekside, and east of Sheriff King Street SW within the community of Belmont. Land to the west of the subject site is currently undeveloped but has land use approvals. The development area is irregular in shape and is approximately 800 metres wide by 800 metres deep.

Surrounding land uses consist of a variety of low-density residential and multi-residential districts. Directly north of the subject site are future stormwater ponds, community association site and park space and a future school site.

The subject site initially received planning approval as part of the Yorkville Outline Plan and Land Use Amendment (LOC2014-0023). Amendments to other parts of the overall outline plan and land uses have occurred since the initial approval in 2016. The proposed application aims to amend the subject site by reorientating residential blocks, revising housing types and revising portions of the open space network. The application proposes to remove a housing type identified as a ‘back-to-back rowhouse’ and replace it with a land use district that allows a variety of standard housing types. The proposed density of the subject site is similar to the initial outline plan, adding an additional 11 dwelling units within the subject area. The proposed plan also adds a site for a Fire Hall/Emergency Services (EMS) facility that was initially planned for a different location in the *West Macleod Area Structure Plan (ASP)*. The application also proposes to remove a commercial site in the southeast corner and replace it with multi-residential development. The removal of the approximately three-hectare commercial site is supported by Administration due to the amount of existing and planned commercial space in close proximity to the subject site and the ASP requirements of the Mixed Use Community Node still being fulfilled on the east side of Sheriff King Street SW.

Community Peak Population Table

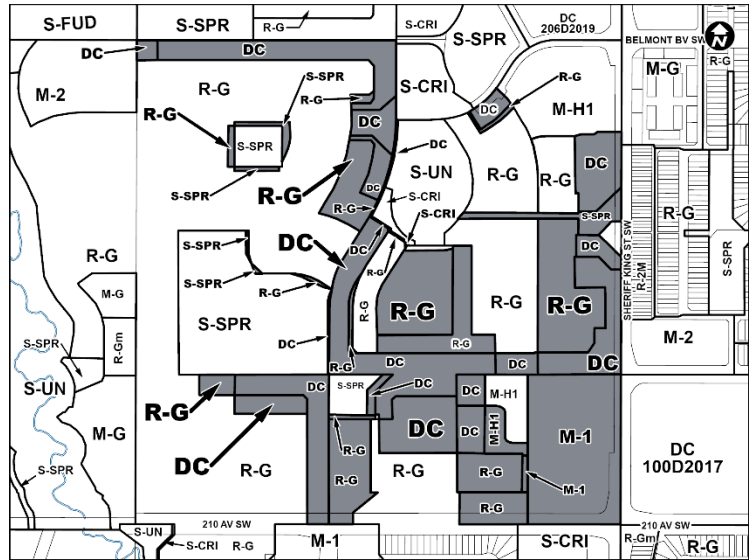
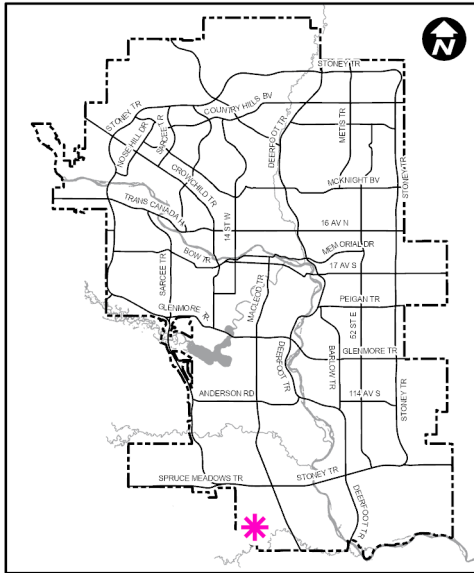
The community of Yorkville is an actively developing community.

Yorkville	
Peak Population Year	2019
Peak Population	14
2019 Current Population	14
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 [Yorkville](#) Community Profile.

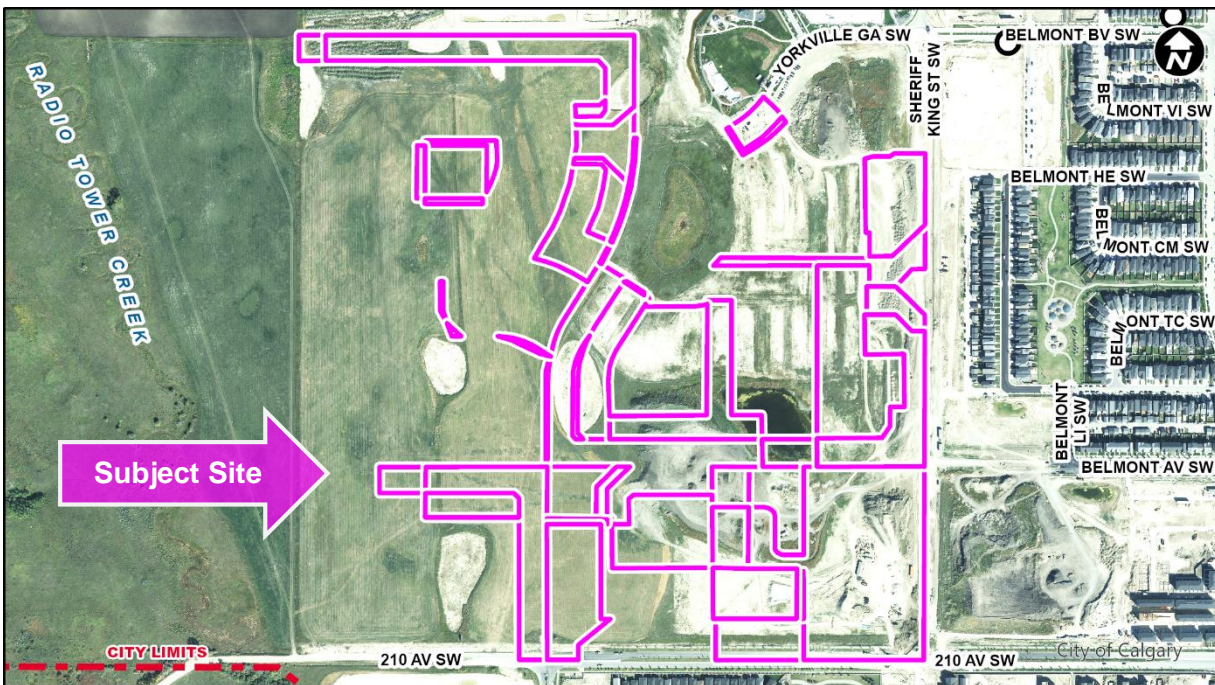
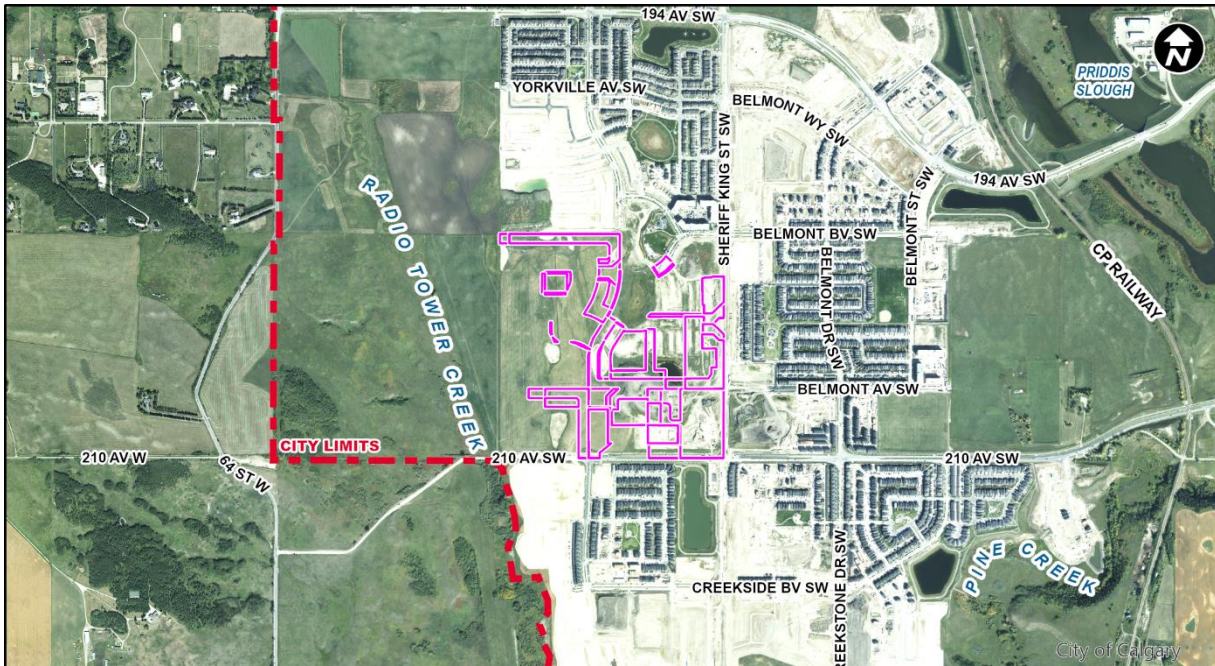
Location Maps



Outline Plan Boundary



Land Use Amendment Boundary



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land uses on the site include Residential – Low Density Mixed Housing (R-G) District, Direct Control (DC) District ([Bylaw 1D2016](#), Site 1 and 2), Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Corridor 3 (C-COR3f0.5h12) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

This application proposes similar land use districts with revised boundaries and a new DC District to accommodate an additional housing type. The application also proposes removal of the C-COR3f0.5h12 District (intended for mid-scale commercial uses with limited large retail uses and no residential uses) and replacement with the Multi-Residential – Low Profile (M-1) District. The applicant provided rationale through a Market Analysis Report that determined retail development was not warranted on the west side of Sheriff King Street SW due to the current and future supply of retail located in the area. There is an existing commercial site approximately 600 metres south of 210 Avenue SW in the community of Creekside and a future commercial centre with a grocery store anchor directly east of Sheriff King Street SW. The amount of planned commercial square footage in these two developments will provide double the retail space per capita (for a one-kilometre radius from the subject site) than the city-wide average.

The total proposed land use redesignation area is approximately 25.97 hectares (64.18 acres).

The proposed Direct Control (DC) District is based on the Residential – Low Density Mixed Housing (R-Gm) District. Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of the development. The same result could not be achieved through the use of a standard district in the Land Use Bylaw. The intent of the DC District is to accommodate semi-detached dwellings and rowhouses on small-scale lots with rear lane access and minimal rear yard setbacks. The maximum building height is 14 metres and a 'Live Work' use may be contained within a dwelling unit. The proposed DC District is similar in nature to the rules contained in 'DC Site 2' of the existing DC District (1D2016) on the subject site.

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.

The two sites identified as DC Site 3 (1D2016) on the existing outline plan are proposed to be removed and replaced with R-G District and M-H1 District (to accommodate the site for a Fire Hall/EMS facility). DC Site 3 was intended for a residential product identified as a back-to-back rowhouse with a maximum building height of 13 metres. The R-G District accommodates a range of low-density residential development including single detached, semi-detached

dwelling and rowhouse buildings with a maximum building height of 12 metres. This designation is considered more able to meet current market demand. The M-H1 District permits the construction of the Fire Hall/EMS facility on the site but also allows the flexibility for a future integrated site with multi-residential development.

Subdivision Design

This outline plan forms a continuation of planned development in the surrounding area. The subdivision design includes low-density residential uses in both a laned and laneless configuration. Revisions to the block network from the originally approved outline plan occur throughout the plan area and the removal of two DC Sites (DC Site 3) necessitates a network change in those respective areas.

Higher residential densities and multi-residential development is proposed predominantly along Sheriff King Street SW and Yorkville Way SW, which are identified in the ASP as 'Corridor Planning Areas'. These areas promote a pedestrian-oriented public realm with buildings oriented towards the street and a range of housing forms that reach a minimum overall density target.

As part of LOC2014-0023, municipal reserve (MR) in the form of a school site and four neighbourhood parks were planned for the application area. The size and shape of the school site was not modified in this application. One neighbourhood park space was removed at the intersection of Yorkville Gate SW and Yorkville Boulevard SW. This area was transferred to the east side of the plan to enhance the park adjacent to Sheriff King Street SW and create a linear park that connects pedestrians from Sheriff King Street SW to the central wetland feature. This linear park and neighbourhood park provide an important pathway connection between communities as there is a mid-block crossing on Sheriff King Street SW that connects to a park system running east-west through the community of Belmont to the future LRT Station. The total amount of MR space within the plan area is 5.82 hectares, or 10.4 percent of the gross developable area. When combined with the MR spaces in the remaining Yorkville outline plan area (previously approved), the MR equates to 12.44 hectares or 10.0 percent of the total Yorkville outline plan.

Density

The proposed application area is anticipated to have a total of 1,505 units, with 236 multi-residential units and 1,269 low-density units. The anticipated outline plan density is 27.0 units per hectare (10.9 units per acre) and the intensity is 87.6 people and jobs per gross developable hectare.

The anticipated density of the subject site within the approved outline plan (LOC2014-0023) was 26.8 units per hectare (10.8 units per acre) or 1,494 units. The proposed amendments are anticipated to result in a slight increase in density of 0.2 units per hectare (0.1 units per acre) or approximately 11 units.

The proposed application meets the minimum Residential Area density targets of the *West Macleod Area Structure Plan (ASP)* of 17.4 units per hectare (seven units per acre). The areas of the plan located within the 'Corridor Planning Area' exceed the ASP density target of 29 to 37 units per gross developable hectare, with an overall density of approximately 44 units per gross developable hectare.

Transportation

The subject plan area will be accessed from multiple points from the surrounding road network, including Sheriff King Street SW, 210 Avenue SW, Yorkville Common SW, Yorkville Drive SW, and Yorkville Boulevard SW.

A Transportation Memorandum was submitted in support of the outline plan and to evaluate any proposed changes to the road and street network. The Memo noted that an updated Transportation Impact Assessment was not required, with the originally proposed transportation network continuing to accommodate the proposed land uses. Administration accepted the results of the Memo.

The internal roadway system ensures efficient movement throughout the site. Active modes facilities include multi-use pathways on Yorkville Boulevard SW and Yorkville Way SW, which will become part of the Always Available for All Ages and Abilities (5A) Network. A 3.0-metre walkway has been added on the north side of the school site to provide additional connectivity.

Portions of the existing network were modified to reflect the changes in the land use as well as to accommodate the proposed school and joint use site. Yorkville Way SW has been modified to address the interface with the school site. The multi-use pathway on the north side of the street, adjacent to the school site, has been adjusted to be curbside and expanded to 3.5 metres in width to accommodate bus and parent drop-off in front of the school. This is the same cross-section as recently approved for the Yorkville school site to the north of this plan area.

The plan area will benefit from future local transit service with the establishment of several transit zones to serve the intended density and to create safe and efficient walking distances to transit.

Environmental Site Considerations

There are no known environmental concerns with the proposed application.

Utilities and Servicing

Water servicing

This outline plan is within the Lower Sarcee Pressure Zone. Water services to the development will be provided via the subdivision and development permit stages as per the approved water network plan.

Storm servicing

This outline plan is within the boundary of the Yorkville Staged Master Drainage Plan. Storm services to the development will be provided via the subdivision and development permit stages.

Sanitary servicing

Sanitary servicing is within the West Macleod catchment area. Sanitary services to the development will be provided via the subdivision and development permit stages. A sanitary servicing study will be required prior to approval of first tentative plan.

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 outline plan 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.

Foothills County Intermunicipal Development Plan (2017)

The subject site is within an area covered by an Intermunicipal Development Plan with Foothills County (previously Municipal District of Foothills), [Intermunicipal Development Plan for the Municipal District of Foothills and the City of Calgary](#). The proposed application was circulated to Foothills County for review and Foothills County Administration responded with no objection.

Municipal Development Plan (Statutory – 2009)

The site 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). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation accommodates low-density and multi-residential development and meets minimum density targets.

Calgary Climate Strategy (2022)

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

West Macleod Area Structure Plan (Statutory – 2014)

The [West Macleod Area Structure Plan](#) (ASP) identifies the subject site within the 'Residential Area' land use category. The 'Residential Area' is intended for residential neighbourhoods that are pedestrian oriented and consist of diverse housing options. The proposed application meets the policy intent of the 'Residential Area' and the minimum density targets of the ASP.

The ASP identifies the southeast corner of the subject site as a Mixed Use Community Node. The intent of the Node is to create a pedestrian-oriented mixed-use development at the intersection of 210 Avenue SW and Sheriff King Street SW. The predominant uses should be retail, commercial, office and multi-residential development. Policies within the ASP require a range of retail and commercial gross floor area, a site for a food store, minimum density for multi-residential development and an overall size requirement for the Mixed Use Community Node. This application proposes to remove the portion of the Mixed Use Community Node on the west side of Sheriff King Street SW and shift the entire Mixed Use Community Node to the east side of Sheriff King Street SW. Medium density land uses are still proposed in this location, while the commercial element has been removed. The applicant provided rationale through a Market Analysis Report that determined retail development was not warranted on the west side of Sheriff King Street SW due to the current and future supply of retail located in the area. Certain policy changes within minor amendments to the ASP are proposed to reflect this

revision; however, the overall amount of retail and commercial gross floor area and the requirement for a food store has not changed, and the Node on the east side of Sheriff King Street SW is required to provide these elements. The landowner on the east side of Sheriff King Street has been notified of these changes and expressed no concerns.

The other proposed revision to the ASP is the relocation of the Fire Hall/EMS facility to within the proposed plan area. This site change has been discussed and agreed upon with the Calgary Fire Department.

Outline Plan Conditions of Approval

These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument of subdivision.
3. With each tentative plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
4. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
5. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
6. All shallow utility alignments, including street light cables, shall be set back 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
7. Prior to approval of the tentative plan, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
 - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
8. Prior to Endorsement of the tentative plan of subdivision Landscape Construction Drawings that are reflective of the subject tentative plan for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals Nathan Grimson at nathan.grimson@calgary.ca for review and approval prior to construction.

9. Municipal Reserve Park (North) is subject to further design and review at the landscape construction drawing phase to determine the appropriateness of pickleball courts in this location with the proximity to proposed residential lots.
10. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR)/ Municipal School Reserve (MSR) parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current version).
11. No disturbance of environmental reserve (ER) lands is permitted without written permission from Calgary Parks. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Spaces prior to stripping and grading.
12. Prior to endorsement of the affected tentative plan, the developer shall confirm fencing requirements adjacent to municipal reserve, municipal school reserve and environmental reserve parcels to the satisfaction of the Director, Calgary Parks and Open Spaces.
13. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the subject site and during all phases of construction. Contact the Parks' Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to approve the location of the fencing prior to its installation. If the fence is installed, provide evidence of its installation.
14. Prior to the commencement of any stripping and grading related to the subject site and during all phases of construction, the developer shall install Environmental Reserve (ER) protection measures around the natural areas/wetlands to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's 'Guidelines for Erosion and Sediment Control', to the satisfaction of the Director of Water Services and the Director of Calgary Parks and Open Spaces. Contact the Parks Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to approve the location prior to commencement of Stripping and Grading activities.
15. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks and Open Spaces Department with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
16. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
17. Prior to the approval of the affected tentative plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.

18. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
19. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Calgary Parks and Open Spaces prior to Final Acceptance Certificate.
20. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Calgary Parks and Open Spaces.
21. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area tentative plan, details pertaining to the total limit of disturbance adjacent to existing municipal reserve/environmental reserve extents or proposed municipal reserve/environmental reserve extents resulting from the proposed development in its entirety shall be submitted to Calgary Parks and Open Spaces.
22. Prior to approval of the first tentative plan of subdivision or stripping and grading permit (whichever comes first), site grading on private lots and developed municipal reserve lands shall match the existing grades of adjacent environmental reserve, with all grading confined to the private property, to the satisfaction of Calgary Parks and Open Spaces, unless otherwise approved by Calgary Parks and Open Spaces.
23. There shall be no retaining walls placed within the municipal reserve and environmental reserve lands, unless otherwise approved by the Director of Parks. Where a retaining wall is proposed, detailed cross-section drawings illustrating area slope, building and retaining wall placement are to be submitted to Calgary Parks and Open Spaces for review and approval, prior to approval of the affected tentative plan.
24. Any development or grading related to permanent disturbance which results from stormwater infrastructure within lands designated as environmental reserve, requires approval from the Director of Calgary Parks and Open Spaces.
25. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR)/Municipal School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
26. No stockpiling or dumping of construction materials is permitted on environmental reserve lands adjacent to the outline plan area.

27. All mitigations from the approved Biophysical Impact Assessment for the Yorkville Development (April 2015) must be adhered to throughout the entirety of the development process.

Utility Engineering

28. **Concurrent with the registration of the legal plan of subdivision**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Coordinator, Utility Generalists and the City Solicitor **prior to endorsement of the legal plan**. A standard template for the agreement can be found at <https://www.calgary.ca/planning/publications>
29. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
30. Prior to the approval of the first tentative plan, submit a Sanitary Servicing Study (SSS), prepared by a qualified Professional Engineer under seal and permit to practice stamp for review and acceptance via POSEIDONOnline (see www.calgary.ca/development/home-building/sanitary-servicing-studies.html). The study shall determine pre-development sanitary pipe flow and available downstream pipe capacity to the nearest 375mm pipe. The study shall also verify that post development sanitary flow is within available downstream pipe capacity. Costs associated with any upgrades will be at the expense of the developer. For further information, contact Development Engineering Utility Specialists.
31. This subject plan area is within the boundary of the Pine Creek drainage catchment and subject to stormwater volume control measures. Minimum 300mm topsoil is required in all pervious areas. Average annual runoff volume on all future multifamily sites is 150mm as per Interim Runoff Volume Control Bulletin (2019).
32. This subject plan area is within the boundary of the Yorkville Staged Master Drainage Plan (dated September 2015) and split into 2 different Pond catchment areas. For the minor system design the Unit Area Release Rate shall be 70 L/s/ha.
33. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
34. At the subdivision stage of development, Execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca. Off-site levies, charges and fees are applicable.

35. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
- a) Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within Yorkville Dr SW, 210 Av SW, Sheriff King St SW, Yorklyn Garden SW, Yorklyn Passage, Yorklyn Crescent SW, Yorkville BV SW along the boundaries of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the Municipal School Reserve/Municipal Reserve/Environmental Reserve/Public Utility Lot within the plan area.
 - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
36. a) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing underground utilities, surface improvement installed/constructed in 210 Av SW and storm pond in Lot 2PUL in Block 1 that was paid for and/or constructed by United Acquisition II Corp. under Pine Creek, Phase 01 DA2018-0047.
- b) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing underground utilities, surface improvement installed/constructed in Sheriff King St SW that was paid for and/or constructed by United Acquisition II Corp. under Belmont, Phase 02 DA2018-0052.
- c) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing storm sewer installed/constructed in Sheriff King St SW that was paid for and/or constructed by United Acquisition II Corp. under Belmont, Phase 08 DA2023-0008.
- d) Make satisfactory cost sharing arrangements with Mattamy Homes Calgary Limited for part cost of the existing storm Pond Lot 2PUL, Block 1 that was paid for and/or constructed by Mattamy Homes Calgary Limited under Yorkville, Phase 01 DA2017-0036.
37. The Developer shall make payment to Mattamy (Burgess) Limited, United West Macleod I Lands Limited Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk Construction Agreement.

38. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
- Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No 4158), dated April 2009. (Reliance Letter on Geotechnical Report for LOC2024-0104, prepared by Clifton Engineering Group Inc., File CG2899, dated July 11,2024.)

Mobility Engineering

39. In conjunction with the applicable tentative plan, a Mutual/Pathways/Emergency Access Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the final instrument.
40. In conjunction with the applicable tentative plan, no direct vehicular access shall be permitted to or from Sheriff King Street SW., and / or 210 Avenue SW., unless under approval from the Manager, Development Engineering. Where required, a restrictive covenant will be registered concurrent with the registration of the final instrument to that effect.
41. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted to or from Yorkville Boulevard SW., unless under approval from the Manager of Development Engineering, and a restrictive covenant shall be registered concurrent with the registration of the legal plan of subdivision to that effect.
42. In conjunction with the applicable tentative plan, access to 210 Avenue SW, will be restricted to right turns in and out only and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.
43. In conjunction with the applicable tentative plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
44. In conjunction with the applicable tentative plan or development permit, a noise attenuation study for the residential parcels adjacent to an arterial road will be submitted to Development Engineering for approval by a certified Professional Engineer with expertise in the subject of acoustics related to land use planning.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence will be provided, in accordance with the 2020 Design Guidelines for Subdivision Servicing.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.

45. In conjunction with the applicable tentative plan or development permit, transit shelter(s) may be required as stipulated by the Manager, Development Engineering and will be supplied and installed at the Developer's sole expense. The shelter(s) will be installed by Transit upon receipt of satisfactory payment.
46. In conjunction with the applicable tentative plan that propose mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:
 - a) Curb bump outs shall be built, at a minimum, at all proposed mid-block crossing locations to the satisfaction of the Manager, Development Engineering.
 - b) Approach grades for all proposed mid-block crossing locations shall be no more than 4%.
47. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements, the developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).
48. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

Applicant Submission

January 2, 2025



APPLICANT SUBMISSION – YORKVILLE

January 2, 2025

On behalf of Mattamy Homes, B&A has prepared this Outline Plan and Land Use Redesignation application for approximately 55.73 hectares (137.72 acres) of land located in the Yorkville community. These lands currently exist as partially stripped and graded land awaiting development. Mattamy is actively developing Yorkville to the north, and it should be noted that there are a number of communities under development in the West Macleod ASP area, including Belmont, Sirocco and Pine Creek.

The subject lands are located in the southwest quadrant of the city, west of Sheriff King Street SW, and north of 210th Avenue SW. Some of the defining features of these lands are the community association, storm pond wetland area, and central park, which are currently part of the Yorkville development. Those elements will remain untouched and are not within the application boundary.

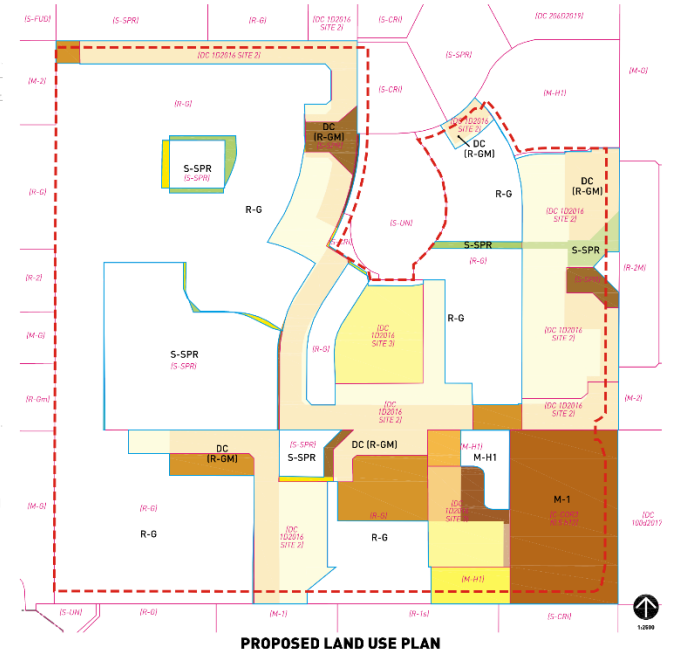
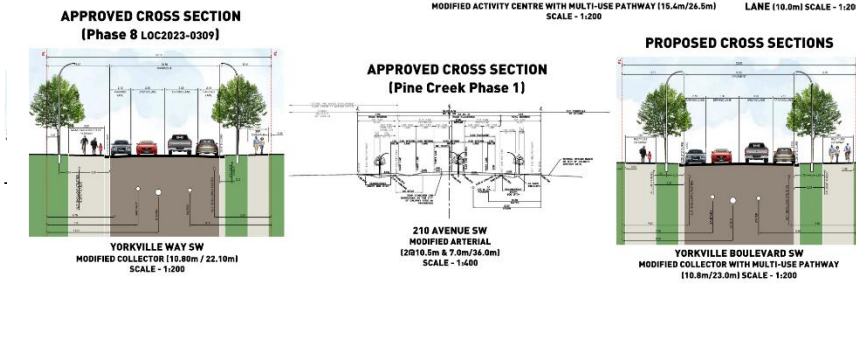
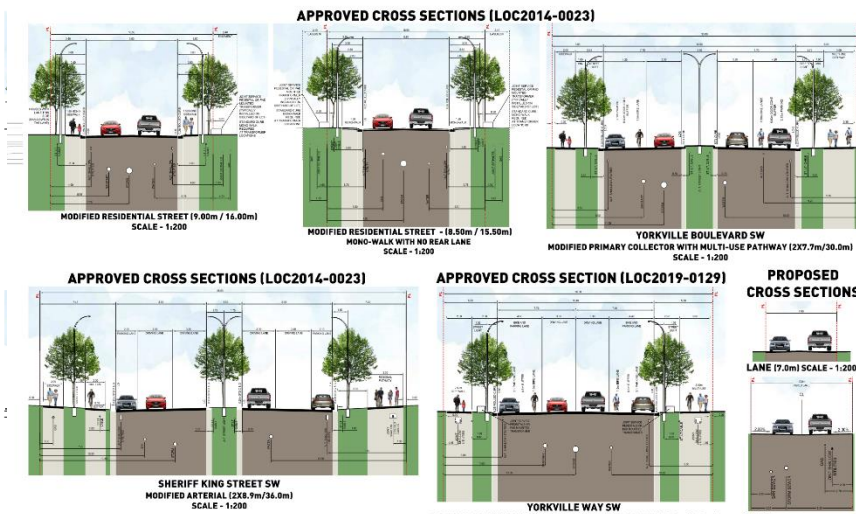
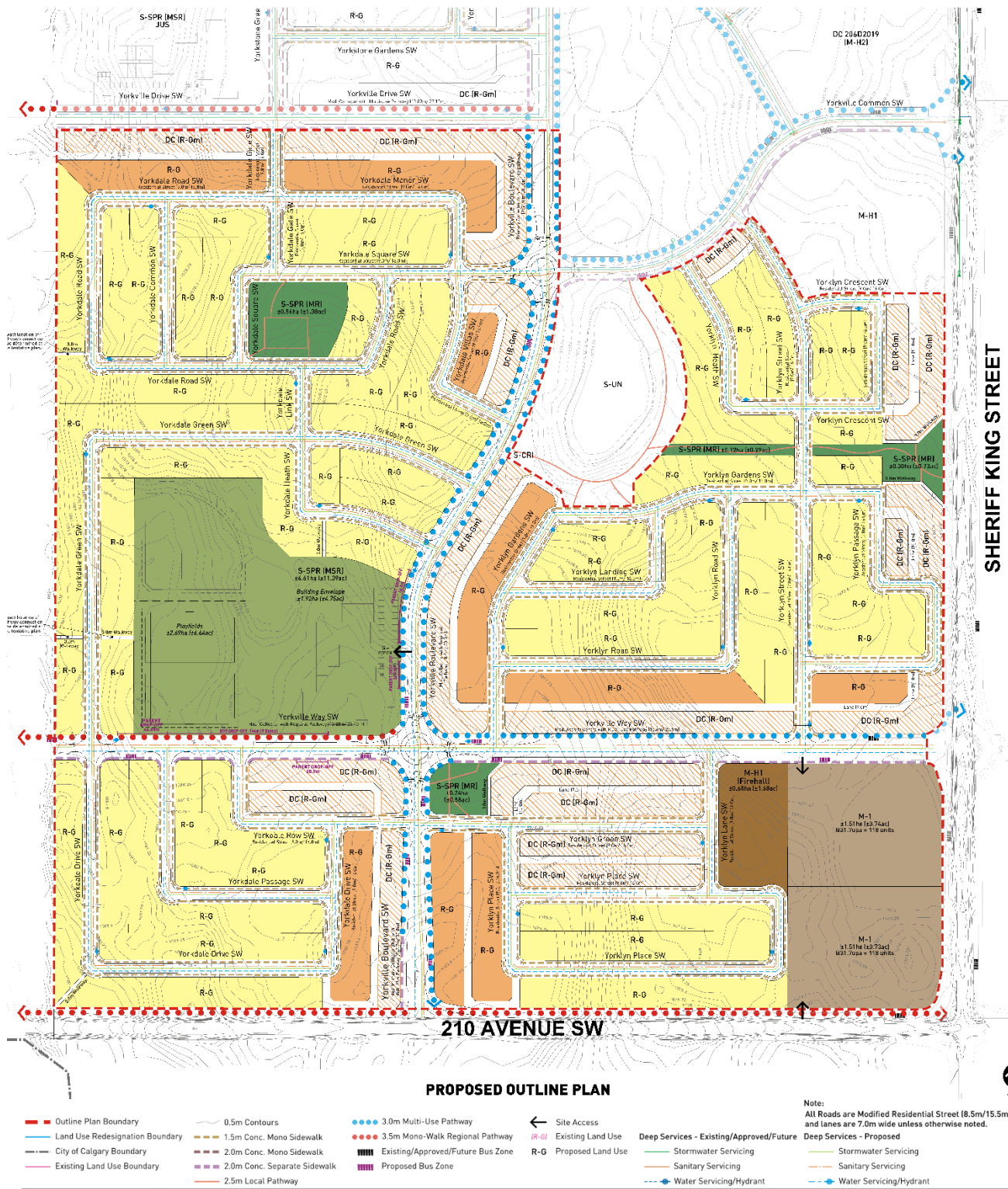
The West Macleod ASP contemplates a residential neighbourhood, and this application exceeds density targets and will support a neighbouring Joint Use site. The plan aligns with the ASP by providing a variety of residential uses to accommodate diverse housing forms along the housing spectrum, including a DC (R-2m) land use to bring new and unique housing opportunities to the overall community. The proposed land use change would take the subject lands from their current layout to a variety of residential and open space uses in support of a comprehensive community plan that meet the evolving housing products provided by Mattamy. This land use update will see the addition of a Fire Hall in the community along with the introduction of a comprehensive multifamily site providing an additional 270 units. This Outline Plan provides connections to the actively developing neighbourhoods within the West Macleod ASP and signifies the next step of 'Community A' as contemplated by the ASP.

OLIVER PRCIC

Community Planner II, RPP, MCIP
BA, MPlan

Proposed Outline Plan

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



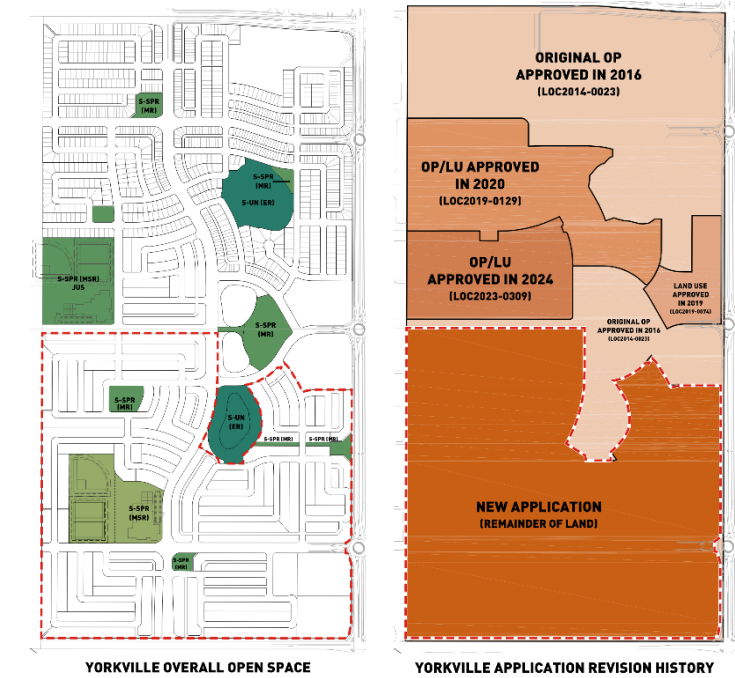
LAND USE STATISTICS

FROM	TO	AREA		
		ha (±)	ac (±)	Sqm (±)
DC Site 2	R-G	6.18	15.28	61854
DC Site 3	R-G	2.36	5.82	23562
M-H1	R-G	0.62	1.52	6165
S-CRI	R-G	0.02	0.05	185
S-SPR	R-G	0.19	0.47	1883
DC Site 2	DC (R-Gm)	8.06	19.92	80599
DC Site 3	DC (R-Gm)	0.38	0.93	3759
M-H1	DC (R-Gm)	0.25	0.63	2566
C-COR3	DC (R-Gm)	0.01	0.01	56
R-G	DC (R-Gm)	1.94	4.80	19406
S-CRI	DC (R-Gm)	0.02	0.05	218
S-SPR	DC (R-Gm)	0.85	2.09	8468
S-UN	DC (R-Gm)	0.04	0.10	402
DC Site 3	M-1	0.06	0.15	613
M-H1	M-1	0.01	0.03	129
C-COR3	M-1	3.91	9.67	39127
DC Site3	M-H1	0.33	0.82	3317
R-G	S-CRI(PUL)	0.00	0.01	25
DC Site 2	S-SPR	0.38	0.94	3795
S-SPR	S-SPR	0.36	0.89	3614
Total		25.97	64.18	259,743

SOUTH YORKVILLE OUTLINE PLAN STATISTICS

		Hectares (±)	Acres (±)	% of GDA			
Total Area		55.73	137.72	100.0%			
Gross Developable Area (GDA)		55.73	137.72	100.0%			
Land Use	Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA	
Residential			29.79	73.62	23.86	58.97	53.5%
R-G	Residential - Low Density Mixed Housing District	Anticipated number of laned lots based on 7.4m lot width	7.40	1,402.51	3.95	9.77	190
		Anticipated number of laned lots based on 12.2m lot width	12.20	7,457.54	19.91	49.20	611
		Maximum number of lots based on 4.5m lot width	6.00	8,860.05	5.93	14.65	1477
DC (R-Gm)	Residential - Low Density Mixed Housing District	Anticipated number of lots based on 6.05m lot width	6.05	2,844.29	7.17	17.97	223
		Maximum number of lots based on 5.0m lot width	5.00	2,844.29	7.17	17.97	223
Total Frontage Multi-Family			3.70	9.15	3.02	7.47	6.4%
M-1	Multi-Residential - At Grade Housing	Anticipated number of units based on 31.7upa (Townhomes)					
M-H1	Multi-Residential - High Density Low Rise (Firehall)		0.68	1.68		236	
Total Units					1505		
Density			27.0 upha		18.9 upa		
Public Service							
S-CRI(PUL)	Special Purpose - City and Regional Infrastructure		0.02	0.05		0.0%	
Open Space			5.82	14.37		10.4%	
S-SPR(MR)	Special Purpose - School, Park and Community Reserve**		1.21	2.98			
S-SPR(MSR)	Special Purpose - School, Park and Community Reserve**		4.61	11.39			
Roadways & Lanes			16.40	40.53		29.4%	

**Note: 10% S-SPR (MR/MSR) provided for the whole of Yorkville as per Yorkville Overall Open Space Plan & Statistics



YORKVILLE OVERALL OPEN SPACE STATISTICS

		Hectares (±)	Acres (±)	% of GDA
Total Area		128.97	318.69	
less				
S-UN(ER)	Special Purpose - Urban Nature	4.63	11.44	
Gross Developable Area (GDA)		124.34	307.25	
		Hectares (±)	Acres (±)	% of GDA
Open Space		12.44	30.74	10.00%
North Yorkville				
S-SPR(MR)	Special Purpose - School, Park and Community	2.49	6.16	
S-SPR(MSR)	Special Purpose - School, Park and Community	4.13	10.21	
South Yorkville				
S-SPR(MR)	Special Purpose - School, Park and Community	1.21	2.98	
S-SPR(MSR)	Special Purpose - School, Park and Community	4.61	11.39	

Proposed Outline Plan Data Sheet

January 6, 2024

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

	HECTARES	ACRES
GROSS AREA OF PLAN	55.73	137.72
LESS: ENVIRONMENTAL RESERVE	-	-
LESS: LAND PURCHASE AREA	-	-
NET DEVELOPABLE AREA	55.73	137.72

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	23.86	58.97	800	800
DC (R-Gm)	5.93	14.65	469	469
M-1	3.02	7.47	2	236
M-H1	0.68	1.68	1	-
Total Residential	33.66	83.18	1,278	1,505

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	16.4	40.53	29.4
PUBLIC UTILITY LOT (S-CRI)	0.02	0.05	0

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	1.21	2.98	2.2
MSR (S-SPR)	4.61	11.39	8.2

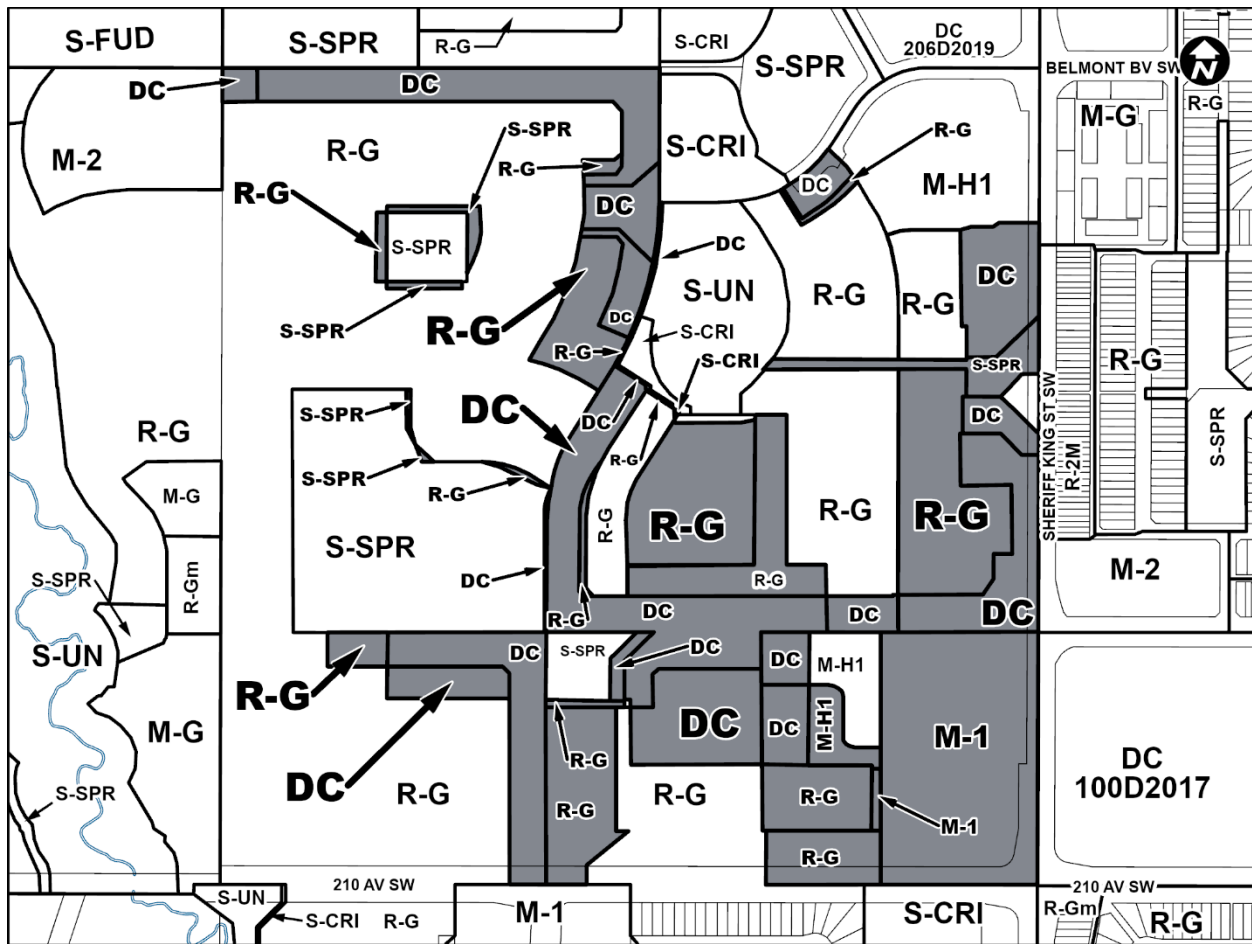
	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	1,505		
ANTICIPATED DENSITY		27.0	10.9
ANTICIPATED INTENSITY		87.6	35.5

Note:

Intensity calculation assumes the following based on the Guide to the MDP/CTP:

- *Low Density Residential Uses= 3.3 people/unit*
- *Medium Density Residential Uses= 2.2 people/unit*
- *Home-Based Jobs= 3.8 jobs per 100 people*

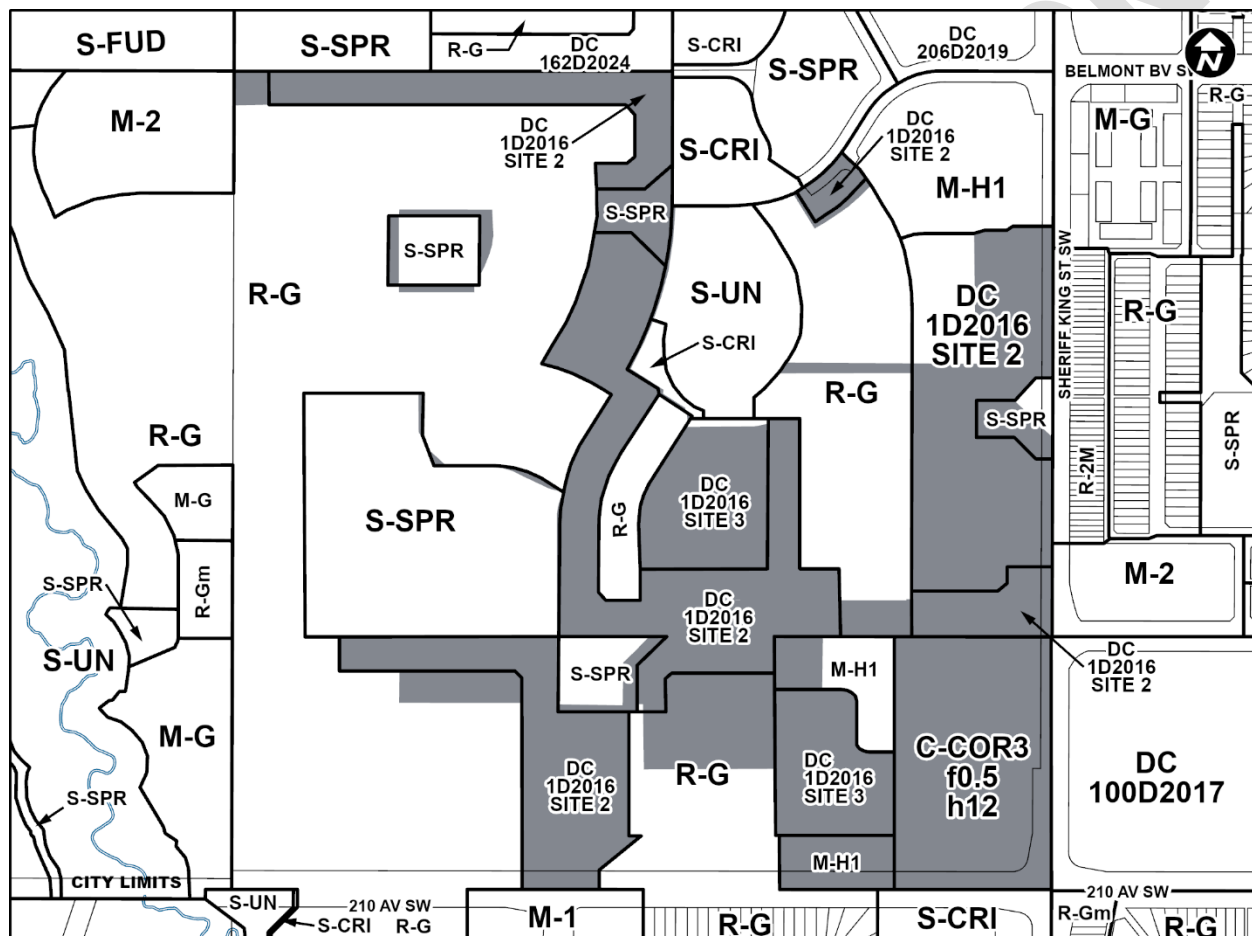
Land Use Amendment Plan



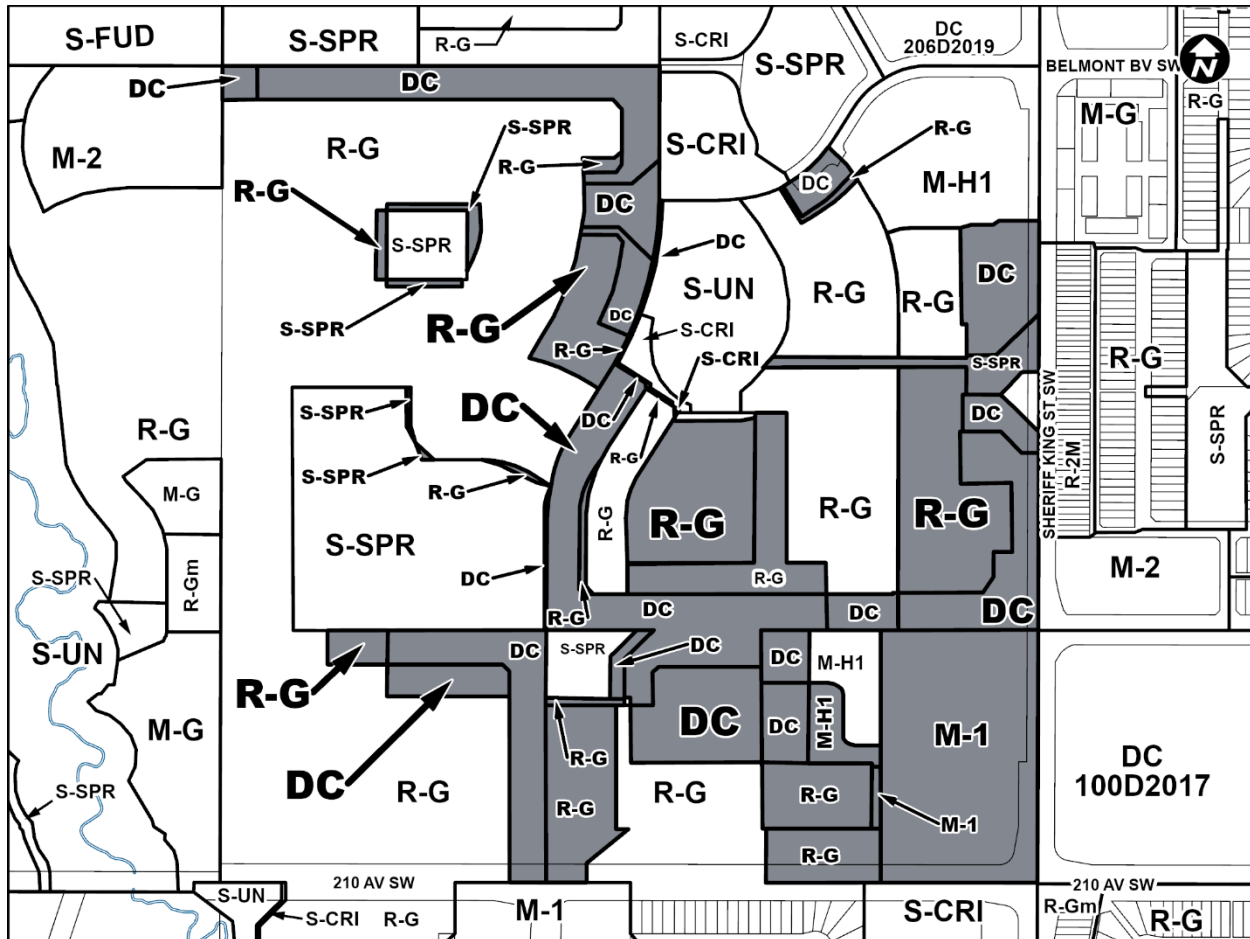
Proposed Direct Control District

- 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 is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access in the developing area.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Defined Uses

- 4 In this Direct Control District Bylaw:
 - (a) “DC Live Work” means a *use*:

- (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
- (ii) that may incorporate only the following **uses** in a **Dwelling Unit**:
 - (A) **Artist’s Studio**;
 - (B) **Health Care Service**;
 - (C) **Office**; and
 - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided.
- (iii) where the **Health Care Service use** is limited to the following activities:
 - (A) counselling.

Permitted Uses

5 The **permitted uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **DC Live Work.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Width

- 8**
- (1) Unless otherwise referenced in subsections (2) and (3) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.
 - (2) The minimum **parcel width** for each **parcel** containing one **unit** of a **Rowhouse Building** is:
 - (a) 4.5 metres for a **corner parcel**; and
 - (b) 3.3 metres in all other cases.
 - (3) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Area Rules

9 (1) The minimum area of a **parcel** containing a **Duplex Dwelling** is 150.0 square metres per **Dwelling Unit**.

- (2) The area of a **carriage house lot** is:
 - (a) a minimum 120.0 square metres per **Dwelling Unit**; and
 - (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a **parcel** for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.
- (4) The minimum area of a **parcel** containing one **unit** of a **Semi-detached Dwelling** is 111.0 square metres.
- (5) The minimum area of a **parcel** containing one **unit** of a **Rowhouse Building** is 62.0 square metres.

Parcel Coverage

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 90.0 per cent of the area of the **parcel**.
- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback from Rear Property Line

- 11 (1) The minimum **building setback** from a **rear property line** is 0.6 metres.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum **building setback** from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

Building Height

- 12 The maximum **building height** is 14.0 metres.

Outdoor Private Amenity Space

- 13 (1) Each **Dwelling Unit** or **DC Live Work unit** must have a **private amenity space**:
- (a) that has a minimum total area of 7.0 square metres with no dimension less than 2.0 metres; and
 - (b) in the form of a **porch, balcony, deck** or **patio**.
- (2) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit** or **DC Live Work unit**, the **patio** must be **screened**.

Balconies

- 14 The rules of subsections 340(1) and (2) of Bylaw 1P2007 do not apply.

Vehicle Access

- 15 (1) All vehicle access to a **parcel** must be from a **lane**.
- (2) A **private garage** may only be allowed at the rear of a **unit**.

Rules for DC Live Work

- 16 (1) **DC Live Work** must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**.
- (2) **DC Live Work** may have two persons, other than a resident of the **DC Live Work**, working at the residence where the **use** is located.
- (3) There is no minimum number of **motor vehicle parking stalls** for a **DC Live Work use**.

Relaxations

- 17 The **Development Authority** may relax the rules contained in Sections 7 through 16 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

Proposed Amendments to the West Macleod Area Structure Plan

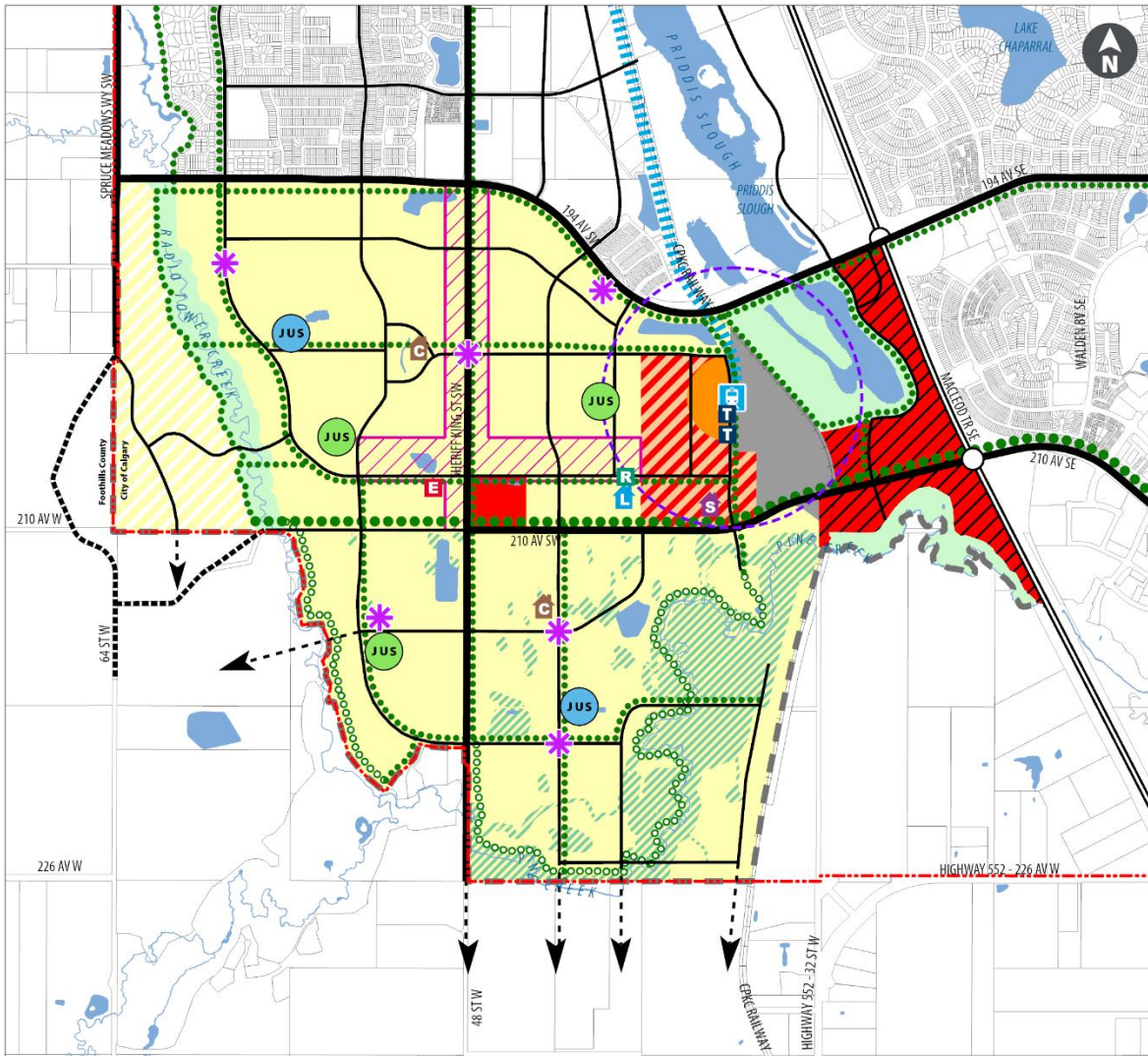
1. The West Macleod Area Structure Plan attached to and forming part of Bylaw 10P2014, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 4 entitled 'Land Use Concept' and replace with the revised Map 4 entitled 'Land Use Concept' attached as Schedule A.
 - (b) Delete the existing Map 5 entitled 'Transit Station Planning Area' and replace with the revised Map 5 entitled 'Transit Station Planning Area' attached as Schedule B.
 - (c) In Section 5.6 Mixed Use Community Node, subsection 5.6.2 Mixed Use Community Node Policies, delete Policy 1c and replace with the following:

“A minimum residential density of 50 units per hectare (20 units per acre) is required within or adjacent to the Mixed Use Community Node over a minimum of 2 hectares (5 acres)”.
 - (d) In Section 5.6 Mixed Use Community Node, subsection 5.6.2 Mixed Use Community Node Policies, delete Policy 3 and replace with the following:

“The Mixed Use Community Node, as shown conceptually on the Land Use Concept Plan, should be comprised of 5.0 - 6.0 gross developable hectares of land.”
 - (e) Delete the existing Map 7 entitled 'Density' and replace with the revised Map 7 entitled 'Density' attached as Schedule C.
 - (f) Delete the existing Map 15 entitled 'Joint Use Sites' and replace with the revised Map 15 entitled 'Joint Use Sites' attached as Schedule D.

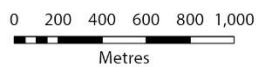
SCHEDULE A

Map 4: Land Use Concept



**West Macleod
Area Structure Plan**

Land Use Concept



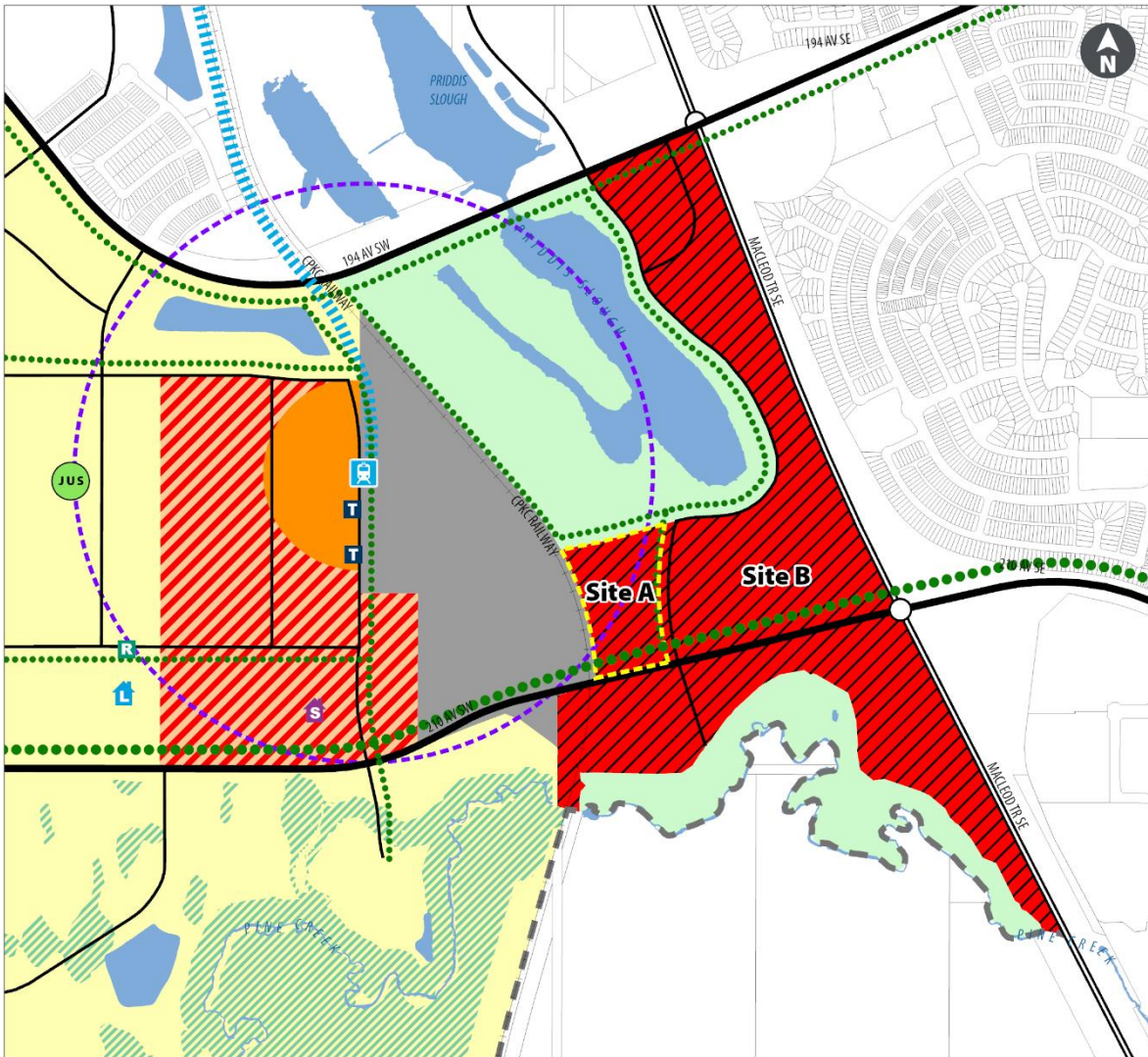
This map is conceptual only. No measurements of distances or areas should be taken from this map.

Legend

- | | | | | | | | |
|--|------------------------------|--|---|--|-------------------------|--|-------------------------|
| | Study Area Boundary | | Conservation Study Area (subject to further review) | | Community Centre | | Arterial Street |
| | City Limits | | LRT Station and Facilities | | Fire Hall/ EMS | | Collector Road |
| | Residential Area | | Environmental Open Space Study Area | | Library Site | | Potential Road |
| | Residential Area of Interest | | Corridor Planning Area | | Public High School Site | | Foothills County Road |
| | High Density/ Mixed Use | | Transit Station Planning Area | | Recreation Centre Site | | Full Interchange |
| | Medium Density/ Mixed Use | | Joint Use Site | | Tower Sites | | Partial Interchange |
| | Mixed Use Community Node | | Joint/Joint Use Site | | L.R.T. Alignment | | Primary Cycling Network |
| | Gateway Planning Area | | Neighbourhood Node | | L.R.T. Station | | Expressway |

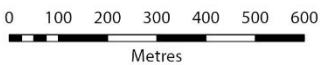
SCHEDULE B

Map 5: Transit Station Planning Area



**West Macleod
Area Structure Plan**

**Transit Station
Planning Area**



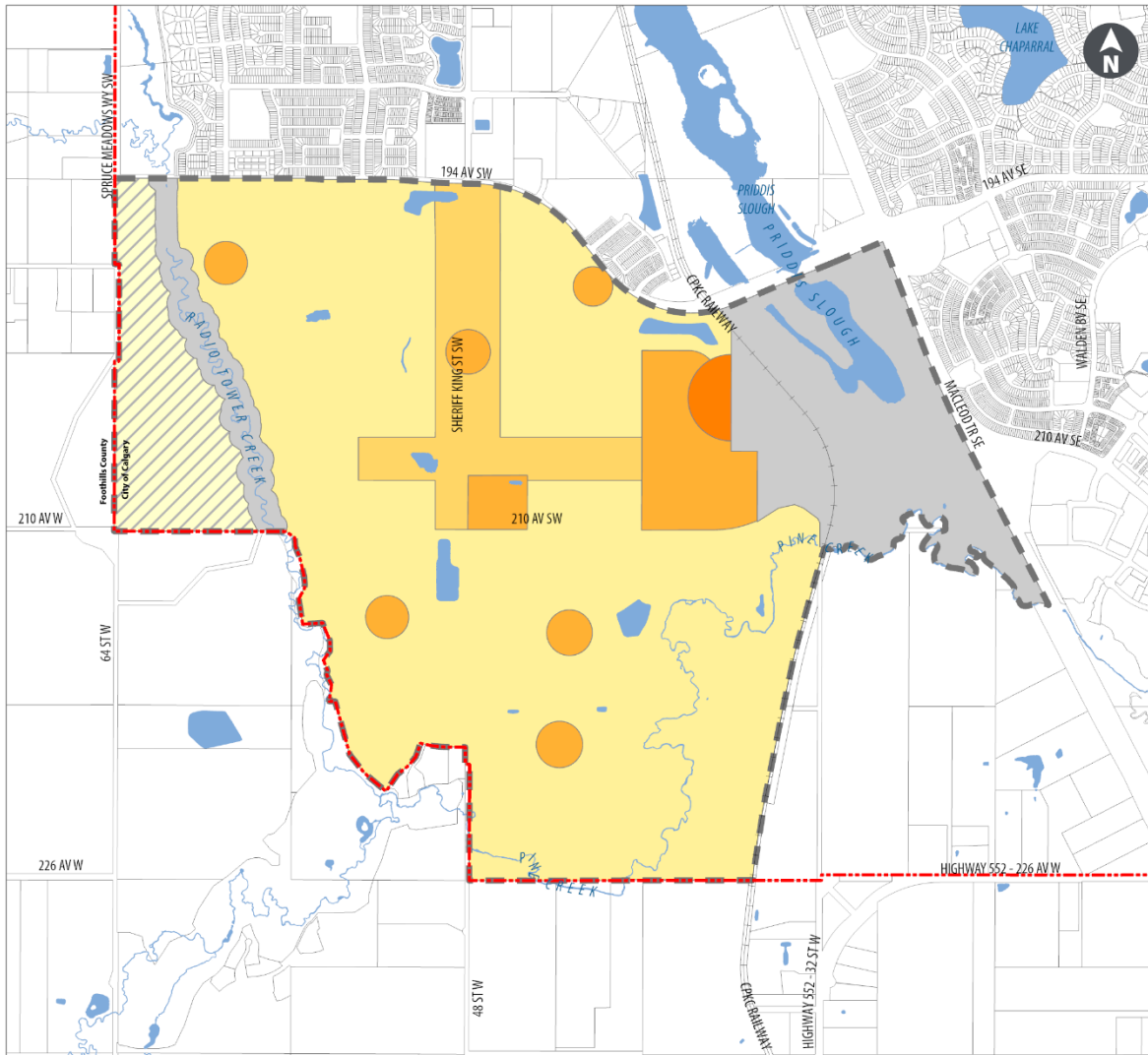
This map is conceptual only. No measurements of distances or areas should be taken from this map.

Legend

- | | | |
|---|-------------------------------------|-------------------------------|
| Study Area Boundary | Environmental Open Space Study Area | Arterial Street |
| Residential Area | Joint Use Site | Collector Road |
| High Density/ Mixed Use | Fire Hall/ EMS | Partial Interchange |
| Medium Density/ Mixed Use | Library Site | Full Interchange |
| Gateway Planning Area | Public High School Site | Primary Cycling Network |
| Conservation Study Area (subject to further review) | Recreation Centre Site | Regional Pathway |
| LRT Station and Facilities | Tower Sites | L.R.T. Alignment |
| | Expressway | L.R.T. Station |
| | | Transit Station Planning Area |

SCHEDULE C

Map 7: Density

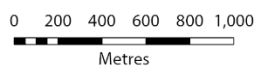


**West Macleod
Area Structure Plan**

Density

Legend

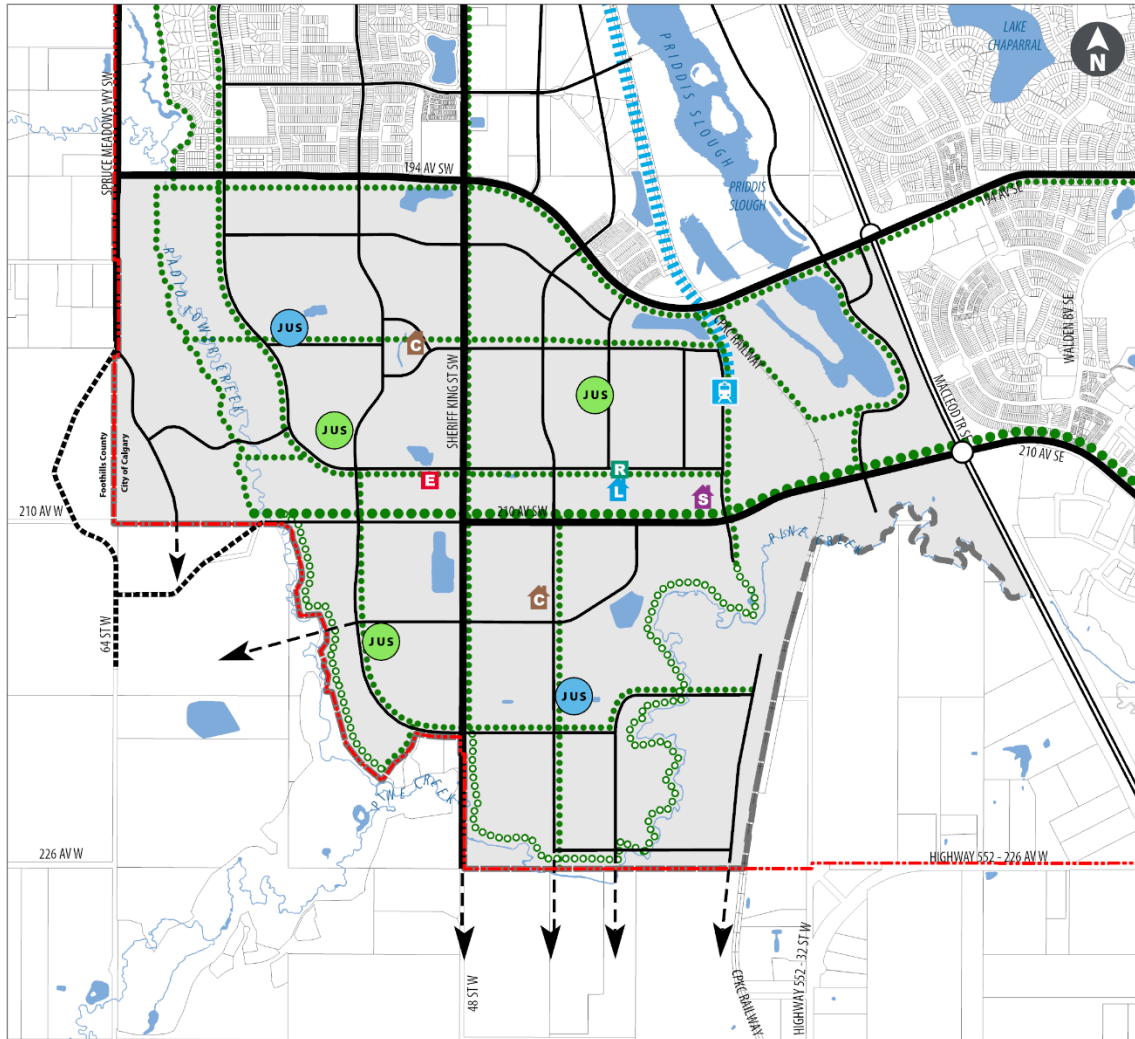
- Study Area Boundary
- City Limits
- 17.3 uph (7upa) Special Residential Area
(7.4 uph (3 upa) maximum where Council's Slope Adaptive Development Guidelines Policy and Conservation Planning and Design Guidelines apply)
- 17.3 uph (7 upa) Residential Area
- 29-37 uph, (12-15 upa) Neighbourhood Corridor
- 49 uph (20 upa) Neighbourhood Node,
Medium Density/ Mixed Use,
Mixed Use Community Node
- 98.8 uph (40 upa) High Density/ Mixed Use
- Non Residential



This map is conceptual only. No measurements of distances or areas should be taken from this map.

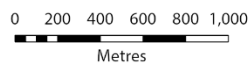
SCHEDULE D

Map 15: Joint Use Sites



**West Macleod
Area Structure Plan**

Joint Use Sites



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Legend

- | | | |
|----------------------|-------------------------|-------------------------|
| Study Area | Public High School Site | Full Interchange |
| City Limits | Recreation Centre Site | Partial Interchange |
| Joint Use Site | Expressway | Primary Cycling Network |
| Joint/Joint Use Site | Arterial Street | Green Corridor |
| Community Centre | Collector Road | Regional Pathway |
| Fire Hall/ EMS | Potential Road | L.R.T. Alignment |
| Library Site | M.D. Foothills Road | Public Transit |

Applicant Outreach Summary

January 7, 2024



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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

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

A meeting was held to inform Anthem of the change on the Yorkville side of Sheriff King Street for the removal of the commercial land use. Anthem was informed of the amendment detailing that it would include the re-designating of the ~7 acre site along SKS and 210 Ave from C-COR to M-1 and that the effect to Belmont, would be that the City would require Anthem to address the commercial requirements within the existing node. Anthem confirmed they had no concerns with the removal of the commercial site.

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)

Direct communication with the adjacent developer. With limited residential currently in the area no public outreach was completed.

Affected Parties

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

Anthem Properties

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.

Anthem Properties understood what our amendment would include and had no concerns with our application.

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.

Anthem's acceptance of the removal of commercial had a direct influence on our application. If they were not in favour we would have needed to complete a redesign or remove the parcel from the outline plan application.

How did you close the loop ?

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

We are in contact with Anthem and they are aware that the application is moving forward.

calgary.ca/planningoutreach