



AGENDA

PUBLIC HEARING MEETING OF COUNCIL

February 4, 2025, 9:30 AM
IN THE COUNCIL CHAMBER

SPECIAL NOTES:

Members of the Public are encouraged to follow Council and Committee meetings using the livestream: calgary.ca/watchlive

Members of the Public who wish to speak at a Public Hearing may request to do so using the Public Submissions form: calgary.ca/publicsubmissions

Council Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. RECOGNITIONS
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONSENT AGENDA
 - 6.1 DEFERRALS AND PROCEDURAL REQUESTS
None
7. PLANNING MATTERS FOR PUBLIC HEARING
 - 7.1 POSTPONED REPORTS REQUIRING A PUBLIC HEARING
(includes related/supplemental reports)
None
 - 7.2 CALGARY PLANNING COMMISSION REPORTS

- 7.2.1 Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor NE, LOC2024-0044, CPC2024-1286
Proposed Bylaw 25D2025
- 7.2.2 Land Use Amendment in Saddle Ridge (Ward 5) at #500, 669 Savanna Boulevard NE, LOC2024-0229, CPC2024-1322
Proposed Bylaw 32D2025
- 7.2.3 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 6400 – 11 Street NE, LOC2024-0211, CPC2024-1285
Proposed Bylaw 29D2025
- 7.2.4 Land Use Amendment in Medicine Hill (Ward 6) at 1024 Na'a Drive SW, LOC2024-0147, CPC2024-1275
Proposed Bylaw 35D2025
- 7.2.5 Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239, CPC2024-1238
Proposed Bylaw 16P2025
- 7.2.6 Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW, LOC2024-0225, CPC2024-1300
Proposed Bylaw 15P2025
- 7.2.7 Policy Amendment in Montgomery (Ward 7) at 2823 Mackay Road NW, LOC2024-0208, CPC2024-1266
Proposed Bylaw 13P2025
- 7.2.8 Policy Amendment in Montgomery (Ward 7) at 4636 – 20 Avenue NW, LOC2024-0237, CPC2024-1242
Proposed Bylaw 9P2025
- 7.2.9 Policy Amendment in Montgomery (Ward 7) at 2119 Mackay Road NW, LOC2024-0207, CPC2024-1265
Proposed Bylaw 12P2025
- 7.2.10 Land Use Amendment in Parkdale (Ward 7) at 3407 – 3 Avenue NW, LOC2024-0201, CPC2024-1321
Proposed Bylaw 31D2025
- 7.2.11 Land Use Amendment in Banff Trail (Ward 7) at 2406 and 2407 – 23 Avenue NW, LOC2024-0165, CPC2024-1304
Proposed Bylaw 30D2025
- 7.2.12 Policy Amendment in Banff Trail (Ward 7) at 2015 – 28 Avenue NW, LOC2024-0205, CPC2024-1249
Proposed Bylaw 2P2025
- 7.2.13 Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233, CPC2024-1297
Proposed Bylaw 14P2025

- 7.2.14 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064, CPC2024-1317
Proposed Bylaw 28D2025
- 7.2.15 Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2024-0163, CPC2024-1274
Proposed Bylaw 34D2025
- 7.2.16 Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220, CPC2024-1160
Proposed Bylaws 10P2025 and 22D2025
- 7.2.17 Policy and Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2024-0192, CPC2025-0034
Proposed Bylaws 19P2025 and 36D2025
- 7.2.18 Policy and Land Use Amendment in Ramsay (Ward 9) at multiple addresses, LOC2023-0257, CPC2024-1311
Proposed Bylaws 18P2025 and 27D2025
- 7.2.19 Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095, CPC2024-1056
Proposed Bylaw 21D2025
- 7.2.20 Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 – 8A Street NE, LOC2024-0230, CPC2024-1261
Proposed Bylaw 17P2025
- Attachment 8 held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.
- Review By: Do Not Release**
- 7.2.21 Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117, CPC2024-0891
Proposed Bylaws 2C2025, 3C2025, and 19D2025
- 7.2.22 Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE, LOC2024-0131, CPC2024-1104
Proposed Bylaw 24D2025
- 7.2.23 Land Use Amendment in Residual Sub-Area 10E (Ward 10) at 4727R – 84 Street NE, LOC2021-0009, CPC2024-1316
Proposed Bylaw 33D2025
- 7.2.24 Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213, CPC2024-1152
Proposed Bylaw 20D2025

- 7.2.25 Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2022-0058, CPC2024-1178
Proposed Bylaws 11P2025, 4C2025, and 23D2025
- 7.2.26 Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW, LOC2024-0242, CPC2024-1264
Proposed Bylaw 18D2025
- 7.2.27 Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024-0093, CPC2024-1260
Proposed Bylaw 26D2025

7.3 OTHER REPORTS FOR PUBLIC HEARING
(including non-statutory)

- 7.3.1 Local Area Plan Reconnect, IP2025-0007
Proposed Bylaws 20P2025, 21P2025, and 22P2025

8. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

- 8.1 POSTPONED REPORTS NOT REQUIRING A PUBLIC HEARING
(includes related/supplemental reports)
None

- 8.2 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

- 8.3 CALGARY PLANNING COMMISSION REPORTS
None

- 8.4 BYLAW TABULATIONS
None

9. NON-PLANNING ITEMS GOING DIRECTLY TO COUNCIL

- 9.1 Tabulation of Bylaw 44M2024, C2025-0149
Proposed Bylaw 44M2024
- 9.2 Green Line Update (Verbal), C2025-0182
Held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), 17 (Disclosure harmful to personal privacy), 21 (Disclosure harmful to intergovernmental relations), 24 (Advice from officials), 25 (Disclosure harmful to economic and other interests of the public body) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2039 December 31

Time Specific: First Item Following the Consent Agenda

10. URGENT BUSINESS

11. BRIEFINGS
None

12. ADJOURNMENT

**Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor
NE, LOC2024-0044**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 72 Skyview Shores Manor NE (Plan 1111433, Block 18, Lot 21) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 25D2025** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 72 Skyview Shores Manor NE (Plan 1111433, Block 18, Lot 21) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (e.g. rowhouse and townhouse buildings, duplex and semi-detached dwellings, single-detached dwellings and secondary suites).
- The proposal 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 *Northeast Community 'A' Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? Child care services being integrated into communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northeast community of Skyview Ranch was submitted by Genius Masters on behalf of the landowners, Jasvir Chhokar and Mandeep Chhokar on 2024 February 15. No development permit has been submitted at this time; however as noted in the Applicant Submission (Attachment 3) their intent is to provide day care services on the property.

The approximately 0.04 hectare (0.09 acre) site is located on Skyview Shores Manor NE and is surrounded by single detached dwellings and a variety of special purpose districts. The site is currently developed with a single detached dwelling with an attached front garage. The

**Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor
NE, LOC2024-0044**

proposed DC District would allow for Child Care Service within the existing building. The subject site is 450 metres (an eight-minute walk) from Apostles of Jesus School and 800 metres (a 13-minute walk) from Prairie Sky School. The subject site is well serviced by Calgary Transit with multiple routes along Skyview Shores Manor NE including Route 145 (Skyview/Redstone) and Route 755 (James Fowler / Skyview / Redstone).

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 contacted their immediate neighbours and introduced their proposal. The applicant provided details included in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

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

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

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

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 would allow for a child care service to be located within a residential community at a scale that fits with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1286
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**Land Use Amendment in Skyview Ranch (Ward 5) at 72 Skyview Shores Manor
NE, LOC2024-0044**

Environmental

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

Economic

The proposed land use amendment would allow for a child care service within the residential community of Skyview Ranch. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities for staff of the business.

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 Bylaw 25D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**
- 6. Public Submission**

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 Skyview Ranch along Skyview Shores Manor NE. The parcel is approximately 0.04 hectares (0.09 acres) and approximately 11 metres wide and 33 metres deep. The subject parcel is currently developed with a single detached dwelling and an attached front garage.

Surrounding development is characterized by single detached dwellings, designated Residential – Low Density Mixed Housing (R-G) District. Multiple parcels located north and east of the subject site are designated Multi-Residential – Low Profile (M-1) District. A variety of special purpose parcels are located east of the subject site designated Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The subject site is 450 metres (an eight-minute walk) southwest of Apostles of Jesus School and 800 metres (a 11-minute walk) southwest of Prairie Sky School. A variety of commercial businesses are located 750 metres (a 10-minute walk) east of the subject site on the corner of Skyview Parkway NE and Country Hills Boulevard NE. The subject site is located 750 metres (a 10-minute walk) north of the Cityscape Music Playground that connects to a walking pathway around the Cityscape Wetland.

Community Peak Population Table

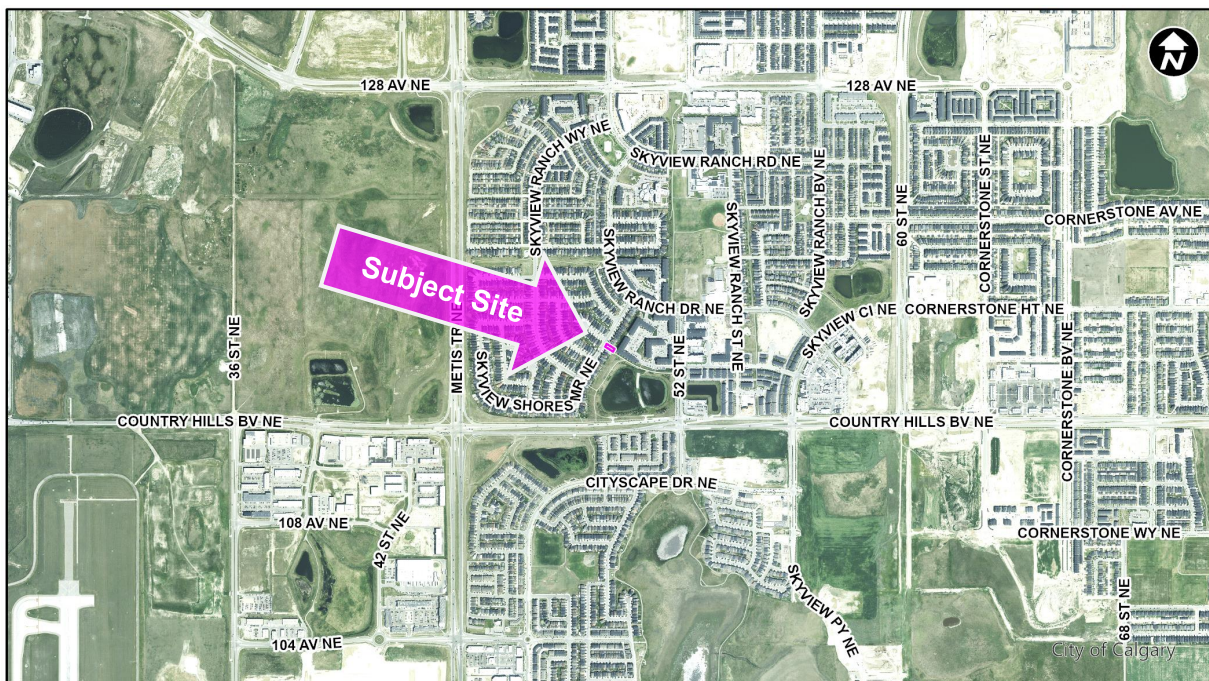
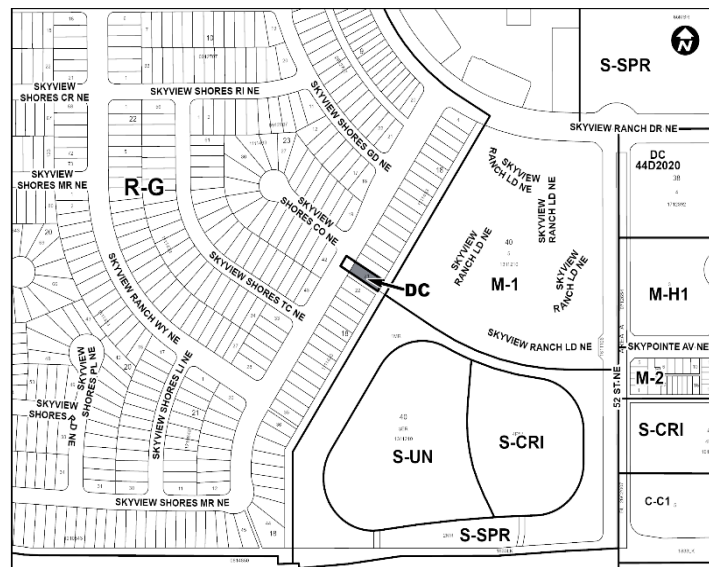
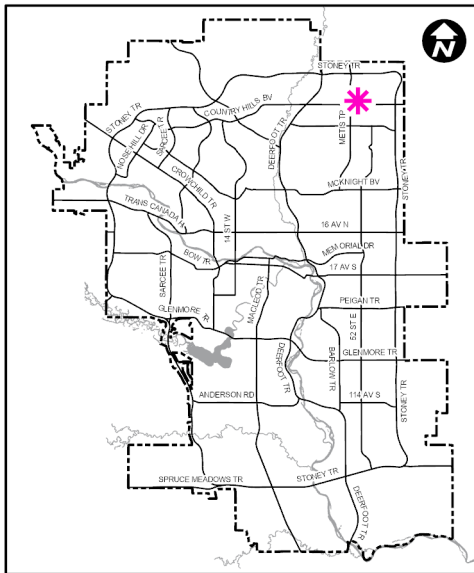
As identified below, the community of Skyview Ranch reached its peak population in 2019.

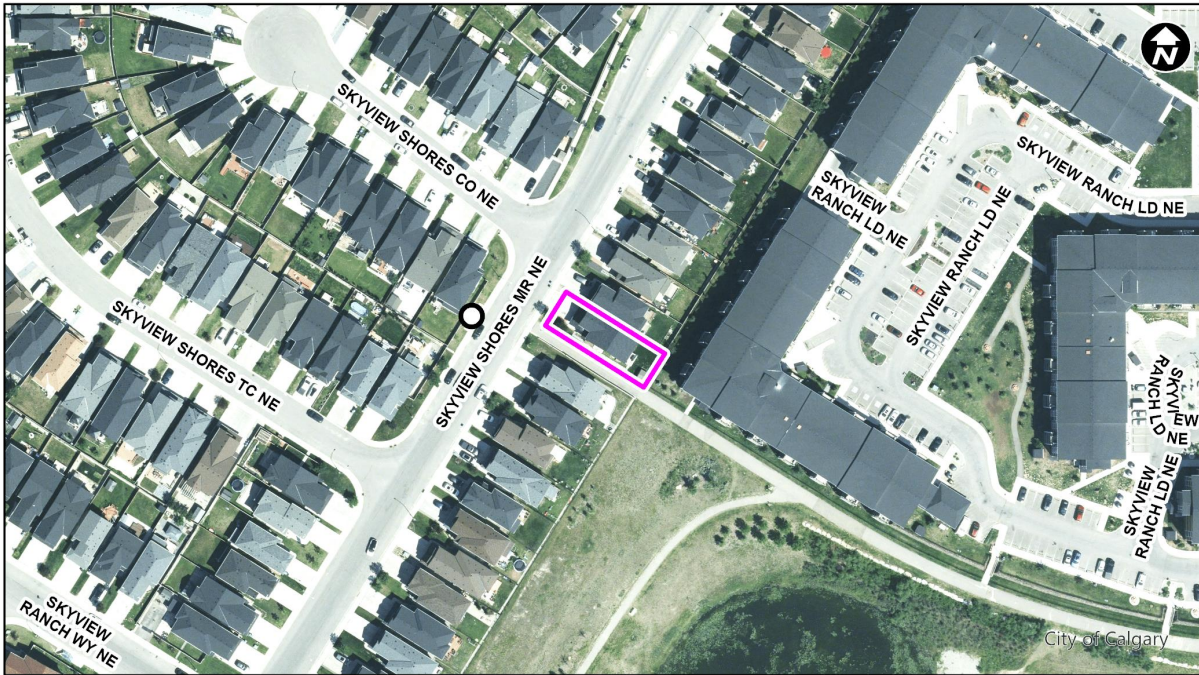
Skyview Ranch	
Peak Population Year	2019
Peak Population	11,707
2019 Current Population	11,707
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-G District is primarily for single-detached, semi-detached, duplex dwellings and rowhouse buildings. The R-G District allows for a maximum height of 12 metres. Secondary suites are permitted uses within the R-G District.

The proposed Direct Control (DC) District is based on the existing Residential – Low Density Mixed Housing (R-G) District with the additional discretionary use of Child Care Service. The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage along with the Provincial licensing requirements.

The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit.

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 Child Care Service use within the residential context. This proposal allows for a commercial Child Care

Service to operate while maintaining the R-G District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw 1P2007.

The proposed DC District includes a rule that would allow 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 of relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable a Child Care Service for more than six children. Facilities that provide the temporary care or supervision of six children or less would be considered a Home Based Child Care – Class 1, a permitted use in all low density residential districts. The number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process.

Other specific issues to be addressed at the development permit stage include screening for any outdoor play areas, restrictions on signage in a residential area and privacy issues with the adjacent residential dwellings.

The child care service operators will require Provincial licensing and will be evaluated under Alberta's [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is available along Skyview Shores Manor NE. The subject site neighbors an existing regional off-street pathway, which is part of the Always Available for All Ages and Abilities (5A) Network. The Rotary-Mattamy Greenway is located 260 metres (a four-minute walk) east from the subject site.

The subject site is serviced by Calgary Transit. The subject site is 250 metres (a four-minute walk) from Skyview Ranch Drive NE where Route 128 (Cornerstone/Redstone) is located and 200 metres (a three-minute walk) from Route 145 (Skyview/Redstone) and Route 755 (James Fowler / Skyview / Redstone).

A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater sewer lines are available to serve future development on the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential – Planned Greenfield with Area Structure Plan area, as identified on Map 1 Urban Structure in the [Municipal Development Plan](#) (MDP). Planned Greenfield are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail in the form of strip developments located at the edges of communities.

The proposal is in keeping with relevant MDP policies. The proposed DC District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for child care services within a residential area.

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 through the development permit review.

Northeast Community 'A' Area Structure Plan (Statutory – 2007)

The subject site is located with the Predominantly Residential Area as identified in Map 3: Land Use Concept in the [Northeast Community 'A' Area Structure Plan](#) (ASP). The ASP identifies that alternative housing forms and special needs housing should be allowed within the Residential Area where determined to be compatible and appropriate. The ASP identifies the need for housing diversity and encourages a diversity of housing to meet the needs of different income groups and lifestyles. The ASP encourages uses that provide a sense of community or meet the spiritual needs of residents and enhance their quality of life and included child care facilities as one of these uses. The proposal is in keeping with the relevant policies of the ASP.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The assessment of this application has been reviewed in accordance with the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services. The primary objective of this policy is to effectively manage the impacts of Child Care Services in low-density residential districts.

Land use amendments with the proposed use of Child Care Service are reviewed against the site selection criteria and development guidelines. The subject parcel, along with this proposed

DC District, aligns with the applicable site selection criteria as identified in the guidelines. The site meets the following site selection criteria:

- located in relationship to activity focused area such as schools, community centres etc.;
- located on a site that can provide sufficient staff parking;
- on sites that can accommodate outdoor play area;
- on a collector roadway;
- located on a corner parcel (preferred) or a parcel sharing a property line with a lane; and
- concentration of child care services in an area should be avoided.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied as intended.

PROPOSED

CPC2024-1286
ATTACHMENT 2

BYLAW NUMBER 25D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0044/CPC2024-1286)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0044/CPC2024-1286
BYLAW NUMBER 25D2025

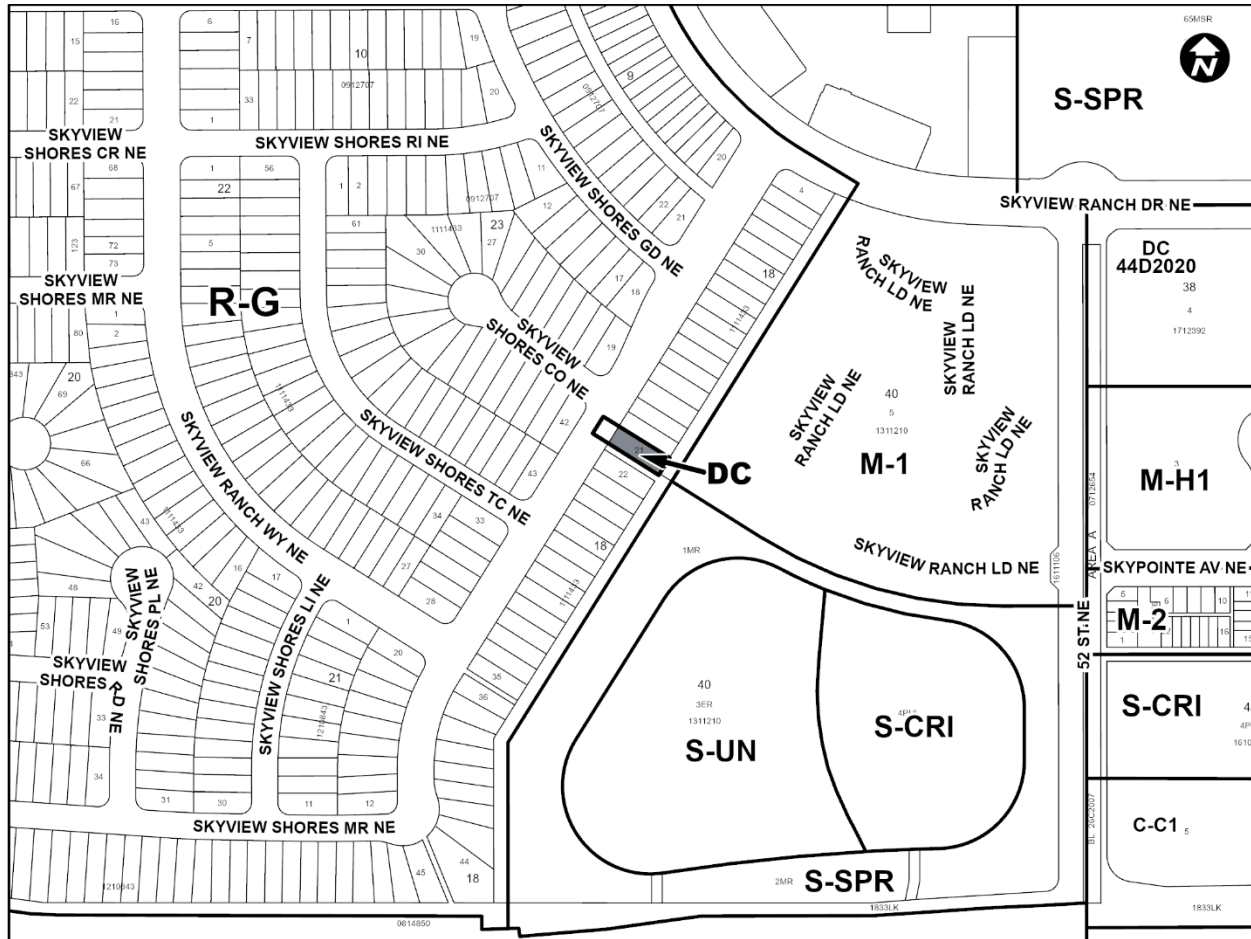
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0044/CPC2024-1286
BYLAW NUMBER 25D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of child care service.

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 – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2024-0044/CPC2024-1286
BYLAW NUMBER 25D2025

Discretionary Uses

5 The ***discretionary uses*** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Child Care Service.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Relaxations

7 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

Company Name (if applicable):

Genius Masters

Applicant's Name:

Paramjit S Singh

Date:

12-10-2023

LOC Number (office use only):

72 Skyview Shores Manor NE current zoning is R-1N land use district. House has bus stop few meters away from it and also Country Hills Blvd NE and 52nd ST NE commercial area is in walking distance, which has bus stop as well. 'Apostles of Jesus School' is in the walking distance as well. As there is lack of available daycares in the area, home owner is planning to open the day care at the property and would like to convert this land use to direct control zone.

Due to lots location and daycare demands in the area, it is very suitable property to convert into direct control district. This would definitely ease the daycare demands in the area.

Applicant Outreach Summary

2024 September 25



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Daycare (72 Skyview Shores Manor NE) - Land Use Redesignation

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

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

Outreach Strategy

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

A letter was sent on April 24th, 2024 (hand delivered) to the neighborhood about the intent to open the daycare at the property.

Affected Parties

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

3 blocks of residents around the property, community association and Councilor's 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.

Very positive feedback from the neighborhood as daycare is required in the area.

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.

None of the people reached had any issues with the proposed daycare, in-fact they are looking forward to have the daycare operation asap.

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)

No concerns / issues were raised.

calgary.ca/planningoutreach

Calgary Planning Commission Member Comments



For CPC2024-1286 / LOC2024-0044
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> According to Administration, "Land use amendments with the proposed use of Child Care Service are reviewed against the site selection criteria and development guidelines [in the Child Care Service Policy and Development Guidelines]. The subject parcel, along with this proposed DC District, aligns with the applicable site selection criteria as identified in the guidelines. The site meets the following site selection criteria: <ul style="list-style-type: none"> located in relationship to activity focused area such as schools, community centres etc.; located on a site that can provide sufficient staff parking; on sites that can accommodate outdoor play area; on a collector roadway; located on a corner parcel (preferred) or a parcel sharing a property line with a lane; and concentration of child care services in an area should be avoided. <p>The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied as intended" (Attachment 1, pages 5-6).</p>

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]

Muhammad harshad

Last name [required]

Poovanthodi

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Jan 28, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2024-0044

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing this email in regards to the land use amendment LOC2024-0044 - 72 SKYVIEW SHORES MR NE

I am a resident of 80 SKYVIEW SHORES MANOR NE, contact number [REDACTED]

I am really concerned about this change due to huge pile of traffic we have already in this area. Above mentioned address is located very close to the intersection of Skyview shores manor and Skyview Ranch Drive.

Currently during the busy morning hours the mentioned intersection and the near by round about having so much pedestrian traffic , school bus pick up and city transit, which creates a huge pile of traffic just stuck during the school year morning hours. This traffic line grows beyond my house - 80 skyview shores manor ne.

If there is a new day care opens up at the address mentioned, traffic will increase and block all the intersection due to the cars which comes to drop off the kids and residents wont be able to even enter the street while leaving for work in the morning.

I would invite city to come and see the morning chaos in this area during the busy morning school hours.

City has already approved a day care just few feet away from this address on the same street of Skyview Shores Manor NE
My request is this day care has to move to any commercial buildings near by instead of approving this facility at the above mentioned address.

Please do not approve this land use amendment

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at #500, 669 Savanna Boulevard NE (Condominium Plan 2311176, Units 101 to 104) from Multi-Residential – Low Profile Support Commercial (M-X1d100) District to Commercial – Neighbourhood 2 (C-N2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 32D2025** for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at #500, 669 Savanna Boulevard NE (Condominium Plan 2311176, Units 101 to 104) from Multi-Residential – Low Profile Support Commercial (M-X1d100) District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for small-scale commercial developments with motor vehicle access and limited automotive uses, up to 10 metres (two storeys) in height.
- The proposal allows for a range of neighbourhood-focused commercial uses in an existing building that aligns with the scale of nearby residential areas and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Saddle Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposed land use amendment would allow for additional neighbourhood-focused commercial opportunities near residential areas.
- Why does this matter? This proposed Commercial – Neighbourhood 2 (C-N2) District would allow for goods and services to be provided in the developing community of Saddle Ridge and to the surrounding residential communities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Saddle Ridge was submitted by Prakarsh Dwivedi on behalf of Sonika Dwivedi Professional Dental Corporation on 2024 September 12.

The approximately 0.03 hectare (0.07 acre) site area is an existing building located on a 0.5 hectare (1.2 acre) parcel on the south side of Savanna Boulevard NE and east of Savanna Street NE. The subject property is located on the southeast corner of the parcel which is also currently developed with 14 multi-residential buildings. These buildings were part of DP2021-4803 which was approved in October 2021.

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

The subject property is accessed by a shared private road to the south, which was approved as part of SB2015-0413 and developed as a retail-oriented street with commercial developments and store fronts along both sides of the street. The private road is intended to lead to a future Blue Line LRT station proposed east of the subject property on 60 Street NE.

As indicated in the Applicant Submission (Attachment 2), the applicant intends to redesignate the subject property to operate a dental clinic while introducing opportunities for other commercial uses in the building. The existing Multi-Residential – Low Profile Support Commercial District allows for Health Care Services but limits it to only counselling within this District.

The proposed C-N2 District offers the flexibility to operate a dental clinic along with other health care services, as well a range of other commercial uses. 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 owners of the commercial businesses within the existing building, as well as other business retailers within the Savanna Bazaar to the south of the subject parcel (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 seven letters of opposition. The letters of opposition included the following areas of concern:

- increase in parking requirements;
- increase in traffic and congestion; and
- presence of existing dental and medical clinics in Savanna Bazaar.

This application was circulated to the Saddle Ridge Community Association but no comments were received.

Administration considered the relevant planning issues specific to the application with regards to site access and parking and has determined the proposal to be appropriate. It is noted that there is existing access and parking available to the south of the subject property.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1322
Page 3 of 3**

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

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

IMPLICATIONS

Social

The proposed land use district allows for neighbourhood-focused commercial opportunities with convenient access to nearby residential areas and a future LRT station.

Environmental

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

Economic

This proposal will make efficient use of existing and proposed infrastructure by providing neighbourhood-focused commercial opportunities closer to a developing residential area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. CPC Member Comments**
- 5. Proposed Bylaw 32D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject property is located in the northeast community of Saddle Ridge and contains an existing 429.5 square metre building located on a 0.5 hectare (1.2 acre) parcel on the south side of Savanna Boulevard NE, east of Savanna Street NE. Access is available through a shared private road to the south, which was developed as a retail-oriented street.

The building was approved as part of a development permit which included 14 multi-residential buildings and one commercial building on the subject parcel. The commercial building, which is the subject of this application, consists of three commercial retail units, two of which are currently occupied with businesses. Live Work Units have been allowed in the multi-residential development along the frontage of the retail-oriented street, allowing for commercial frontage to line the private street.

The private road was included as part of the subdivision design to offer flexible options for the public realm and commercial developments, and specifically allowing for angled street parking along this road. Additionally, this road is intended to lead to a future Blue Line LRT station proposed east of the subject property on 60 Street NE.

Surrounding development is characterized by commercial uses to the south on a parcel designated as Commercial – Corridor 2 (C-COR2) District, multi-residential developments to the west, east and north on parcels designated as Multi-Residential – Medium Profile Support Commercial (M-X2), Multi-Residential – At Grade Housing (M-G) and Direct Control (DC) District. The M-X2 designated parcel to the east also includes live work units, supporting the vision of a commercial street frontage along both sides of the private road.

Community Peak Population Table

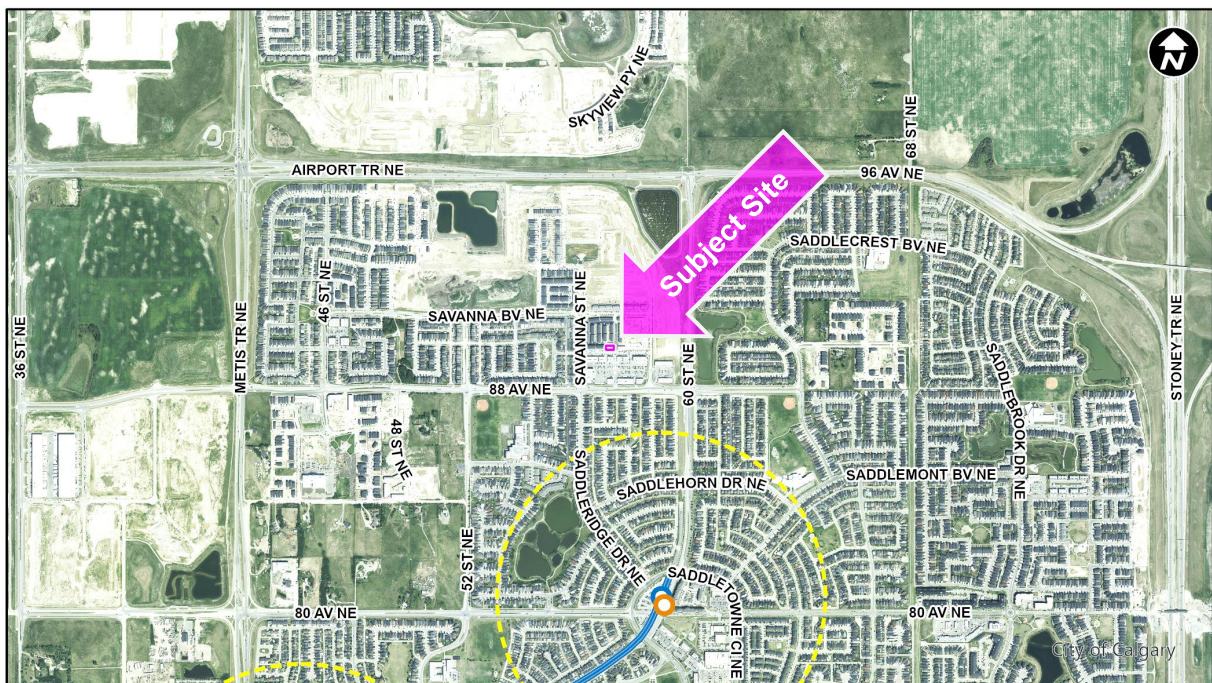
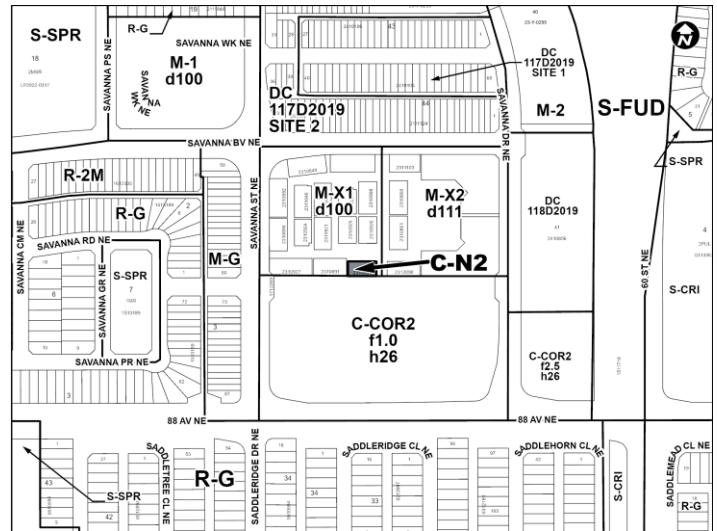
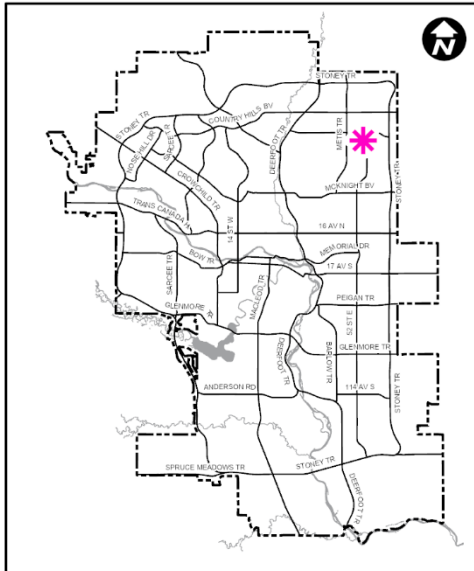
As identified below, the community of Saddle Ridge reached its peak population in 2019.

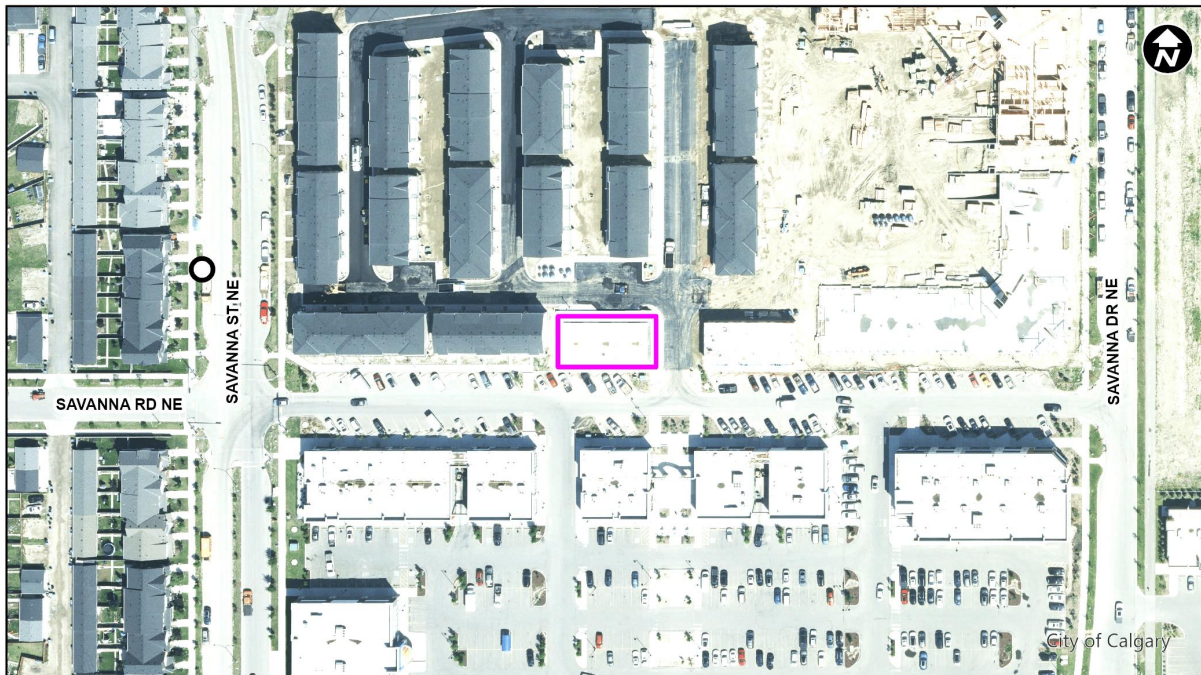
Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Low Profile Support Commercial (M-X1d100) District allows for multi-residential development in a variety of forms with support commercial uses. Healthcare Service is allowed as a discretionary use but is limited to only counselling services within the district. It allows for a maximum building height of 14 metres.

The proposed C-N2 District is intended for primarily small commercial development with limited auto-oriented uses in buildings that are in keeping with the scale of nearby residential areas. The C-N2 District allows for a maximum floor area ratio of 1.0 and a maximum building height of 10 metres. A reduction of four metres in the maximum allowable building height from M-X1 to C-N2 is not considered a concern for this application as the subject property has been recently constructed and is not expected to undergo any significant changes in its built form in the near future.

As an alternative, Administration reviewed and discussed other suitable land use designations for this property to accommodate the use of a dental clinic. The C-N2 District provides for many of the same commercial uses that are allowed within the M-X1 District while allowing for more flexibility and expanding commercial opportunities. Auto-oriented uses within the C-N2 District are discretionary and their appropriateness on this site will be further evaluated at the development permit stage for compatibility with the surrounding context.

It is noted that the multi-residential development use within the M-X1 District requires a minimum of 300 square metre of commercial multi-residential uses, which the subject property satisfied by providing commercial retail units on the subject parcel. If approved by Council, the multi-residential development on the remainder of the parcel designated as M-X1 District may be classified as legally non-conforming as the buildings would not be providing commercial multi-residential uses, as defined by the Land Use Bylaw.

This legally non-conforming use is not a concern as this is a recent development and no changes to the built form or uses are anticipated in the near future. Additionally, the current land use designations on the parcels are expected to remain only until a new zoning bylaw is adopted. It is also noted that commercial development is still being provided on the parcel as intended, albeit under a different land use district.

Development and Site Design

If approved by Council, the rules of the proposed C-N2 District would provide guidance for the appropriate uses on the subject property. Since the subject property is an existing building, it is assumed that site layout, built form, and parking had been considered at the stage of the previous development permit approval for the parcel. No development permit application has been submitted at this time.

Transportation

A Transportation Impact Assessment was not required for this proposal. Vehicular access to the site is available from the existing private road to the south and east of the subject parcel, which are accessed by Savanna Street NE to the west and Savanna Boulevard NE to the north. Parking is available on the private road to the south.

The existing Always Available for All Ages and Abilities (5A) pathways along 88 Avenue NE and 60 Street NE are located 150 metres (a three-minute walk) south and 300 metres (a five-minute walk) east of the subject property. To the north, a partially completed pathway exists on the north side boulevard of Savanna Boulevard NE.

The area is well served by Calgary Transit. A bus stop for Route 59 (Savanna) is located approximately 100 metres (a two-minute walk) west of the site on Savanna Street NE which takes riders to various destinations including the Saddletowne LRT Station. A bus stop for Route 100 (Airport) is located approximately 150 metres (a three-minute walk) south of the site on 88 Avenue NE, which takes riders to destinations including the Saddletowne LRT Station and the Calgary International Airport. A future 88 Avenue LRT station is proposed to be constructed 250 metres (a four-minute walk) east of the property on 60 Street NE.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

There are existing sanitary, storm and water services available for the proposed use.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) as per Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The MDP recognizes that ASPs are appropriate policies to provide specific direction for development of local communities in these areas. Policy 2.2.2.e of the MDP encourages a diversity of land uses surrounding transit stops and station areas to support transit and emphasize a pedestrian oriented environment.

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 future development on this site with applicable climate strategies may be explored and encouraged at any future development stages.

Saddle Ridge Area Structure Plan – 2007 (ASP)

The site is identified to be within the Community Activity Centre (CAC) on Map 6: Land Use Plan of the [Saddle Ridge Area Structure Plan](#) (ASP). The ASP prioritizes an integrated mix of residential and commercial uses along with an appropriate amount of amenity space within the CAC area in order to create a cohesive urban environment.

Policies in the ASP further speak to commercial development in the CAC consisting of both small and medium retail uses, providing a high degree of connectivity for pedestrians, cyclists and drivers. The ASP also notes that a future Blue Line LRT station is to be located between 88 Avenue NE and 96 Avenue NE and is intended to serve the CAC containing a mix of housing, employment and commercial uses.

The proposal is in keeping with relevant ASP policies as the C-N2 District provides for a range of small-scale commercial uses that will serve the residential communities in the area.

Applicant Submission

Company Name (if applicable):

Sonika Dwivedi Professional dental Corp.

Applicant's Name:

Sonika Dwivedi

Date:

September 24 2024

LOC Number (office use only):

Hello Members of the Calgary city planning and development department,

As owner of the unit 510, 669 Savanna Blvd NE. Calgary AB We are applying on land use change of the parcel 500, 669 Savanna blvd NE Calgary AB (from MX-1 change to CN-2) as the current use doesn't allow for us to operate the dental clinic

After reviewing with City of Calgary planning department we were suggested to move with CN-2 land use zoning which also will accommodate current use for the neighboring units but also will open other options and usages.

We are currently running 2 dental clinics one in Airdrie and one in Carstairs. Our business location in Savanna is easily accessible to neighboring residential area this was the only reason for us to purchase this unit.

Now we have patients from NE Calgary area who has to travel all the way to Calgary to receive treatments. Its so hard for the elderly people to travel by public transport specially in the winter time.

We are requesting to have the zoning change so that we can accommodate our patients and serve the community.

We also believe this rezoning is consistent with the city's long-term development goals and will have a positive impact on the surrounding area by increasing access to healthcare, creating jobs, and revitalizing the local economy. We have already sent the necessary documentation.

Also, that the proposed clinic is a commercial bay and there is ample amount of parking, the bay was bought to operate a dental office.

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

Applicant Outreach Summary

2024 November 8



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Dental Clinic

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

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

We have reached out to the 2 adjacent units owners and Savanna bazaar retailers in regards to the the land use change and got the positive response.

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)

Personally reached out to the unit 510, 520 owners to share the land use change to CN2 which wont change/effect their current usage as barber shop/salon, driving school office use.

Affected Parties

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

Unit 520 salon

unit 530 driving school

We also went to restaurants, and other retailers in Savanna bazaar for the outreach and the response was positive.



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No issue has been raised.

Its going to be a great help for the growing community of north east to have the clinic to serve.

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 current zoning is MX-1 and will be changing to CN-2 which would help the other 2 owner to have more options in near future.

The patients for the dental clinic are appointment based mostly and will not effect the parking or cause parking issues unlike other businesses.

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)

An email was sent to their Realtors outlining the change of land use and positive effects.

The current zoning MX-1 has lots of commercial use such as restaurant, place of worship, cafe which requires lots of parking for walk in clients. We are going to reduce the parking issues with our appointment based business and its our long term goal to have the clinic at this location.

Calgary Planning Commission Member Comments



For CPC2024-1322 / LOC2024-0229
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This application would allow greater flexibility for uses in a building that is less than 4 years old (DP2021-4803 was approved in October 2021, according to the Cover Report, page 1). Changing from the Multi-Residential – Low Profile Support Commercial (M-X1d100) District to the Commercial – Neighbourhood 2 (C-N2) District would allow more uses, including a dental clinic, which the of primary interest to the applicant (Attachment 2, page 1). <p>This site is located in a Community Activity Centre in the Saddle Ridge Area Structure Plan (ASP) and within 250m of the future 88 Avenue LRT Station.</p> <p>Administration notes, “The multi-residential development use within the M-X1 District requires a minimum of 300 square metre of commercial multi-residential uses, which the subject property satisfied by providing commercial retail units on the subject parcel. If approved by Council, the multi-residential development on the remainder of the parcel designated as M-X1 District may be classified as legally non-conforming as the buildings would not be providing commercial multi-residential uses, as defined by the Land Use Bylaw” (Attachment 1, page 4).</p> <p>During Commission’s review, Administration reported that they were comfortable with having a legally non-conforming condition at this location.</p> <p>A simpler Land Use Bylaw might be designed to stop creating legally non-conforming developments.</p>

PROPOSED

CPC2024-1322
ATTACHMENT 5

BYLAW NUMBER 32D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0229/CPC2024-1322)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

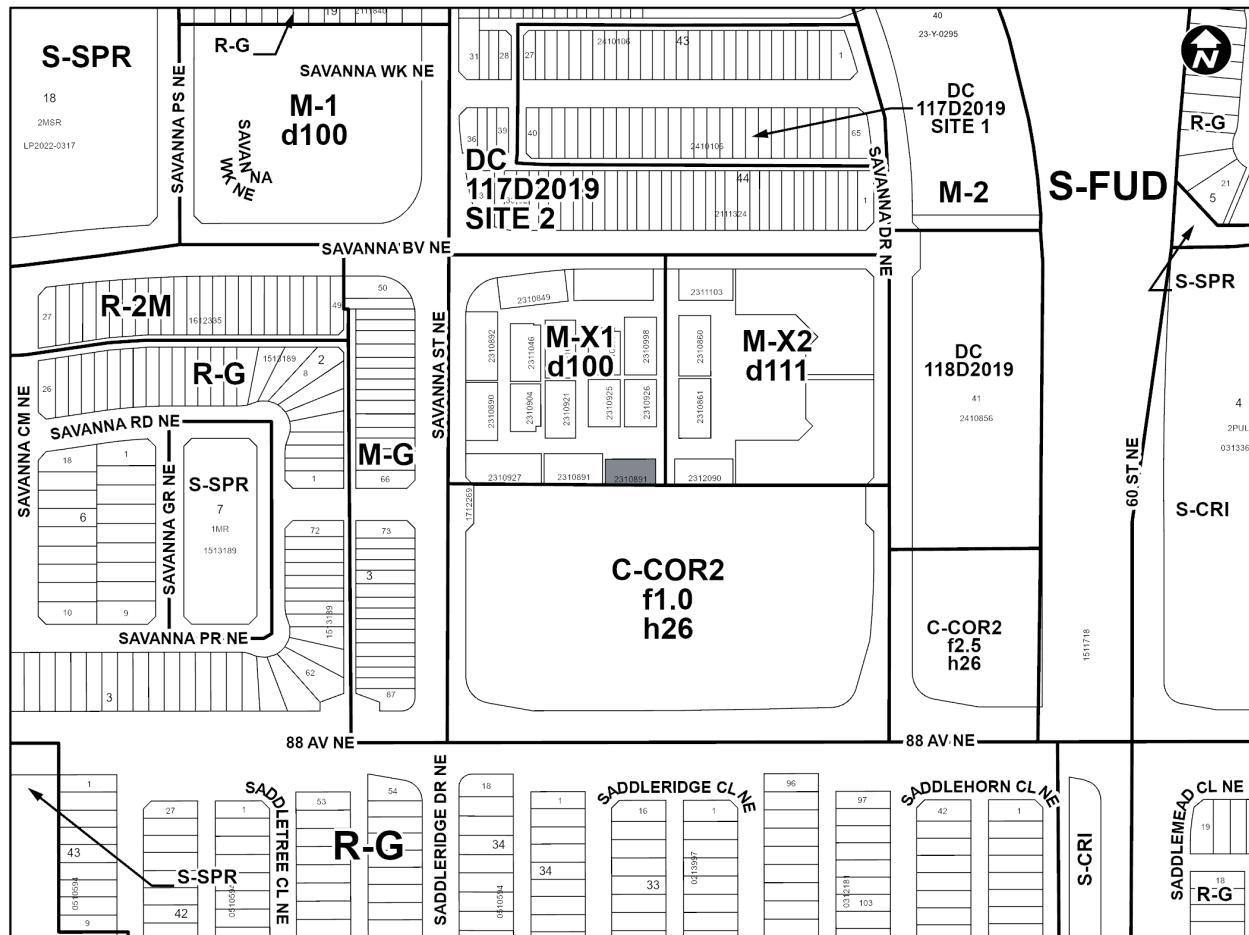
SIGNED ON _____

CITY CLERK

SIGNED ON _____

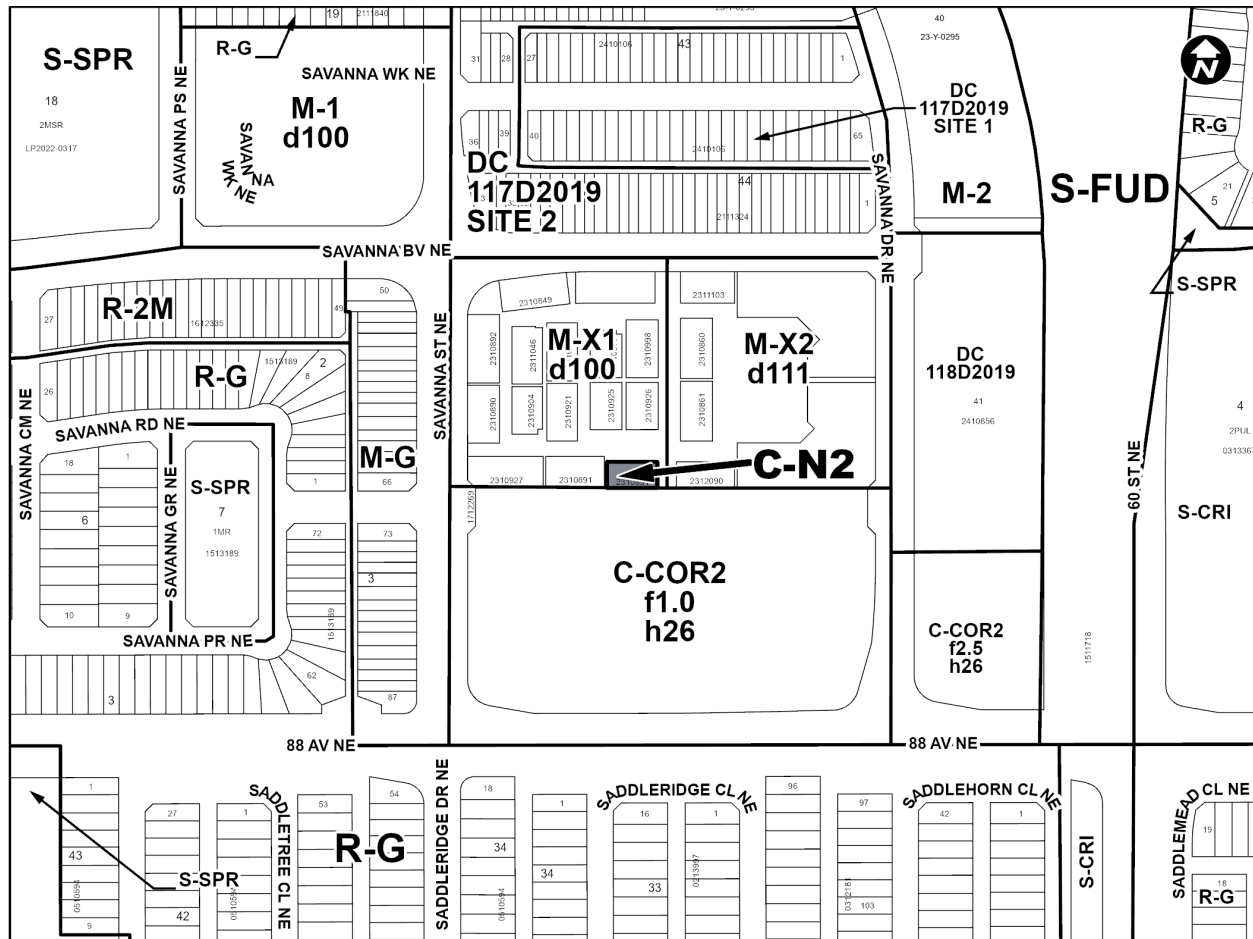
**AMENDMENT LOC2024-0229/CPC2024-1322
BYLAW NUMBER 32D2025**

SCHEDULE A



**AMENDMENT LOC2024-0229/CPC2024-1322
BYLAW NUMBER 32D2025**

SCHEDULE B



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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.2 hectares \pm (0.6 acres \pm) located at 6400 – 11 Street NE (Plan 9410205, Block C, Lot 5PUL) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 29D2025** for the redesignation of 0.2 hectares \pm (0.6 acres \pm) located at 6400 – 11 Street NE (Plan 9410205, Block C, Lot 5PUL) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Industrial – General (I-G) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Industrial – General (I-G) District to allow for a range of industrial uses.
- This proposal would allow for a range of uses that are complementary to the surrounding context of the area, and that align with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment provides for light and medium industrial uses that are compatible with the surrounding area and may promote development opportunities in the future.
- Why does this matter? The proposal would allow for the extension of existing industrial businesses in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northeast community of the Deerfoot Business Centre was submitted by Foremost Industries on behalf of the landowner, The City of Calgary on 2024 August 20. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2) their intent is to allow for the installation of two rows of parking for the adjacent business, located to the south of the subject site.

The 0.2 hectare (0.60 acre) site is located on Aero Drive NE, one block east of the commercial area of Deerfoot City. The proposed I-G District would allow for complementary uses on the subject site and the expansion of the adjacent business. The subject site is surrounded by a variety of industrial districts including Industrial – General (I-G), Industrial – Business (I-B), and Industrial – Commercial (I-C). A large commercial area is located west of the subject site.

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

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. No outreach was conducted by the applicant because the proposal is in an industrial area, and there is no community association (Attachment 3).

City-Led Outreach

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

No public comments were received by Administration.

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 allow more flexibility to accommodate different industrial uses and support services that are compatible with the local context.

Environmental

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

Economic

The proposed land use amendment allows for the expansion of the existing industrial business and may make more efficient use of infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
CPC2024-1285
Page 3 of 3

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

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 29D2025**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the Deerfoot Business Centre industrial area in northeast Calgary. The parcel is approximately 0.2 hectares (0.6 acres) in size. The site is currently designated Special Purpose – City and Regional Infrastructure (S-CRI) District and is currently vacant. The subject site was deemed surplus to municipal requirements through the City's internal circulation process.

The subject site is surrounded by a variety of industrial districts including Industrial – General (I-G), Industrial – Business (I-B), and Industrial – Commercial (I-C). A large commercial site designated Commercial – Regional 3 (C-R3) District is located west of the subject site. A variety of commercial business are located approximately 700 metres (a 12-minute walk) west of the subject site and the YYC Calgary Airport Authority Airside Maintenance Center is located southeast of the subject site. The site east of the subject site is primarily owned by Transport Canada and is where the Calgary International Airport is located. A small triangle parcel is located north of the subject site which is encumbered by deferred Municipal Reserve.

Community Peak Population Table

There is no population data for Deerfoot Business Centre as it is an industrial area.



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-CRI District is primarily for infrastructure and utility facilities and uses operated by Federal, Provincial and Municipal levels of government.

The proposed I-G District is intended to accommodate a wide variety of light and medium general industrial uses and a limited number of commercial uses, with no restriction on building height and a floor area ratio (FAR) of 1.0.

Administration considers the broader range of industrial uses with the I-G District to be appropriate in this location and complementary to similar land uses in the Deerfoot Business Centre.

Development and Site Design

If approved by Council, the rules of the I-G District would provide guidance for any proposed development. It is anticipated that the subject site will be consolidated with the parcel to the south prior to any development. Technical challenges and site configuration would make independent development of the site challenging.

Transportation

There is currently no pedestrian access to the site.

The subject area is serviced by Calgary Transit. Route 32 (Vista Heights/Rundle) is located approximately 300 metres (a four-minute walk) east of the subject site on Aero Drive and Route 69 (Deerfoot Centre) is located on 11 street, 450 metres (a six-minute walk) from the subject site.

Vehicular access to the subject site is available via Aero Drive NE and 11 Street NE. No on-street parking is available in proximity to the subject site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and stormwater sewer lines are available to serve future development on the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 30-35 and 35-40 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The proposed land use amendment is generally allowable within the higher noise exposure of 35-40 NEF 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 parcels are located in the Standard Industrial land use typology of the [Municipal Development Plan](#) (MDP) as identified on Map 1: Urban Structure. The redesignation of the subject parcel allows for industrial uses on the subject parcel supporting future development or larger scale industrial activities in line with relevant planning policy in the MDP.

Calgary Climate Strategy (2022)

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

Applicant Submission

October 29, 2024

Company Name (if applicable):

Foremost Industries Ltd.

Applicant's Name:

Lamont Land

Date:

October 29th, 2024

LOC Number (office use only):

The following application is for a land use redesignation to turn the current City of Calgary PUL from Special Purpose City and Regional Infrastructure (S-CRI) District to Industrial General (I-G) District. This change would allow for the installation of 2 rows of parking for the adjacent business (Foremost).

Applicant Outreach Summary

2024 August 20



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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

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

Land is being purchased from the City of Calgary.
No Surrounding Parties to be impacted.

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

PROPOSED

CPC2024-1285
ATTACHMENT 4

BYLAW NUMBER 29D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0211/CPC2024-1285)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

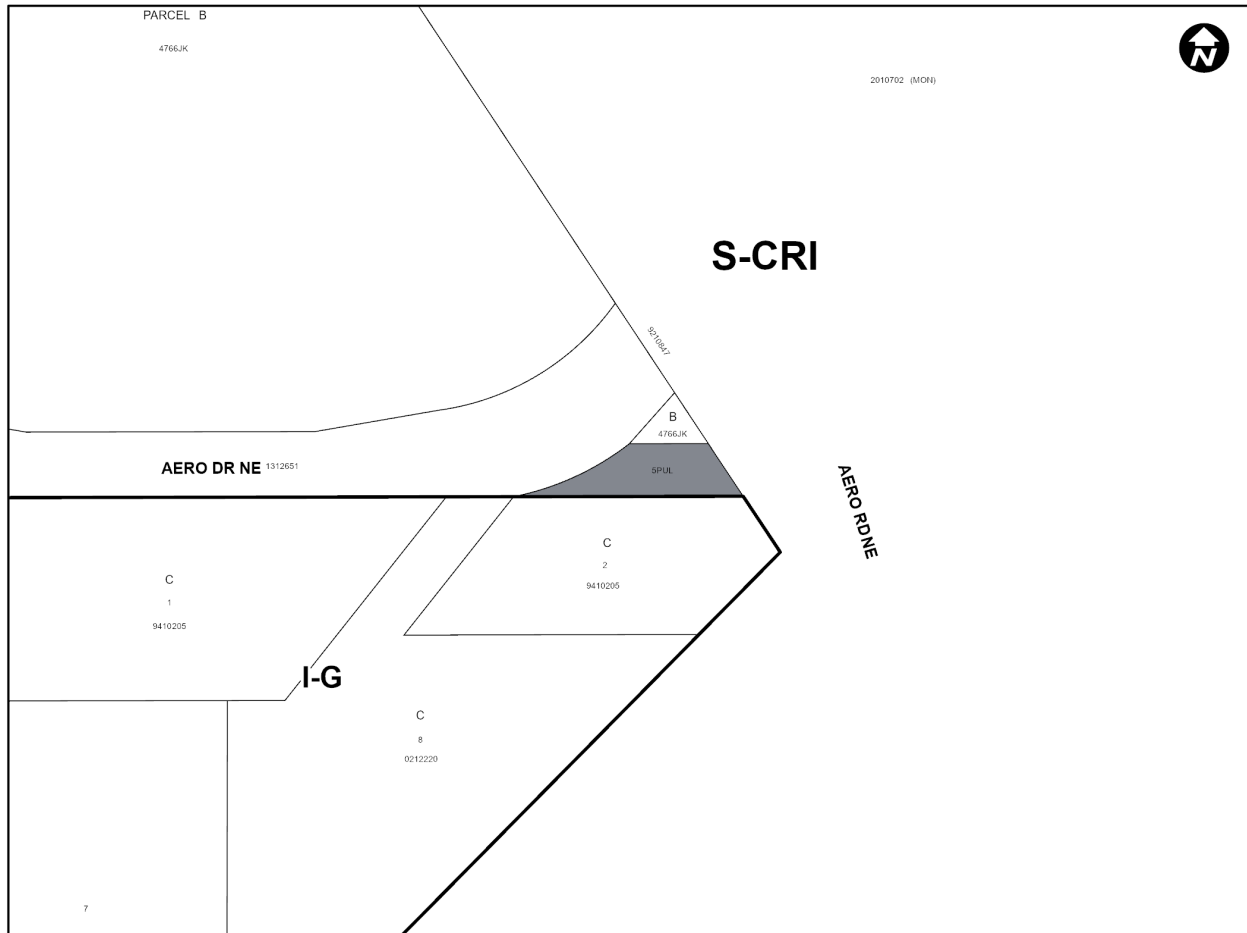
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0211/CPC2024-1285
BYLAW NUMBER 29D2025

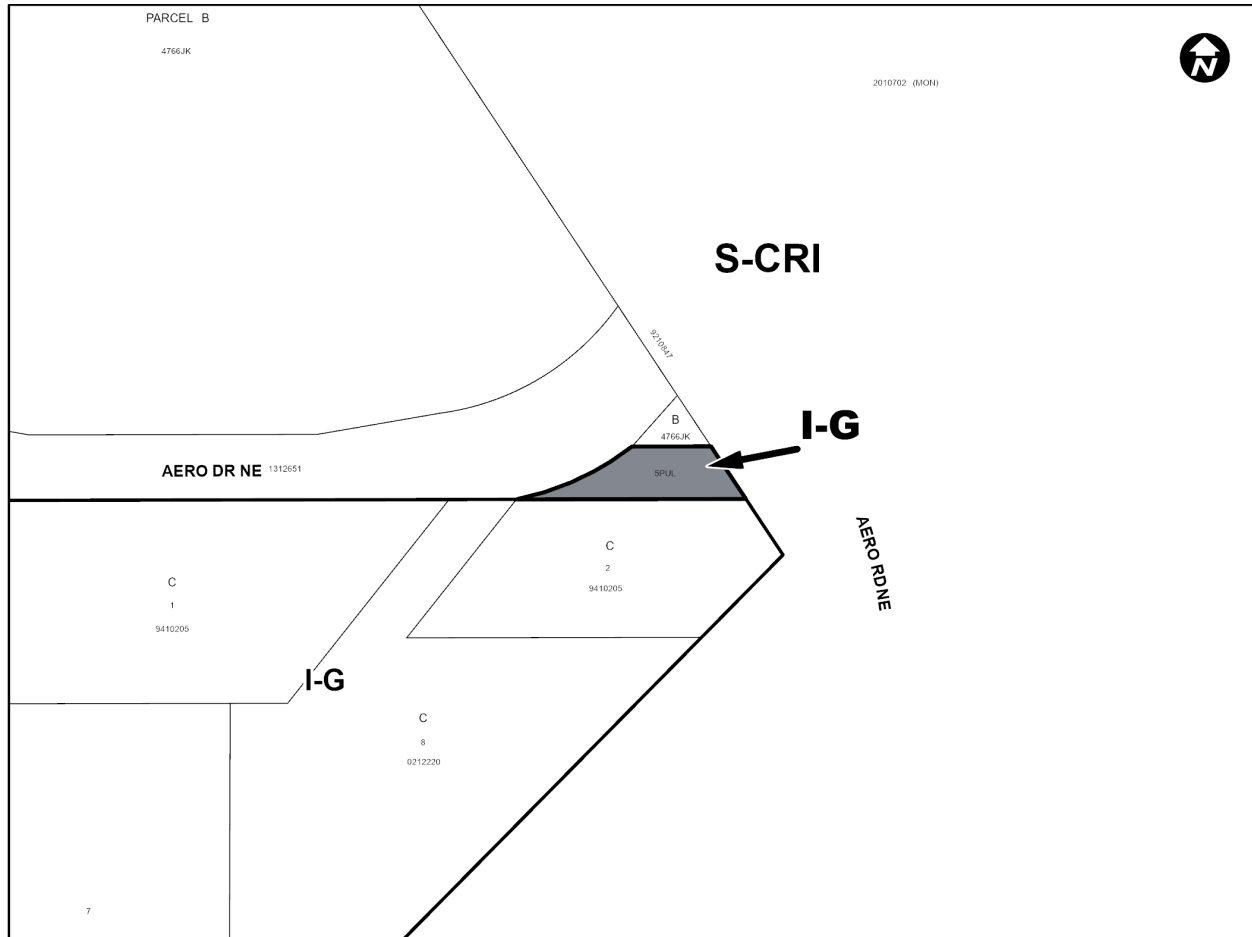
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0211/CPC2024-1285
BYLAW NUMBER 29D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1285 / LOC2024-0211
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This application would change the Land Use District from the Special Purpose – City and Regional Infrastructure (S-CRI) District to the Industrial – General (I-G) District. This aligns with the Municipal Development Plan, which identifies this and the rest of the Deerfoot Business Centre as Standard Industrial (MDP, 2020, Map 1: Urban Structure).

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

RECOMMENDATIONS:

That Calgary Planning Commission:

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

That Calgary Planning Commission recommend that Council:

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

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JANUARY 9:

That Council give three readings to **Proposed Bylaw 35D2025** 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).

Opposition to Recommendation: Commissioner Wagner

HIGHLIGHTS

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

DISCUSSION

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

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

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

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

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

City-Led Outreach

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

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

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

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

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

The JAC asked clarification questions from the applicant about the function and design elements of Self Storage Facility on the subject site. The applicant responded by explaining their project intent and confirming that details around the functionality and design of the Self Storage Facility will be addressed at a future development permit stage, should the land use be approved by Council.

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

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

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

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

ISC: UNRESTRICTED
CPC2024-1275
Page 4 of 4

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

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 Bylaw 35D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Paskapoo Slopes Preservation Society Comments
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

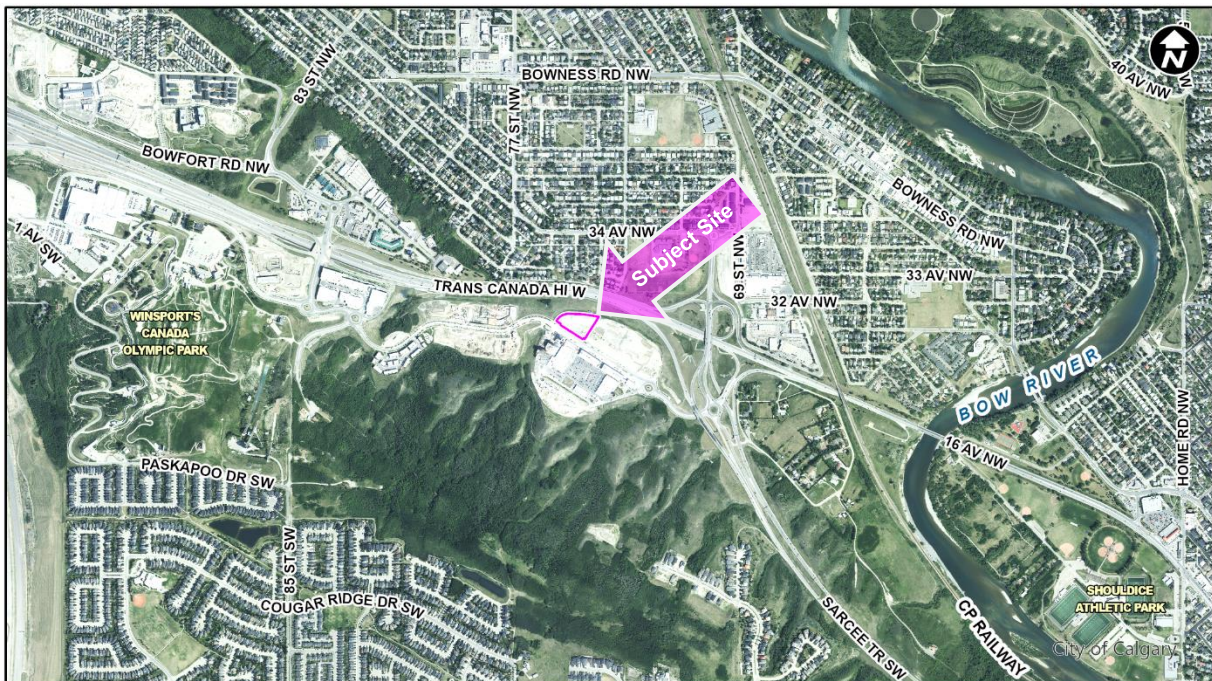
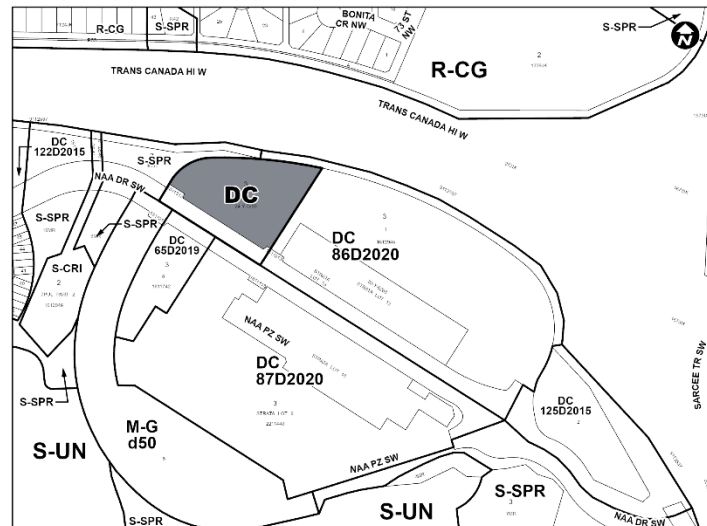
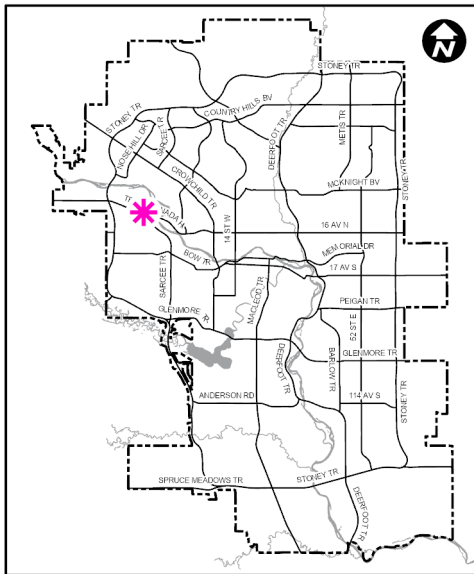
The subject site is in the southwest community of Medicine Hill and is bound by Na'a Drive SW to the south. The site is also situated south of the Trans-Canada Highway and west of Sarcee Trail. The parcel is irregularly shaped with complex topography and is approximately 0.85 hectares (2.10 acres) in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

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

Community Peak Population Table

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

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

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

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

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

Development and Site Design

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

Transportation

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

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

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

Environmental Site Considerations

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

Utilities and Servicing

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

City-Led Outreach Summary

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

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

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

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

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

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

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

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

Calgary Climate Strategy (2022)

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

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

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

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

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

PROPOSED

CPC2024-1275
ATTACHMENT 2

BYLAW NUMBER 35D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0147/CPC2024-1275)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

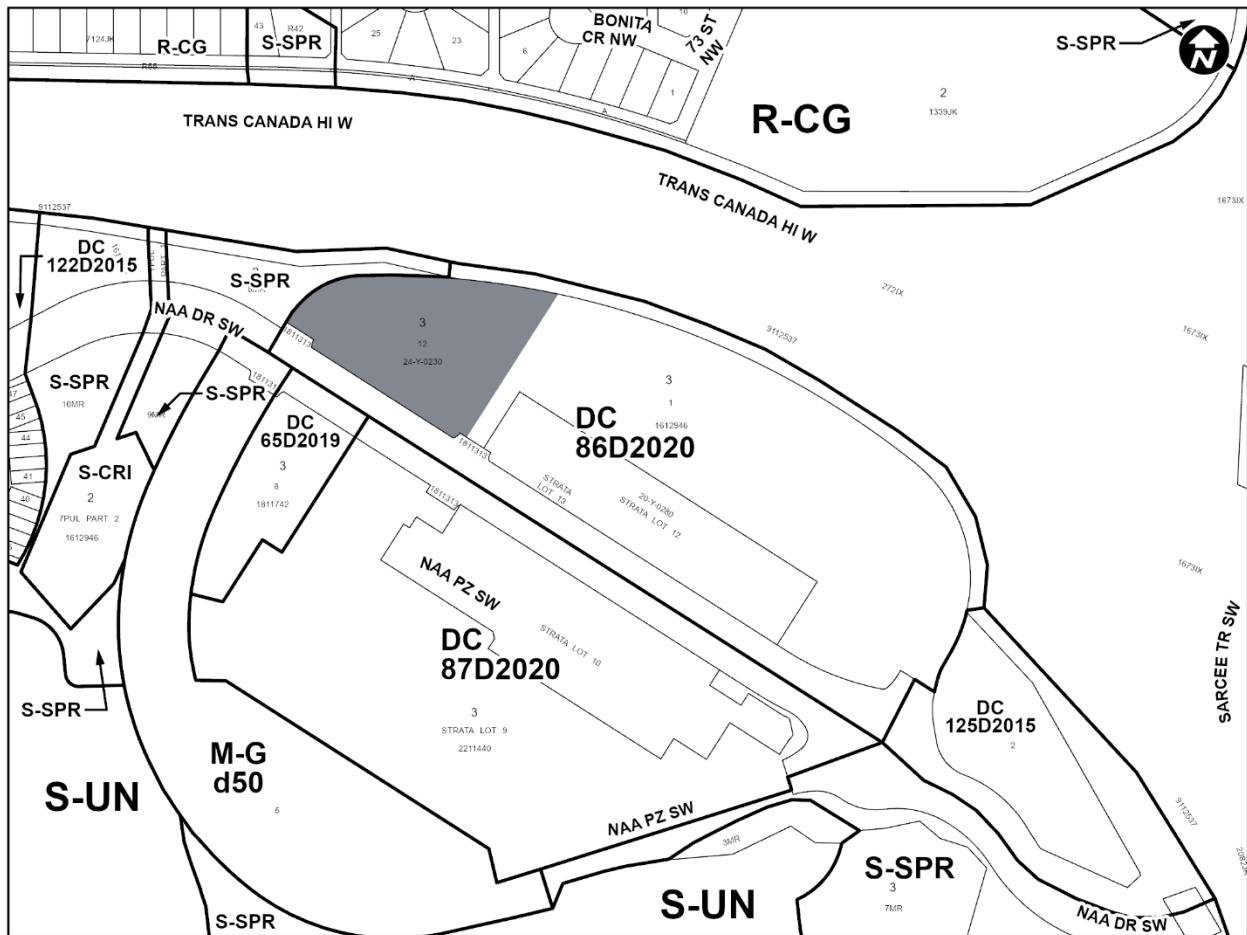
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2024-0147/CPC2024-1275
BYLAW NUMBER 35D2025**

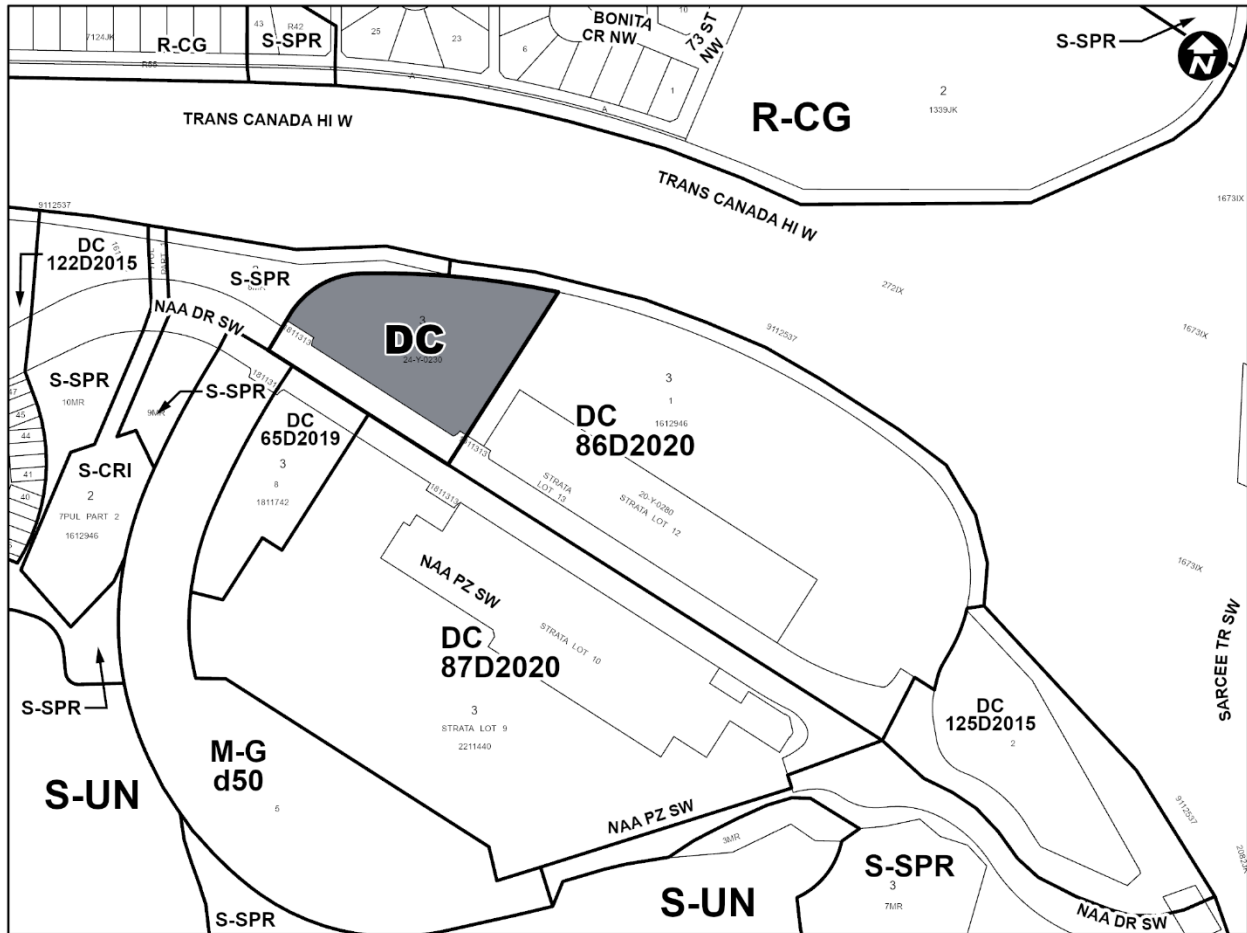
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0147/CPC2024-1275
BYLAW NUMBER 35D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

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

Compliance with Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2024-0147/CPC2024-1275
BYLAW NUMBER 35D2025

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

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

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

Bylaw 1P2007 District Rules

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

Floor Area Ratio

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

Building Height

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

Location of Uses within Buildings

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

PROPOSED

AMENDMENT LOC2024-0147/CPC2024-1275
BYLAW NUMBER 35D2025

Building Setback Areas

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

Landscaping in Setback Area from Na'a Drive SW

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

Rules for Façades

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

Rules for Self Storage Facility

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

PROPOSED

AMENDMENT LOC2024-0147/CPC2024-1275
BYLAW NUMBER 35D2025

Parking Requirements

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

Relaxations

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

Applicant Submission

2024 December 19



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

Background:

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

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

Land Use Redesignation Application

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

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

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

Policy Alignment

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

Conclusion

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

Applicant Outreach Summary

2024 December 16



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Medicine Hill Self Storage

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

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

Outreach Strategy

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

Emailed Councillor Sharp June 13/24.
Emailed details of the application and requested a virtual meeting with the neighbouring community associations (West Springs/Cougar Ridge, Bowness, Coach Hill/Patterson Heights and Valley Ridge) on June 13/24. Hosted a virtual meeting with Logan McEachern from the Bowness Community Association on June 24, 24.
Follow-up email sent out to West Springs/Cougar Ridge, Coach Hill/Patterson Heights and Valley Ridge Community Associations on July 26/24.
Email sent out to Terry Poucette, Harold Horsefall and Stewart Breaker with Indigenous relations Office July 26/24, Lorelei Higgins, July 29, Aug. 6, 12, 13. Hosted virtual meeting with Lorna Crowshoe, Issue Strategist Nov. 21/24.
Attended Joint Advisory Committee meeting. Responded in writing to matters raised during meeting to file manager.
Notice posted the site.

Affected Parties

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

West Springs/Cougar Ridge, Bowness, Coach Hill/Patterson Heights Community Associations
Indigenous Relations Office & Traditional Knowledge Keepers
Paskapoo Slopes Joint Advisory Committee which includes Paskapoo Slopes Preservation Society, Calgary River Valleys, and neighbouring communities and property owners.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

How did input influence decisions?

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

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

How did you close the loop ?

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

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

calgary.ca/planningoutreach

Paskapoo Slopes Preservation Society Comments

2024 July 08

LOC2024-0147 Circulation Comments **Paskapoo Slopes Preservation Society**

Sunday, July 7, 2024

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

We oppose this change for the following reasons:

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

Calgary Planning Commission Member Comments



For CPC2024-1275 / LOC2024-0147
heard at Calgary Planning Commission
Meeting 2025 January 09



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Both the current Direct Control (DC) District and the proposed DC are based on the Commercial — Corridor 1 (C-COR1) District. The current DC has a maximum height of 50m and no maximum density. The proposed DC reduces the maximum height to 20m, has a Floor Area Ratio (FAR) of 2.0, and introduces Self Storage Facility as a discretionary use. There are site specific rules to put shallow commercial uses on the ground floor along Na'a Drive (at least 10% of ground floor and at least 60% of the frontage along Na'a Drive must have commercial uses). <p>Though the DC intends to “prescribe suitable interface treatments visible from the Trans-Canada Highway in terms architectural design and landscaping,” there are no specific rules that regulate the sides that face the Trans-Canada Highway (Attachment 2, 1(c)). As such, future Development Permits will be guided by Administration, the Canada Olympic Park and Adjacent Lands Area Structure Plan, the City’s gateway policy, and Council’s requirement that the Planning Commission be the Development Authority in the Medicine Hill area. If this is a concern, Council could direct Administration to bring back the DC with clearer architectural and landscaping regulations for the sides that face the Trans-Canada Highway.</p>
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Good location and use to adjacent higher density residential. Concerns with viability of commercial/retail required in the DC. This is a highly visible location. Please consider this in design of project.

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
Corrected CPC2024-1238
Page 1 of 4

Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 DECEMBER 12:

That Council give three readings to **Proposed Bylaw 16P2025** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 December 12:

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

HIGHLIGHTS

- This application seeks to amend the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted for a townhouse with secondary suites and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Ryan G Cairns Residential Design on behalf of the owner 2647026 Alberta Ltd. (Maria Celeste Cabansag) on 2024 September 18. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District, which supports the development of rowhouses and townhouses. A policy amendment is required to align the ARP with the R-CG District and support a

Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239

development permit application (DP2024-06428) for a townhouse with secondary suites, which is under review, and noted in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.14 acre) mid-block parcel is located along 51 Street NW. The site is currently developed with a single detached dwelling and accessory residential building with vehicular access from the rear lane.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. They determined that no outreach would be undertaken. 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.

Administration received a total of two letters in opposition from the public, which included the following areas of concern:

- density;
- parking;
- bicycle stalls;
- traffic and congestion;
- privacy;
- community character and aesthetics;
- property value;
- environmental impact (impervious surfaces, water management issues);
- strain on infrastructure;
- increased crime; and
- construction nuisance.

No feedback was received from the Montgomery Community Association.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate for the following reasons:

Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239

- the MDP encourages moderate intensification, more efficient use of existing infrastructure, public amenities and transit within the Developed Residential – Inner City area;
- the proposal meets the purpose statement criteria of the R-CG District;
- the R-CG District is designed to support development compatible with existing, adjacent low-density residential development; and
- some of the specified public concerns may be managed at the development permit stage and addressed through setbacks, building design and enforcement of Land Use Bylaw rules.

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

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

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

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 16P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
Corrected CPC2024-1238
Page 4 of 4**

Policy Amendment in Montgomery (Ward 7) at 1812 – 51 Street NW, LOC2024-0239

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The site is in the northwest community of Montgomery on the southeast side of 51 Street NW. The site is approximately 0.06 hectares (0.14) acres in size and is approximately 15 metres wide by 36 metres deep. The site is currently occupied by a single detached dwelling, accessory residential building and has rear lane access.

The site is designated Residential – Contextual Grade-Oriented Infill (R-CG) District. The surrounding area is predominantly a mix of single detached and semi-detached dwellings also designated as the R-CG District. Following the effective date of citywide rezoning on 2024 August 6, the surrounding area was rezoned to R-CG District; however, townhouse and rowhouse developments are not currently supported by the Montgomery Area Redevelopment Plan.

The site is approximately 185 metres (a three-minute walk) north of Bowness Road NW, a Neighbourhood Main Street, which provides a variety of retail, restaurants and services. Also, the site is within 200 metres (a three-minute walk) from Shouldice Park.

Community Peak Population Table

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

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

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



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 for up to four dwelling units.

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 stalls per dwelling unit and per secondary suite.

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 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 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 complies with the relevant policies of the MDP.

Calgary Climate Strategy (2022)

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

Montgomery Area Redevelopment Plan (Statutory – 2005)

The site is located within the Low Density Residential Area, as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to higher densities but also notes the importance of increasing and stabilizing Montgomery's population. A map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP and the approved R-CG District redesignation, which supports a wider range of low-density housing forms.

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

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

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1238
ATTACHMENT 2

BYLAW NUMBER 16P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 11P2004 (LOC2024-0239/CPC2024-1238)

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

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

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

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 1812 – 51 Street NW (Plan 67GN, Block 2, Lot 26) from 'Low Density Residential' to 'Low Density Residential/Townhouse' as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 16P2025

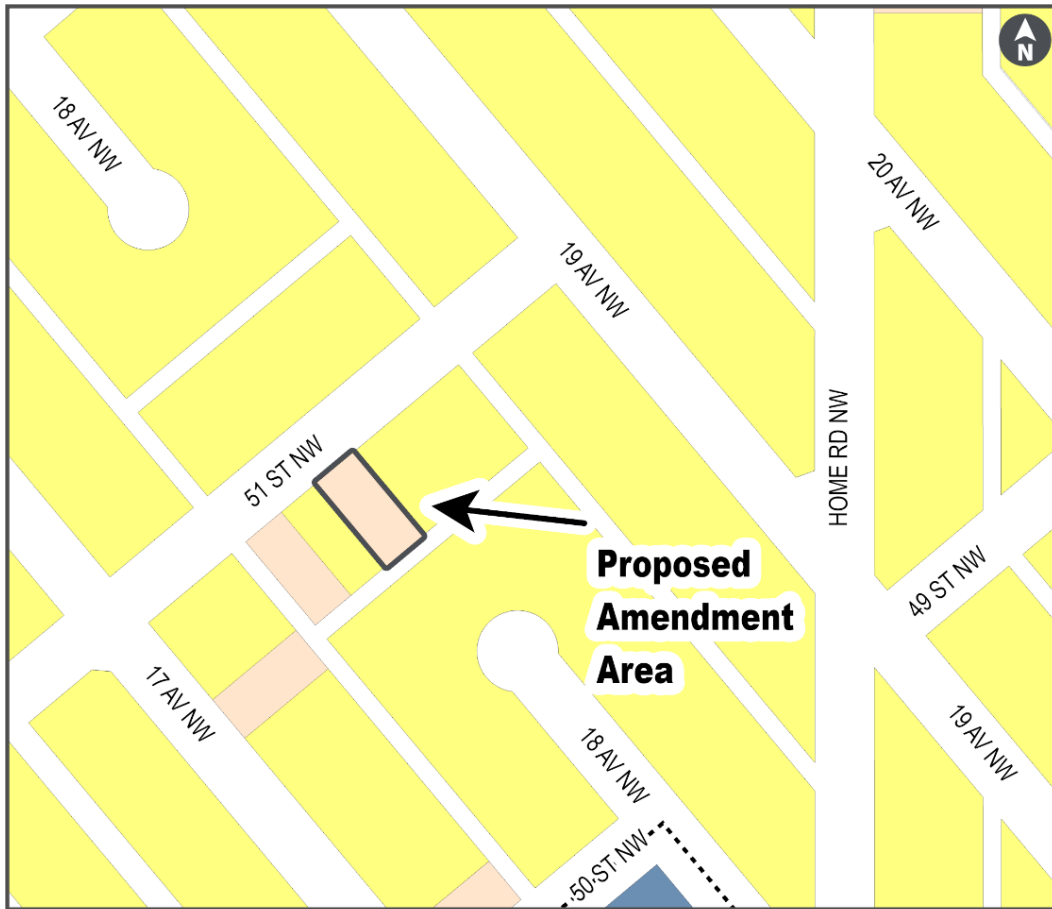
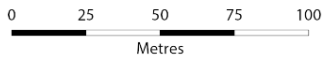


Figure 1.3

Future Land Use Plan

Legend

- Main Street Area
- Developed Area Guidebook
- Low Density Residential
- Low Density Residential/ Townhouse
- Institutional/ Schools



This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

BYLAW NUMBER 16P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission



Applicant Submission

September 11 2024

Summary

Address: 1812 51 St NW

Current Zoning: R-CG

Current Policy Area (Montgomery ARP 2005): Low Density Residential

Proposed Policy Area (Montgomery ARP 2005): Low Density Residential/Townhouse

This is an applicant's planning overview detailing specific information about this property with regards to a minor policy amendment proposal at 1812 51 St NW.

Ryan G Cairns Residential Design is submitting this application for a minor policy amendment at 1812 51 St NW on behalf of the landowners. The City of Calgary Council passed city-wide rezoning in May of 2024 to change the base residential district in the city to R-CG and R-G. These zonings became in-force on August 6 2024, of which this subject parcel is now zoned R-CG which supports up to 4 residential units with secondary suites.

However, when the City rezoned several hundred thousand properties to R-CG and R-G, they simultaneously created countless conflicts with pre-existing local ARP (area redevelopment plans). Due to this conflict, this minor policy amendment must be undertaken to align the community ARP with the R-CG zoning, and thus allow the development permit to be approved. This is time-consuming, City staff resource-consuming, and actively slows down the DP approval process which further lengthens the bureaucratic procedure for approving townhomes and rowhomes, creating delay for building more housing stock.

This is contrary to a portion of the council-approved Calgary Housing Strategy, Outcome 1, Objective 1.C.2, which aims to "amend and streamline planning policy and process to allow for diverse housing", by "Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning and relevant statutory plans, immediately". The Calgary Housing Strategy Objective 1.C.2. should mean this entire minor policy amendment to align the old ARP with the current bylaw is not needed.

Montgomery Area Redevelopment Plan (ARP) 2005

The Montgomery ARP identifies the subject site as "Low Density Residential". The policy notes the Low Density Residential area is intended to guide development to fall within R-1 and R-2 planning policies, of which do not exist anymore.

As the DP for a 4-unit townhouse development does not meet this criteria originally set out, the ARP must be modified to change this subject parcel from "Low Density Residential" to "Low Density Residential/Townhouse", thus aligning with the current R-CG bylaws.

Conclusion

The approval of this minor policy amendment for 1812 51 St NW will follow previous council-approval policy with the MDP, CTP, Calgary's Housing Strategy, and the City-wide Rezoning. The approval of this minor policy amendment will allow the approval of a DP for a 4-unit townhome on this parcel, following the intent of these city-wide policies which will then allow the private sector to increase the supply of housing to meet housing demand and increase housing affordability.

To disapprove this minor policy amendment would be completely contrary to council's decision to approve R-CG and R-G in the City on May 14 2024.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: #1812 51 St NW

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

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

The community outreach for this application has been undertaken by the City during city-wide R-CG rezoning. See applicant submission for further details.

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)

There is an ongoing development permit for a 4-unit townhouse at this property that is valid under the R-CG zoning. Through the DP process, the permit is made public on the development map, direct neighbours are sent letters, and the community association, councilor, and relevant parties are informed via DP circulation package. Should any comments or questions be directed towards the DP file manager for this LOC (for minor policy amendment), the applicant will engage with those parties directly. Otherwise, no direct outreach for this minor policy amendment will be undertaken as it just looks to align the old policy within the ARP to the new R-CG zoning that the City recently brought into force. See applicant submission for further details.



Affected Parties

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

n/a

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

How did input influence decisions?

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

How did you close the loop ?

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

calgary.ca/planningoutreach

Calgary Planning Commission Member Comments



For CPC2024-1238 / LOC2024-0239
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Montgomery Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Residential/ Townhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
CPC2024-1300
Page 1 of 3

**Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW,
LOC2024-0225**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 15P2025** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-05750) for a four-unit townhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Ellergodt Design on behalf of the landowner, 904164 Alberta Ltd. (Robert Whittaker), on 2024 September 9. A policy amendment is required in order to support the development permit (DP2024-05750) for a four-unit townhouse with secondary suites, which is under review, as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.16 acre) mid-block site is located along Montana Crescent NW. The site is currently developed with a single detached dwelling and detached garage with vehicle access from the rear lane.

**Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW,
LOC2024-0225**

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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interest parties and respective community association was appropriate. In response, the applicant distributed letters to nearby residents. The applicant also reached out to the Montgomery Community Association (CA) to arrange community engagement meetings. Two in-person community engagement meetings were held by the applicant. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received eight submissions in opposition regarding the policy amendment. The submissions included the following areas of concern:

- traffic congestion and lack of parking, including safety concerns due to increased traffic;
- increased density;
- loss of community character;
- loss of existing mature trees and lack of green space;
- alignment with the MDP;
- reduced privacy and sunlight for neighbouring lots;
- impact on existing infrastructure; and
- number of on-site waste and recycling bins.

The CA provided a response on 2024 November 19 (Attachment 5). The CA indicated they are not in support of the proposal, citing concerns of incompatibility with the surrounding land uses, amenity spaces and density of the surrounding area. The CA also indicated concerns with limited parking availability, increased traffic congestion, shadowing effects on neighbouring properties, excessive height and massing of the proposed building.

Administration considered the relevant planning issues specific to the application and 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.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1300
Page 3 of 3**

**Policy Amendment in Montgomery (Ward 7) at 4840 Montana Crescent NW,
LOC2024-0225**

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the 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 policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

The 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 are being explored and encouraged through the review of the development permit.

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 15P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery along Montana Crescent NW. The parcel is approximately 0.06 hectares (0.16 acres) in size and is approximately 17 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with vehicle access from the rear lane.

Surrounding development is primarily made up of single detached dwellings designated Residential – Grade-Oriented Infill (R-CG) District. Multi-residential development designated Multi-Residential – Contextual Medium Profile (M-C2) District and commercial development designated Direct Control (DC) District is located to the north of the property.

Market Mall, a Community Activity Centre, which hosts a variety of retail, restaurants and services, is approximately 350 metres (a six-minute walk) to the north of the property. Montalban Park is located approximately 150 metres (a three-minute walk) southwest of the site, and Christine Meikle School is approximately 550 metres (a nine-minute walk) northwest of the subject site. The Alberta Children's Hospital and University of Calgary are located southeast of the subject site, both approximately 1.5 kilometres (a 25-minute walk) from the subject site.

Community Peak Population Table

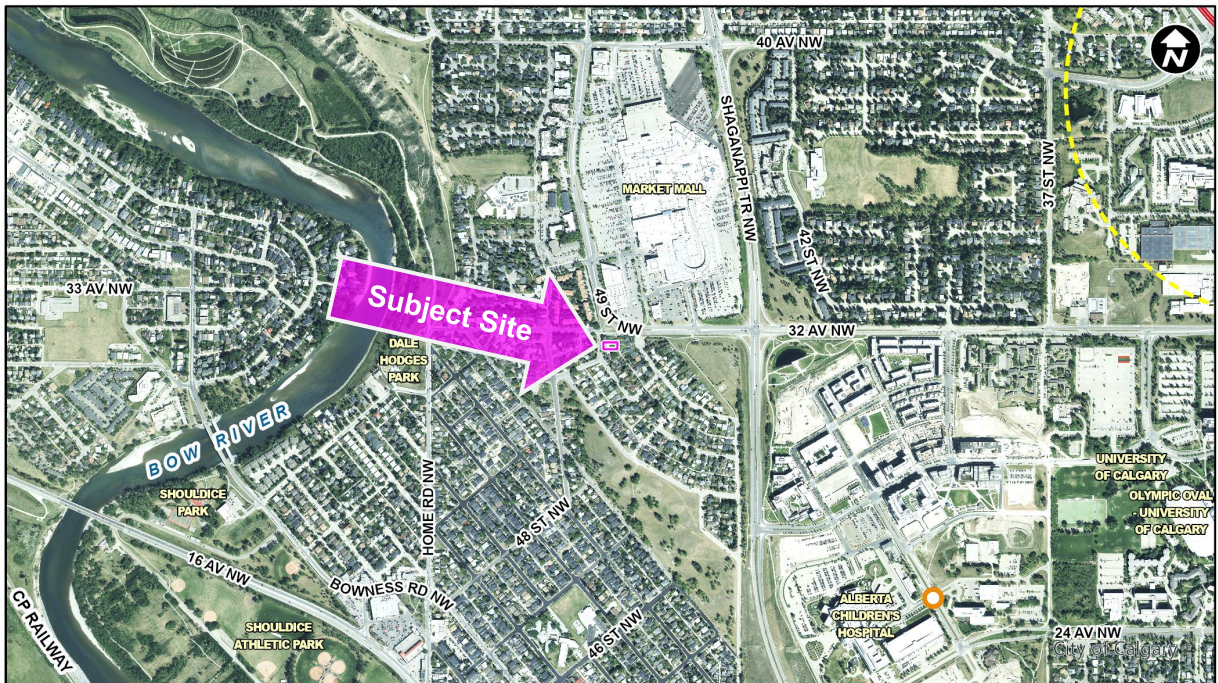
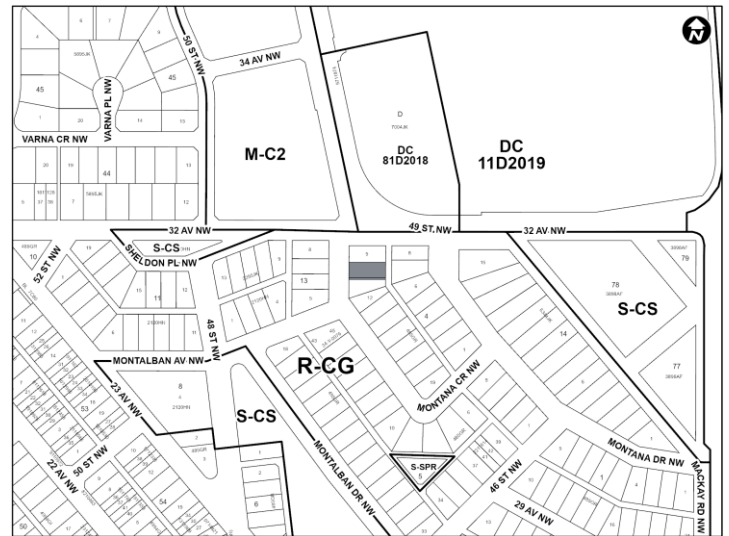
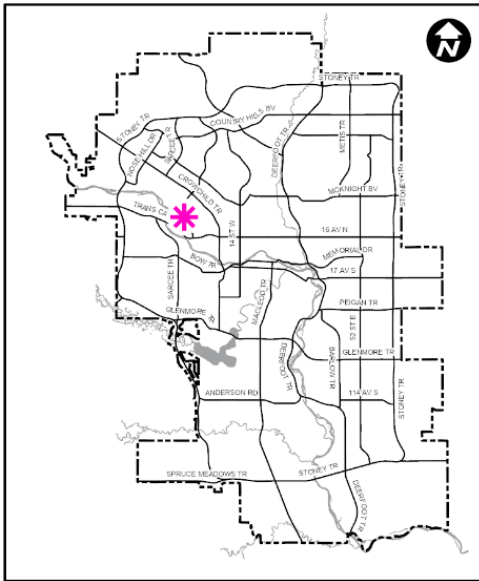
As identified below, the community of Montgomery reached its peak population in 1969.

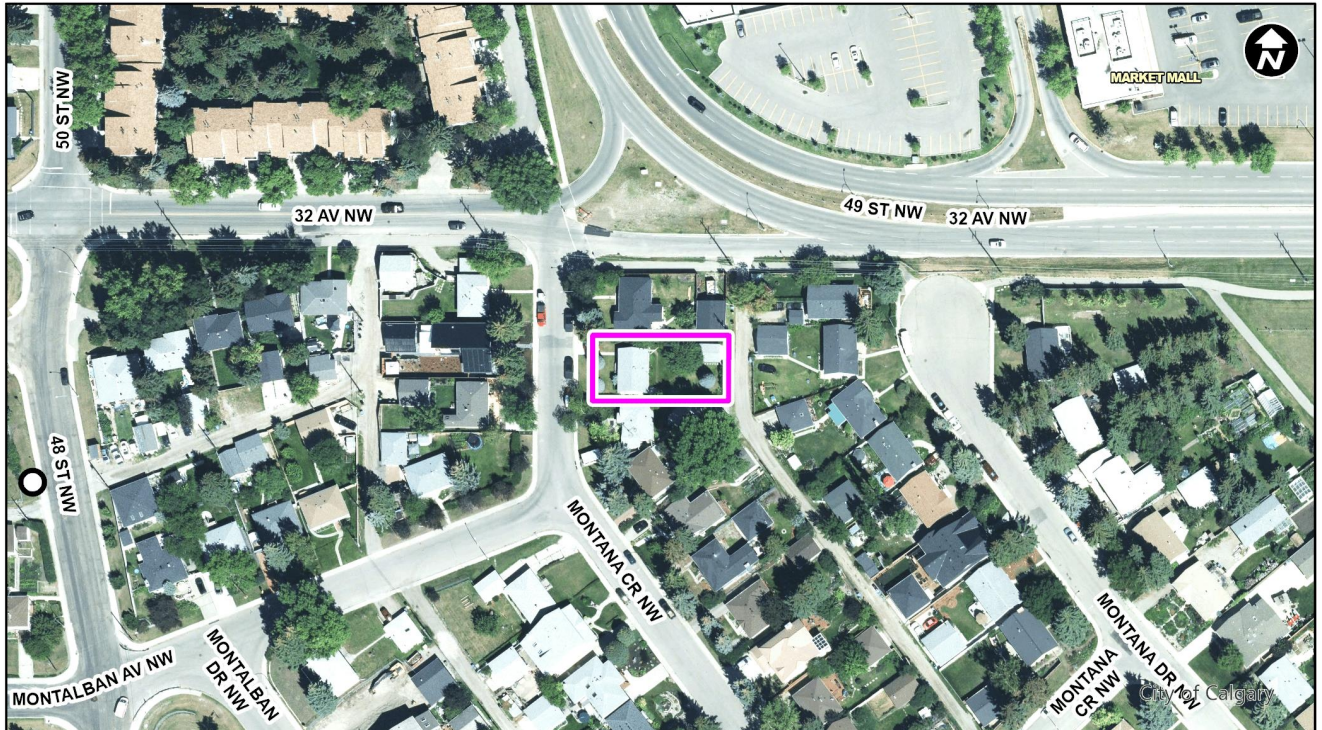
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery 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 for up to four dwelling units.

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 stalls per dwelling unit and per secondary suite.

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 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 in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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.

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 strategies are being explored and encouraged at the development approval stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site is located within the Low Density Residential Area as identified in Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to high densities but notes the importance of increasing and stabilizing Montgomery's population. A map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential / Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP and the approved R-CG District redesignation, which supports a wider range of low-density housing forms.

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

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

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1300
ATTACHMENT 2

BYLAW NUMBER 15P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MONTGOMERY AREA
REDEVELOPMENT PLAN BYLAW 11P2004
(LOC2024-0225/CPC2024-1300)**

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

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

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

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares \pm (0.16 acres \pm) located at 4840 Montana Crescent NW (Plan 485GR, Block 4, Lot 10 and a portion of Lot 11) from 'Low Density Residential' to 'Low Density Residential/ Townhouse' as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 15P2025

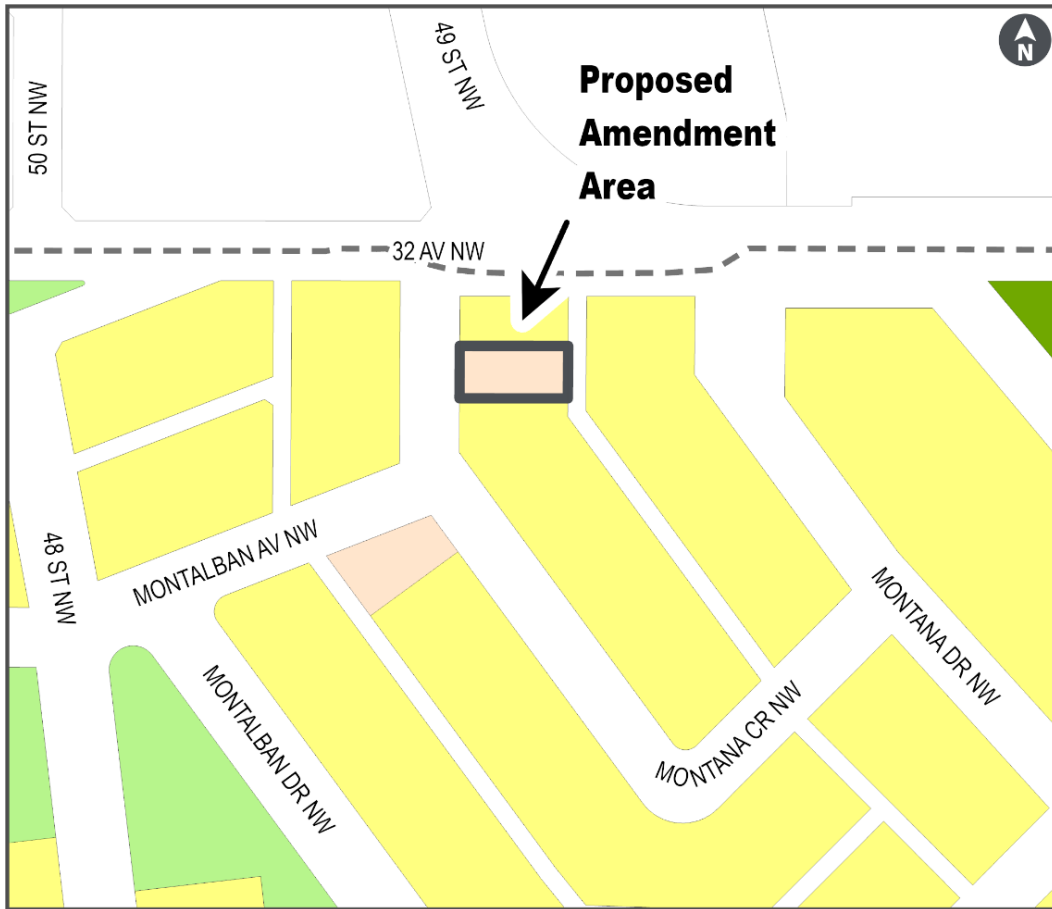
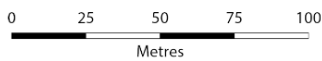


Figure 1.3

Future Land Use Plan

Legend

- Plan Area Boundary
- Low Density Residential
- Low Density Residential/ Townhouse
- Parks/ Community Facilities
- Future Transportation/ Open Space



This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

BYLAW NUMBER 15P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission



Applicant Submission

November 20, 2024

Summary

Address: 4840 Montana Crescent NW

Current Zoning: R-CG

Proposed Zoning: R-CG – Policy amendment

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a Policy Amendment proposal at 4840 Montana Crescent NW.

Ellergodt Design is submitting this application for a Policy Amendment on behalf of the owner, Rob Whittaker. The existing zoning is R-CG and the intended use of this project aligns with the current zoning. At this point in time however the Area Redevelopment Plan highly encourages low density development and does not align with the Cities density goals.

Subject Parcel

This proposed Policy Amendment is for a rectangular parcel of land in the community of Montgomery in Calgary's North West. The parcel is relatively flat in nature, rectangular in shape, and approximately 17.60 x 36.54m in dimension. This property is only 1 parcel south of 32nd Ave and close proximity to Market Mall. Currently existing on the land is a single bungalow with a detached garage and access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property.

Transit: There are several bus routes available at stops within (53, 422, 65 and 31). There are direct routes to the Brentwood C-train, Dalhousie C-train, University and Downtown.

Road Networks: 32nd Ave has direct access to highway 1A as well as Shaganappi Trail NW.

Public Green Spaces: Within approximately 1km, are several parks including Montalban Park and Bowmont Park that overlooks the river valley and provides access to the Bow River Pathway system. There is also the Montgomery Community Garden and playground within a block of the site.

With proximity to good road networks, excellent public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.



Local Context

While located in the community of Montgomery the adjacent neighborhood of Varsity to the North is of immediate interest to this site. Adjacent to the mall are several high density apartment style complexes which provide a variety of housing solutions and price points. We feel the northern edge of Montgomery has the potential to be a density transition point between the M-C2 zoning to the NW and the existing established single family homes to the south.

Local Area Redevelopment Plan / Area Redevelopment Plan

The Montgomery Area Redevelopment Plan is due for an update to align with the new City zoning direction. We are requesting a Policy Amendment for this parcel until the ARP can be brought into alignment.

Calgary's Growth and Housing

Housing availability and affordability have been increasing challenges that the city is facing in recent years. Modest densification to established areas is one solution to help ease housing supply issues, by replacing older single dwellings on individual parcels of land with multiple dwellings. City-wide plans such as the Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) are encouraging the development and redevelopment of communities that will make better and more efficient use of existing infrastructure, services, and limited land. Council-approved documents such as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years.

This Policy Amendment will be used to support 4 units with 4 suites and will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Montgomery and neighbouring communities which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services.

Conclusion

The approval of this land-use policy amendment will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 4- unit and 4-Suite development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

Jessica Willsie

Senior Residential Designer – Ellergodt Design

Applicant Outreach Summary

November 19, 2024



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Whittaker 4-Plex - 4840 Montana Crescent NW

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

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

N/A

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)

- 1) Mid July - Initial Letter drop to adjacent neighbors - 4518, 4811, 4807, 4803, 4844, 4836. Good conversation with residents at 4811. No other inquiries received.
- 2) Outreach to Community Association (e-mail) Oct 24th - asking for potential meeting dates
- 3) 1st Community Review Meeting - October 30th 7:30 at Montgomery Community Association. 19 residents in attendance. Reviewed general scope of project and community concerns.
- Adjustments made to drawings --
- 4) Nov 7th - E-mail notification sent to Community Association of booked event so they can leverage their e-mail list.
- 5) Nov 9th - Flyer drop to neighbors (50 printed). Note: Community association was also circulating flyers as well.
- 6) Meeting held at Varsity Community Association - November 12th 7PM-8:20PM - over 50 residents in attendance from the area surrounding the site. Printed drawings and live tour through the project with commentary on adjustments made as per previous comments received. (Note: no real new feedback was received in this meeting.)
- 7) Nov 13th - Updated drawings (inc shadow study) released to Community association for disbursement through mailing list.

Affected Parties

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

It can be reasonably assumed that at 90% of the residents within a 2 block radius of the proposed development have had an opportunity to both comment and view the revised plans prior to our resubmission.

The Montgomery Community Association was instrumental in getting this much traction and have an extensive mailing list that was utilized through this process. (Note: for FOIP concerns Ellergodt design did not collect e-mails but our contact information was shared at multiple points throughout the process in case residents wanted to contact us directly.)



Community Outreach on 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.

A full list of concerns is included in our Detailed Review response but primary points that came up were:

- a 4 Plex with 4 Suites is "too much" densification for this area. The community strongly suggests reducing to a duplex.
- Parking concerns and traffic congestion (Inadequate on site parking and insufficient street parking)
- Intersection at Montana Crescent & 32nd Avenue is dangerous and neighbors feel this development will exacerbate the issue.
- Narrow alleyway will make bin collection an issue.
- Accessibility for emergency vehicles (ambulance and firetrucks)
- Loss of community character, Light, vegetation, etc.

How did input influence decisions?

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

We have made significant changes to the application. This was both to bring the development into full bylaw compliance as well as respect many of the concerns that the adjacent residents raised.

The exterior style was redesigned to bring it more into character with the existing neighborhood. The project was pushed back into site so it doesn't protrude as much on the streetscape. A Shadow study was completed. Landscaping and various updates were made that both address resident comments and the Detailed Review comments.

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)

Community engagement was finalized via e-mail communication through Harminder Dhillon & [REDACTED]. Final drawings released via e-mail mailing lists were confirmed to only require minor grading adjustments to confirm drainage control prior to resubmission.

The property owner has confirmed that he strongly believes in creating diverse, affordable densification and that this location with it's strong connection to services is a perfect location for this type of development. While being respectful of neighboring concerns we do not wish to compromise the defining feature of this project (number of units). All other concerns were either resolved or addressed.

calgary.ca/planningoutreach

Community Association Response

2024 November 19

Hi Selena,

With respect to the subject application, the MCA planning committee is in opposition of this application.

In general, we do not support this type of development within a community composed of a mix of single-family homes and duplexes. The proposed development conflicts with the existing land use, amenity space, and density of the surrounding area.

In addition to these fundamental incompatibilities, we are deeply concerned about the practical implications of the project. Limited parking availability, increased traffic congestion, shadowing effects on neighboring properties, and the excessive height and mass of the proposed building pose significant challenges to the well-being of our community.

We have engaged with the applicant on a couple occasions, candidly sharing our concerns and advocating for a more compatible approach. As stewards of this neighborhood, we remain open to developments that align with its character and values. Specifically, we would be fully supportive of a duplex or single-family development, which would better reflect and respect the essence of our community

Regards,

Harminder

Calgary Planning Commission Member Comments



For CPC2024-1300 / LOC2024-0225
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Montgomery Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Residential/ Townhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] TAMER

Last name [required] FATOUH

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0225/ CPC2024-1300

Are you in favour or opposition of the issue? [required] In favour



ATTACHMENT_01_FILENAME Support letter LOC2024-0225 (1).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

January 20, 2025

City Council
The City of Calgary
P.O. Box 2100, Station M, #8110
Calgary, AB T2P 2M5

Attention: City Clerk (publicsubmissions@calgary.ca)

Dear Mayor & Members of Council:

**RE: Amendment to the Montgomery Area Redevelopment Plan
LOC2024-0225/ CPC2024-1300; Bylaw 15P2025
4840 Montana Crescent NW
Public Hearing February 4, 2025**


We are writing in support of the proposed amendment to the Montgomery ARP for the property 4840 Montgomery Crescent NW. We are the registered owner of 4799 Montalban Avenue NW, located in the immediately vicinity of the subject land. The applicant kindly engaged with us to provide information about the application and the proposed concept development plan for the subject property.


We have no concerns with the proposed ARP amendment and proposed redevelopment of the parcel for rowhouses and townhouses. We believe the redevelopment of the subject property will be a great addition to the street and the community. The proposed ARP amendment aligns with the objectives and policies of the Municipal Development Plan and the City's housing strategy.

From a planning perspective the proposed ARP amendment is appropriate for the subject location. The ARP amendment will facilitate an appropriate intensification for the subject property and revitalize the street. It also will provide a diversity of housing options that will serve the market demand for new residential units in the community.

Thank you for considering our letter.

Kind regards,



Tamer Fatouh
4799 Montalban Avenue NW
Calgary, AB
Tel: 

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First name [required]	Gerry
Last name [required]	Cross
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Montgomery Area Redevelopment Plan, LOC2024-0225, Bylaw 15P2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Submission regarding 4840 Zoning Change.docx

ATTACHMENT_02_FILENAME Photos.docx

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Submission regarding:
Policy Amendment
Montgomery Area Redevelopment Plan
LOC2024-0225
Bylaw 15P2025

Submitted by:
Gerry Cross

I live three houses from 4840 Montana Crescent NW and am strongly opposed to changing the zoning for Lot 10 and a portion of Lot 11 from Low Density Residential to Low Density Residential/Townhouse. Indeed, rather than a zoning change to allow increased density, I believe that there should be greater restrictions on the density of redevelopments in Upper Montgomery.

The impacts that redevelopment projects have on the livability of a neighbourhood, parking, traffic, and water and sewer infrastructure are cumulative and these impacts are not properly considered when each development proposal is evaluated independently.

The need for restrictions on development

While some densification of inner-city neighborhoods is required, it should not be allowed to destroy a neighbourhood. In addition to the proposed development at 4840 Montana Crescent, only 40 metres away at the corner of Montana Crescent and Montalban Avenue, a development permit for a three-story structure, about 11 metres in height, consisting of five one-room wide rowhouses stacked on top of tiny basement suites in four of the rowhouses, is under appeal. The development proposed at 4840 Montana Crescent NW is a back-to-back duplex, one facing the back alley, and all units with a basement suite. A total of 17 living units are proposed in these two projects.

I must consider these two projects together because the current process in which every proposal is evaluated independently from other development proposals in the area is precisely the problem my neighbours and I are facing. I don't believe that either of these projects would have been permitted in newer neighbourhoods in the city that were designed for density greater than R-1. These neighbourhoods provide a pleasant environment for their residents because they were the product of a comprehensive planning process. Contrast this to what has been unleashed by city-wide R-CG zoning in Upper Montgomery, where we are trying to defend ourselves against a development free-for-all and, if we fail, the neighbourhood will become a far less desirable place in which to live. What a tragedy for a neighbourhood within walking distance of the University of Calgary, the Alberta Children's Hospital, and the Foothills Medical Centre, and with easier access to the mountains than from most parts of the city.

It would not be possible to solve the problems created by these projects if they are allowed to proceed. They would inevitably unleash an avalanche of similar proposals and become the standard against which they would be measured.

Since they would set a precedent, they should not be allowed to proceed, and decisions on all similar proposals in Upper Montgomery should be deferred until there has been an opportunity to amend R-CG zoning to create local area constraints which place limits on what can be built in an existing neighbourhood or in certain locations within a neighbourhood. These two projects are essentially small apartment buildings on lots originally intended for a single-family home, and restrictions on where, and how many of, such developments can be built are needed. I think that appropriate constraints on redevelopment in Upper Montgomery would be no more than a two-story duplex with basement suites and four off-street parking spots, or perhaps even no more than two units facing the street, which would restrict four-unit developments to corner lots.

Local area constraints should be appealable, so that developers could propose greater density. This would place the onus on developers to justify greater density, reversing the current situation in which residents are forced to oppose inappropriate proposals.

At a meeting hosted by the developer of the project proposed at 4840 Montana Crescent, we were essentially told that we shouldn't be complaining because they are just doing what the city wants. However, although R-CG zoning now allows five-unit rowhouses, and perhaps back-to-back duplexes, to be built anywhere, this does mean that the city "wants" them everywhere. A range of housing alternatives is required, and there is already a great deal of higher density housing nearby. The apartment buildings and townhouse complex west of Market Mall, built decades ago, and the University District, which is still under development, are examples of well-planned densification. Thus far, Lower Montgomery has been mostly redeveloped with attractive duplexes. On the other hand, unless constraints are imposed, what seems to be unfolding in Upper Montgomery is rampant, unplanned over-densification that will destroy the neighbourhood.

Other problems that would be created by the proposed zoning change

The proposed development, which requires the zoning change, clearly demonstrates that eight units is too many for the size of the lot by having four of them face the back alley. Units facing the back alley would create delivery problems and the residents of these units would only be able to access the street via a narrow sidewalk. Similarly, residents of the front units would have access to their garage, if they had one, and to their garbage, compost, and recycling bins restricted.

Parking

If residents of the upper units had more than one car, they would be parked on the street. If residents of the basement suites had any cars, they would be parked on the street. This overflow would quite likely more than fill up the public street in front of the lot and spill over to in front of neighbouring houses. Where would all these vehicles be parked during spring street cleaning? How could electrical vehicles be plugged in?

When a development proposal is considered independently of others, there seems to be an implicit assumption that on-street parking is unlimited and will solve the problems created by insufficient on-site parking. But parking is cumulative and cannot be considered on an individual

proposal basis. There are already 17 living units proposed near the intersection of Montalban Avenue and Montana Crescent, where there used to be two, and more redevelopment proposals can be expected if these two proceed.

The 0.5 on-site parking requirement per unit is too little in a neighbourhood like ours with narrow streets. Presently, nobody regularly parks on the section of Montalban Avenue close to Montana Crescent. To illustrate the problems that would be created by these developments, people from the neighbourhood filled the street with parked vehicles on November 22, 2024. The attached Photo 1 is looking along Montalban Avenue from Montana Crescent towards 48th Street. The two vehicles approached this section of the street at almost the same time and the driver of the one with its headlights on chose to wait at the entrance to the back alley. Photo 2, taken from my bedroom window on May 9, 2022, shows what this section of Montalban Avenue has looked like almost every day for the 47 years that I have lived here.

I don't think it is hyperbole to wonder whether redevelopment proposals may eventually start being rejected because we have run out of parking spots on the street.

Traffic

The corner of Montalban Avenue and Montana Crescent is busy for a residential district. I live at the top of this T intersection and often see cars not pausing to look for traffic on Montana Crescent before turning left from Montalban Avenue towards 32nd Avenue. I suspect that these vehicles are usually shortcutting through the neighbourhood to avoid the four-way stop at 48th Street and 32nd Avenue. School buses also travel through this intersection.

If these two developments proceed, the street will be flooded with parked vehicles, increasing the danger at this intersection. As Photo 1 shows, if vehicles are parked on both sides of Montalban Avenue, then the driving lane is only wide enough for a single vehicle.

Water and Sewer Infrastructure

The capacity of the water and sewer infrastructure is another issue which is cumulative. With these two projects, two single-family homes would be replaced with 17 living units, placing significant additional demand on the water and sewer infrastructure. Montgomery was not part of the City of Calgary when it was developed, and I do not know how much greater a load the water pipes and sewer lines in the neighbourhood can withstand.

There were two water main breaks on Montana Crescent many years ago. When my house was built in 1955, five-foot long cast iron sections were used for the sewer line on my property. I replaced it six and one-half years ago because the pipe had collapsed under the weight of a large spruce tree. I know from a video inspection done at the time that there are roots in the city sewer line in front of my house.

Photo 1



Photo 2



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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Beverly

Last name [required] Frizzell

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0225 Land Use Change for 4840 Montana Cr Nw

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am again writing in strong opposition to the proposed land use change to the ARP that would allow this development to go ahead. I live within a block of this proposed development.

However, before noting my concerns, I want to comment on the extremely frustrating, demoralizing, disrespectful, and apparently futile process of trying to comment and have any influence as a community member on new development. This is not the only development within our block that we have major concerns about, and the time and effort necessary to try and have some voice has left me very cynical about the entire planning process (or apparent lack thereof). I have to assume that the process is now designed to dissuade people and allow developments to be bulldozed through. For example, we have been told that this whole process to allow changes to the ARP is "housekeeping". It may be "housekeeping" to the planning department and the City bureaucracy, but it is not housekeeping to our neighbourhood. This has huge implications for not only our quality of life, but there are well documented safety concerns. I will say that the one positive out of all this mess is the galvanizing of our neighbourhood. We will continue to respond to, and resist, the literal destruction of our neighbourhood as we know it. The complete lack of planning process currently in place means that we will have to advocate on our own behalf with what few avenues we have available to us. In terms of this development, I do not support amending the ARP to allow this development to go ahead. Our ARP is a good one and clearly outlines graded density within Montgomery. The proposed development is a fourplex with secondary suites in the middle of a street, with half the front doors at the back. This is against every plan we have – the ARP and the proposed LAP. I know neither seems to be followed at the moment, but I think it is reasonable to use them both as working documents. Both designate our part of the neighbourhood as "light yellow" ie low density. We have planned increased density on Home Road and Bowness Road, and we are across the road from University District (very well-planned densification by all accounts). I'm pretty sure Market Mall will have another plan for densification soon as well. Please follow plans that are in place; give the community some credit for work already done, and give the plans an opportunity to work.

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First name [required]	Jo Ann
Last name [required]	Wickens
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0225
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Attachment is too large so I am sending a follow up email with my comments. Also I will attempt to send a video file as well
Thank you

RE: NOTICE OF Land Use Change for 4840 Montana Cres NW

Re Land Use Redesignation - LOC2024-0225

Jan 27, 2025

As a resident living down the street from the proposed development at 4840 Montana Cres NW, I am against the Land Use Change for the Discretionary Development and I am against the development permit as well. I would like to indicate that I am not in favour of the two story 8-unit Townhouse. **This is against the current Montgomery ARP.** This area is to be a **Low-Density location** as shown on the Montgomery ARP map which the city and the local residents as stakeholders have all agreed to and is still relevant today as it was when it was signed and agreed to by all parties.

I am in favour of densification but would like **mindful global planning**. This purposed land use change means that there will be an increase on the street parking. We tested if the road system could carry this type of increased street parking by doing a real-life experiment of the area by having neighbors parking their cars and our car along this exit route and **found that traffic is funneled down to one lane.** **This was a small-town road system** before being annexed into the city of Calgary in the 1963. These roads if cars are parked on both sides of the road will affect the emergency responders and paramedics access to our area.

The **Montgomery Community Association** did not approve this location for a Townhouse or Rowhouse dwelling and it was against the current **Montgomery ARP** for some reason the development process has encouraged this Townhouse 8-unit structure.

DENSIFICATION - Upper Montgomery is currently surrounded by multifamily dwelling on all sides of this area - University City, Varsity Terrace (Townhouses across 32 avenue) and NE of us on the corner Varsity Acres (Townhouses) and also down the hill many new multi family dwelling are in place and more coming. Problems exist from the lack of adequate parking allotted for these developments at their locations since requirements are **.5 parking stall for all upper units only** and of course less in other types of developments. Residents from these other outside areas are seeking parking on our streets already.

This will be creating unnecessary friction with neighbors down the road which really could have been avoided if proper guidelines were in place. I have heard several times that when developers drive by there is still room on roadside in front of rowhouses for parking. If they went back in the evening, they would see there is no parking on any streets surrounding these developments as the residents are home from work.

We currently have two developments across the street from each other one being 9/10 units rowhouse at 4799 Montalban Ave NW and this 8 units Townhouse at 4840 Montana Cres NW. This will increase the density and parking issue from two families to possibly

18 families or more. It appears the city planners, bylaw staff are only considering if these developments fit the lot size and are not concerned if this is the right thing for the area and its current residents meaning the other stakeholders in this decision.

SAFETY - Concerns of Safety are great around these developments because the one property is creating a **Blind Corner** on a very busy street compounded by lack of adequate parking, angling narrow streets, slope grade of this property to the ground at corner is leading us to a dangerous situation.

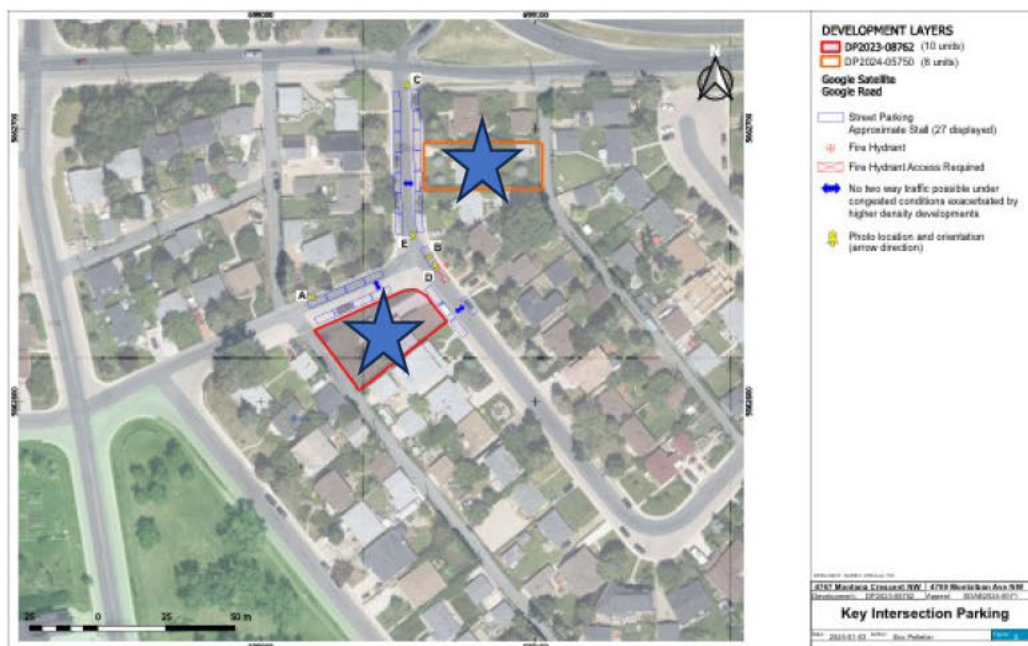
Also compounding this situation is the lack of adequate parking since the building regulations requires only a .5 stall for the 5 upper units only for the total 9 units of this Rowhouse which equals 2.5 stalls for this development. The Rowhouse only accommodates 5 parking stalls and the Townhouse only accommodates 4 parking stalls. The other 9 units parking will be on the street. So, obviously we know there will be an increase to street parking for remaining occupants on Montalban Avenue and Montana Cres. Again, contributing to the Blind corner and possible dangerous situation of one lane traffic.

There already has been accidents in this location from increased traffic with cars and people on bikes being hit. Also, when roads are icy, the neighbors have had their parked cars hit as well from increased rushing traffic.

We have requested the City Planner/ Developers and the Developer/Owner do a **Traffic Study** and that has not been accomplished. People shortcut through the area in all directions on these two roads Montana Crescent and Montalban Avenue to avoid the 4-Way stop on 32 Ave and 48 Street which increases the traffic in all directions through our neighborhood

Map showing increased parking and how narrow the road will become with two developments (represented by blue stars below)

Fig 1



This Drone picture [below] of our area with cars parked along Montana Cres and Montalban Avenue is showing how narrow the roads are in this real-life example.

Also notice how roads angles in spots - they are not straight.

We need to have Emergency Response look at this intersection and surrounding streets to evaluate if having a 9-unit Rowhouse and the 8-unit townhouse is a good plan going forward so all our residents are safe.

We decided to actually park cars here to show a visual as there are two developments within a small area that will affect this intersection. Do we really need this kind of density in this location.

Traffic funnels to one lane in both directions which causes people to back up or wait until they can proceed

Fig 2

Blue stars are showing both of these development on this real life image of the this area



Let's not make the same mistake they did down the hill at the intersection of 48 Street and Bowness Road due to the creation of a blind corner from the Rowhouse on that corner. There is not enough set back from the street and building also with increased parked cars changing the sight lines for drivers on that busy intersection. Action was only taken after an accident happened (T-boned crash), then the city changed the flow of traffic to one direction, meaning No Left turns from 48 Street onto Bowness Road anymore. As someone who travels these roads daily, I can say there is still not enough good sight lines due to parked cars when turning Right onto the Bowness Road from 48 street when cars are travelling at 40-50 km speed levels. All of this could have been avoided if proper study and planning was conducted and realized at the time.

Our live experiment demonstrates how narrow the roads are as we are dealing with an older neighborhood. The streets are narrow – when cars are parked on both sides of the road- Cars, School Buses, Trucks all have to wait until there is an opening to proceed down the road as two cars cannot pass at the same time. See images in pictures below.

Through out these pictures you can see how narrow the roadway is and that traffic needs to stop to allow the other cars to pass. Sometimes they needed to back up to allow traffic flow. This happens in all directions of this intersection where this development is planned

Corner of Montalban Avenue and Montana Cres

Fig 3 Cars stopping/waiting on Montalban Ave for other cars to pass before proceeding

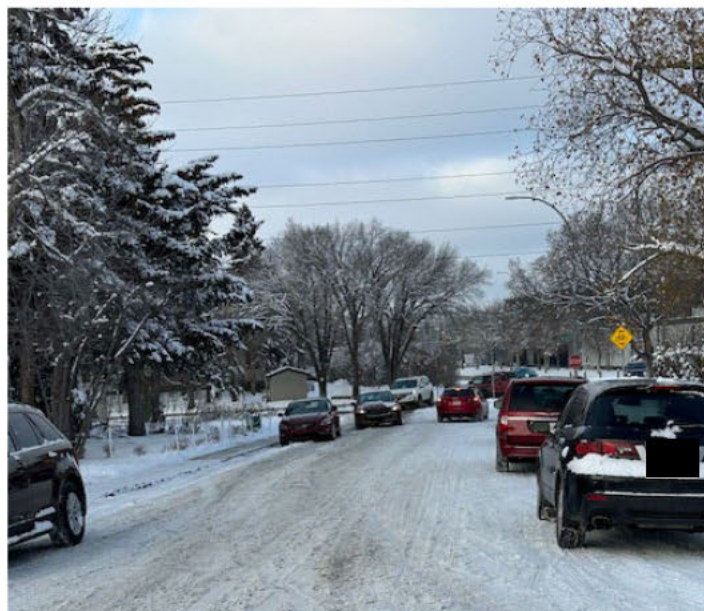


Fig 4 Below Truck turning from Montalban Ave onto Montana Cres



Fig 5 Cars waiting on Montana Cres and 32 Ave driving toward Market Mall (32 Ave)

This is in front of the proposed development 4840 Montana Cres

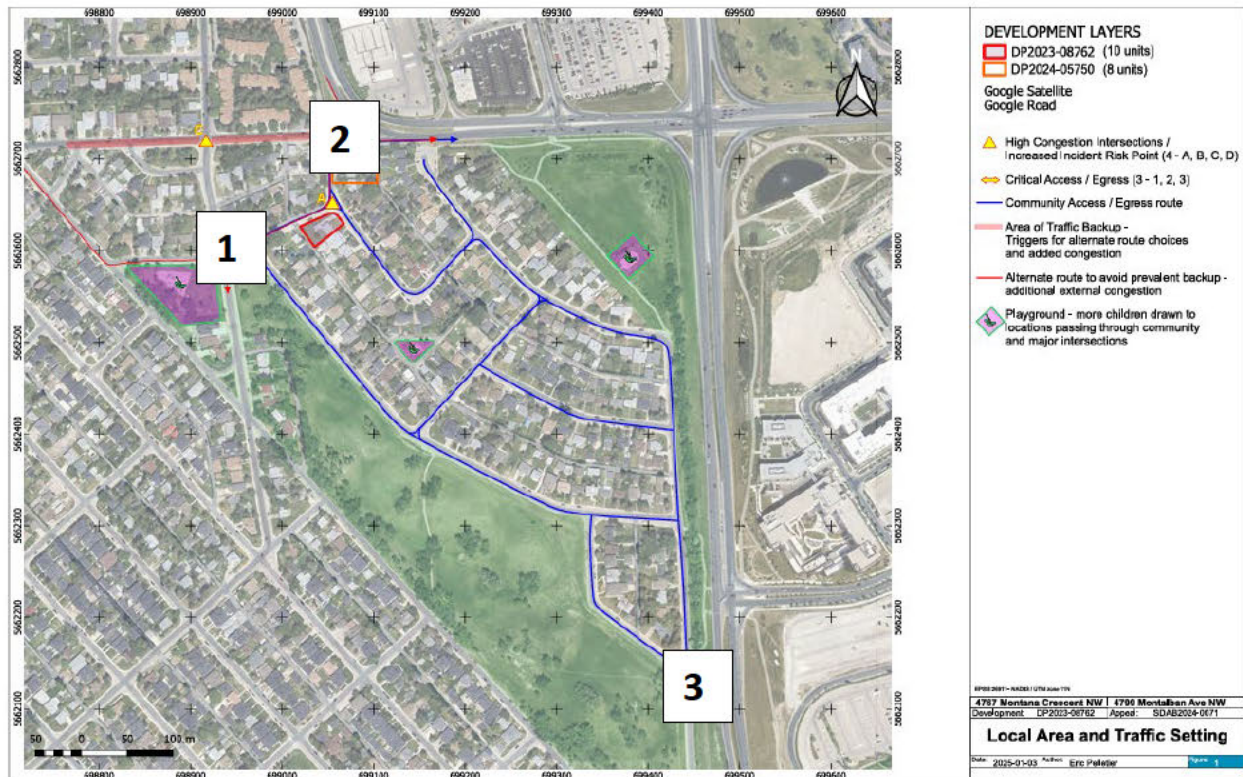


**Fig 6 Looking down Montana Cres toward proposed development & busy intersection
In front of development at 4840 Montana Cres**



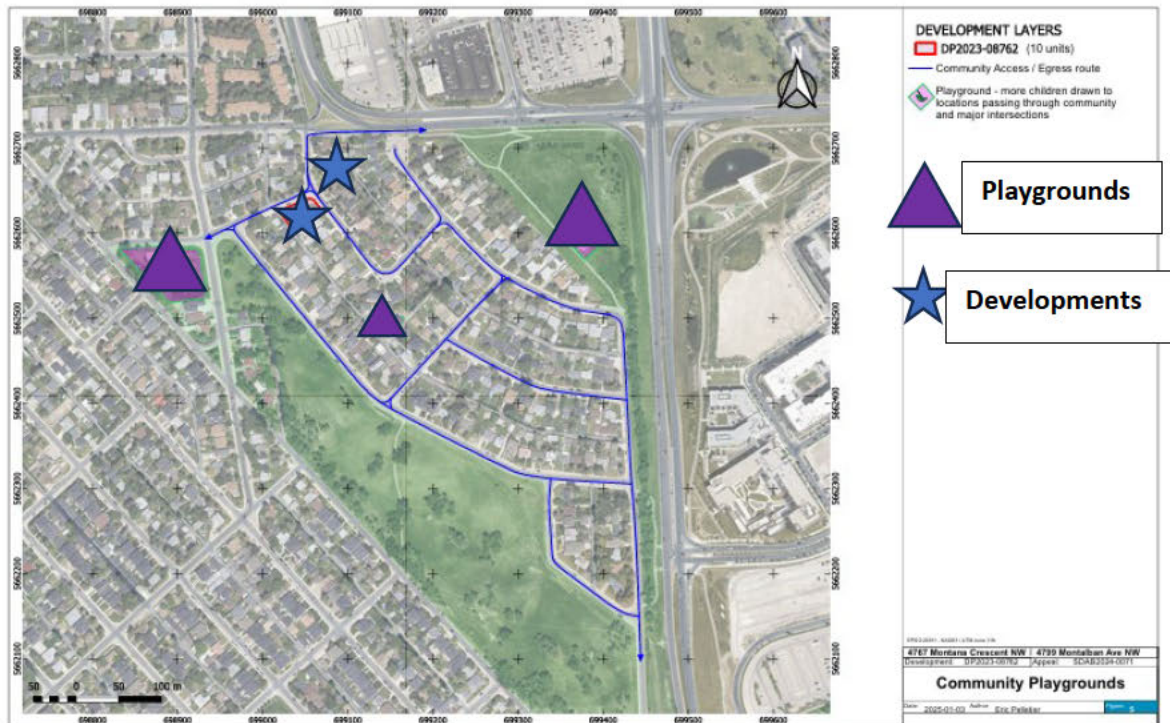
Since we have only three **(3) ways / entrances** into our neighborhood **1-Montalban Avenue, 2-Montana Crescent, and 3-MacKay Road** we are concerned about the availability of **Emergency Vehicles** being able to service our neighborhood. We have several individuals on Montana Cres who have required emergency assistance in the last year alone with many needing ambulances, fire trucks and paramedics to assist them in their time of need. Again, there is only three entrances to the Upper Montgomery Area on the Hill –**with the increased street parking, the street being narrow and angled in places and the ability to react quickly to an emergency situation may be compromised.**

Map showing the only three (3) entrances/exits into Upper Montgomery Area Fig 7



Also to compound this safety situation there are two playgrounds within approximately a block radius of this property. So, creating a safe environment for our young children to play and cross streets safely is paramount at this time. Our neighborhood is changing and yes, we have many seniors in our area, but younger families are moving in and they have spent their saving to buy a single-family home to raise their children in such a walkable neighborhood. We want to protect our children and encourage families to live in this lovely area

Fig 8 Map showing the two Playground within approximately one block of development



I recently heard a report from another city where they were making plans of changing the structure of neighborhoods and the wording and learning that caught my eye I have summarized here –

We cannot go back after we make these changes– We need to now look with an eye on the future not just the immediate needs of today as that is shortsighted and as We have a responsibility to our residents of today as well as to our residents in the future to not make mistakes that We cannot fix as We introduce changes it affects the complexation of the area forever. Some of these decisions are not in the best interest of all concerned and I am asking you to look at the future of our area when considering your Decision.

Global planning is needed -I know this may not concern you for this decision but we are also faced with another development across the street of another 10 units only a few doors down– Again parking will be of concern so as a member of this neighborhood we cannot make isolated decision when the whole neighborhood is affected. This will affect this same location and intersection.

Sanitation Infrastructure Our Councillor Terry Wong proposed a study of the Sanitation infrastructure as we are pushing our aged system. It was declined at this time. We could have problems as updates have not taken place and with such an increase in the amount of density in one lot or location and then another across the street we may see the effects.

We feel we need to defend our position that we want to keep our community “feel” the same. This is a neighborhood with large tree canopies, front yards full of flower beds, gardens and sun shining in our windows. It is wonderful to see the young families walking down the street and come for a visit and pick some flowers and apples off the trees in our yards and watch the seniors walk their route everyday at 8:30 in the morning. We know each other and are aware of each other and respect each other’s privacy as well.

A community street scape is more than building structures, it is the people and the fabric of the areas – the parks and playgrounds all of it serves our area and we want to preserve it.

Please do not Change the Land Use of this property to a Low density/ Townhouse. To be clear I am not against the city policy of increasing housing, I am not arguing that there is a housing problem. I am arguing that we need to use **site specific strategies** when making decision on what type of development should go on this lot. After all the area is not just houses – it is much more and safety should matter to all of us.

I ask that you consider a single duplex or two single family dwellings. This would be more appropriate for the surrounding houses and neighborhood. Please reject the proposed development plan of the 4-unit townhouse with 4 basement suite development and do not change the land use from Low density to low density/ Townhouse.

Kind regards,

Jo Ann Wickens

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First name [required]	Gerald
Last name [required]	Karst
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Policy Amendment Montgomery ARP LOC2024-0225 Bylaw 15P2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	2025-01-27 L to City Council re 4840 Montana Cr unsigned.pdf
ATTACHMENT_02_FILENAME	2025-01-27 Submission for #4840 sig pg.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	To manage file size within allowables, one attached document is the unsigned letter and the other is a scan of the signature page of the same letter

4811 Montana Crescent NW
Calgary, Alberta T3B 1E7
email: [REDACTED]

January 27, 2025

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

Subject: City Council Public Hearing on February 4, 2025
Re: Application to Amend Montgomery ARP Policy Bylaw 15P2025
for LOC2024-0225

About 10 days ago we, the undersigned, received a notice from the City of Calgary - Development inviting us to comment on the subject matter. The application requests that the 'Future Land Use Plan' for 4840 Montana Crescent NW be amended to allow a Townhouse to be built there.

We own and live in a single family raised bungalow home at 4811 Montana Crescent directly across the street from the proposed development. Our 2-year old home was a redevelopment project that we designed in compliance with the City's contextual dwelling requirements as our best efforts to harmonize with the neighbourhood.

As we have advised the Planning & Development Department on October 17, 2024, we object to permitting the developer to build a townhouse because of the negative impact it would have on the use, enjoyment and intrinsic value for our property as follows:.

1. Domination of On-street parking

This property is a mid-block lot with frontage long enough for no more than two vehicles. The amount of street parking that would be required for the proposed eight households would use up all the on-street spaces on both sides of our street. There would no parking spaces for our guests. We are already seeing this problem due to residents of the townhouses to the north of 32nd Avenue routinely parking all day in front of our home. An increase of such parking problems is the last thing we need. If the developer wishes such a large increase in density, it should select a corner lot rather than a mid-block lot.

2. Reduction in our Safety as Pedestrians or as Vehicle Traffic:

The proposed development would reduce the pedestrian safety of the nearest street intersection and vehicle safety on the street in front of our home. For details, see attachment 1.

3. Overload of Aging Water & Sewer Systems that we Rely on:

The proposed development would pose excessive burden on the capacity of our aging water and sewer systems leading to avoidable operational and cost problems for us. For details, see attachment 2.

4. Detrimental / Unwanted Deviation from Approved City Plans

The proposed development is in violation of Montgomery Area Redevelopment and Municipal Development Plans as well as an endowment agreement between the City and previous land owners. See attachment 3.

In addition to the above, another densification development (DP2023-08762) is being proposed at 4799 Montalban Avenue NW which is within 60 meters of the subject development. The combination of these two developments should be considered since the combined impact would escalate many of the concerns expressed above.

In summary, the extreme increase in numbers of households proposed for this development (a eight-fold increase) puts unjustified detriment effects (as described herein) on our use, enjoyment and intrinsic value for our property.

In recognition of the City's desire for increased population density we would consider a development proposal for no more than two dwelling units (a duplex) at the location of the proposed development.

Would you please acknowledge receipt and acceptability of this letter by return email to:
[REDACTED]?

Thank you in advance for your consideration our input to your decision making.

Sincerely,

Gerald James Karst

Laurel Audrene Karst

Attachments:

1. Reduction in our Safety as Pedestrians or as Vehicle Traffic:
2. Overload of Aging Water & Sewer Systems that we Rely on
3. Detrimental / Unwanted Deviation from Approved City Plans

Attachment 1 - Reduction in our Safety as Pedestrians or as Vehicle Traffic:

The street corner at 32nd Avenue and Montana Crescent near the proposed development is a busy one as it is one of the few access points to the upper Montgomery neighbourhood. It has "blind corner safety issues" that have caused accidents in the past for bicycles and pedestrians walking or travelling West on the 32nd Avenue pathway. We walk past this corner to the University District almost every day. The additional number of on-street parked vehicles and the additional vehicle traffic that the proposed development would cause would collectively reduce the safety of this street corner as well as the laneway intersection to an unacceptable level.

There is an unforeseen large volume of vehicle traffic past our home due to vehicles using Montalban Ave and Montana Crescent to bypass the 4-way stop at 48th St. & 32nd Ave. NW.

The proposed development will increase vehicle traffic even more, which further reduces pedestrian and vehicle safety since the street infrastructure was not designed for this proposed traffic volume. As an example, per Ref. A, in residential areas, the minimum width of a street to accommodate parking on both sides plus two vehicle travel lanes is 10.7 m or 11 m if a Transit Priority street. Our street is used heavily for school bus traffic. Our street is only 10.35 m wide, which is not wide enough to safely accommodate the proposed combination of large increases in vehicle traffic plus on-street parking, not to mention the needs of Emergency Services traffic.

References:

- A. Section 3.1.1 of The City of Calgary - Complete Streets Guide, October 2015

Attachment 2 - Overload of Aging Water & Sewer Systems that we Rely on:

The water and sewer systems on our street were designed for single family homes in the village of Montgomery before being annexed by the City of Calgary in 1964. These designs were likely less robust than those of Calgary. Since then, the capacity of these very old systems have been reduced by the installation of remedial liners etc. "Sewer back-ups" have been happening as a result.

There could be at least 15 - 18 people living at this location which is many more than what these systems were designed for and which could cause avoidable operational problems / costs. In the order to ensure safety and reliability, the proposed development could also require a costly expansion to the capacity of these systems, involving digging up our street and causing disruptive mayhem for us.

Also refer to City of Calgary Report Number EC2024-1240 Notice of Motion sponsored by City Council Members Sonya Sharp and Terry Wong which warns of the negative consequences of densification in Montgomery.

Attachment 3 - Detrimental / Unwanted Deviation from Approved City Plans

Documented history says that lands of the upper Montgomery neighbourhood were endowed to the City of Calgary by their original landowners on the condition that they be used exclusively for single family homes. Using upper Montgomery for anything other than single family homes is not consistent with endowment conditions. The proposed extreme densification would certainly be a vast departure from this.

The proposed development is in violation of Montgomery Area Redevelopment Plan dated July, 2023 in respect to:

- land use and number of units,
- proposed lot coverage and building setbacks that would not permit the landscaping and trees that is the standard for this neighbourhood,
- the building form and height which would be alien to the neighbourhood therefore having a negative impact on the neighbourhood's character / heritage.
- "front" doors for the rear units face the laneway, which is not allowed by the ARP.

Extensive effort was taken to "master-plan" what became the Montgomery Area Redevelopment Plan. To over-ride this ARP with isolated spot-development decisions will not result in the quality of city planning that the ARP strived to achieve.

The proposed development is not consistent with Municipal Development Plan (MOP). In the MOP redevelopment land use in *Established Residential Areas* is to focus on Neighbourhood Activity Centres rather than the proposed densification (ref. B). It should be noted that our street is part of upper Montgomery where the criteria of an *Established Residential Area* (ref. C) applies, in contrast to lower Montgomery where the criteria for a *Inner City Residential Area* (ref. D) applies. Map 1 of this document incorrectly identifies upper Montgomery as the same kind of area as lower Montgomery in this regard.

In addition, even if all of Montgomery was to be considered Inner City Residential Area, the MOP states (ref. E) that "Sites within the Inner City Area may intensify particularly in transition zones adjacent to areas designated for higher density (ie Neighbourhood Main Street), or if intensification is consistent and compatible with the existing character of the neighbourhood." It should be noted that :

- the location of the proposed development is not adjacent to a Neighbourhood Main Street (see Map 1 of the MDP, where the nearest such street is Bones Road, in Lower Montgomery).
- the proposed extent of density intensification is not consistent nor compatible with the existing character of the neighbourhood.

References:

- B. Section 3.5.3 of part 3 of the Municipal Development Plan, approved in Feb, 2021 under "Land Use Policies", point "b"
- C. Section 3.5.3 of part 3 of the Municipal Development Plan, approved in February, 2021
- D. Section 3.5.2 of part 3 of the Municipal Development Plan, approved in February, 2021
- E. Section 3.5.2 of part 3 of the Municipal Development Plan, approved in February, 2021 under "Land Use Policies"

In addition to the above, another densification development (DP2023-08762) is being proposed at 4799 Montalban Avenue NW which is within 60 meters of the subject development. The combination of these two developments should be considered since the combined impact would escalate many of the concerns expressed above.

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[REDACTED]?

Thank you in advance for your consideration our input to your decision making.

Sincerely,

[REDACTED]

Gerald James Karst

[REDACTED]

Laurel Audrene Karst

Attachments:

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2. Overload of Aging Water & Sewer Systems that we Rely on
3. Detrimental / Unwanted Deviation from Approved City Plans

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
CPC2024-1266
Page 1 of 3

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2)

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 DECEMBER 12:

That Council give three readings to **Proposed Bylaw 13P2025** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2)

HIGHLIGHTS

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment 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 regarding this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner Nitinkumar Bhatt on 2024 August 19. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District, which supports the development of rowhouses and townhouses. A policy amendment is required to align the ARP with the current land use. As indicated in the Applicant Submission (Attachment 3), the applicant is seeking to align the ARP with the R-CG District for possible redevelopment in the future.

The approximately 0.06 hectare (0.14 acre) mid-block parcel is located on the west side of Mackay Road NW. The site is currently developed with a single detached house with vehicular access from the street. A rear lane is also present.

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

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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant knocked on the doors of nearby residents to discuss the proposal and delivered post cards to residents within 100 metres. The applicant also contacted the Montgomery Community Association (CA) and Ward Councillor's Office. The main concerns heard by the applicant were increased traffic, increased density and height, shadowing impacts, and safety. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with the 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 public submission in opposition. The concerns received were potential negative impacts of more density and that Montgomery has already accepted intensification and more should not be allowed.

The CA provided a response on 2024 November 19 (Attachment 5). The CA indicated they are opposed to the proposed density, citing concerns with land use compatibility, lack of sufficient parking, lack of amenity space and shadowing impacts.

Administration considered the relevant planning issues specific to the application and 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, notification for a Public Hearing of Council for the policy amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed policy amendment allows for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1266
Page 3 of 3**

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

Environmental

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

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 13P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is a mid-block parcel along the west side of Mackay Road NW. The approximately 0.06 hectare (0.14 acre) site has a rear lane but is accessed from the street. The site is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling.

The immediate surrounding development consists predominantly of single detached dwellings, park space and University District across Shaganappi Trail NW. As of 2024 August 6, the subject parcel and surrounding residential properties were designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council's approval of the citywide rezoning.

The site is within 40 metres (a one-minute walk) of Shaganappi Trail NW which is part of the Primary Transit Network per the *Municipal Development Plan* (MDP). Additionally, the site is located on a block adjacent to Montalban Park, is within 600 metres (a 10-minute walk) of Market Mall (a Community Activity Centre), within 70 metres (a one-minute walk) of University District (a Major Activity Centre), and is within 700 metres (a 12-minute walk) of Terrace Road School (Calgary Board of Education K-6).

Community Peak Population Table

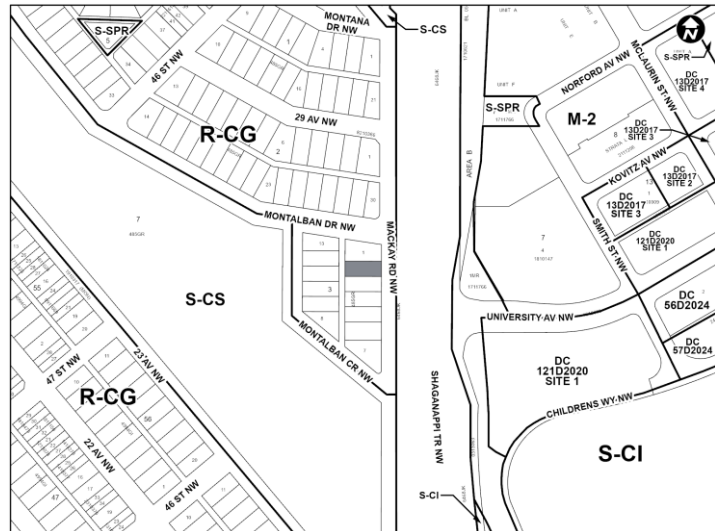
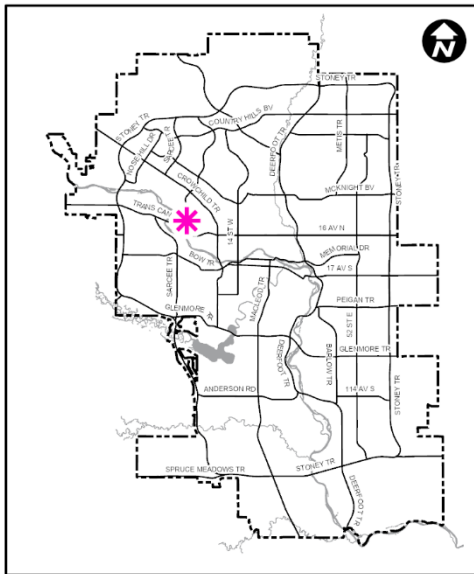
As identified below, the community of Montgomery reached its peak population in 1969.

Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery 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 for up to four dwelling units.

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 stalls per dwelling unit and per secondary suite.

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 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) 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 and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

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

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household sizes and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to higher densities but also notes the importance of increasing and stabilizing Montgomery's population. A minor map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/ Townhouse' for the subject site. The proposed amendment will allow the existing R-CG land use to better align with the ARP policies.

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

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

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1266
ATTACHMENT 2

BYLAW NUMBER 13P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MONTGOMERY AREA
REDEVELOPMENT PLAN BYLAW 11P2004
(LOC2024-0208/CPC2024-1266)**

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

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

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

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2823 Mackay Road NW (Plan 485GR, Block 3, Lot 2) from 'Low Density Residential' to 'Low Density Residential/ Townhouse' as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 13P2025

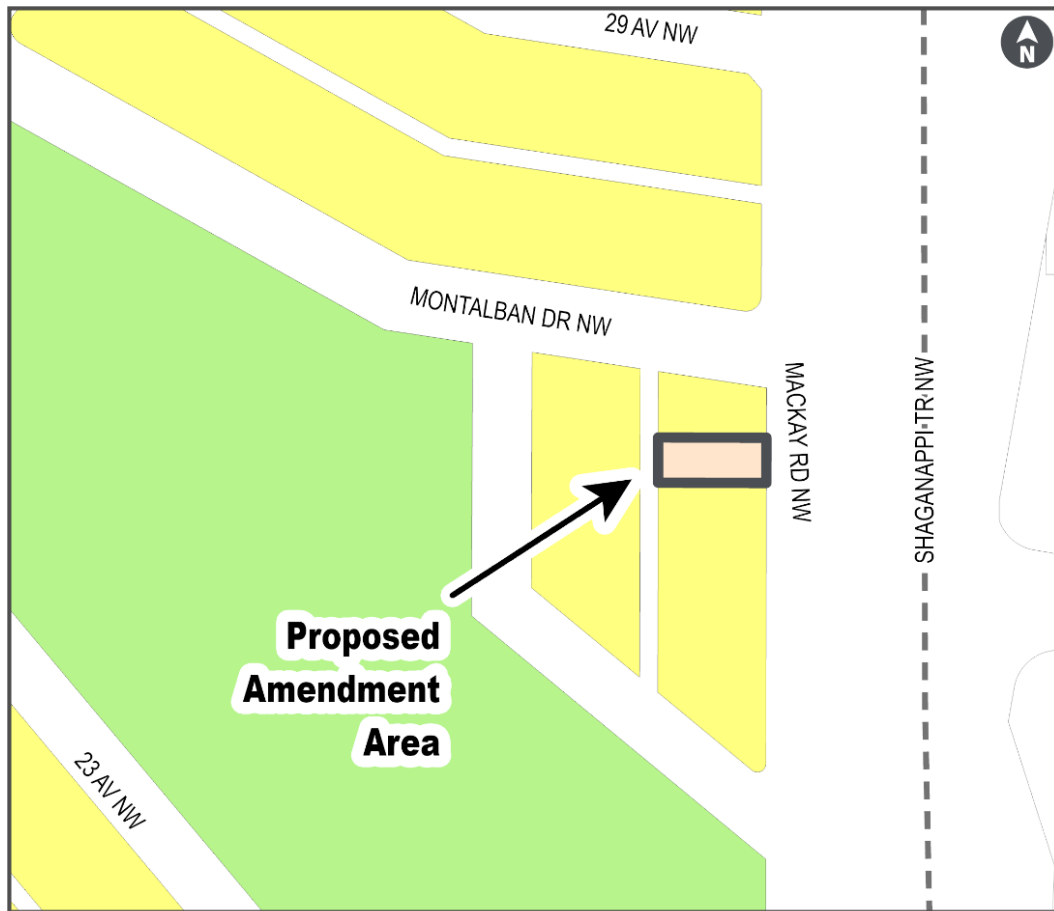
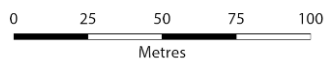


Figure 1.3

Future Land Use Plan

Legend

- Plan Area Boundary
- Low Density Residential
- Low Density Residential/ Townhouse
- Parks/ Community Facilities



This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

BYLAW NUMBER 13P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

2024 August 19

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Aug. 14th, 2024

LOC Number (office use only):

As part of city's blanket rezoning process, this lot is already zoned as R-CG. However due to the local statutory planning policy being Montgomery ARP restricting the development of the land to single house only. We are filing this application for minor policy amendment so uses under R-CG can be built.

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

The 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.

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

2024 October 11



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2823 MacKay Road NW

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

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

Outreach Strategy

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

This is a minor policy amendment application for Montgomery APR to allow for uses under the current R-CG zoning.

On July 29th, 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.

calgary.ca/planningoutreach

Community Association Response

2024 November 19

Hi Lowani,

Thanks for reaching out.

On behalf of the planning committee of the Montgomery Community Association, we are opposed to both of these applications for the ARP adjustment.

In general, we are opposed to the 4-plex and 8 plex developments, but would be open to duplex developments.

Our concerns have been consistent with similar applications due to land usage, lack of sufficient parking, lack of amenity space, shadowing impacts and genera contrast of development to the surrounding properties.

Let me know if you need anything further.

Regards,
Harminder

Calgary Planning Commission Member Comments



For CPC2024-1266 / LOC2024-0208
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Montgomery Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Residential/ Townhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]Gerald

Last name [required]Karst

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersPolicy Amendment Montgomery ARP LOC2024-0208 Bylaw13P2025

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	2025-01-26 L to City Council re 2823 MacKay Rd unsigned.pdf
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ATTACHMENT_02_FILENAME	2025-01-27 Submission for #2823 sig pg.pdf
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)	To manage file size one attachment is an unsigned letter and the other is a scan of the signature page of the same letter.
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4811 Montana Crescent NW
Calgary, Alberta T3B 1E7
email [REDACTED]

January 27, 2025

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

Subject: City Council Public Hearing
Re: Application to Amend Montgomery ARP Policy Bylaw 13P2025
for LOC2024-0208

We, the undersigned, recently noticed a sign board notice from the City of Calgary - Development inviting us to comment on the subject matter. The application requests that the 'Future Land Use Plan' for 2823 MacKay Road NW be amended to allow a Townhouse to be built there.

We own and live in a single family raised bungalow home at 4811 Montana Crescent in the same area of Montgomery as the proposed development. Our 2-year old home was a redevelopment project that we designed in compliance with the City's contextual dwelling requirements as our best efforts to harmonize with the neighbourhood.

We object to permitting the developer to build a townhouse because of the negative impact it would have on the use, enjoyment and intrinsic value for our property as follows:.

1. **Reduction in our Safety as Pedestrians or as Vehicle Traffic:**

The proposed development would reduce the pedestrian safety and vehicle safety on the streets we frequently use. For details, see attachment 1.

2. **Overload of Aging Water & Sewer Systems that we Rely on:**

The proposed development would pose excessive burden on the capacity of our aging water and sewer systems leading to avoidable operational and cost problems for us. For details, see attachment 2.

3. **Detrimental / Unwanted Deviation from Approved City Plans**

The proposed development is in violation of Montgomery Area Redevelopment and Municipal Development Plans as well as an endowment agreement between the City and previous land owners. See attachment 3.

In addition to the above, other densification developments (DP2023-08762 and DP2024-0225) are being proposed in the same area of Montgomery as the subject development. The combination of these three developments should be considered since the combined impact would escalate many of the concerns expressed above.

In summary, the extreme increase in numbers of households proposed for this development (a eight-fold increase) puts unjustified detriment effects (as described herein) on our use, enjoyment and intrinsic value for our property.

In recognition of the City's desire for increased population density we would consider a development proposal for no more than two dwelling units (a duplex) at the location of the proposed development.

Would you please acknowledge receipt and acceptability of this letter by return email to:

██████████?

Thank you in advance for your consideration our input to your decision making.

Sincerely,

Gerald James Karst

Laurel Audrene Karst

Attachments:

1. Reduction in our Safety as Pedestrians or as Vehicle Traffic:
2. Overload of Aging Water & Sewer Systems that we Rely on
3. Detrimental / Unwanted Deviation from Approved City Plans

Attachment 1 - Reduction in our Safety as Pedestrians or as Vehicle Traffic:

The street corner at 32nd Avenue and Montana Crescent is a busy one as it is one of the few access points to the upper Montgomery neighbourhood. Vehicle traffic from the proposed development will directly increase vehicle traffic at this intersection. It has "blind corner safety issues" that have caused accidents in the past for bicycles and pedestrians walking or travelling West on the 32nd Avenue pathway. We walk past this corner to the University District almost every day. The additional vehicle traffic that the proposed development would reduce the safety of this street corner to an unacceptable level.

There is already an unforeseen large volume of vehicle traffic past our home due to vehicles using Montalban Ave and Montana Crescent to bypass the 4-way stop at 48th St. & 32nd Ave. NW.

The proposed development will increase vehicle traffic even more, which further reduces pedestrian and vehicle safety since the street infrastructure was not designed for this proposed traffic volume. As an example, per Ref. A, in residential areas, the minimum width of a street to accommodate parking on both sides plus two vehicle travel lanes is 10.7 m or 11 m if a Transit Priority street. Our street is used heavily for school bus traffic. Our street is only 10.35 m wide, which is not wide enough to safely accommodate the proposed combination of large increases in vehicle traffic plus on-street parking from other proposed densification projects (DP2023-08762 and DP2024-0225), not to mention the needs of Emergency Services traffic.

References:

A. Section 3.1.1 of The City of Calgary - Complete Streets Guide, October 2015

Attachment 2 - Overload of Aging Water & Sewer Systems that we Rely on:

The water and sewer systems on our street were designed for single family homes in the village of Montgomery before being annexed by the City of Calgary in 1964. These designs were likely less robust than those of Calgary. Since then, the capacity of these very old systems have been reduced by the installation of remedial liners etc. "Sewer back-ups" have been happening as a result.

There could be at least 15 - 18 people living at this location which is many more than what these systems were designed for and which could cause avoidable operational problems / costs. In the order to ensure safety and reliability, the proposed development could also require a costly expansion to the capacity of these systems, involving digging up our street and causing disruptive mayhem for us.

Also refer to City of Calgary Report Number EC2024-1240 Notice of Motion sponsored by City Council Members Sonya Sharp and Terry Wong which warns of the negative consequences of densification in Montgomery.

Attachment 3 - Detrimental / Unwanted Deviation from Approved City Plans

Documented history says that lands of the upper Montgomery neighbourhood were endowed to the City of Calgary by their original landowners on the condition that they be used exclusively for single family homes. Using upper Montgomery for anything other than single family homes is not consistent with endowment conditions. The proposed extreme densification would certainly be a vast departure from this.

The proposed development is in violation of Montgomery Area Redevelopment Plan dated July, 2023 in respect to:

- land use and number of units,
- proposed lot coverage and building setbacks that would not permit the landscaping and trees that is the standard for this neighbourhood,
- the building form and height which would be alien to the neighbourhood therefore having a negative impact on the neighbourhood's character / heritage.
- "front" doors for the rear units face the laneway, which is not allowed by the ARP.

Extensive effort was taken to "master-plan" what became the Montgomery Area Redevelopment Plan. To over-ride this ARP with isolated spot-development decisions will not result in the quality of city planning that the ARP strived to achieve.

The proposed development is not consistent with Municipal Development Plan (MOP). In the MOP redevelopment land use in *Established Residential Areas* is to focus on Neighbourhood Activity Centres rather than the proposed densification (ref. B). It should be noted that our street is part of upper Montgomery where the criteria of an *Established Residential Area* (ref. C) applies, in contrast to lower Montgomery where the criteria for a *Inner City Residential Area* (ref. D) applies. Map 1 of this document incorrectly identifies upper Montgomery as the same kind of area as lower Montgomery in this regard.

In addition, even if all of Montgomery was to be considered Inner City Residential Area, the MOP states (ref. E) that "Sites within the Inner City Area may intensify particularly in transition zones adjacent to areas designated for higher density (ie Neighbourhood Main Street), or if intensification is consistent and compatible with the existing character of the neighbourhood." It should be noted that :

- the location of the proposed development is not adjacent to a Neighbourhood Main Street (see Map 1 of the MDP, where the nearest such street is Bones Road, in Lower Montgomery).
- the proposed extent of density intensification is not consistent nor compatible with the existing character of the neighbourhood.

References:

- B. Section 3.5.3 of part 3 of the Municipal Development Plan, approved in Feb, 2021 under "Land Use Policies", point "b"
- C. Section 3.5.3 of part 3 of the Municipal Development Plan, approved in February, 2021
- D. Section 3.5.2 of part 3 of the Municipal Development Plan, approved in February, 2021
- E. Section 3.5.2 of part 3 of the Municipal Development Plan, approved in February, 2021 under "Land Use Policies"

In recognition of the City's desire for increased population density we would consider a development proposal for no more than two dwelling units (a duplex) at the location of the proposed development.

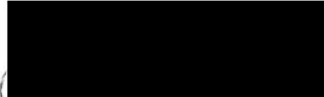
Would you please acknowledge receipt and acceptability of this letter by return email to: [<gakarst@mac.com>](mailto:gakarst@mac.com)?

Thank you in advance for your consideration our input to your decision making.

Sincerely,



Gerald James Karst



Laurel Audrene Karst

Attachments:

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First name [required]

William

Last name [required]

Dean

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Item 7-LOC2024-0208 (CPC2024-1266)

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have serious concerns about the LOC2024-0208 bylaw change of 13P2025 on 2823 MACKAY Road NW in our Montgomery community. The proposal does not follow the objectives from the Montgomery Area redevelopment plan, Office Consolidation 2023 July.

The objectives are as follows:

To preserve Montgomery's small town character by ensuring residential development contributes to preserving its predominantly low-density land use.

To ensure that new development provides an attractive pedestrian-friendly residential environment with adequate parking, landscaping and amenities.

Lot Coverage - Policy R8. In order to avoid out of scale structures on 15 m (50 ft.) wide lots, relaxations to lot coverage as stated in Land Use Bylaw should not be granted. Bylaw 38P2008

Policy R4. In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-1 Residential Single Detached District to R-2 Low Density Residential District should not be permitted, where address that have been exempt because they have been developed as duplexes or multi-units.

The Land Use Bylaw 2P80 classified Montgomery as an Established Community but Excluded from the rules for Modest Residential Development. Being excluded from the modest rules means that:

- All new dwellings (single, semi detached & duplex) are considered as Discretionary Uses (infill guidelines apply) and therefore a Development Permit is required. All new dwelling applications are circulated to the community association for comment, the site is posted, and the decision can be appealed by the community or applicant to the SDAB (Subdivision and Development Appeal Board).

This development would not preserve Montgomery's small town character because it is out of scale with the adjacent homes on the street. Changing the bylaw to allow R-CG dwellings will not provide the goal of redevelopment communities that are similar in scale or the character style of the neighbourhood. The proposal does not represent the low density objective that is shown in Figure 1.3 Future Land Use Plan of Montgomery Area redevelopment plan which is a Low Density Residential property.

With other R-GB developments in this community how will parking, traffic and density of people be managed in R-1 zoned area?

Policy Amendment in Montgomery (Ward 7) at 4636 – 20 Avenue NW, LOC2024-0237

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to Montgomery Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 9P2025** for the amendment to Montgomery Area Redevelopment Plan (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 28:

“A revised Cover Report was distributed with respect to Report CPC2024-1242.”

HIGHLIGHTS

- This application seeks to amend the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment 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 policy amendment application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner, 2056199 Alberta Ltd. (Ajit Sidhu), on 2024 September 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to align the ARP with the current Residential – Grade-Oriented Infill (R-CG) District and allow for rowhouses, townhouses, semi-detached and duplex dwellings in addition to the uses already allowed in the district.

The approximately 0.06 hectares (0.14 acres) mid-block site is located along 20 Avenue NW just east of 46 Street NW. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
Corrected CPC2024-1242
Page 2 of 3**

Policy Amendment in Montgomery (Ward 7) at 4636 - 20 Avenue NW, LOC2024-0237

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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered letters to homes within a 100-metre radius of the subject site and spoke with the residents at home. Additionally, the applicant contacted the Ward 7 Councillor's Office and the Montgomery Community Association. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received two letters of opposition and two general comments. The submissions included the following areas of concern:

- loss of community character;
- increased density;
- building height; and
- shadowing impacts on the adjacent properties.

The Montgomery Community Association provided a letter in opposition on 2024 October 28 (Attachment 5) identifying the following concerns:

- not a correct use of land for a mid-block parcel to be developed with a four-plex;
- lack of parking;
- lack of amenity space;
- potential building mass; and
- subsequent shadowing impact.

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

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

Policy Amendment in Montgomery (Ward 7) at 4636 - 20 Avenue NW, LOC2024-0237

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

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

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 9P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery. The mid-block parcel is located just southeast of 46 Street NW, facing 20 Avenue NW to the southwest. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Grade-Oriented Infill (R-CG) District. The site is approximately 60 metres (a one-minute walk) southeast of Terrace Road Elementary School, which also includes a preschool and a daycare facility. It is about 240 metres (a four-minute walk) from Bowness Road NW, a designated Neighbourhood Main Street in the *Municipal Development Plan* (MDP), featuring numerous shops, restaurants and other commercial establishments.

The Montgomery Community Association is approximately 500 metres (an eight-minute walk) southwest of the site, located adjacent to Shouldice Athletic Park. Montalban Park is approximately 350 metres (a five-minute walk) to the north, and the Bow River Pathway is approximately 850 metres (a 14-minute walk) to the south. Alberta Children's Hospital is about 1.6 kilometres (a 26-minute walk) northeast of the subject site.

Community Peak Population Table

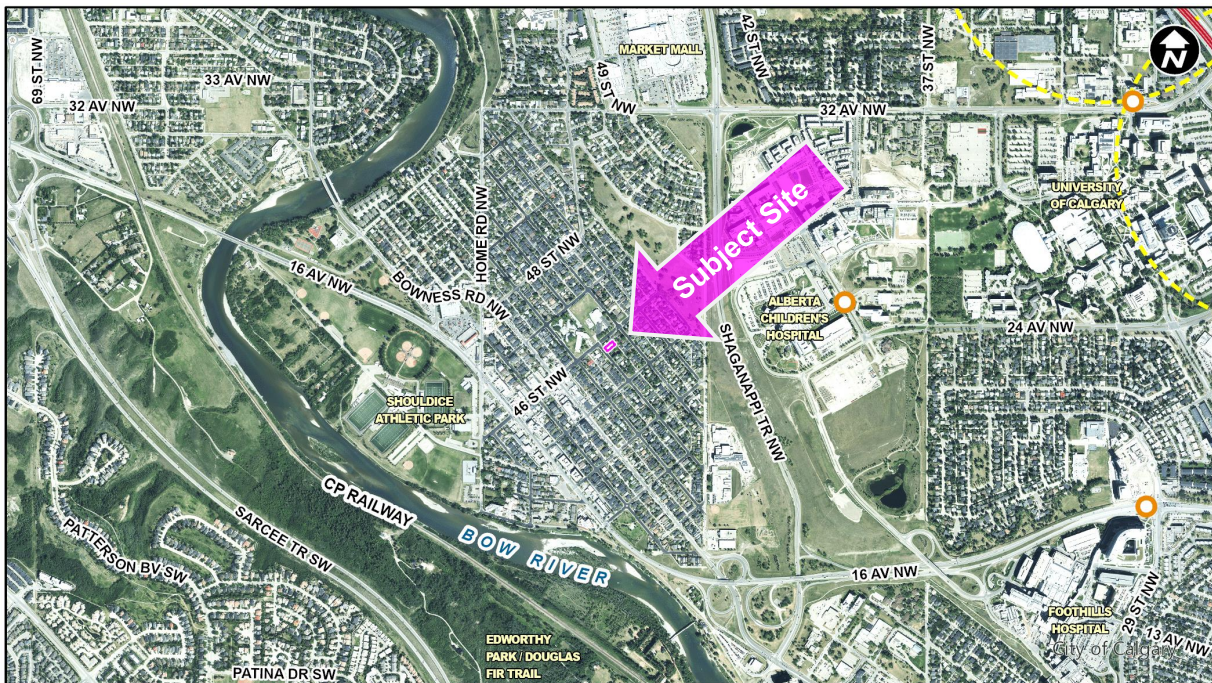
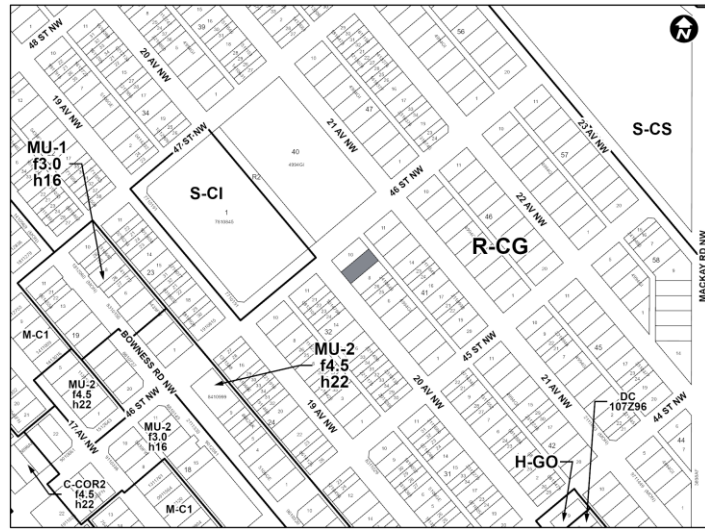
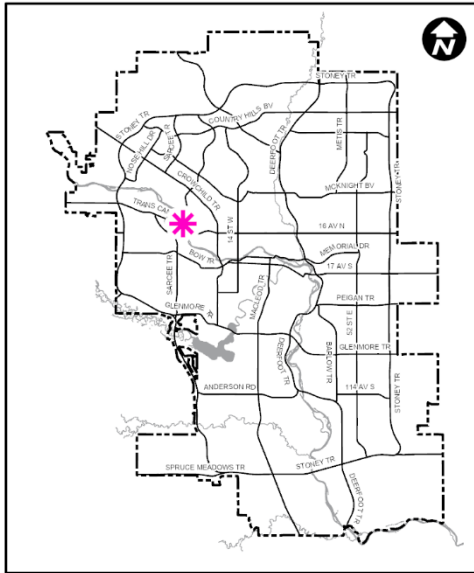
As identified below, the community of Montgomery reached its peak population in 1969.

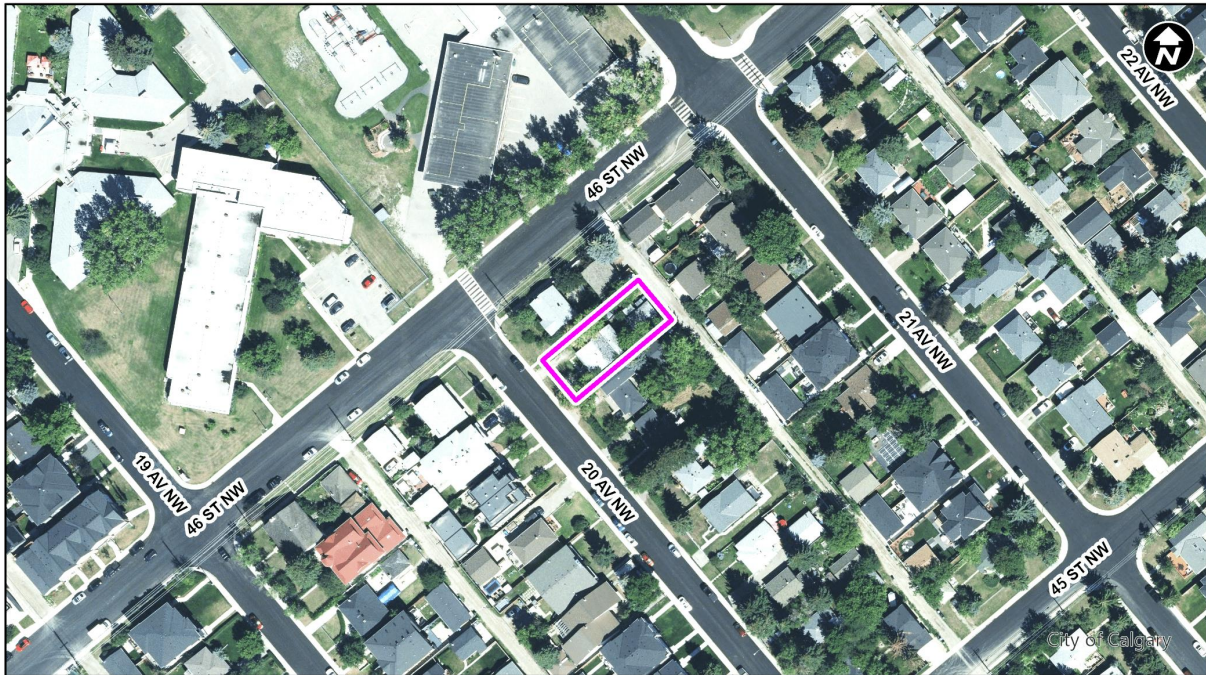
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	- 772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery 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 units per hectare. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and secondary suites.

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 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 in 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.

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 strategies will be explored and encouraged at the development permit stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to high densities but notes the importance of increasing and stabilizing Montgomery's population. This category does not allow for townhouse or rowhouse building types. A map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/ Townhouse' for the subject site. The proposed amendment will allow the ARP's policies to better align with the MDP and the R-CG District, which supports a wider range of low-density housing forms, including townhouses and rowhouses.

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1242
ATTACHMENT 2

BYLAW NUMBER 9P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MONTGOMERY AREA
REDEVELOPMENT PLAN BYLAW 11P2004
(LOC2024-0237/CPC2024-1242)**

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

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

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

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend existing Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 4636 – 20 Avenue NW (Plan 4994GI, Block 41, Lot 9) from 'Low Density Residential' to 'Low Density Residential/Townhouse' as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 9P2025

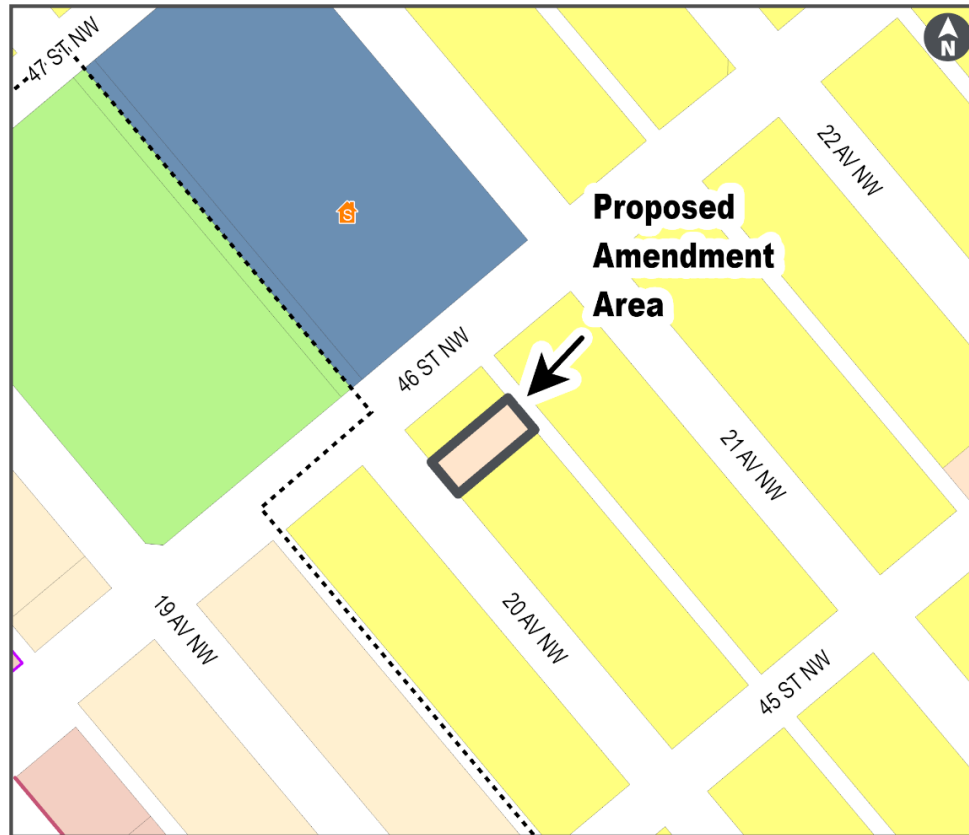


Figure 1.3

Future Land Use Plan



This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

BYLAW NUMBER 9P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

2024 September 18

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Sep. 15th, 2024

As part of city's blanket rezoning process, this lot is already zoned as R-CG. However due to the local statutory planning policy being Montgomery ARP restricting the development of the land to single house only. We are filing this application for minor policy amendment so row houses, townhouses, semi-detached and duplex dwellings in addition to the uses already allowed can be built.

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.

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

2024 September 18



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4636 20 Ave NW

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

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

Outreach Strategy

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

This is a minor policy amendment application for Montgomery APR to allow for uses under the current R-CG zoning.

On July 23rd, 2024, our staff send letters to residents within 100 meters. During the process, our staff 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.

calgary.ca/planningoutreach

Community Association Response

2024 October 28

From: Planning MCA <planning@mcapeople.com>
Sent: Monday, October 28, 2024 11:40 PM
To: Shahraki, Fatemeh; OVP
Subject: [External] Re: Circulation Package for LOC2024-0237 - 4636 20 AV NW (Follow up)

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hi Fatemeh,

Thank for the reminder. Unfortunately, we cannot support this application due to the nature of the intended development. With this zoning most developers are likely to construct a 4 plex. As a community, we feel this is not the correct use of land, especially a lot that is mid-block. A few issues we are concerned with is the lacking of parking, potential building mass, and subsequent shadowing impacts and lack of amenity space.

Regards,
Harminder

From: Shahraki, Fatemeh <Fatemeh.Shahraki@calgary.ca>
Sent: October 28, 2024 8:03 AM
To: Planning MCA <planning@mcapeople.com>; OVP <vp@mcapeople.com>
Subject: FW: Circulation Package for LOC2024-0237 - 4636 20 AV NW (Follow up)

Good morning,

I am following up on the email below. If you have any comments or feedback, please let me know.

Thank you,

Fatemeh Shahraki MA,BA,AT (She/Her)
Planner, Community Planning North
Planning & Development Services
The City of Calgary | Mail code: #8076
C 587-582-0196 E Fatemeh.shahraki@calgary.ca
Floor 5, Municipal Building, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

From: CPAGCirc@calgary.ca <CPAGCirc@calgary.ca>
Sent: Thursday, October 3, 2024 1:29 PM
To: CPAG Circ <CPAGCirc@calgary.ca>
Cc: Shahraki, Fatemeh <Fatemeh.Shahraki@calgary.ca>
Subject: Circulation Package for LOC2024-0237 - 4636 20 AV NW



A **Land Use Amendment to accommodate R-CG** has been submitted to The City of Calgary. Please find the circulation package containing the application details, attached.

Councillor's Offices, please note that this circulation has been provided for your information only.

For all other circulation referees,

Please review the attached circulation package. We kindly ask that you submit your comments through the [Development Map](#). Comments for LOC2024-0237 are **due by October 24, 2024**.

Submitting comments through the Development Map helps streamline the application process.

Sincerely,

The Circulation Team
CPAGCirc@calgary.ca

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Calgary Planning Commission Member Comments



For CPC2024-1242 / LOC2024-0237
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Montgomery Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Residential/ Townhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District. his map amendment to the Banff Trail Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Rowhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Marita
Last name [required]	Robb
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Amendment Montgomery Area Redevelopment Plan LOC2024-0237 Bylaw 9P2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am totally opposed to the building of a “Townhouse” located at 4636 - 20 Avenue NW. This once quiet neighborhood is now subject to an alarming increase in traffic due to all the duplexes added to this block in less than two years, adding a "townhouse" on this space will add even more traffic to this block. We already have increased traffic in this area during certain times of the day because of the elementary school located on 46 Street NW. I worry for the children crossing this street with all the traffic and the amount of people speeding through this zone, which is constantly, we also have the seniors center on the same street, and I worry for there safety as well when they are out walking. Also, where are people in this "townhouse" suppose to park their vehicles, this block already is overcrowded with vehicles. As mentioned, we have a school and seniors complex on 46 Street which people are parking on, we do not need more vehicles fighting for spots on the road. Also the sewer and water lines in this area are very old and can not handle more families moving in, my family has lived on this block for over 50 years and I have noticed the difference with water pressure since all of the added families moving in due to all of the duplexes added on this block adding a "townhouse" will add even more issues. Either a single dwelling home or duplex would be more suitable at this location, no "townhouse".



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Nora Gabriela

Last name [required] Ulloa Valdovinos

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Montgomery area development plan LOC2024-0237

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Council,

I would like to express my opposition to the Montgomery area development plan LOC2024-0237 Bylaw 9P2025 due to the following reasons:

- 1. Parking issues already in this area
- 2. I am concern about the drop off of my kid as this place is right across from the Terrace road school. If this area becomes too high density where am I going to drop off my kid.
- 3. The main street area is already developed there two big buildings with apartments

Best Regards,
Gaby Ulloa

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2)

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 12P2025** for the amendment to the Montgomery Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Montgomery Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit (DP2024-06772) for semi-detached dwelling with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowners Diwakar Shankar Alagawadi and Rajyalakshmi Kappagantula on 2024 August 19. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District, which supports the development of rowhouses and townhouses. A policy amendment is required to align the ARP with the R-CG District, as indicated in the Applicant Submission (Attachment 3). A development permit application (DP2024-06772) was for a semi-detached dwelling with secondary suites was submitted on 2024 September 17 and is currently under review.

The approximately 0.06 hectare (0.14 acre) mid-block parcel is located on the west side of Mackay Road NW. The site is currently developed with a single detached house and detached garage with vehicular access from the rear lane.

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

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 policy amendment application, the applicant was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant knocked on the doors of nearby residents to discuss the proposal and delivered post cards to residents within 100 metres. The applicant also contacted the Montgomery Community Association (CA) and Ward Councillor's Office. The main concerns heard by the applicant were increased traffic, increased density and height, shadowing impacts, and safety. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with the 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 public submission in opposition. The concerns received were uncertainty surrounding the development and doubt that the proposed development will result in affordable units.

The CA provided a response on 2024 November 19 (Attachment 5). The CA indicated they are opposed to the proposed density, citing concerns with land use compatibility, lack of sufficient parking, lack of amenity space and shadowing impacts.

Administration considered the relevant planning issues specific to the application and 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, notification for a Public Hearing of Council for the policy amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed policy amendment allows for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1265
Page 3 of 3**

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

Environmental

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

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 12P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is a mid-block parcel along the west side of Mackay Road NW. The approximately 0.06 hectare (0.14 acre) site has rear lane access and is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and rear detached garage.

The immediate surrounding development consists predominantly of single and semi-detached dwellings, and a high school east of the site across Mackay Road NW. As of 2024 August 6, the subject parcel and surrounding residential properties were designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council’s approval of the citywide rezoning.

The site is within 340 metres (a six-minute walk) of Bowness Road NW which is part of the Primary Transit Network and is a Neighbourhood Main Street per the *Municipal Development Plan* (MDP). The site is also across the street from Foundations for the Future Charter Academy North High School Campus.

Community Peak Population Table

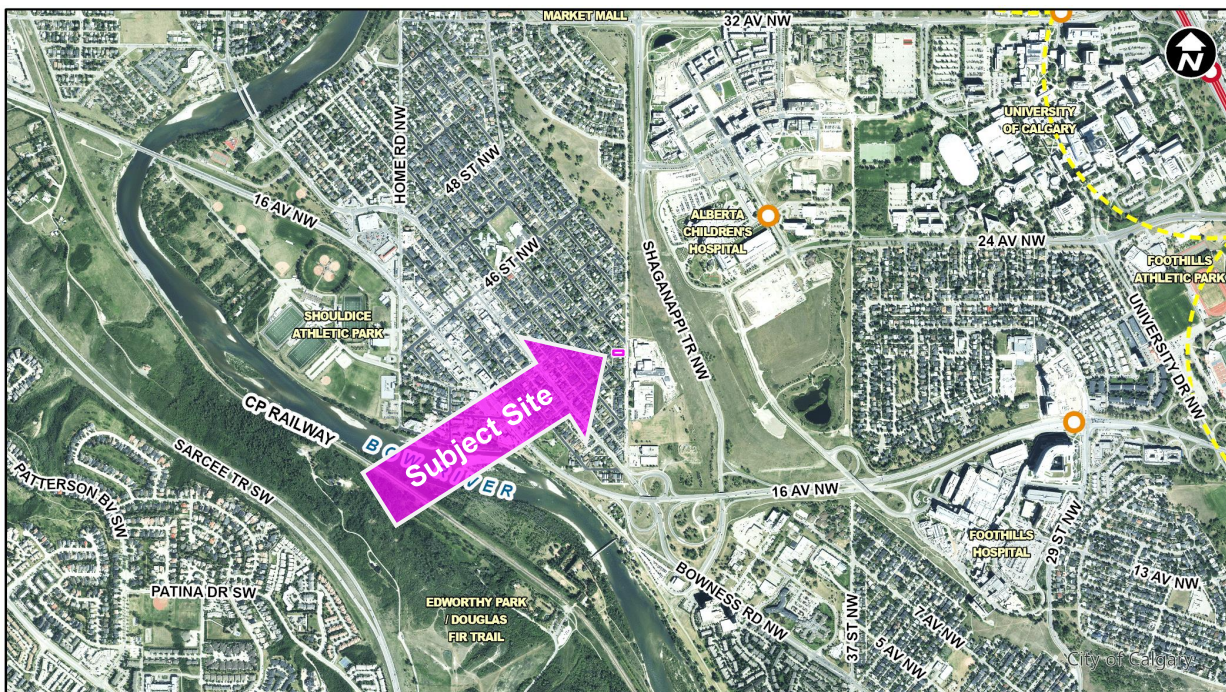
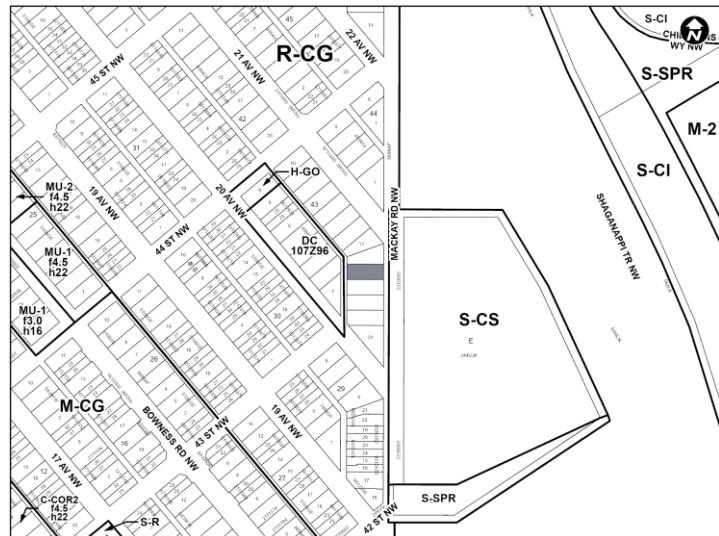
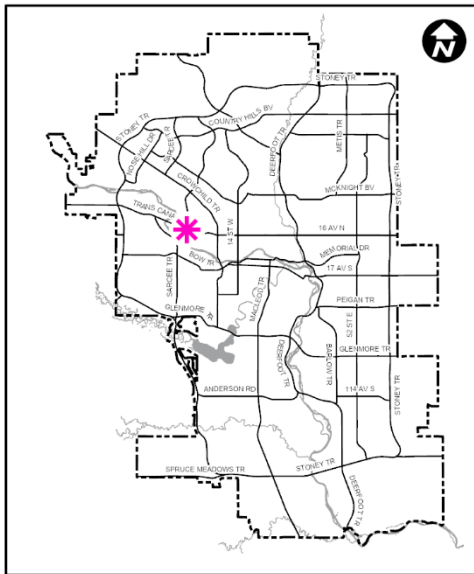
As identified below, the community of Montgomery reached its peak population in 1969.

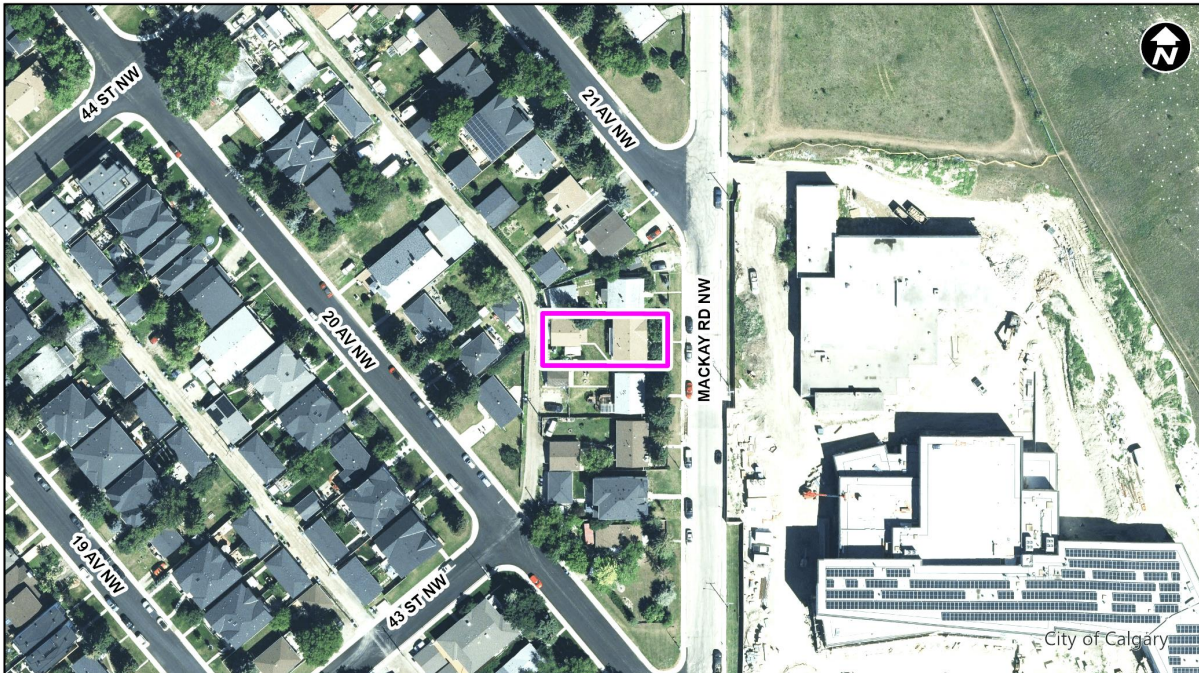
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery 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 for up to four dwelling units.

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 stalls per dwelling unit and per secondary suite.

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 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) 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 and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

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

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject site is located within the Low Density Residential Area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). Residential objectives include the accommodation of a range of housing design styles that can accommodate a range of household size and incomes.

The Low Density Residential Area policies of the ARP discourage redesignation of residential parcels to higher densities but also notes the importance of increasing and stabilizing Montgomery's population. A minor map amendment is required to amend Figure 1.3: Future Land Use Plan from 'Low Density Residential' to 'Low Density Residential/ Townhouse' for the subject site. The proposed amendment will allow the existing R-CG land use to better align with the ARP policies.

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

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

South Shaganappi Local Area Planning Project

This site is located in Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities. Administration is currently developing the [South Shaganappi 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 *Montgomery Area Redevelopment Plan* (ARP). The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).

PROPOSED

CPC2024-1265
ATTACHMENT 2

BYLAW NUMBER 12P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MONTGOMERY AREA
REDEVELOPMENT PLAN BYLAW 11P2004
(LOC2024-0207/CPC2024-1265)**

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

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

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

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) Amend Figure 1.3 entitled 'Future Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2119 Mackay Road NW (Plan 4994GI, Block 43, Lot 19) from 'Low Density Residential' to 'Low Density Residential/ Townhouse' as generally illustrated in the sketch below:

PROPOSED

BYLAW NUMBER 12P2025

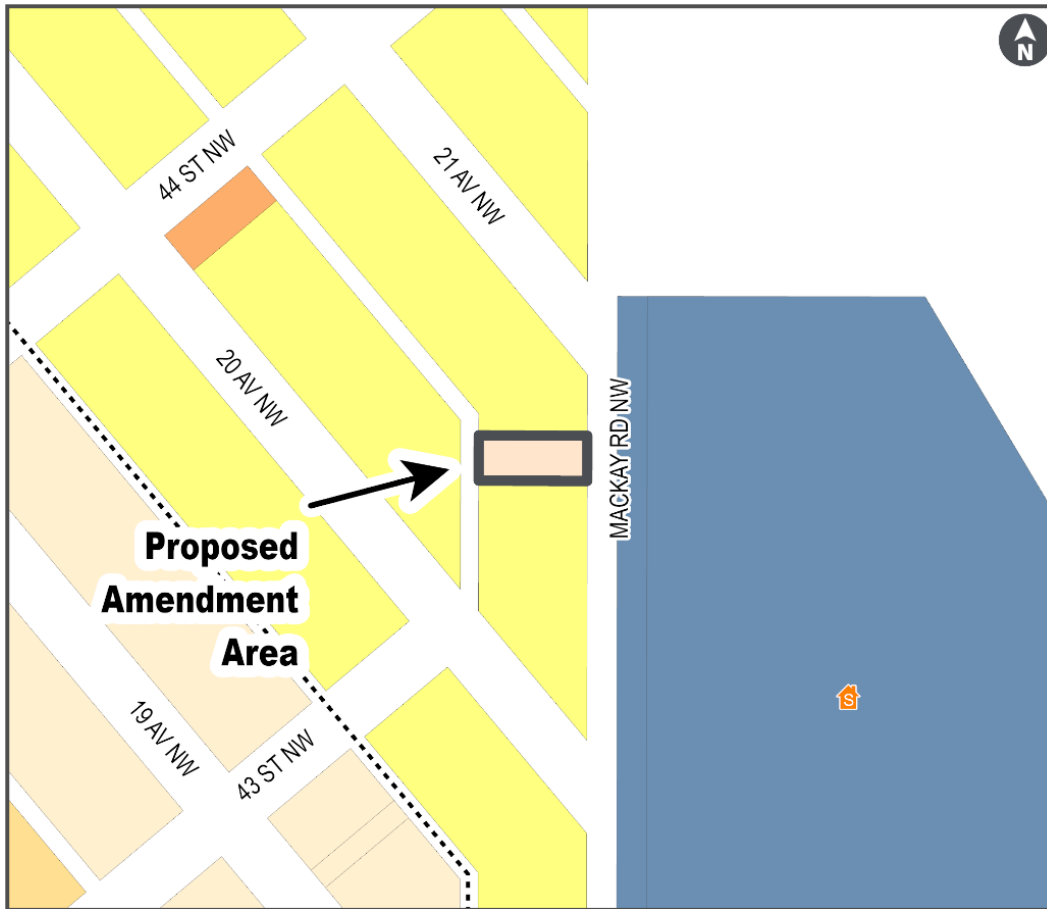
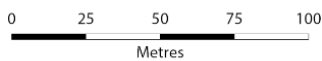


Figure 1.3

Future Land Use Plan

Legend

- Main Street Area
- Developed Area Guidebook
- Neighbourhood Limited
- Neighbourhood - Low Rise
- Low Density Residential
- Low Density Residential/ Townhouse
- Medium Density Residential/ Institutional
- Institutional/ Schools
- School



This map is conceptual only. No measurements of distances or areas should be taken from this map.

PROPOSED

BYLAW NUMBER 12P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

2024 November 29

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Aug. 14th, 2024

As part of city's blanket rezoning process, this lot is already zoned as R-CG. However due to the local statutory planning policy being Montgomery ARP restricting the development of the land to single house only. We are filing this application for minor policy amendment so we can have options to build semi-detached, row houses, townhouses or that is allowed under R-CG.

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.

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

2024 October 11



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2119 MacKay Road NW

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

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

Outreach Strategy

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

This is a minor policy amendment application for Montgomery APR to allow semi-detached development under the current R-CG zoning.

On April 19th, 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.

calgary.ca/planningoutreach

Community Association Response

2024 November 19

Hi Lowani,

Thanks for reaching out.

On behalf of the planning committee of the Montgomery Community Association, we are opposed to both of these applications for the ARP adjustment.

In general, we are opposed to the 4-plex and 8 plex developments, but would be open to duplex developments.

Our concerns have been consistent with similar applications due to land usage, lack of sufficient parking, lack of amenity space, shadowing impacts and general contrast of development to the surrounding properties.

Let me know if you need anything further.

Regards,
Harminder

Calgary Planning Commission Member Comments



For CPC2024-1265 / LOC2024-0207
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Montgomery Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Residential/ Townhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.2 acres \pm) located at 3407 – 3 Avenue NW (Plan 2573GE, Block 31, Lot A) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 31D2025** for the redesignation of 0.08 hectares \pm (0.2 acres \pm) located at 3407 – 3 Avenue NW (Plan 2573GE, Block 31, Lot A) 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 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 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 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 development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Parkdale was submitted by CivicWorks on behalf of the landowner, Parkdale Real Estate Corp. on 2024 August 12. A development permit (DP2024-06035) for seven dwelling units and five secondary suites was submitted on 2024 August 19 and is under review.

The approximately 0.08 hectare (0.2 acre) site is an irregularly shaped triangular parcel located on the south side of 3 Avenue NW, between 34A Street NW and 34 Street NW. It is currently developed with a single detached dwelling and a detached garage. Vehicular access is available from the rear lane.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1321
Page 2 of 3**

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

As indicated in the Applicant Submission (Attachment 2), the proposed land use change will enable new housing options in Parkdale and the proposed development vision is well-suited to the site given its lot characteristics and strategic location. The site meets the Land Use Bylaw's locational criteria for the H-GO district and supports the development of a greater variety of housing near existing transit service, community amenities, retail and services.

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 provided on-site signage and delivered letters to residents within a 200 metre radius of the subject site. The applicant also shared project information with the Parkdale Community Association (CA). 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 eight letters of opposition. The letters of opposition included the following areas of concern:

- increase in density, lot coverage and height;
- insufficient parking in the area;
- increase in traffic, noise and on-street parking impacts along 3 Avenue NW;
- pedestrian safety concerns, especially for young children; and,
- loss of green space.

The Parkdale CA provided their comments expressing concerns with the increase in density and parking needs in the area and the required infrastructure and public realm improvements in the community (Attachment 4).

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 parking will be reviewed 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, the Commission's recommendation and the date of the Public Hearing will be advertised.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1321
Page 3 of 3**

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

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*. Future opportunities to align future development on this site with applicable strategies are being explored and encouraged at the subsequent development approval stages.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 31D2025**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale on the south side of 3 Avenue NW, between 34A Street NW and 34 Street NW. The irregularly shaped triangular site is approximately 0.08 hectares (0.2 acres) in size and is approximately 36 metres wide by 36 metres deep on the west side and seven metres deep on the east side. Vehicular access is available from the rear lane. The site currently contains a single detached dwelling and a detached garage.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Grade-Oriented Infill (R-CG) District to the west and south and by multi-residential development on parcels designated Multi-Residential – Contextual Low Profile (M-C1) District to the east. To the north, the parcel is surrounded by a mix of parcels designated as Mixed Use – General (MU-1) District, R-CG District and M-C1 District. An R-CG parcel was approved to be redesignated to the Housing – Grade Oriented (H-GO) District approximately 200 metres northwest of the site on 2024 October 8.

The site is in close proximity to community amenities and parks. The Parkdale Neighbourhood Activity Centre is approximately 50 metres (a one-minute walk) to the northeast and the Parkdale Community Association and Parkdale Park is approximately 300 metres (a five-minute walk) to the northwest. Westmount Charter Elementary School is approximately 550 metres (a nine-minute walk) to the east. The site is located approximately 200 metres (a three-minute walk) north of the Bow River Pathway, with access to Edworthy Park to the west and downtown to the southeast. Foothills Medical Centre is approximately 1.3 kilometres (a 21-minute walk) to the north.

Community Peak Population Table

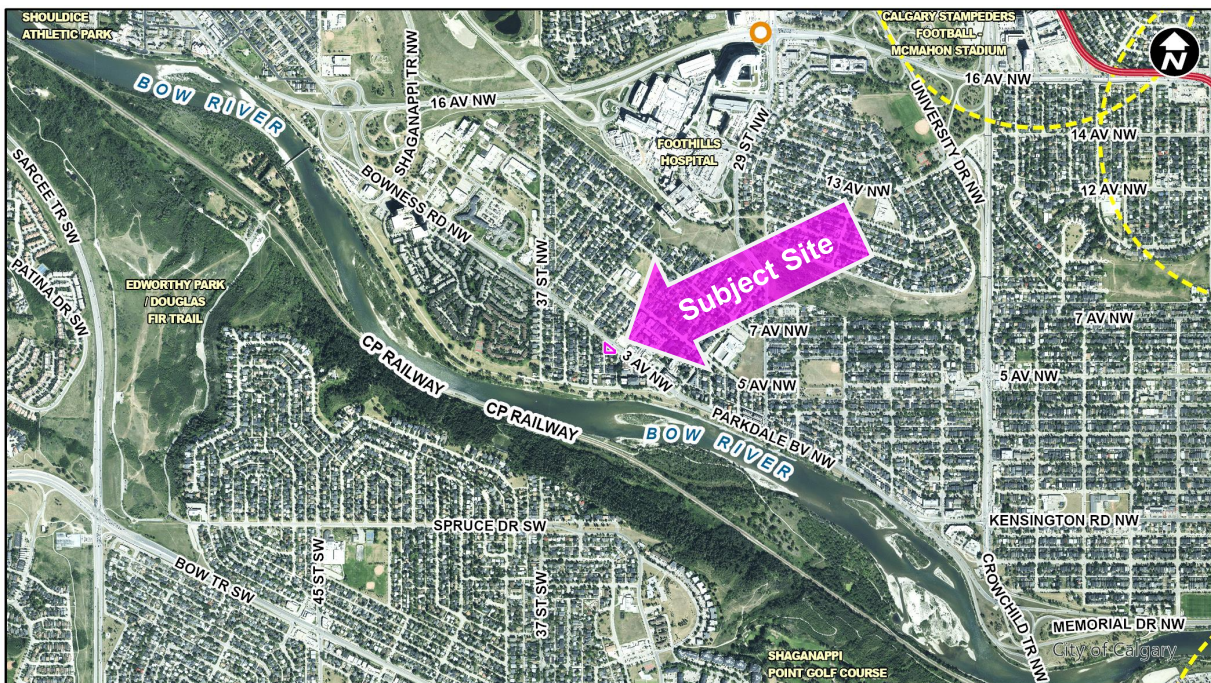
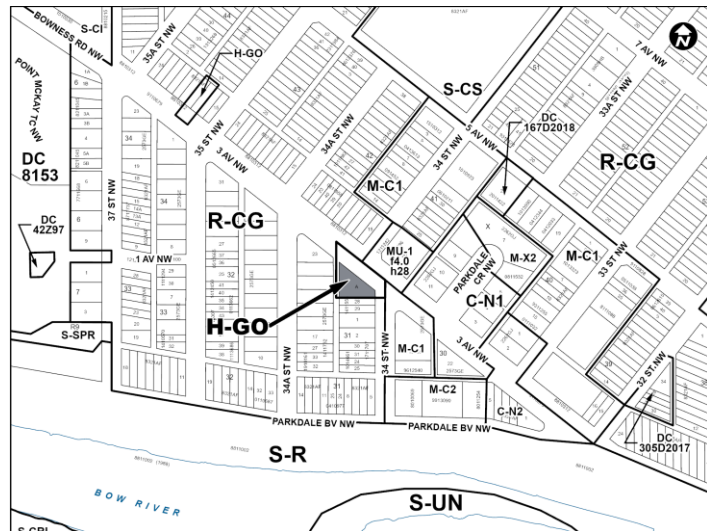
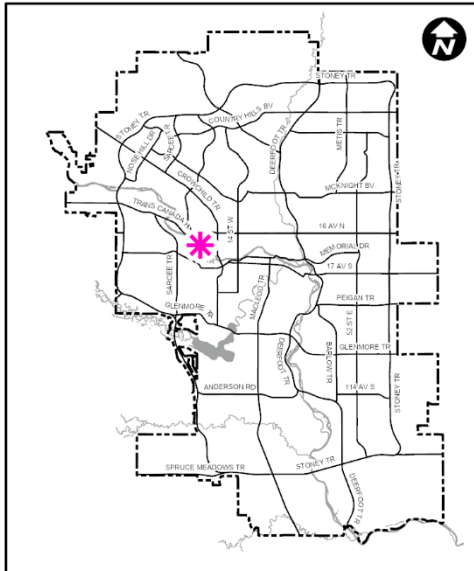
As identified below, the community of Parkdale reached its peak population in 2018.

Parkdale	
Peak Population Year	2018
Peak Population	2, 602
2019 Current Population	2, 566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.4%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Parkdale 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 site area, this would allow up to five dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed Housing – Grade Oriented (H-GO) District allows 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 a form and scale that is consistent with low density residential development. The H-GO District also provides rules to:

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

This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d) (ii). The subject site is located in the Inner City area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP) and is located within 200 metres of 3 Avenue NW, which is part of the primary transit network. The proposed H-GO District also fulfills the applicant's needs by accommodating a complex of seven dwelling units and five secondary suites, which cannot be achieved under the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed H-GO District will provide guidance for the redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that are being considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- ensuring an engaging built interface along public frontages;
- mitigating shadowing 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

The site is ideally located to benefit from nearby pathways and transit facilities. Pedestrian access is available from 3 Avenue NW and 34 Street NW. Vehicular access to the parcel is currently available from the rear lane and will continue to come from the rear lane for future development. Existing Calgary Transit bus stops are located within 100 metres (a one-minute walk) along 3 Avenue NW for Route 1 (Bowness/Forest Lawn) and Route 40 (North Hill), which are primary transit routes.

The existing Always Available for All Ages and Abilities (5A) Network pathway along the Bow River is located 200 metres south of the site. The existing 5A on-street bikeway is located 250 metres west along 37 Street NW.

A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use application. The subject parcel is within a Residential Parking Zone along 34 Street NW and on-street parking is unrestricted along 3 Avenue NW.

Environmental Site Considerations

There are no known environmental concerns with the proposed land use amendment application at this time.

Utilities and Servicing

There are existing sanitary, storm and water services available for the proposed 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 site is located within the Developed Residential – Inner City policy 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 and deliver small and incremental benefits to climate resilience. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies as the H-GO 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](#). The applicant for the development permit application has noted that the project will undergo energy modeling at the time of building permit application and include triple windows to reduce thermal bridging.

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

The site is identified as Developed Areas – Inner City Residential on Map 3: Development Strategy and Urban Structure of the [South Shaganappi Communities Area Plan](#) (SSCAP). Policies speak to creating complete communities and ensuring the stability of the existing residential communities but with new development respecting the existing neighbourhood context. Policies further note that diverse housing types should be provided, including rowhouses, and greater intensity of residential development is to be supported where there is good access to transit. The application is aligned to the policies of the SSCAP.

South Shaganappi Communities Local Area Planning Project

This site is located in Area 13 (South Shaganappi Communities), which includes Parkdale and surrounding communities. Administration is currently developing the [South Shaganappi Communities Local Area Plan Project](#). Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy. The proposal is in alignment with the applicable urban form category and building scale modifier for the subject site in the draft *South Shaganappi Communities Local Area Plan* (LAP).

Applicant Submission

2024 November 6



460 – 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Summary

Project Location: 3407 3 AV NW

Existing Land Use: Residential - Grade-Oriented Infill (R-CG) District

Proposed Land Use: Housing - Grade-Oriented (H-GO) District

APPLICATION SUMMARY

On behalf of Parkdale Real Estate Corporation and developer-builder Riverview Custom Homes, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3407 3 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Parkdale.

WHAT IS PROPOSED?

A street-oriented stacked townhouse development is proposed. A summary of key project details is included below:

Building Height: 3 storeys (12m maximum building height)

Residential Buildings: 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

Residential Units: 12 units (7 Townhome Units and 5 Secondary Suites)

Vehicle Parking Stalls: 6, contained within an enclosed garage (0.5 parking stalls / unit or suite)

Secure Bike / Scooter / Stroller Storage Units: 6 are provided (1 / unit without an assigned vehicle parking stall)

Resident Amenity Space: 6.5m wide interior common courtyard

The design concept included as part of this redesignation application will inform a supporting Development Permit (DP) application by project team architect Anderson Design that will be submitted by the project team in the coming weeks, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and broader public for additional review and comment.

WHAT IS 'MISSING MIDDLE' HOUSING?

'Missing Middle' housing refers to a broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, located in walkable inner city neighborhoods with easy access to transit, amenities and daily needs. This type of housing is typically 'Missing' from many of Calgary's neighbourhoods because it has been historically restricted by strict zoning regulations and parking requirements. In terms of form, scale, density and affordability, this form of housing sits in the 'Middle' of the development spectrum – between single-detached or semi-detached homes and mid-to-high-rise apartment buildings.

Since 2015, The City of Calgary has continuously evolved the Land Use Bylaw to address the need for greater housing choice and the general lack of 'Missing Middle' housing in our city. These changes have been primarily aimed at solving the mismatch between available housing stock and shifting demographic needs, including the ever-growing market demand for more diverse ground-oriented housing in amenity-rich inner city communities.



WHY IS 'MISSING MIDDLE' HOUSING IN DEMAND?

In recent years, the emergence and market interest in 'Missing Middle' housing, both locally and nationally, has been driven by:

- Significant market demand for housing options with a front door in desirable and amenity-rich inner city communities.
- A generally low supply of both vintage and new / modern 'Missing Middle' housing options within inner city communities.
- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility.
- An increase in market demand for relatively more affordable and smaller units (i.e. less than 500ft²), without an on-site parking stall where convenient alternative mobility options are available (i.e. Uber, carshare, transit, biking, walking).
- Attractive construction funding opportunities from Canada Mortgage & Housing Corporation aimed at tackling Canada's housing shortage and encouraging the development of 'Missing Middle' housing, with associated project requirements (i.e. minimum number of units and minimum levels of affordability).
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

WHAT IS THE HOUSING - GRADE-ORIENTED (H-GO) DISTRICT?

In late 2022, Council added the new Housing – Grade-Oriented (H-GO) District to Land Use Bylaw 1P2007 to address key regulatory and policy gaps related to certain forms of 'Missing Middle' housing in Calgary's inner city communities. Like the existing Residential - Grade-Oriented Infill (R-CG) and Multi-Residential - Contextual Grade-Oriented (M-CG) Districts, the new H-GO District generally allows for multi-residential development of up to 3-storeys (12m) in a variety of forms, including rowhomes and townhomes, with direct ground-level access for all homes.

Unlike existing Districts, the new H-GO District is specifically intended for amenity-rich inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. Rather than a maximum number of units, the H-GO District limits maximum buildable floor area (up to 1.5x total site area). H-GO District rules also allow for stacked units and lower overall parking requirements based on proximity to frequent transit service and the provision of alternative mobility storage options.

For more information about the H-GO District and other recent Land Use Bylaw changes related to greater housing choice in our city, The City of Calgary has created an information-rich online resource available at:
www.calgary.ca/housing-changes.html

WHY HERE?

The H-GO District is only appropriate in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service, as well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

- ✖ 1. An area within an approved Local Area Plan (eg. *North Hill Communities Local Area Plan*) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
- ✔ 2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
 - ✖ (a) 200m of a Main Street or Activity Centre;
 - ✖ (b) 600m of an existing or capital-funded LRT station;
 - ✖ (c) 400m of an existing or capital-funded BRT station; or
 - ✔ (d) 200m of a roadway that hosts Primary Transit Service.



PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria noted above, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for waste and recycling collection from the lane.

Nearby Transit Service: The project site is located along 3 AV NW, an MDP-identified Primary Transit Corridor which currently hosts Route 1 and Route 40 service with a transit stops adjacent to the site. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Higher-Order Roadway: The project site is located directly along 3 AV NW Parkway, a municipally-identified corridor for providing high-standard walking and cycling infrastructure and accommodating transit routes.

Nearby Open Spaces & Community Amenities: The site is within a short $\pm 200\text{m}$ distance from the Bow River multi-use pathway offering excellent opportunities for outdoor recreation and the Parkdale Community Association for community events and activities, and $\pm 300\text{m}$ from cycling infrastructure along 7 AV NW. The site is also surrounded by a variety of local shops and businesses, providing residents with easy access to the goods and services they need for their day-to-day lives.

Nearby Multi-Unit Development: The project site is surrounded by a mix of land use districts including M-C1 and MC-2, districts which would enable the possibility of multi-residential development. A 6-storey development across 3 AV NW at 3416 3 AV NW (Village Block) was recently approved. The site is also located near built examples of multi-residential development, including The Loren at 118 34 ST NW (3-4 storey multi-residential), Kendale house at 520 34 ST NW (3-4 storey multi-residential), and Bellagio at 3435 5 AV NW (4 storey multi-residential). The scale of development being proposed on this site is appropriate and would complement the scale of surrounding area development.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

In order to support greater housing choice and reinforce more complete and resilient residential neighbourhoods, the *MDP* also identifies ground-oriented housing as a key component of complete communities (Policy 2.3.1[a]) and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options (Policy 2.2.5[a]).

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the Non-Statutory South Shaganappi Communities Area Plan (SSCAP, 2011). The plan identifies the subject site as 'Inner City Residential' and is directly adjacent to the Parkdale Crescent Centre Neighbourhood Activity Centre (NAC) node. The redesignation to H-GO aligns with the supporting policies of the SSCAP including density and intensification around NACs, near primary transit, and providing a mix of housing types for new developments, such as multi-dwelling housing and secondary suites.



The project site also falls within the boundary of the South Shaganappi Communities Local Area Plan (LAP) that is currently in preparation. Draft maps identify the site as being within the Neighbourhood Connector and Low-Modified (Up to 4 Storeys) Urban Form and Building Scale categories which enable the H-GO District within LAPs and support development of up to 4 storeys. The LAP is anticipated to proceed to Calgary City Council in Early 2025.

APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

Each application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan*, and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Applicant Outreach Summary

2024 November 6



Applicant-Led Outreach Summary

3407 3 AV NW

LOC2024-0201

DP2023-06035



Issued
November 2024

Summary

On behalf of Riverview Custom Homes, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 3407 3 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) Districts to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Parkdale.

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of community outreach communication channels were implemented between August 2024 and October 2024 and are further detailed below. Interested parties including the Parkdale Community Association (PCA) and Ward 7 Office were offered digital meetings and invited to participate in our process which has focused on informative and fact-based engagement and communications.

How We Engaged

August/Sept. 2024: Application Submission/Outreach Launch

- Activated and monitored a dedicated engagement email and phone line
- Shared project information materials with the PCA and Ward 7 Councillor's Office, offering virtual meetings
- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed custom applicant signage on-site, providing proposal details and contact information
- On-going correspondence and direct responses provided to all interested parties

October 2024: Outreach Closure

- Hand delivered a second round of letters to neighbours within +/-200m of the subject site, providing outreach closure notification and project updates
- Updated on-site signage to provide notice of outreach closure and shared Outreach Summary to interested parties
- Shared Outreach Summary with City Administration, PCA, and Ward 7 Office
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments.

Community Outreach Feedback

The project team did not receive any feedback on the proposal through our community outreach process. Through a separate outreach process, The City of Calgary received comments from 6 individuals related to the themes of density, privacy and shadowing, amenity space, traffic congestion and parking impacts, and city infrastructure capacity. The Ward 7 Office acknowledged and thanked our team for sharing information. This outreach summary provides responses from the project team to the feedback themes as categorized by The City of Calgary.

Feedback Themes Received by City

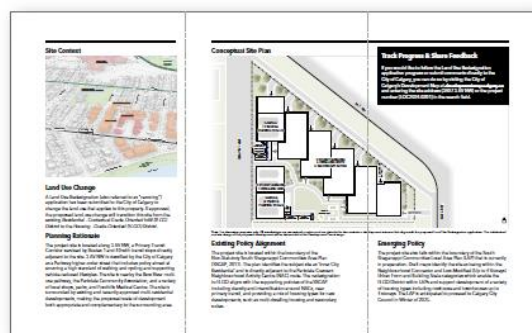
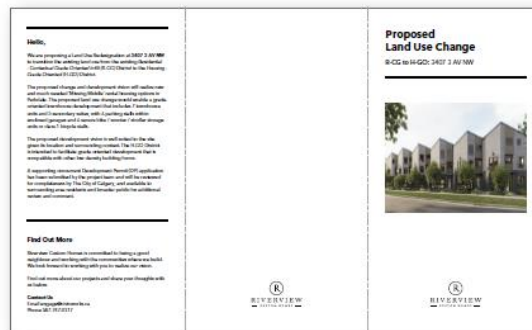
- Density, Building Height & Overshadowing, Privacy
- Traffic Congestion and Parking Supply
- Amenity Space
- City Infrastructure

Outreach Materials

In support of the Land Use Redesignation for this project, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented including:

- Hand delivered letters to neighbours within +/-200m of the subject site, providing proposal details and contact information
- Displayed a sandwich board on the site, providing proposal details and contact information
- Continued monitoring dedicated engagement email and phone line for any additional feedback or comments

Neighbour Mailer (Front and Back)



On-site Signage



What We Heard

Density, Overshadowing & Privacy

What Was Heard

The City received feedback on the proposed density, privacy, and overshadowing.

Project Team Response

Density

The proposed development vision seeks to add 12 homes of varying unit sizes and types including five 3-bedroom homes, five 2-bedroom homes, and two 1-bedroom homes within a courtyard-oriented rowhouse-style development.

The subject site is located along 3 AV NW, a higher order Parkway street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist, and pedestrian activity. The H-GO District is not appropriate or eligible everywhere. The subject site meets the criteria for the H-GO District based on the rules of the Land Use Bylaw and is supported by proximity to the Primary Transit Network on 3 AV NW.

The H-GO District was designed to regulate density based on the building form (through Floor Area Ratio) rather than

through units per hectare. Within the existing R-CG District, the maximum density is 75 units per hectare. The subject site has an area of 0.079 hectares allowing for a maximum density of 5.925 units per hectare within the R-CG District, however due to rounding rules in the land use bylaw, density is rounded down to the nearest whole number of 5 Dwelling Units and 5 associated Secondary Suites. The R-CG District allows for one less unit and suite when compared to the proposal within the H-GO District that could support 7 Dwelling Units and 5 Secondary Suites.

The subject site is within the boundaries of the non-statutory *South Shaganappi Communities Area Plan* (SSCAP, 2011). The plan identifies the subject site as 'Inner City Residential' and is directly adjacent to the Parkdale Crescent Centre Neighbourhood Activity Centre (NAC) node. Although a non-statutory plan, a redesignation to the H-GO District aligns with guiding policy of the SSCAP that supports locating density and intensification around NACs and near Primary Transit service to provide a mix of housing types such as multi-dwelling housing and secondary suites.



Draft South Shaganappi Local Area Plan

The emerging policy of the contemporary South Shaganappi Communities Local Area Plan (SSCLAP) is currently in the 'Phase 4 - Realize' stage and anticipated to proceed to Calgary City Council in early 2025. The subject site is identified within the Neighbourhood Connector and Low-Modified (Up to 4 Storeys) Urban Form and Building Scale categories which enable the H-GO District within LAPs and support development of up to 4 storeys.

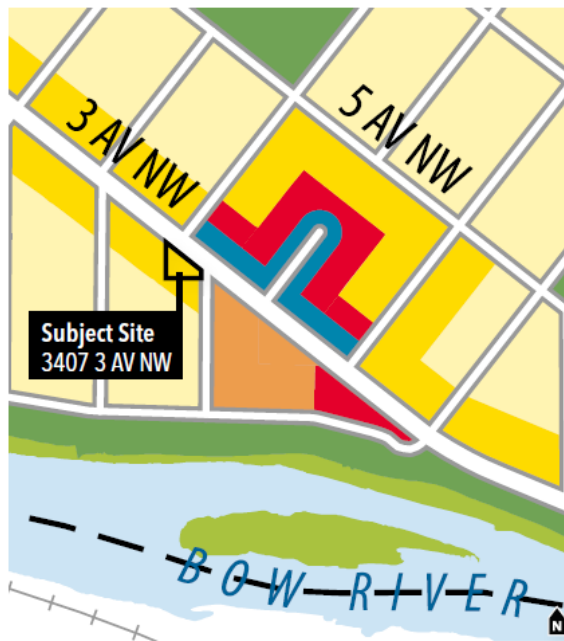
Building Height & Overshadowing

The proposal to the H-GO District is informed by the context of this neighbourhood block. As a six-storey residential building has been recently approved across 3 AV NW to the north and a four-storey multi-residential development is located to the east of the site across 34 ST NW, the H-GO District provides an appropriate transition of scale to other existing low-density residential building forms.

The existing R-CG District permits a maximum building envelope height of 11.0m (approximately 3 storeys) while the H-GO District allows a maximum of 12.0m (a difference of 1.0m or ± 3.3 ft). The proposed development vision considers the site context, specifically with regards to building height, shadowing, and overlooking on neighbouring properties. The majority of the rowhomes are oriented to the street which places the bulk of the building mass toward 3 AV NW rather than the center of the site. Most of the shade will fall to the north onto 3 AV NW throughout the day as the sun moves from east to west, reducing most of the impact on adjacent properties.

Draft South Shaganappi Local Area Plan Policy

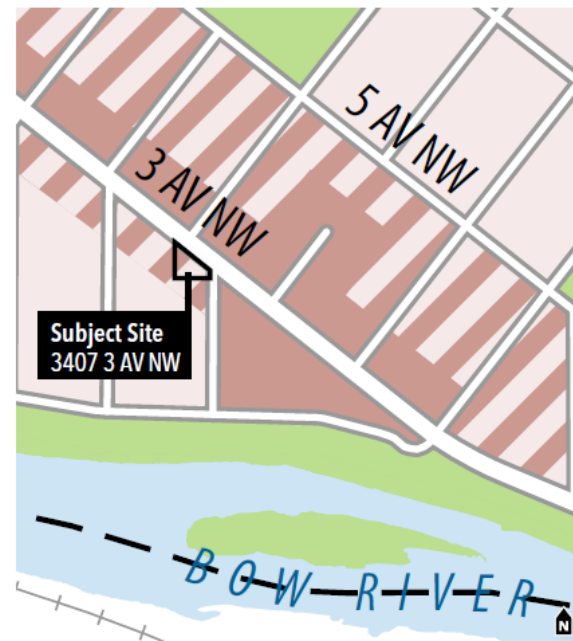
Map 3: Urban Form Categories



LEGEND

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Parks + Open Space
- City Civic + Recreation
- Active Frontage
- Comprehensive Planning Site

Map 4: Building Scale Categories



LEGEND

- Limited (up to 3 storeys)
- Low - Modified (up to 4 storeys)
- Low (up to 6 storeys)
- Mid (up to 12 storeys)
- High (up to 26 storeys)
- Parks, Civic + Recreation

Traffic Congestion and Parking Supply

What Was Heard

The City received feedback and concerns related to traffic congestion and potential impact to on-street parking.

Project Team Response

Parking Supply

There are 6 parking stalls with 6 secure alternative mobility storage lockers or class 1 bike stalls proposed. The amount of parking stalls proposed meets the Council approved Land Use Bylaw rules of the stock H-GO District with a ratio of 0.5 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc) or enclosed bike parking. The subject site is located within Residential Parking Zone S (RPZ). Though on-street parking is considered a public asset intended for public use, an established RPZ allows residents to request the City of Calgary implement on-street parking restrictions to ensure there is a reliable and predictable amount of available space on each block. Currently, there are on-street parking restrictions in place along the west side and most of the east side of 34 ST NW. Signed on-street parking restrictions are in place along the majority of streets within the community of Parkdale.

Traffic Congestion

The project site has transit stops adjacent to the site for Route 1 and Route 40 Primary Transit bus service. Calgary Transit's 30-year plan, *RouteAhead*, identifies 3 AV NW as part of the primary transit network and earmarks a future West Bow BRT route on 3 Avenue NW with a stop located adjacent to the subject site.

The site also is within easy walking distance to the regional Bow River Pathway supporting vehicle-reduced and vehicle-free lifestyles.

The project team has consulted with transportation engineers Bunt & Associates through similarly scaled projects within the inner-city where it was determined that proposals of this scale are not significant generators of total daily traffic volume. The City's Mobility Engineering department team did not identify any concerns related to parking or traffic with the proposal as part of this application's review.

Subject Site Looking South Along 34 ST NW



Subject Site Looking Northeast Along 3 AV NW



Amenity Space

What Was Heard

The City received feedback related to the size and usefulness of the amenity space.

Response

The H-GO District includes specific rules about landscaping, such as minimum required number of trees and shrubs and their minimum size requirements.

As a requirement of the H-GO District, a Landscape Plan must be submitted as part of any Development Permit Application to be reviewed by the City of Calgary. Landscaping will form part of the overall design of the common amenity space that is proposed for the use of all future residents. Permanent features such as communal barbecue, benches, and fire pit are proposed to ensure that the amenity space provides usable, comfortable, and safe amenity space. The larger townhome units are also proposed to each have private balconies. The proposed amenity space and landscaping are subject to The City of Calgary's review of the Development Permit application (DP2024-06035).

City Infrastructure

What Was Heard

The City received feedback related to infrastructure capacity.

Response

In the City's review of the land use application and concurrent Development Permit, no concerns were identified by Mobility or Utility Engineering related to infrastructure capacity.

Site Plan



Note: Conceptual in nature and subject to change through Development Permit (DP2024-06035) application review.



Community Association Response

2024 November 28

Good afternoon Nikita, we apologize for the delay as several of our members have been away, and thank you for reaching out.

Of note, there are concerns with the build up of density in this area with Parkdale Crescent (3 buildings 5 stories), the former park and ride on the west end of that block (1 building 6 stories), two H-GO proposals on the north side of 3rd Ave all under pending development. We feel that there should be a City work plan review for infrastructure and public realm improvements for the area within this development time frame. The Parkdale Community has consistently been challenged with parking due to our proximity to the hospital, and the 0.5 parking requirements are exacerbating this situation. We noted the west garage currently shows only 2 vehicles yet appears to have an undefined space that could contain 2 more vehicles. Although compliant as it is, we would like to see at least 7 parking spaces to accommodate 1 stall per owned unit (Townhouse). This would likely benefit them in their revenue model as there does not appear to be any other infrastructure required. The land use is appropriate for the area in accordance with the guidelines and LAP principles. Please have the applicant consider this in their DP application.

Vince Walker

Parkdale Planning and Development Committee – Chair

2024 November 29

Thank you Nikita, I neglected to include an important qualifying statement regarding the infrastructure improvements I referred to, and the associated community concerns regarding the proposed developments in this area. The community is very concerned about pedestrian safety and vehicular congestion at the crosswalk and lane way from the cannabis store at 34 Street accessing 3rd avenue, when you consider the addition of collectively around 140 units in the immediate area from known applications. The infrastructure referenced would include sidewalks lane way improvements, crosswalks, etc. in addition to utility capacity including water, power, sewer etc.

Vince

PROPOSED

CPC2024-1321
ATTACHMENT 5

BYLAW NUMBER 31D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0201/CPC2024-1321)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

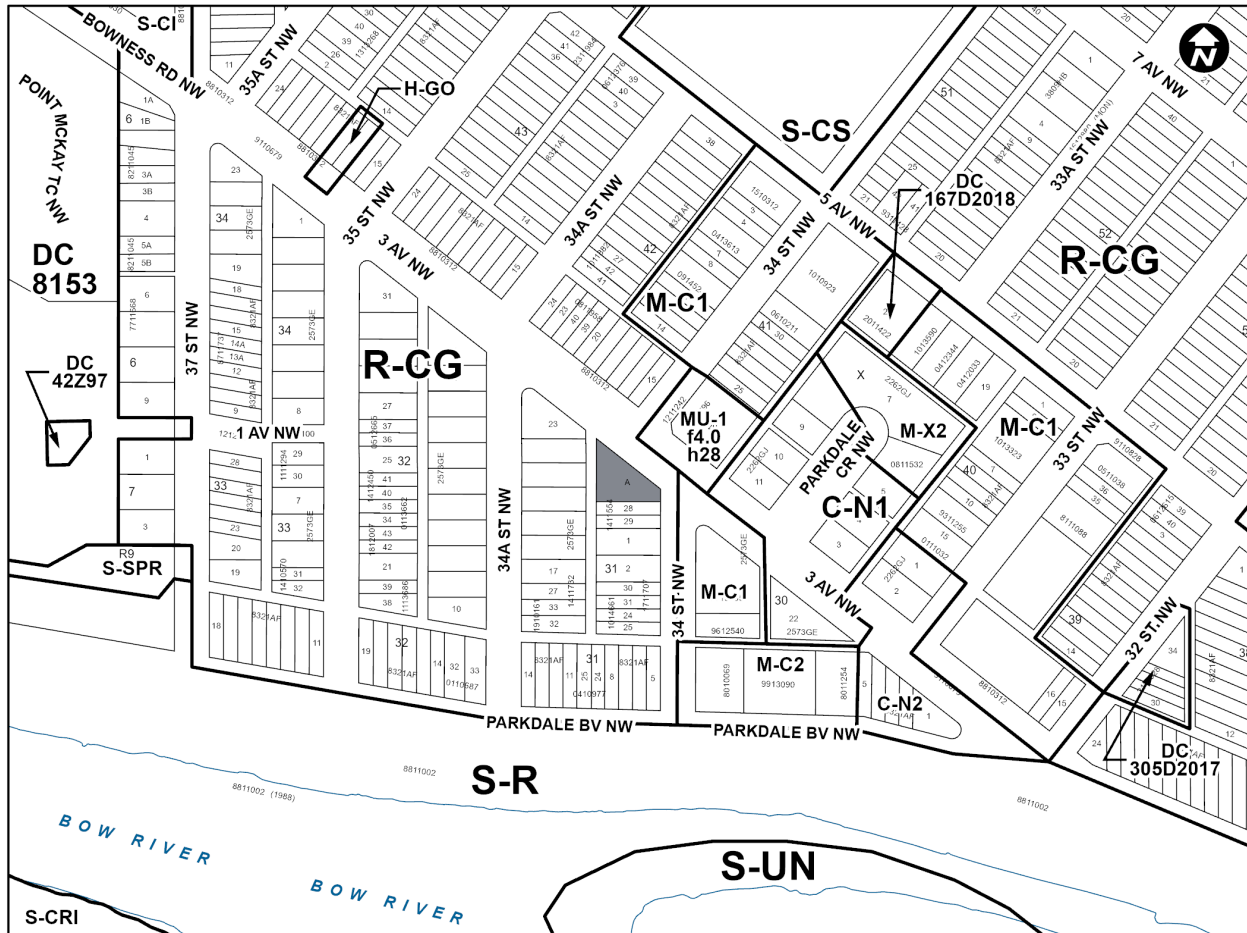
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0201/CPC2024-1321
BYLAW NUMBER 31D2025

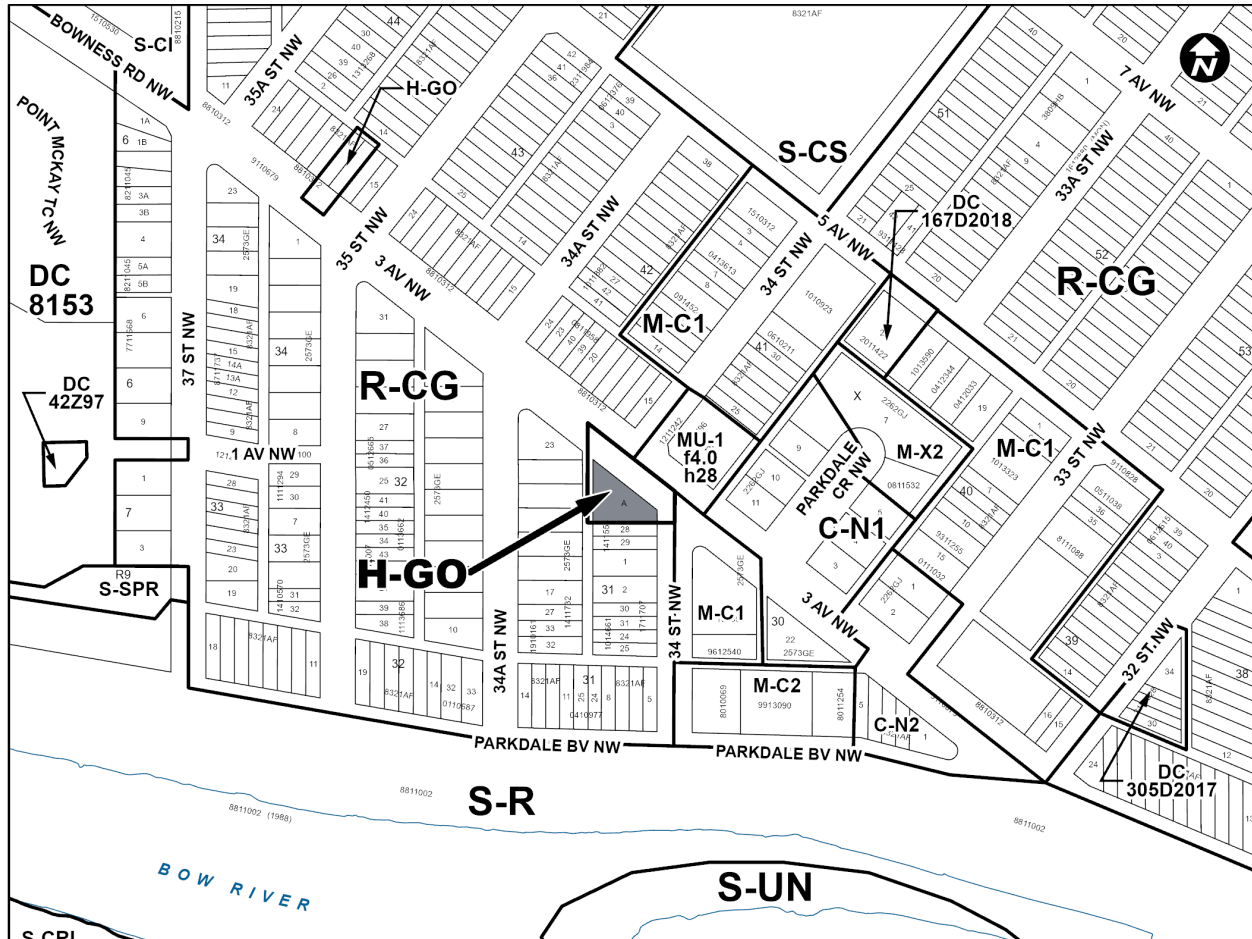
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0201/CPC2024-1321
BYLAW NUMBER 31D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1321 / LOC2024-0201
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">Administration notes, "This site is appropriate for the proposed H-GO District as it meets the location criteria established in Land Use Bylaw 1P2007 under Section 1386 (d) (ii). The subject site is located in the Inner City area on Map 1: Urban Structure of the Municipal Development Plan (MDP) and is located within 200 metres of 3 Avenue NW, which is part of the primary transit network" (Attachment 1, page 3).



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	David
Last name [required]	Kosten
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - Parkdale. LOC2024-0201. Bylaw 31D2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a home owner living on 34 th street, some 6 houses south of this proposed "land use redesignation" and development permit and I am concerned. I have no issues with change, but all parties should be better off with the proposed change, not just a land developer. I purchased my home in this area 10 years ago. Our purchase decision was based on the idea that this was a quiet neighbourhood, being redeveloped with million dollar homes and that's where I wanted to be and that is the direction the neighbourhood has been going. There were some high density buildings already in the neighborhood, but they were all built side by side and were on the periphery of the neighbourhood. My concern is that by allowing a development on a lot that once had a single family home and if approved will have 11 or 12 family dwellings on it will do nothing but drive the value of the neighbouring properties down. I think this is wrong. We are to late into the game to change the rules.

To make matters worse, the proposed development will have 11 or 12 dwellings on it and only parking for 6 vehicles. There is no on street parking available on either 3rd Avenue or 34th street in front of this property. Where is everyone going to park? Parking on 34 th street between 3rd and 1st avenue is already congested. Canada Post, Amazon and Uber drivers will all be double parking in the street. At the very least any development on this lot should require a 2 car garage or 2 parking spots for each residence or suite. All of the new home builds in this neighborhood have at least that

I apologize if you are not the individual I should be sending these comments to. If you are not, could you please let me know who the correct persons are or forward these comments to the appropriate persons.

Thanks so much for your time,
David Kosten
Concerned Neighbour

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Jody
Last name [required]	McAfee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing- Planning Matters. Item 10 Land Use Amend for 3407 3Ave NW
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This proposed development lot is an irregularly shaped lot that fronts onto 3 Ave, a major traffic corridor in the city. The proposed development is asking for 12 units with only 6 parking spots on the site. A conservative estimate would suspect that 12 units could bring in at least 15-20 cars, with only 6 available parking spots. With no parking in front of the building (on 3Ave), this will flood the surrounding streets of 34 and 34A street with cars to park and significantly increased traffic.

Of greatest concern relating to this, the major crosswalk across 3 Ave at the corner of 34 Street is already a VERY dangerous crosswalk. I use this crosswalk daily and have had many near misses where people turning right off of 34 Street onto 3 Ave are looking for oncoming traffic and NOT seeing the pedestrians crossing. This will only get more dangerous with the increased street parking needs and resulting traffic described above.

Although we understand that increasing density in inner city areas is a priority for the city at this time, we would hope that the city would take into consideration the safety of such a significant increase in density at such a busy intersection. We strongly oppose this particular location being redesignated for such high density usage for this reason.

Thank you

Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2024-0165

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 30D2025** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2406 - 23 Avenue and 2407 - 23 Street NW (Plan 9110GI, Block 4, Lots 37 and 38) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate transit-oriented development, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 December 12:

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

Moved by Commissioner Hawryluk

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

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

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

MOTION CARRIED”

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject parcels to a Direct Control (DC) District based on the Housing – Grade Oriented (H-GO) District to address unusual

Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2024-0165

site constraints created by a restrictive covenant on title which restricts development to a “Single or Two Family dwelling house and a private garage”.

- This application supports the transit-oriented development vision for the Banff Trail community in alignment with the *Municipal Development Plan* (MDP) and *Banff Trail Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This land use amendment would promote greater housing choice in a community with access to alternative transportation modes, as well as more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? More housing choice adjacent to existing Light Rail Transit (LRT) infrastructure is important and this proposal may increase population diversity in close proximity to existing services and facilities in Banff Trail and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted on 2024 June 18 by Horizon Land Surveys on behalf of the landowner, Ayodeji Gbobaniyi. The application proposes a redesignation to a Direct Control (DC) District to enable the development of townhouse and rowhouse style development, as indicated in the Applicant Submission (Attachment 3). A development permit (DP2024-06523) for a multi-residential development with 11 dwelling units, 11 secondary suites and a garage was submitted on 2024 September 9 and is under review.

The approximately 0.11 hectare (0.27 acre) site is located at the corner of 23 Street NW and 23 Avenue NW and is currently developed with two single detached dwellings with detached garages. The site is approximately 100 metres east of the Banff Trail LRT Station (a two-minute walk) and 550 metres (a nine-minute walk) from 16 Avenue NW, which is a designated Urban Main Street.

The parcels are subject to a restrictive covenant that restricts the use of the parcels to a single or semi-detached dwelling. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions. However, they do present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant.

The ARP states that for parcels subject to a restrictive covenant that are not in alignment with the goals and objectives of the ARP, the City of Calgary supports the direction of the ARP (Section 2.1.2 – Context). This is the basis of Administration’s recommendation to the Calgary Planning Commission in this report.

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
2024 December 12**

**ISC: UNRESTRICTED
Corrected CPC2024-1304
Page 3 of 4**

Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2024-0165

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 contacted the Banff Trail Community Association (CA) and the Ward 7 Councillor's Office. In addition, the applicant delivered post cards outlining the proposed change to neighbours within a 100-metre radius. 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 four letters of opposition from the public, noting the following areas of concern:

- potential impacts on existing infrastructure;
- loss of mature trees and impacts on climate;
- increasing density and loss of community character; and
- loss of privacy and shadowing on existing adjacent residents.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, overall number of units, parking and traffic impacts and waste and recycling will be considered during the development permit review.

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

IMPLICATIONS

Social

The proposed DC District will provide additional certainty that land use bylaw rules listed in the H-GO District can be realized and facilitate transit-oriented development, which may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
Corrected CPC2024-1304
Page 4 of 4**

Land Use Amendment in Banff Trail (Ward 7) at multiple addresses, LOC2024-0165

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 is being explored and encouraged through the development approval.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services while providing 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 Bylaw 30D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the corner of 23 Street NW and 23 Avenue NW. The site consists of two lots that are approximately 0.11 hectares (0.27 acres) in size and approximately 30 metres wide by 36 metres deep. The parcels are currently developed with two single detached dwellings with detached garages.

Surrounding development is characterized by residential development designated as Residential – Grade Oriented Infill (R-CG) District and parcels located north and south of the site along 23 Avenue NW are designated as Direct Control (DC) Districts. Parcels located east of the site are designated as Special Purpose – Community Service (S-CS) District, Commercial – Neighbourhood 2 (C-N2) and Multi-Residential – Contextual Low Profile (M-C1) Districts.

The site is ideally located near schools, parks, public transit and commercial opportunities. Schools, playgrounds and green spaces near to the site include:

- Branton School, approximately 450 metres east (an eight-minute walk);
- St. Pius X School and playground, approximately 750 metres east (a 13-minute walk);
- Capitol Hill School and playground, approximately 850 metres east (a 14-minute walk); and
- Banff Trail Park, Playground and Outdoor Rink, approximately 450 metres southeast (an eight-minute walk).

The Banff Trail LRT Station is approximately 100 metres (a two-minute walk) west of the site. Commercial opportunities are located west of the site approximately 250 metres (a four-minute walk) away.

Many parcels in Banff Trail are subject to a restrictive covenant registered in 1952, restricting development on the affected parcels to single and semi-detached dwellings. These covenants, registered against individual properties and/or entire subdivision plans, were used as an early planning tool before municipalities adopted land use bylaws and other planning legislation designed to govern land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant.

Community Peak Population Table

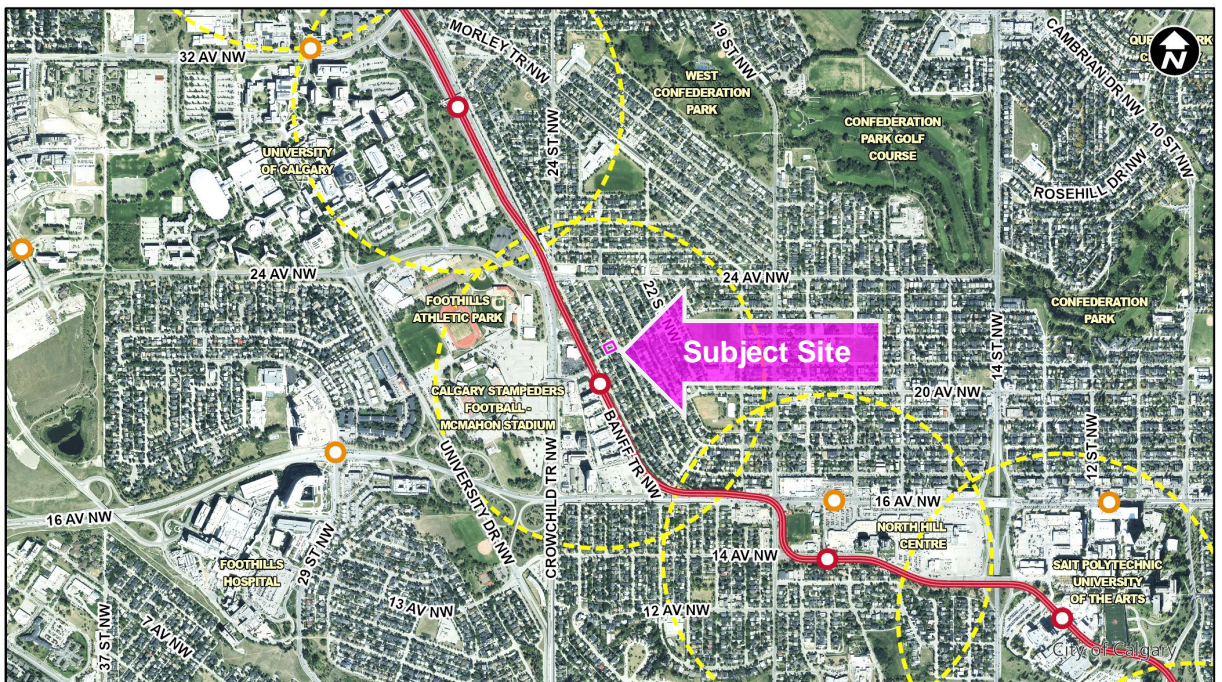
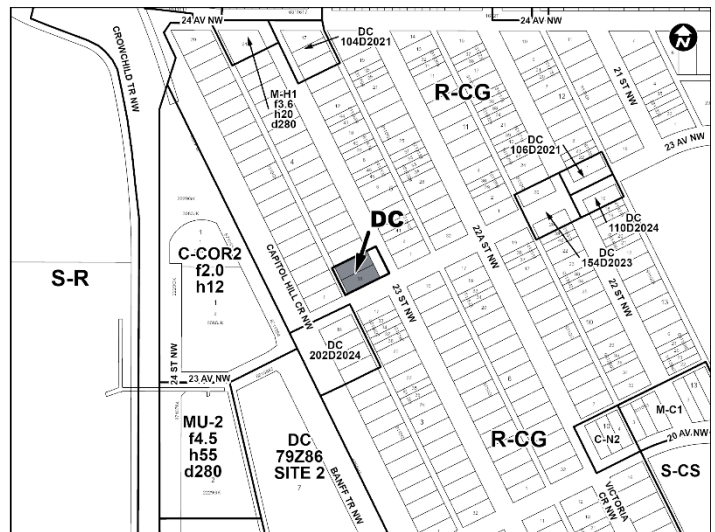
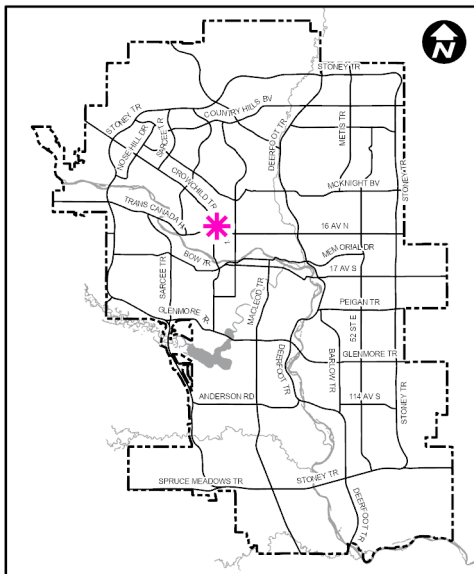
As identified below, the community of Banff Trail reached its peak population in 1968.

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

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

In 2013, Council directed Administration to work with interested parties to identify potential areas for modest intensification in Banff Trail. As a result of this direction, the Banff Trail Area Redevelopment Plan (ARP) was amended in 2016 to include several new typologies, including Low Density Rowhouse. The Low Density Rowhouse typology was applied to numerous sites, including the subject parcel.

In 2017, Council approved a City-initiated redesignation (Bylaw 269D2017) to the Residential – Grade-Oriented Infill (R-CG) District of several blocks along strategic corridors in Banff Trail. This action supported the implementation of the Land Use Plan (Figure 2 – Land Use Plan) in the ARP.

In September 2019, Council amended the ARP (Bylaw 56P2019) to remove the Special Study Area overlay from the intersection of Crowchild Trail NW and 24 Avenue NW. The amendment supported redevelopment in alignment with the goals and objectives of the ARP where there was conflict with a restrictive covenant that limited development to one or two dwelling units.

Planning Evaluation

Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. 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 for up to eight dwelling units with the potential for secondary suites.

The proposed land use district is a Direct Control (DC) District, based on the H-GO District. The intent of the DC is to allow for development that requires a minimum density of 80 units per hectare (minimum of eight dwelling units). The maximum floor area ratio is 1.5. The DC District also excludes Dwelling Unit as a use and adds the use of Multi-Residential Development.

Section 1386 (d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that do not have an approved Local Area Plan (LAP) must be within the Centre City or Inner City and meet at least one of the following criteria to qualify for the H-GO District.

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

The subject site is considered appropriate for H-GO as it is located within an Inner City Area and is approximately 100 metres from an existing LRT Station (Banff Trail Station) located along Capitol Hill Crescent NW. Therefore, the subject site is appropriate for redesignation to the H-GO District.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unusual site constraint created by the restrictive covenant on title, which limits development to a single or two family dwelling and a private garage. The existence of the restrictive covenant prevents the landowners from developing their land in accordance with the approved policies of the ARP.

The DC District would allow for more housing opportunities for inner city living with access to alternative transportation modes and a more efficient use of existing infrastructure. 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 most parts of the DC, excepting those that regulate density and land use. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC 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 regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules proposed in the DC District and the policies of the *Banff Trail ARP* would enable a multi-residential development on the subject site.

Given the corner site context, proximity to Banff Trail LRT and that this site might be considered a gateway into the community, additional items that will be considered through the development permit process include, but are not limited to:

- well-considered amenity space design;
- shifting mass away from immediately adjacent parcels;
- mitigating shadowing, overlooking and privacy concerns; and

- ensuring an engaging interface along 23 Street NW and 23 Avenue NW.

Transportation

Pedestrian access is available from the existing sidewalks on 23 Street NW and 23 Avenue NW. On-street parking is restricted along 23 Street NW northbound and southbound (2 hours, 7:00 a.m. – 11:00 p.m., Monday to Sunday) and along 23 Avenue NW westbound (2 hours, 7:00 a.m. – 11:00 p.m., Monday to Sunday).

Existing on-street bikeways, part of the current Always Available for All Ages and Abilities (5A) Network, are located along 22 Street NW, 20 Avenue NW, 24 Avenue NW and Capitol Hill Crescent NW supporting access to and from the site by alternative transportation modes.

The subject site is well served by public transit and has direct access to Banff Trail LRT Station, approximately 100 metres west of the site (a two-minute walk). Bus routes are available along 16 Avenue NW including Route 19 (16 Avenue North), Route 40 (Crowfoot/North Hill) and Route 91 (Foothills Medical Centre) approximately 950 metres (a 16-minute walk) south of the site.

Vehicular access to the proposed development will only be permitted from the rear lane.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed – Residential Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal contributes to achieving applicable MDP policies that encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, while delivering modest and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address 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.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The site is located within the Medium Density Low-Rise area, identified in Figure 2: Land Use Plan in the [Banff Trail Area Redevelopment Plan](#) (ARP). The Medium Density Low-Rise typologies are intended to allow for low-rise built form (approximately 3-4 storeys), including townhouses, apartments and live/work units. Figure 3: Maximum Building Heights identifies a maximum building height of 14 metres.

Section 2.1.2(b) of the ARP also provides specific direction regarding potential for conflict between the policy goals of the ARP and the caveat (restrictive covenant) affecting this site, stating:

“Many parcels in Banff Trail have a caveat registered against the certificate of title which may restrict development. These restrictions include, but are not limited to, restricting development to one or two-unit dwellings. In some cases, this caveat is not in alignment with the goals and objectives of this Plan and where such conflicts occur, the City of Calgary supports the direction of this Plan.”

The proposed land use amendment is in alignment with the applicable policy of the ARP.

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1304
ATTACHMENT 2

BYLAW NUMBER 30D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0165/CPC2024-1304)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

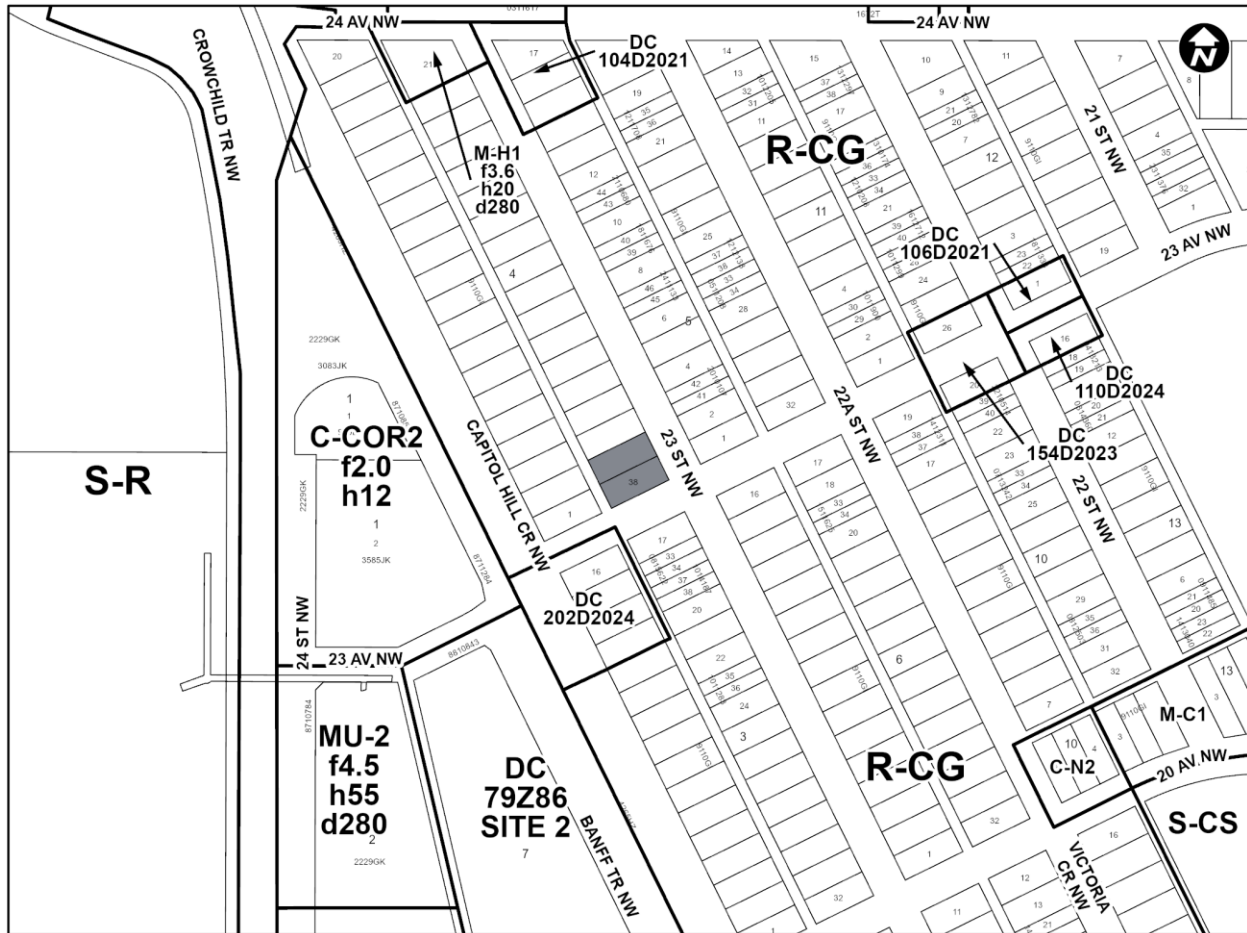
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0165/CPC2024-1304
BYLAW NUMBER 30D2025

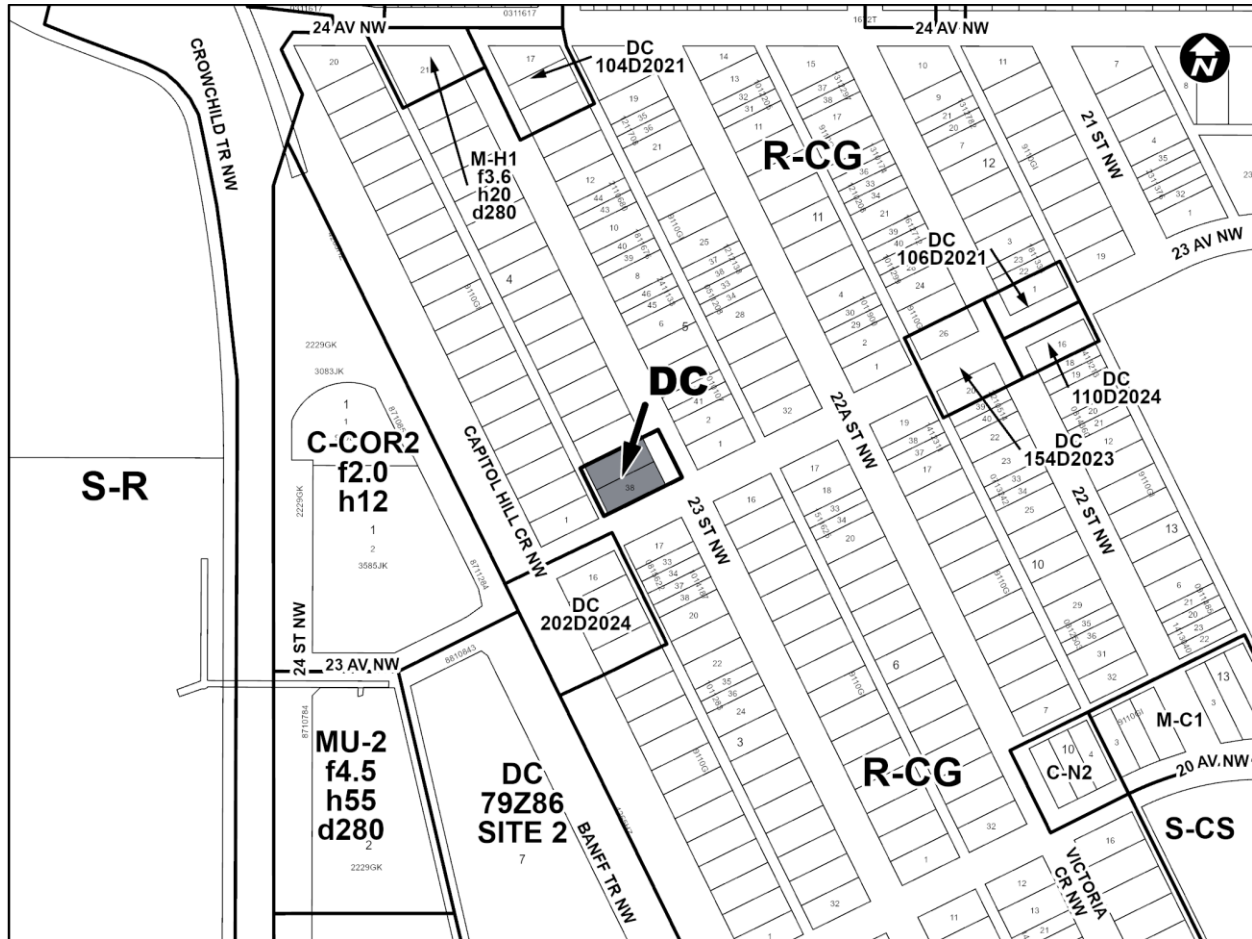
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0165/CPC2024-1304
BYLAW NUMBER 30D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to require a minimum density to be achieved to implement the transit-oriented development vision for the 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 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.

PROPOSED

AMENDMENT LOC2024-0165/CPC2024-1304
BYLAW NUMBER 30D2025

Permitted Uses

4 The ***permitted uses*** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District:

- (a) with the addition of:
 - (i) **Multi-Residential Development**; and
- (b) with the exclusion of:
 - (i) **Dwelling Unit**.

Discretionary Uses

5 The ***discretionary uses*** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 apply in this Direct Control District.

Density

7 The minimum ***density*** is 80 ***units*** per hectare.

Multi-Residential Notice Posting Requirement

8 Subsection 27(2)(f) does not apply in this Direct Control District.

Relaxations

9 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

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

June 17th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from R-C2 to DC (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 excluding singles, semi-detached or duplex to deal with restrictive covenant 1358GL.

The subject site, 2407 23 Street NW and 2406 23 Ave NW, are two continuous lots in the community of Banff Trail. The two lots are currently occupied by single detached dwellings built in 1952. Surrounding houses are mostly single detached or semi-detached although there are also a couple of city approved R-CG lots along 23 Ave and mixed use applications currently underway along capitol hill Cr close to Banff Trail C-Train Station. The site is within 100 meters of the major activity center.

The sites combined are approximately 0.11 hectares in size. Lane exists to the south of the site. The site is well serviced by public transit with C-train station within 100 meters of the site. Restrictive covenant 1358GL is commonly registered in the area which is the reason we seek Direct control zoning instead of H-GO directly.

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.

With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

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

2024 August 29



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2407 23 Street NW & 2406 23 Ave NW

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

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

Outreach Strategy

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

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

On June 4th, 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

Calgary Planning Commission Member Comments



For CPC2024-1304 / LOC2024-0165
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District with site-specific rules, most notably a minimum density of 80 units per hectare, which would allow the discharge of a restrictive covenant that prevents redevelopment that aligns with the Municipal Development Plan and Banff Trail Area Redevelopment Plan. <p>Administration notes, “The subject site is considered appropriate for H-GO as it is located within an Inner City Area and is approximately 100 metres from and existing LRT Station (Banff Trail Station) located along Capitol Hill Crescent NW. Therefore, the subject site is appropriate for redesignation to the H-GO District” (Attachment 1, page 4).</p> <p>Adding more homes ~100m from an existing LRT Station supports Council’s direction in the Municipal Development Plan’s Key Direction 3 to “Direct land use change within a framework of nodes and corridors” (MDP, 2.2).</p> <p>The H-GO District’s attached or stacked forms and 12m height align with the Figures 2 and 3 in the Banff Trail Area Redevelopment Plan. According to Administration, “the Medium Density Low-Rise typologies are intended to allow for low-rise built form (approximately 3-4 storeys), including townhouses, apartments and live/work units. Figure 3: Maximum Building Heights identifies a maximum building height of 14 metres” (Attachment 1, page 6).</p>

Policy Amendment in Banff Trail (Ward 7) at 2015 – 28 Avenue NW, LOC2024-0205

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 2P2025** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Banff Trail Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. semi- and single detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment 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 four-unit rowhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Banff Trail, was submitted by VSDG on behalf of the landowner, Nexxt Door Homes Inc., on 2024 August 15. A policy amendment is required in order to support the development permit (DP2024-03586) for a four-unit rowhouse with secondary suites, submitted on 2024 May 21, which is under review, as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.14 acre) site is located at the corner of 28 Avenue NW and Cochrane Road NW. The site is currently developed with a single detached dwelling and detached garage.

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

Policy Amendment in Banff Trail (Ward 7) at 2015 - 28 Avenue NW, LOC2024-0205

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 policy amendment application, the application was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interest parties and respective community association was appropriate. In response, the applicant reached out to the Banff Trail Community Association via email and phone calls. The applicant also emailed the Ward 7 Councillor's Office and mailed information regarding the application to 30 adjacent property owners requesting their feedback. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received nine submissions in opposition. The submissions included the following areas of concern:

- density increase in the area;
- compatibility of the building type in the area;
- increased traffic and parking issues;
- loss of community character;
- increased noise pollution;
- reduced privacy and sunlight for neighbouring lots; and
- loss of existing mature trees and green space.

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

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the 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 policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Policy Amendment in Banff Trail (Ward 7) at 2015 - 28 Avenue NW, LOC2024-0205

Environmental

The 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 are being explored and encouraged through the review of the development permit.

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Bylaw 2P2025**
- 3. Applicant Submission
- 4. Applicant Outreach Summary
- 5. CPC Member Comments**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the corner of 28 Avenue NW and Cochrane Road NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with vehicle access from 28 Avenue NW. Lane access is available along the rear of the site.

Surrounding development is primarily made up of single and semi-detached dwellings designated Residential – Grade-Oriented Infill (R-CG) District. Commercial properties designated Commercial – Neighbourhood 2 (C-N2) District are located one block to the southwest of the subject property.

The site is approximately 100 metres southwest (a two-minute walk) of West Confederation Park and 150 metres northeast (a three-minute walk) of William Aberhart High School. Banff Trail School is approximately 300 metres (a five-minute walk) to the northwest of the site. The redline LRT Station (University Station) is 950 metres (a 16-minute walk) and University of Calgary campus is approximately 1 kilometre (a 17-minute walk) to the west.

Community Peak Population Table

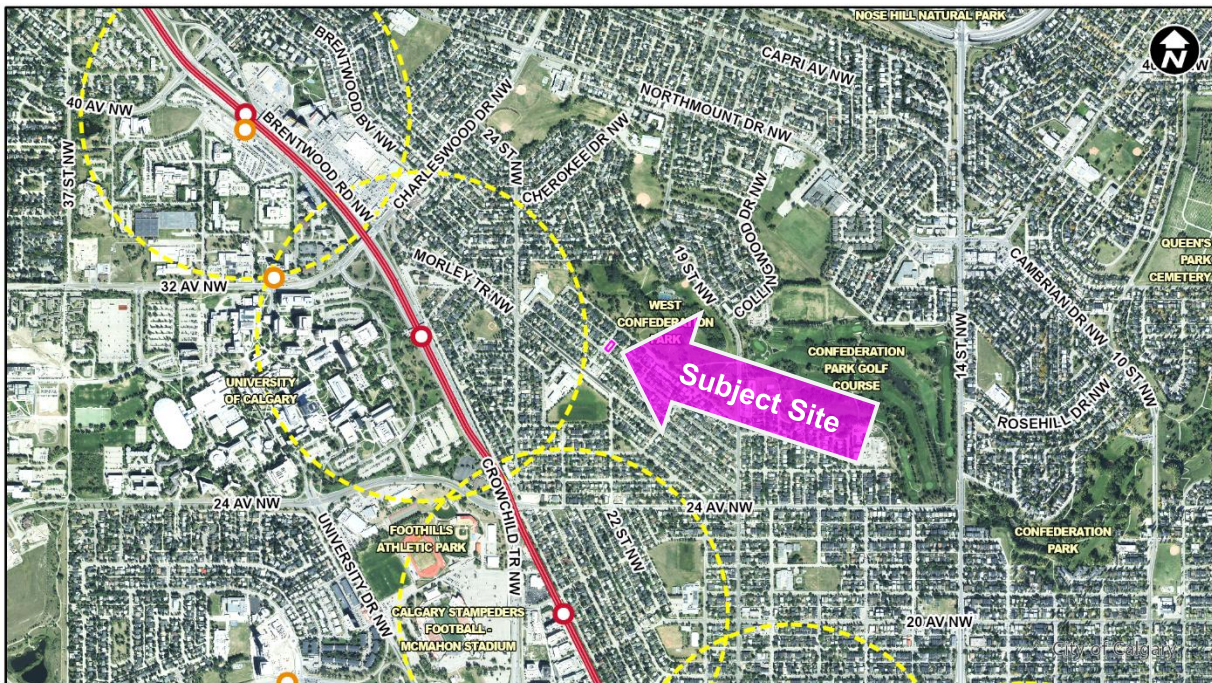
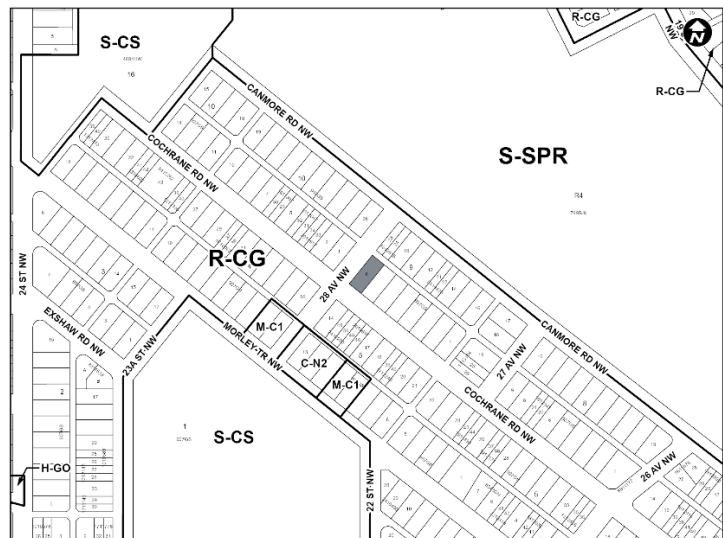
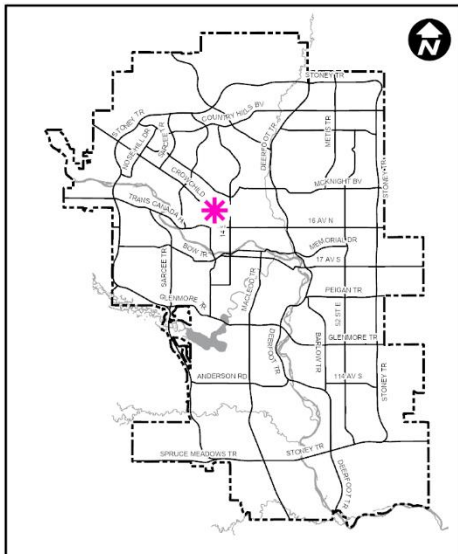
As identified below, the community of Banff Trail reached its peak population in 1968.

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

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectares. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and secondary suites.

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 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 in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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.

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 strategies are being explored and encouraged at the development permit stages.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Low Density Residential area as identified in Figure 2 – Land Use Plan, and As Per Land Use Bylaw area in Figure 3 – Maximum Building Heights of the [Banff Trail Area Redevelopment Plan](#) (ARP). General residential policies note land use redesignations should be consistent with the general land use classifications identified in Figure 2. The Low Density Residential area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhoods. The existing low density built form (single and semi-detached housing) should continue within this area.

The proposed policy amendments to Figure 2 would amend the subject site from Low Density Residential to Low Density Rowhouse to reflect the allowable uses under the R-CG District and align with MDP policies. In addition, Figure 3 would be amended from As Per Land Use Bylaw to 11 metre to reflect the maximum allowable height under the R-CG District.

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

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

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1249
ATTACHMENT 2

BYLAW NUMBER 2P2025

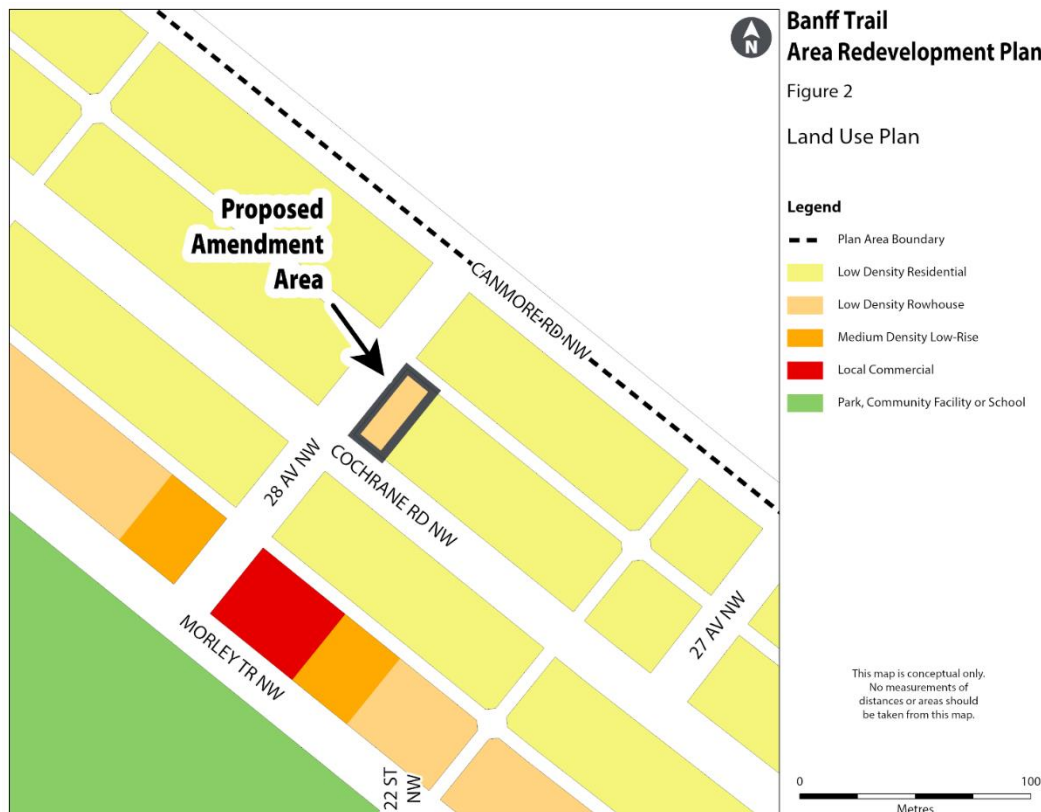
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86 (LOC2024-0205/CPC2024-1249)

WHEREAS it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

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

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

1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2015 – 28 Avenue NW (Plan 907GS. Block 9, Lot 8) from 'Low Density Residential' to 'Low Density Rowhouse' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 2P2025

- (b) Amend Figure 3 entitled 'Maximum Building Heights' by changing 0.06 hectares \pm (0.14 acres \pm) located at 2015 – 28 Avenue NW (Plan 907GS. Block 9, Lot 8) from 'As Per Land Use Bylaw' to '11 m' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 2P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Company Name (if applicable): VSDG

LOC Number (office use only):

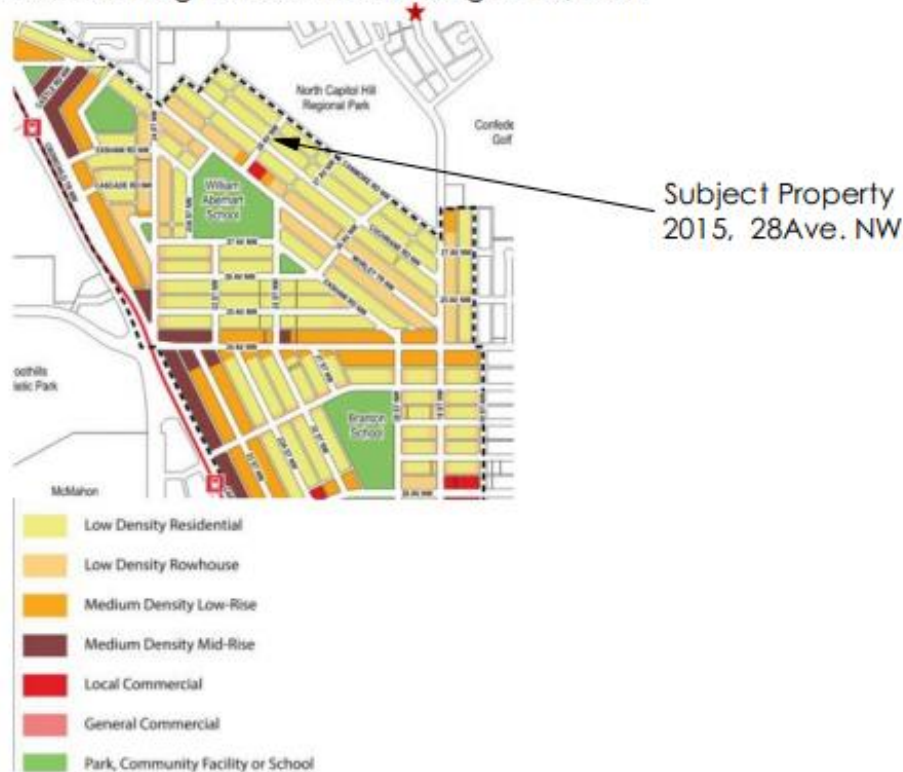
Applicant's Name: Vaughn Scott

Date: August 01/2024

We are applying for a minor amendment to the Banff Trail ARP designation of "Low Density Residential" for this property to become "Low Density Rowhouse", and maximum allowable building height of 11.0m to be inline with the new city rezoning of this property to R-CG.

We have a current Development Permit Application (DP2024-03586) for a 4-Unit Rowhouse with secondary suites and need this amendment to get our permit approved.

The new R-CG zoning comes in effect August 06/2024.



Applicant Outreach Summary



Amended October 14/2024

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.

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 reached out to the Banff Trail Community Association with email and phone calls that included our then current project design.
Sept. 10/2024.

We reached out to the Ward 7 office with our the current project design by email
Sept. 10/2024.

We sent out a snail mail information feedback request to 30 adjacent properties.
Sept. 11/2024.

Affected Parties

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

Banff Trail Community Association.
Ward 7 Councilors Office.
30 Adjacent Neighbors to this project.

calgary.ca/planningoutreach



Amended October 14/2024

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.

Parking minimums. On site and on street issues
Waste and recycling being left in laneway.
Massing of the project in relation to neighbors.
Over shadowing of the project to neighbors.
Increased density versus single-family or duplex.
Lot coverage.
Loss of existing trees.

How did input influence decisions?

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

We noted the existing on street 2.0hr. parking restrictions still apply and provided alternate transportation storage lockers on site.
Additional city transportation options are provided in the local area.
We reduced the building height another 0.6m to lessen massing.
Noted that Overshadowing will be less than typical permitted 3-storey infills or duplex.
Noted existing 3-storey dwellings have been built on the same block in the past 5 years.
We increased the number of new trees and shrubs on the site.
We noted the city's maximum number of waste and recycle to be only 8-9 carts.
Lot coverage will be within R-CG requirements.

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 responded to direct emails from adjacent neighbors and their concerns that resulted from our mailer.
We waited for feedback from the community association and the Ward 7 office, but have yet to receive any.

calgary.ca/planningoutreach

Calgary Planning Commission Member Comments



For CPC2024-1249 / LOC2024-0205
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Banff Trail Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Rowhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	P Gail
Last name [required]	Whiteford
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Banff Trail redevelopment plan LOC2024-2025 Bylaw2P2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

City request.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please take my plea to heart.

My name is P Gail Whiteford and I live at 2003 28 Ave N. W. Calgary T2M2L5 and have lived here for 70 years. My father built a house here in 1954. I replaced the house 12 years ago when the old house became a problem.

I have now come to 5 meetings about the redevelopment of Banff Trail community and am back again. The house across the alley from me is slated for destruction and replaced by a row house. The size of the new build has been altered a number of times from 4 stories to 2 stories to a new idea now proposed. The land has gone from Low Density Residential to Low Density Row House.

Looking at the latest plans I see no parking for the residents, which in our neighbourhood will be interesting as the students from William Aberhart High School, one block away, take up most of the parking on the street. So, where will these residents park? My street was zoned as E but has been changed to 2 hour parking which, believe me, the students ignore.

I also see on the plans the destruction of 6 75 year old trees. The trees are healthy and wonderful and their destruction would negate the council idea of increasing the tree canopy of Calgary.

As my yard backs onto the new development, which is to the south of my place, the sun will be obliterated meaning my vegetable and berry plants will fade away. With groceries costing so much my garden sustains me all through the year. No sun; no garden.

My final point is one that I have brought up at all 5 meetings I have attended. The city talks of affordable housing and that is why the changes in density development. In my neighbourhood most houses go for over \$750,000. Even the duplexes and row houses are expensive. I am sure that clerks and waiters working for \$15/hour will not be able to buy one of these row houses.

I am asking, nay, begging you to reconsider the development permit for 2015 28 Avenue N. W. The letter I received said that the Amendment would raise the height limit to 11 meters. How many levels would that be? The letter did not say.

I would like to speak to council on this on Feb 4, 2025 and express my displeasure, in a polite manner.

Thank you,

P Gail Whiteford

2003 28 Ave N. W. Calgary T2M 2L5

Public Submission to City Clerk's Office

CC 968 (R2024-08)

ISC: Unrestricted

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

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I have read and understand the above statement.

First name **(required)**

Last name **(required)**

Pronunciation spelling of first and/or last name

Your name will be pronounced phonetically. Phonetic pronunciation of your first and last names is saying them as they sound, not as they are written.

Here are some examples: Ken Barowski (Ken Ba-ROFF-skee) , Maria Nguyen (Mah-REE-ah WIN)

Pronouns

she/her/hers

he/him/his

they/them/theirs

Email **(required)** - not included in the public record

Are you speaking on behalf of a group or Community Association? **(required)**

Yes

No

What do you wish to do? **(required)**

Request to speak

Submit a comment

For Public Hearing items only - Are you the applicant?

Yes

No

Not Applicable

How do you wish to attend?

Remotely

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? **(required)**

Select one Council Standing Policy Committee on Infrastructure and Planning Standing Policy Committee on Community Development

Date of meeting **(required)**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required) - max 75 characters

Are you in favour or opposition of the issue? **(required)**

In favour

In opposition

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Maximum of 6MB per submission (2 attachments, 3 MB per pdf document, word, excel, audio, image, video).

If you have additional files to attach, email them to publicsubmissions@calgary.ca

Please refrain from providing personal information in your attachments.

Attach

- [City request.docxx](#)

Attach

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Your form has not been submitted. Error encountered during submission
on Jan 21 2025 09:27:49

Submit

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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First name [required]	Laura
Last name [required]	Poland
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Policy Amendment Banff Trail ARP LOC2024-0205 Bylaw 2P2025
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME Concerns against proposed development LC2024.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

PUBLIC SUBMISSION FOR PUBLIC HEARING ON PLANNING MATTERS re Policy Amendment to Bylaw 2P2025 and concerns against proposed development LC2024-0205 at 2015 28th Ave NW, Calgary

To be discussed February 4th, 2025

Good Morning,

I live directly behind this proposed development at 2833 Canmore Rd NW and appreciate your willingness to hear our concerns directly. I have previously submitted my concerns to both Selena Kirzinger from the City of Calgary Planning Department and to Vaughan Scott, the developer's architect, directly.

Firstly, my main concern is that this proposed 4 unit (8 unit with secondary suites) rowhouse development does not conform to the Banff Trail ARP. In the spring of 2024, we received information from the city stating that Canmore Rd, Cochrane Rd, and the avenues running between these two roads were to have maximum new builds that were 2 storeys in height and duplexes only, not row houses. In other words, a "Low Density residential" designation to the Banff Trail/South Shaganappi ARP.

The developer is now attempting to receive a policy amendment to the Banff Trail ARP to allow them to still build a row house with secondary suites, against the South Shaganappi/ Banff Trail ARP that the city expressly solicited community input for. I appreciate that many of these structures are being built in Banff Trail, but most often along 19th Street, the main thoroughfare, not in the middle of a residential neighbourhood. I vehemently oppose an 8 unit row house being built in the "Low density residential" portion of the South Shaganappi ARP.

It is not fair to the community to allow developers to apply for so called "minor policy amendments" to the ARP in direct opposition to the ARP that was put forth with community input. The city can not allow developers to go against the ARP. If this development is allowed, it sets a dangerous legal precedent for other developers. Furthermore, the city would be showing absolute disregard for the concerns of the community over those of the developer. With the present South Shaganappi ARP, developers have more than adequate opportunities to increase density in our area and should not need to put these large structures in the "Low Density Residential" portions of the community. Greed is driving this. We all know that increased densification in our community does not equate to increased affordability. None of these new developments sell for much less than \$800,000. I would support a duplex or 2 single homes on this lot, as have been built on a similar lot on the corner of 27th Ave and Cochrane Rd NW.

Secondly, I have real concerns about something this large, and with a potential occupancy of at least 16 people, and the impact it will have on the immediate vicinity. There are 2 schools within 1 to 2 blocks of this development. Many high school students are attempting to park daily directly in front of this proposed development. It is presently 2 hour parking. We have lived on Canmore RD for 11 years and have witnessed several accidents at the corner of Cochrane Rd and 28th Ave and Canmore RD and 28th Ave.

While it is optimistic to forecast the need for bike racks at this development, the more likely reality is that 12 to 16 more vehicles will be searching for parking on a daily basis, and adding to road congestion.

As there are numerous elementary school aged children, often walking to school, I worry about the safety of these children with the increased traffic during the morning rush hour. I don't think you appreciate how busy Cochrane RD, Canmore RD and 28th Avenue are between 0800 and 0830hrs, as parents are also driving their children to school.

We had not factored the traffic in this immediate area when we purchased our home, but having lived here for over a decade, these corners are some of the busiest in Banff Trail, as unlikely as it would appear, especially during the am rush hour and school dismissal hours.

Thirdly, while I appreciated that the developer had revised the plan from 3 storey to 2 storey, the elevation still towered over the existing home to the north on 28th Avenue. It is still a behemoth that occupies virtually the whole lot, and is certainly not keeping with the aesthetic of the immediate neighbourhood which has mainly single family dwellings, and more recently constructed duplexes. Now, I understand that the developer is applying again for a 3 storey structure on this lot! I vehemently oppose a three storey structure for the same reasons that I opposed the towering 2 storey structure. I feel that the developer is now trying to "sneak" this latest policy amendment and 3 storey plan through with little community feedback, as the lawn notice sign board keeps disappearing.

I'm concerned with the vast size of the proposed 3 storey structure and its increased density and this impact on the safety of children, with the increased traffic. This particular corner is unique in that there are 2 schools so close, with the attendant increased traffic already.

Nor have I mentioned that having a row house behind the more than million dollar homes on Canmore RD, will negatively affect our property values. I'm trying to keep my arguments focused on the community rather than the personal.

Walking through the neighbourhood, I see duplexes having been built recently on these lots between Cochrane Rd and Canmore Rd, such as those on 27th Ave. Any row houses, as I mentioned, are on the main thoroughfares away from schools.

While I don't oppose increasing density in general, I don't think that these row house structures should be developed "willy nilly" throughout the neighbourhood, with no thought to the surrounding structures, traffic, or present density, and especially against the recently developed ARP. As well, the city needs to designate some of these units as "subsidized" or affordable, in general. What is the point of increasing density if the units aren't affordable to the vast majority of young people attempting to purchase their first home?

Thank you for your time and consideration,

Laura Poland

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Robin

Last name [required] Malegowski

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters ARP proposed for 2015 - 28 Ave NW

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

For the upcoming meeting regarding the proposed Policy amendment for property address: 2015 - 28 Ave NW. We live close to 2015 - 28 Ave NW and are opposed to the 11 Meter height proposal. We would agree on a 2 story home, four row housing, or condos at two stories only. The 11 Meter height will block the sun from the neighbouring homes and the proposed density is to high. Parking could be an issue and this neighbourhood is close to the walking path, which means the resident walkers enjoy seeing the sky and do not want to see over sized buildings in this neighborhood. Please keep me informed as to the continuous negotiations and outcomes. In addition the sandwich boards signs are constantly purposeful lying on the ground and stairs, Perhaps the owner/builder does not want any additional input from the neighborhood. Please tell them to stop placing the sandwich board signs on the ground. It has happen more than three times that I am aware of. Infact, we rarely see the signs up. The neighbours have to keep placing the sandwich boards signs back up again. Thank you.

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First name [required] Matthew and Jennifer

Last name [required] Joss

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters DP2024-03586 (LOC2024-0205)

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME Submission - LOC2024-0205 (DP2024-03586).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

January 26, 2025

To: City of Calgary
Submitted online to: Calgary.ca/PublicSubmissions
Attention: City Clerk

RE: DP2024-03586 (LOC2024-0205)

My family and I have lived in the Banff Trail community since 2006. We bought our house here specifically because of the unique characteristics of Banff Trail.

For the record, we are generally not at all against inner-city densification in a sensible manner. We have watched over the years as old bungalows have been replaced by lovely infills and duplexes and new families have moved into and joined our community. Up until recently, redevelopment had been done sensibly and taking into account the unique features of the neighbourhood. More recently, things have spiraled out of control.

Despite the pre-existing and current major traffic issues along 24th Ave we have looked forward to the proposed redevelopment plans along 24th Ave NW, believing as promised that we would get some new neighbourhood amenities (coffee shops, restaurants, retail stores, etc.). To date, unfortunately it appears that any retail that was planned under the original redevelopment plans has not materialized.

Specific to the LOC2024-0205 (DP2024-03586) development proposal (and any other similar plans that may be proposed), all the houses along Canmore Rd NW (and those on the south side of Cochrane Rd NW) have south facing backyards. Most of us bought these lots specifically for that reason – the afternoon sun and light. This is a coveted feature of all the homes along Canmore Rd and those on the south side of Cochrane Rd NW, and the proposed new developments (particularly LOC2024-0205 (DP2024-03586) and any others that might be proposed on the north side of Cochrane Rd NW or along 26th, 27th and 28th Ave NW will eliminate 40-70% of the sunlight in our backyards as currently proposed.

Specific to the proposed development at 2015 28th Ave NW (LOC2024-0205 (DP2024-03586)), this application is for the development of a single townhouse with four (4) dwelling units (“units”) AND four (4) secondary suites (“suites”) – **this is EIGHT (8) dwellings in total.**

We respectfully object to the City of Calgary’s (“the City’s”) approval of development permit LOC2024-0205 (DP2024-03586) based on the following:

Appropriateness/Compatibility/Impact:

- the *appropriateness* of the location - this is at a very busy intersection, with traffic (and parking) from the nearby high school (Aberhart) and major traffic from the primary school (Banff Trail Elementary) already a major issue;
- the *compatibility and impact* of the proposed development with respect to adjacent development and the neighbourhood - this sort of development is NOT at all compatible with existing structures in the heart of our residential neighbourhood;
- *access and parking* – there are already major issues with parking along these narrow roadways and this will add a multiple of 6-12 times the number of parked vehicles (evidence would suggest that the garages associated with these row townhouses are seldom used for cars but rather storage – they are too narrow to fit most vehicles);
- *vehicle and pedestrian* circulation – per the above point, there are major traffic and pedestrian concerns already in this part of Banff Trail
- sound planning principles – little thought has been given to this development and the impact to the community and existing property owners - it is purely a money grab by the developer who likely overpaid for the lot

As detailed in the sections below, the application should not be allowed because the scale and building setbacks are not appropriate or compatible with the surrounding homes and neighbourhood. The design, which serves only to meet minimum setback requirements, is not reflective of a respectful transition or any material effort towards integration within the community.

Building Massing/Footprint/Setbacks: As one of the first townhouses proposed on our neighbourhood streets, the scale of the planned development is extreme and does not consider respectful integration with the neighbourhood. Height is a major concern for us, but the general shape, form, and size of the building are alarming. Not to mention the densification multiplier – 8-10x the densification and number of potential vehicles. The development footprint (buildings and hardscaping) is excessive and obtrusive relative to all the surrounding homes. All newer infills and duplexes are set back much further from the sidewalk. Homes adjacent to the parcel and in the same block face are typically set back even further. The large box-like structure in the middle of a neighbourhood does not at all conform with the neighbourhood, is overbearing, and will stand out like a sore thumb in this mature community. It will also negatively affect the value of all already redeveloped properties which represent in many cases the majority of the owner's net worth.

Parking Restrictions: In Canada, approximately 85% of households own at least one motor vehicle. Of these, more than half own two or more. As such, we anticipate the addition of 12 or more motor vehicles requiring parking in association with this development, not to mention the need for visitor parking. There is no guarantee that residents will use or be able to fit their motor vehicles in the required 0.5 parking stalls per unit/suite (i.e., 4 very small garages). As is, many owners and renters in the community do not use their garages for parking and park on the streets. This lot is one block from Aberhart

High School and because of the school (not to mention the flow of buses and cars from Banff Trail Elementary) parking and traffic is already a major issue. During the school year, the streets (Cochrane, Canmore, 28th Ave) are already lined with student owned cars. Competition for parking is severely impacted by our proximity to William Aberhart High School, the University of Calgary, and McMahon Stadium.

We pay the City for the privilege of parking on our street and for our visitors to park reasonably near our home. The proposed development (and others like it – i.e. DP2024-04872) will result in further issues and potentially contentious interactions between neighbours.

Risk to Safety/Increased Traffic: We experience very high traffic volumes, particularly during the school year – during school pick- up/drop-off at Banff Trail and with all the high school student drivers at Aberhart. There is a high level of congestion and little room to maneuver between all the parked cars. In the past few years there have been several close calls with children and elderly people and motor vehicles all related to the congestion and narrow roadways. The school authority has made efforts to manage traffic issues, frustrations, and safety concerns in recent years through studies and mitigative actions. If approved, increased vehicle movements are expected with the addition of 12 or more vehicles to service eight households, visitor traffic, and home deliveries.

We do not believe that this level of increased traffic in our neighbourhood has been properly evaluated from a safety perspective – it represents an increased risk of collisions to property and people, including our school-aged children. This is simply **not an appropriate** location for this type of development and represents an unacceptable risk.

Quality of Life/Enjoyment of Property/Privacy: Eight new households on a single lot will contribute to an increase in noise and traffic, inconvenience, competition for parking, visual impacts because of the height and setback, increased number of waste carts, loss of privacy and sunlight, and loss of mental well-being. Not to mention the high likelihood of property depreciation for those who already own developed lots. For many, their house is their primary asset.

Because many of our homes were required by the City to be setback 8.13 m from the sidewalk, our front yards are functionally larger than the backyards, representing our **primary outdoor space**. A three-story townhouse setback as proposed from the sidewalk is differential and will materially impact privacy and light of neighbouring properties and the value of such properties. We understand there is no absolute right to privacy from neighbours and we don't object to reasonable densification; however, a balance must be struck. These structures will also reduce dramatically (and almost eliminate at certain times of the year) direct sunlight into our backyards.

Landscaping Plans/Environmental Preservation: Within the parcel, only small fraction will consist of landscaped area. The remaining portion will be buildings, concrete, and

space for the storage of 12 garbage and waste carts. The plan calls for the removal of 5-6 existing trees to be replaced with 2-3 new trees/shrubs. The removal of these mature and diverse tree species and multiple shrubs and plants represents a net loss to our local environment and habitat for birds and wildlife. It is environmentally irresponsible.

Many of us take great pride in ownership and work hard to make landscaping improvements and maintain upkeep of our front and side yards to the benefit of the community. The proposed development does not have an appropriate amount of outdoor space, and proposed landscaping is not compatible with adjacent development or the neighbourhood.

Waste & Recycling Bin Locations: The plan allows for the storage of 12 waste & recycling carts along the fence line for use by residents of the four units. According to the City, additional carts may be added for secondary suites to ensure adequate capacity for proper storing of household waste. The potential for up to **24 waste and recycling carts** to be stored at this property is alarming and not even feasible; the plan does not seem to consider how any extra carts might be addressed, including the requirement for carts to be stored in a *screened location* (LUB section 546.3). This is expected to result in visual impacts, odours, and wayward waste.

Requested Disposition: Obtaining a development permit of this nature should be a privilege and not a right. We (collectively. With many of my neighbours) respectfully request that the City refuse this permit (and any others along Cochrane Rd, Canmore Rd, 26th Ave, 27th Ave and 28th Ave) because the townhouse design would result in unreasonable direct and adverse effects to neighbouring homeowners and the community. The scope, scale, and setbacks are not in keeping with the local area and will significantly affect the enjoyment of our property and mental well-being. We feel the appropriate redevelopments in this area of Banff Trail should be limited to duplexes or infills (with or without suites), NOT four unit row townhouses.

We sincerely believe that the close proximity to an elementary school (as well as a very large high school) will increase risks to safety and contribute to unreasonable traffic and parking challenges. If the City's objective is to reasonably and responsibly increase densification over time, any future development of this parcel (and others on the aforementioned streets) should be limited to a detached-dwelling, or two units/two suites with an *increased frontage* to match the neighbourhood more closely.

We appreciate this opportunity to provide our feedback. I can be reached at the above email if you have any questions regarding this submission.

Sincerely,

Matthew and Jennifer Joss

Cc: Callen Strang: Callen.Strang@calgary.ca
Cc: Counsellor Terry Wong: Terry.Wong@calgary.ca
Cc: Jessie Higgins: south.shaganappi@calgary.ca

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First name [required] Robyn

Last name [required] Regehr

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters DP2024-03586

Are you in favour or opposition of the issue? [required] In opposition

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I live at 2811 Canmore Road with my family. We built a house here recently 2023 and moved from Briar Hill. The reasons were the schools in the area. The nice park (golf, pump track etc) and the nice neighborhood. Council is putting that in jeopardy by allowing all these multi-unit developments to come into our neighborhood. We already have very limited parking with Abe high school two blocks away (guess what lots of the students drive). I know none of you council members live anywhere near our neighborhood but please drive down the street of Cochrane or Canmore road one school day and you will see. Maybe the mayor is too busy with her "climate emergency" or council neglecting our infrastructure. Take your heads out of the sand and start making some better decisions for the current resident and tax payers of the area. I guess if all else fails which I'm guessing it will I will take this issue to court to protect our area and the restrictive covenant we have on our property.

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First name [required] Nathan

Last name [required] Sikkes

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public Hearing Meeting - LOC2024-0205_DP2024-03586

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME Submission_LOC2024-0205_DP2024-03586.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Submission - LOC2024-0205 (DP2024-03586)

2015 28th Ave NW

January 28, 2025

To: City of Calgary

Submitted online to: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Attention: City Clerk

RE: DP2024-03586 (LOC2024-0205)

My family and I have resided in the Banff Trail community since 2011, drawn by its unique charm and character. While we generally support inner-city densification when conducted thoughtfully, recent redevelopment trends in the area have raised significant concerns. Sensible infill projects have previously integrated well with the neighborhood, but newer developments risk compromising the community's defining features.

Regarding the proposed development at 2015 28th Ave NW (DP2024-03586), which includes a four-unit townhouse and four secondary suites (a total of eight dwellings), we respectfully object for the following reasons:

1. **Traffic, Safety, and Parking:** This development risks increasing congestion and pedestrian safety concerns, especially with the addition of up to 12-16 vehicles. Current parking capacity is already strained due to school proximity and community usage. This development will negatively impact the street safety of the neighbourhood for those of us with families.
2. **Appropriateness and Compatibility:** The proposed development is incompatible with the residential character of the area. Its location at a busy intersection near Aberhart High School and Banff Trail Elementary exacerbates existing traffic and parking issues.
3. **Building Massing and Setbacks:** The scale and massing of the townhouse are disproportionate to the surrounding homes. The reduced setbacks and imposing design disrupt the established streetscape and overshadow adjacent properties, significantly reducing sunlight and privacy.
4. **Quality of Life / Privacy:** The increased density will amplify noise, traffic, and visual disruptions. For many residents, whose primary assets are their homes, the development risks reducing property values and overall quality of life.

5. Environmental Considerations: The removal of mature trees and minimal landscaping plans undermine the area's environmental integrity. The excessive hardscaping further detracts from the neighborhood's character. In addition to the removal of greenspace and trees, the plan allows for up to 24 waste and recycling bins is impractical and unsightly, creating potential issues with odor, overflow, and visual impacts.

In light of these concerns, we respectfully urge the City to deny this permit – 8 units is simply untenable on a lot this size and in this location. Redevelopment in Banff Trail should prioritize harmony with the community's character, limiting densification to duplexes or infills that align with existing setbacks and aesthetic while protecting the safety and quality of life for those who call it home.

We appreciate the opportunity to provide feedback. Please feel free to contact us at the provided email for further discussion.

Sincerely,

Nathan Sikkes
3215 Canmore Road NW



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First name [required] Erin

Last name [required] Moss

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public Hearing Meeting - LOC2024-0205 & DP2024-03586

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME LOC2024-0205 DP2024-03586 Submission EM.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Submission - LOC2024-0205 (DP2024-03586)

2015 28th Ave NW

January 28, 2025

To: City of Calgary

Submitted online to: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Attention: City Clerk

RE: DP2024-03586 (LOC2024-0205)

My family and I have been proud residents of the Banff Trail community since 2011, having chosen this neighborhood for its distinct charm and character.

For context, we are not opposed to inner-city densification when it is executed thoughtfully. Over the years, we have observed old bungalows being replaced with attractive infills and duplexes, bringing new families into our community in a balanced way. However, recent developments have deviated from this harmonious growth, raising significant concerns.

While we initially welcomed redevelopment along 24th Ave NW, expecting promised amenities such as cafes, restaurants, and retail spaces, these have largely failed to materialize. Instead, increasing challenges have emerged, particularly with traffic and parking.

Specific Concerns

The development proposal at 2015 28th Ave NW involves a townhouse comprising four dwelling units and four secondary suites—eight residences in total. This raises several objections:

1. Safety

Traffic is already an issue, especially during school drop-off and pick-up times. The street is congested, and this location is right at the school crosswalk and main intersection. Adding up to 16 more vehicles would make it even riskier for both people and property. I'm particularly worried as a mom with kids attending nearby schools, where the additional traffic would add to the congestion and increase hazards that could affect their safety.

2. Loss of Sunlight and Backyard Enjoyment

The homes along Canmore Rd NW, as well as those on the south side of Cochrane Rd NW, were chosen by many residents for their south-facing backyards, which provide ample

sunlight. This development would significantly reduce sunlight for neighboring properties, diminishing the enjoyment and value of outdoor spaces.

2. Incompatibility with the Neighborhood

The proposed townhouse is disproportionate to the surrounding homes, disrupting the aesthetic and architectural harmony of the area. The height, massing, and setbacks do not align with adjacent properties, creating an overbearing presence.

3. Traffic and Parking Issues

The development's location at a busy intersection, near Aberhart High School and Banff Trail Elementary, already experiences significant congestion. Adding up to 12-16 vehicles (including visitor traffic) from this project will exacerbate parking shortages and safety risks, particularly for pedestrians.

4. Environmental and Landscaping Concerns

The removal of mature trees, coupled with insufficient landscaping plans, will harm the community's environmental integrity. The minimal outdoor space and excessive hardscaping are out of character with the area.

5. Waste Management Challenges

The plan includes 12 waste and recycling bins, with the possibility of additional bins for secondary suites. This is impractical, visually disruptive, and likely to result in odors, overflow, and waste mismanagement.

Conclusion

We respectfully request the City of Calgary deny this permit and any similar proposals for this area on the basis of safety consideration alone. Redevelopment should prioritize compatibility with the community, limiting densification to duplexes or infills that align with the neighborhood's character and infrastructure. This is a unique neighbourhood with unique challenges relative to two large and busy schools that should necessitate additional consideration.

Thank you for considering our submission. Please feel free to contact us at the provided email for further discussion.

Sincerely,
Erin Moss

3004 Cochrane Rd NW

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First name [required] Matthew

Last name [required] Hamilton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters DP2024-03586 (LOC2024-0205)

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are in opposition to the large and out-of-character development proposed for the 2015 28th Ave. NW (DP2024-03586 (LOC2024-0205)), around the corner from our family's home.

We moved into the community based on the thoughtful development that was taking place when we made our decision in 2020. We are dismayed when this seems to have been abandoned. We think the size of the project is too large, meaningfully changes the character of the area in a negative way, and cuts out sunlight to several neighboring lots including ours. Perhaps our main concern is with parking, the road in front of this lot is actually very busy with student cars from the high school, and parking related to the nearby elementary school, and we feel the many inevitable added cars will be a serious problem with residents and visitors.

We strongly oppose this project, and feel it is does not represent positive progress for this area and is a step backwards.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] John

Last name [required] Hamilton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Redevelopment: 2015 28th Ave NW

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally object to the proposed construction of a 3-story building with legal suites behind my property. While I appreciate the need for new developments, I am very concerned about the potential impact this project will have on our community. My understanding is that this project originally started out as a 2 storey project with legal suites. Now, it is 3 stories with legal suites?

Firstly, there is a high school just a block away from the proposed construction site that is already overrun with parking issues. We see cars parked on 45 degree angles at corners all the time! Or squeezed in every possible nook and cranny they can find. The addition of a 3-story building with multiple legal suites will undoubtedly exacerbate this problem, resulting in increased traffic congestion and parking challenges for students and residents alike.

Furthermore, there is also an elementary school up the street that is struggling with parking issues. The influx of new residents from the proposed building will likely worsen the situation, making it even more difficult for parents to drop off and pick up their children safely.

As per the city's original plan, please go ahead and authorize these kind of developments on bus routes and higher vehicle traffic streets like Morley Trail, but NOT Cochrane road (again, less than a block from a high school already overcrowded with parking).

In light of these concerns, I respectfully urge you to reconsider the construction of this building. I believe that addressing the existing parking and traffic challenges should be a priority before adding more pressure to the area.

Thank you for your attention to this matter.

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First name [required] Joyce

Last name [required] Hamilton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Proposed Re-dev: 2015 28th Ave NW

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my concerns regarding the proposed 3-storey densely populated housing project that is planned just a few doors down from where we live. As a resident of this neighborhood, I feel compelled to share some significant issues that we are already facing, which will no doubt be amplified by this new development.

Firstly, we are already experiencing major parking problems due to the proximity of a high school located just steps away from our homes. There is also an elementary school a block away which causes parking issues at least twice a day with parents picking up their children and the influx of various school buses. The addition of a densely populated housing project will undoubtedly amplify these parking challenges, making the situation even more difficult for residents and visitors alike.

Moreover, I believe that this type of development would be more suitable for a busy thoroughfare like Morley Trail, where the infrastructure is better equipped to handle the increased traffic and parking demands. Our neighborhood, on the other hand, is not designed to accommodate such a high-density project, and the impact on our daily lives would be significant.

In light of these concerns, I strongly object to the proposed housing project. I kindly request that you take into consideration the existing issues faced by our community and explore alternative locations that are better suited for such developments.

Thank you for your understanding and attention to this matter. I look forward to your response and hope that our concerns will be addressed appropriately.

Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 14P2025** for the amendments to the Banff Trail Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Banff Trail Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single and semi-detached dwellings and secondary suites).
- 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 policy amendment 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 policy amendment 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 four-unit townhouse with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northwest community of Banff Trail, was submitted by Ryan G Cairns Residential Design on behalf of the landowners, Janette and Maria Miu Ling Eng, on 2024 September 15. A development permit (DP2024-04872) for a four-unit townhouse with secondary suites was submitted on 2024 July 03 and is under review. As noted in the Applicant Submission (Attachment 3), the proposed policy amendment is necessary to support this development permit and to better align with the site's current Residential – Grade-Oriented Infill (R-CG) District land use designation.

The approximately 0.06 hectare (0.14 acre) site is a single midblock parcel located on Cochrane Road NW, east of 24 Street NW and near the T-intersection of Canmore Road NW. The site is currently developed with a single detached dwelling and accessory residential building.

Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233

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 policy amendment application, the application was encouraged to use the [Application Outreach Toolkit](#) to assess which level of outreach with the public/interest parties and respective community association was appropriate. In response, the applicant determined that no outreach would be undertaken beyond Administration's standard circulation and notification processes. The Applicant Outreach Summary (Attachment 4) notes the recent redesignation of the parcel to the R-CG District as part of city-wide rezoning, and that the community was engaged preceding Council's decision.

City-Led Outreach

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

Administration received 12 letters of opposition from the public noting the following areas of concern:

- increased traffic congestion and parking issues;
- safety concerns related to the site's location in a school zone and near a pedestrian crosswalk;
- reduced privacy and sunlight for neighbouring parcels;
- loss of mature trees and landscaping; and
- incompatibility with other existing building forms in the area.

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

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the 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.

Policy Amendment in Banff Trail (Ward 7) at 3223 Cochrane Road NW, LOC2024-0233

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

The 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 are being explored and encouraged through the review of the development permit.

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 14P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail and is a midblock parcel on Cochrane Road NW, east of 24 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a one-storey single detached dwelling and has lane access at the rear of the property.

Surrounding development is predominantly single and semi-detached dwellings for parcels designated Residential – Grade-Oriented Infill (R-CG) District, although infill redevelopment in the area is transitioning to include rowhouses and townhouses. Local commercial uses designated Commercial – Neighbourhood 2 (C-N2) District are located approximately 310 metres (a five-minute walk) southeast of the site.

The site has good access to parks and open space, schools and primary transit. West Confederation Park is approximately 110 metres (a two-minute walk) northeast of the site, and features tennis courts, a spray park and a bicycle pump track. Banff Trail School is located immediately north of the site (less than a one-minute walk), and William Aberhart High School is located approximately 340 metres (a six-minute walk) southeast of the site. The Red Line LRT (University Station) is approximately 600 metres (a 10-minute walk) and the University of Calgary Campus is approximately 700 metres (a 12-minute walk) to the west.

Community Peak Population Table

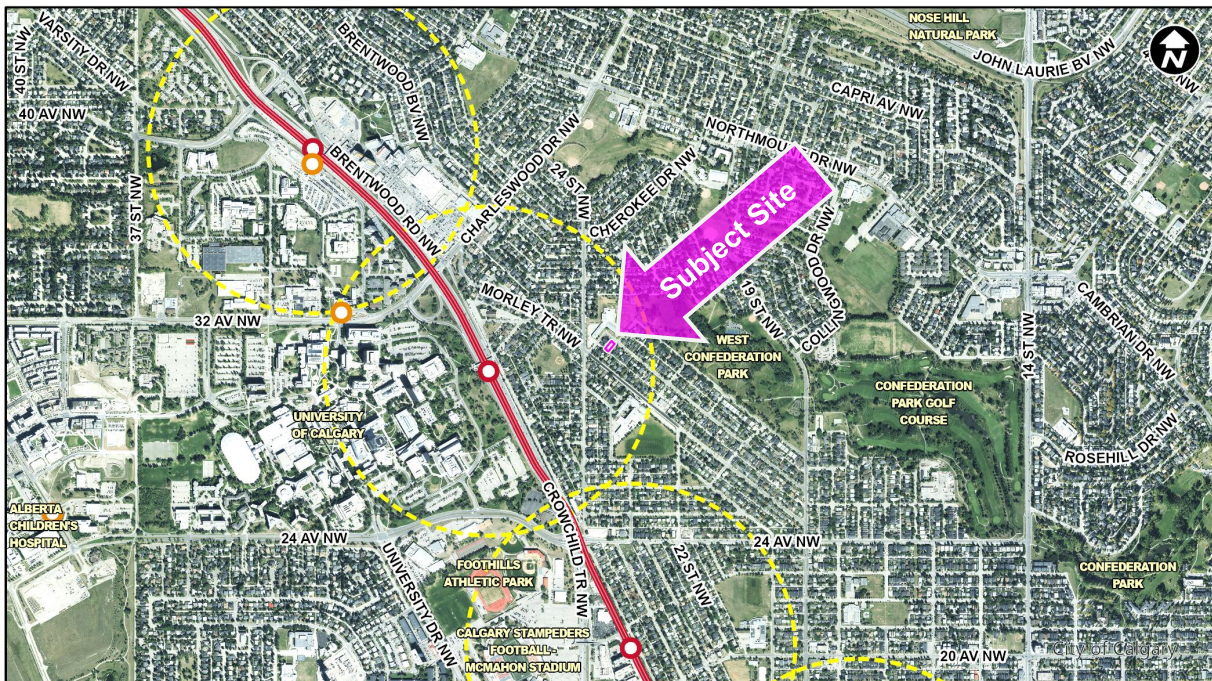
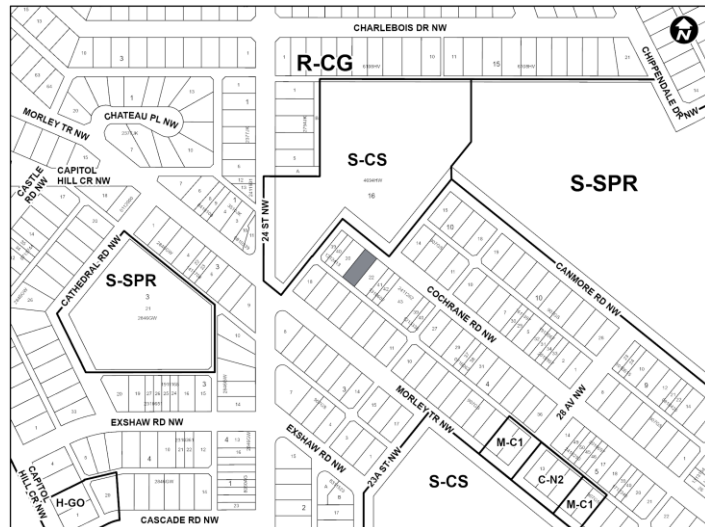
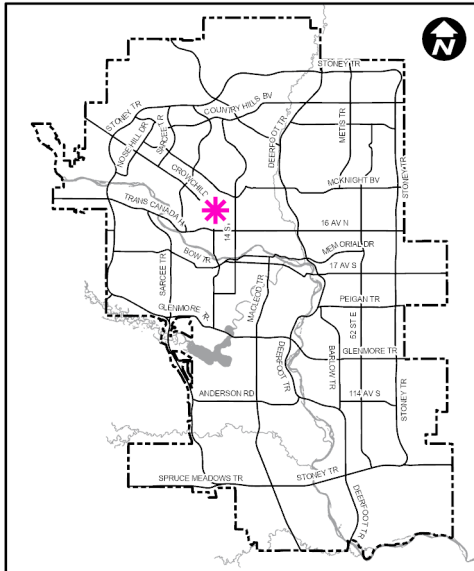
As identified below, the community of Banff Trail reached its peak population in 1968.

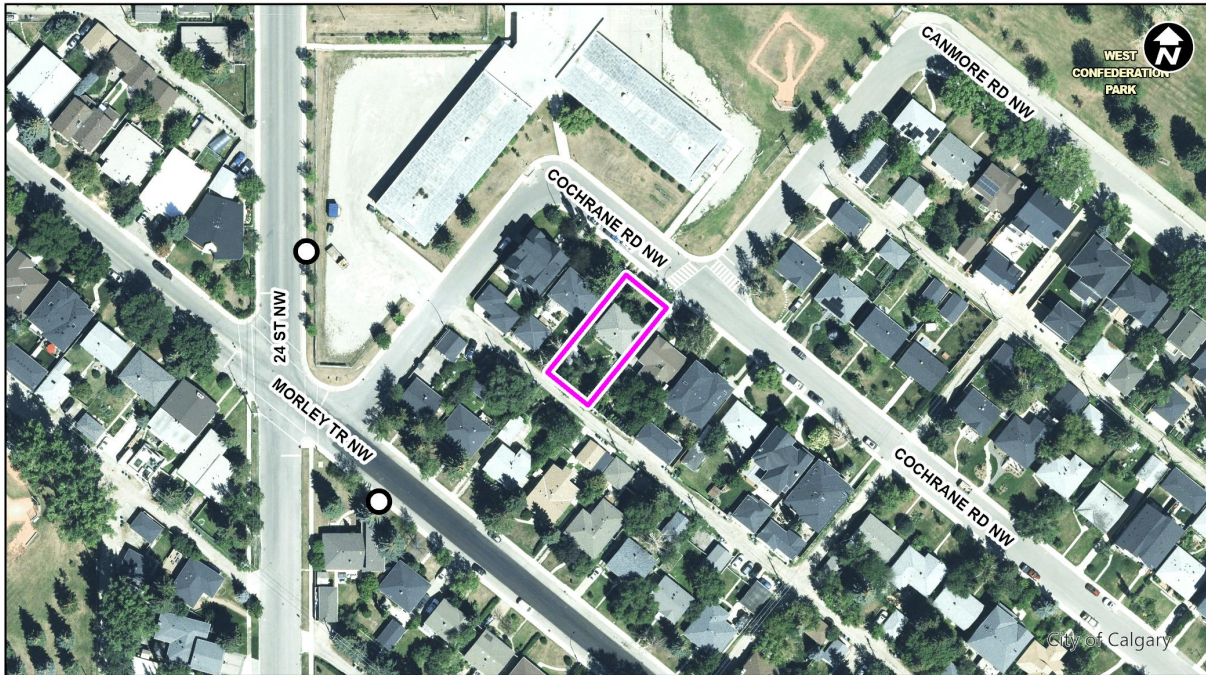
Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectares. Secondary suites are permitted in the R-CG District. Based on the size of the subject parcel, the R-CG District would allow for up to four dwelling units and secondary suites.

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 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 in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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.

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 strategies are being explored and encouraged at the development permit stages.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject site is located in the Low Density Residential area as identified in Figure 2 – Land Use Plan, and the As Per Land Use Bylaw area in Figure 3 – Maximum Building Heights of the [Banff Trail Area Redevelopment Plan](#) (ARP). The policy notes the Low Density Residential area is intended to maintain stability and to protect the existing residential character of the neighbourhood, and that the existing low density built form (single and semi-detached housing) should continue within this area.

The proposed policy amendment to Figure 2 would amend the subject site from Low Density Residential to Low Density Rowhouse to reflect the allowable uses under the R-CG District and align with MDP policies. In addition, Figure 3 would be amended from As Per Land Use Bylaw to 11 metres to reflect the maximum allowable height under the R-CG District.

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

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

South Shaganappi Communities Local Area Planning Project

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

PROPOSED

CPC2024-1297
ATTACHMENT 2

BYLAW NUMBER 14P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BANFF TRAIL AREA REDEVELOPMENT PLAN BYLAW 7P86 (LOC2024-0233/CPC2024-1297)

WHEREAS it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, as amended;

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

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

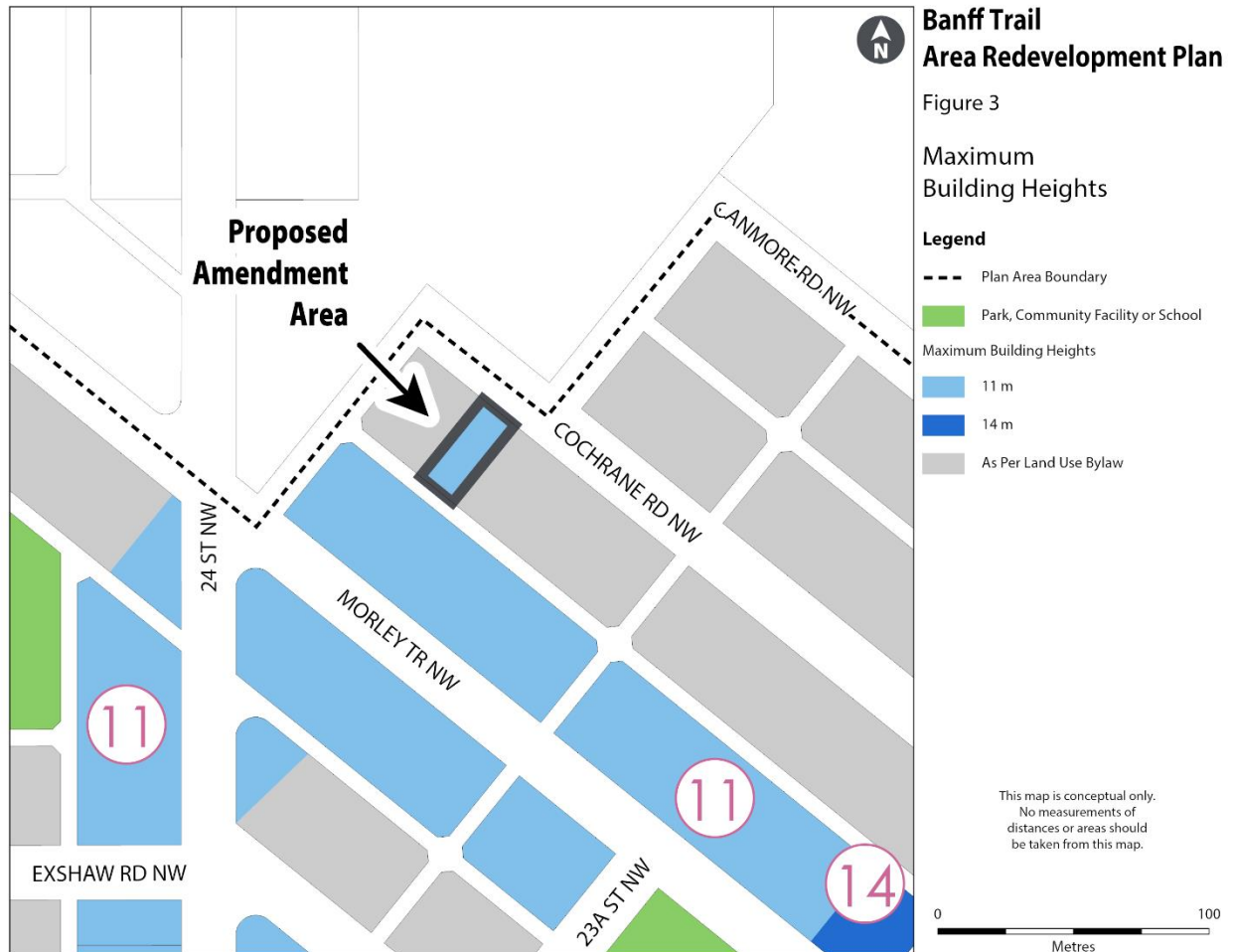
1. The Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan' by changing 0.06 hectares \pm (0.14 acres \pm) located at 3223 Cochrane Road NW (Plan 907GS, Block 4, Lot 21) from 'Low Density Residential' to 'Low Density Rowhouse' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 14P2025

- (b) Amend Figure 3 entitled 'Maximum Building Heights' by changing 0.06 hectares \pm (0.14 acres \pm) located at 3223 Cochrane Road NW (Plan 907GS, Block 4, Lot 21) from 'As Per Land Use Bylaw' to '11 m' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 14P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission



Applicant Submission

September 2 2024

Summary

Address: 3223 Cochrane Road NW
Current Zoning: R-CG
Current Policy Area (Banff Trail ARP 1986): Low Density Residential
Proposed Policy Area (Banff Trail ARP 1986): Low Density Rowhouse

This is an applicant's planning overview detailing specific information about this property with regards to a minor policy amendment proposal at 3223 Cochrane Rd NW.

Ryan G Cairns Residential Design is submitting this application for a minor policy amendment at 3223 Cochrane Rd NW on behalf of the landowners. The City of Calgary Council passed city-wide rezoning in May of 2024 to change the base residential district in the city to R-CG and R-G. These zonings became in-force on August 6 2024, of which this subject parcel is now zoned R-CG which supports up to 4 residential units with secondary suites.

However, when the City rezoned several hundred thousand properties to R-CG and R-G, they simultaneously created countless conflicts with pre-existing local ARP (area redevelopment plans). Due to this conflict, this minor policy amendment must be undertaken to align the community ARP with the R-CG zoning, and thus allow the development permit to be approved. This is time-consuming, City staff resource-consuming, and actively slows down the DP approval process which further lengthens the bureaucratic procedure for approving townhomes and rowhomes, creating delay for building more housing stock.

This is contrary to a portion of the council-approved Calgary Housing Strategy, Outcome 1, Objective 1.C.2, which aims to "amend and streamline planning policy and process to allow for diverse housing", by "Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning and relevant statutory plans, immediately". The Calgary Housing Strategy Objective 1.C.2. should mean this entire minor policy amendment to align the old ARP with the current bylaw is not needed.

Banff Trail Area Redevelopment Plan (ARP) (Statutory – 1986)

The Banff Trail ARP identifies the subject site as "Low Density Residential". The policy notes the Low Density Residential area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

2.1.3.3 The existing low density built form (single and semi-detached housing) should continue within this area.

As the DP for a 4-unit townhouse development does not meet this criteria set out in 1986, the ARP must be modified to change this subject parcel from “Low Density Residential” to “Low Density Rowhouse”, thus aligning with the R-CG bylaws.

Conclusion

The approval of this minor policy amendment for 3223 Cochrane Rd NW will follow previous council-approval policy with the MDP, CTP, Calgary’s Housing Strategy, and the City-wide Rezoning. The approval of this minor policy amendment will allow the approval of a DP for a 4-unit townhome on this parcel, following the intent of these city-wide policies which will then allow the private sector to increase the supply of housing to meet housing demand and increase housing affordability.

To disapprove this minor policy amendment would be completely contrary to council's decision to approve R-CG and R-G in the City on May 14 2024.

Applicant Outreach Summary

2024 September 15



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: #3223 Cochrane Rd NW

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

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

The community outreach for this application has been undertaken by the City during the city-wide R-CG rezoning. See applicant submission for further details.

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)

There is an ongoing development permit for a 4-unit townhouse at this property that is valid under the R-CG zoning. Through the DP process, the permit is made public on the development map, direct neighbours are sent letters, and the community association, councilor, and relevant parties are informed via DP circulation package. Should any comments or questions be directed towards the DP file manager for this LOC (for minor policy amendment), the applicant will engage with those parties directly. Otherwise, no direct outreach for this minor policy amendment will be undertaken as it just looks to align the old policy within the ARP to the new R-CG zoning that the City recently brought into force. See applicant submission for further details.

Affected Parties

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

n/a

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

n/a

How did input influence decisions?

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

n/a

How did you close the loop ?

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

n/a

calgary.ca/planningoutreach

Calgary Planning Commission Member Comments



For CPC2024-1297 / LOC2024-0233
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This map amendment to the Banff Trail Area Redevelopment Plan (from 'Low Density Residential' to 'Low Density Rowhouse') would align the Area Redevelopment Plan with the current Residential – Grade-Oriented (R-CG) Land Use District.



Public Submission

CC 968 (R2024-05)

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First name [required]	David
Last name [required]	Lewis
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Notice of Public Hearing on Planning Matters - Banff Trail - LOC2024-0233
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are David and Karen Lewis, and we reside at 3215 Cochrane Rd NW. As the owners of a property adjacent to 3223 Cochrane Rd NW, we would like to voice our very strong opposition to the land use and building height amendments being proposed for this property.

Our opposition is based on the following factors:

- This property is located at the worst possible location for higher density housing. It is immediately across the street from an elementary school, right on the corner where we already have significant parking and traffic chaos every school day. Even worse, this property has a school crosswalk right in front, meaning that it has no available parking spots on the street, and due to the school there is no parking across the street. Given that the proposed development would have 8 dwelling units, those additional cars will therefore be forced to park in front of my home or my neighbors homes. But we already suffer from a lack of parking so that will not be acceptable. There simply is no room for more vehicles in this area. And to think that these additional residents will not have vehicles is delusional - I mention this because we have heard this ridiculous argument before from city planners.

- The proposed development would be considerably taller and closer to the street than any other development in that area, absolutely destroying the character of the street. This street has seen significant redevelopment in the past few years, and all of the new developments thus far have been forced to adhere to proper building setbacks and height restrictions that are sensitive to their neighbors. These requirements have been in place for good reason and need to be maintained, and it is unacceptable that they can all of a sudden be ignored for the sake of profit. This type of development could make sense along a busier connector or corridor if all adjacent developments are similar, but to insert it on a purely residential street that is already half redeveloped according to the existing rules would be completely irresponsible.

- The immediate neighbors on either side of this proposed development will be significantly and negatively affected by it. They will suffer considerable loss of sunlight, making it impossible for them to garden, not to mention killing their plans to add solar panels on their roofs. The impact to their privacy will be completely unreasonable. It is simply not acceptable to sacrifice two adjacent neighbors for the sake of one development.



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First name [required]	Nathan
Last name [required]	Sikkes
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting - LOC2024-0233
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

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ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Submission - LOC2024-0233

3223 Cochrane Rd NW

January 28, 2025

To: City of Calgary

Submitted online to: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Attention: City Clerk

RE: LOC2024-0233

Hello,

We strongly oppose the proposed development and rezoning for several key reasons:

Safety Concerns/Increased Traffic: Our neighborhood already faces significant traffic, particularly during school drop-off and pick-up times. The street becomes extremely congested, with limited space for vehicles to move safely. Adding 16 or more cars from the new development will only heighten the risk of accidents, both to property and pedestrians. This location simply isn't suited for such a development, especially considering the safety of children attending nearby schools, whose daily routines would be further compromised by the additional traffic.

Building Size and Setbacks: The scale of the proposed building is concerning. With a footprint covering approximately 90% of the lot, it far exceeds what's typical for this area. Most homes maintain a setback of 6-8 meters, adhering to Bylaw IP2007, which allows for ample yard space. In contrast, this new structure is set back only 3 meters, significantly disrupting the balance of the neighborhood. The size and proximity to other homes will not only affect privacy but will stand out awkwardly against the established, more natural development patterns in the area.

Parking Limitations: Parking is already scarce due to our proximity to Banff Trail Elementary, Aberhart High School, the University of Calgary, and McMahon Stadium. This development, with only four onsite garages, could add up to 16 additional cars into an area where parking is already at a premium. Many homes in this neighborhood are rental properties, further limiting available street parking, so adding more vehicles would exacerbate an already strained situation.

Procedural Fairness: The current zoning is R-C2, Div. 5, and the proposed development does not conform to existing bylaws, specifically Bylaw IP2007. It's problematic to ask for feedback based on a bylaw that isn't currently in place or readily accessible to the public for

review. Neighbors need to understand the full scope of any potential changes, and without transparency, meaningful input is difficult to provide.

Community Character: The proposed development is completely out of character with the neighborhood. The minimal 3-meter setback, excessive coverage, and three-story height, along with limited green space, do not align with the local area's aesthetics. There's also no clarity on the quality of materials or design, leaving us uncertain about how this structure would integrate into our community. We take great pride in maintaining our homes, and this development threatens to disrupt the cohesive character of the area.

Conclusion: This development, in its current form, does not fit the scale or character of our neighborhood. It raises serious concerns regarding safety, parking, and design. As longtime residents, we recommend that a comprehensive community study be undertaken before considering any further development proposals for this area.

Sincerely,

Nathan Sikkes
3215 Canmore Road NW



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Erin
Last name [required]	Moss
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting - LOC2024-0233
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

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ATTACHMENT_02_FILENAME

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Submission - LOC2024-0233

3223 Cochrane Rd NW

January 28, 2025

To: City of Calgary

Submitted online to: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

Attention: City Clerk

RE: LOC2024-0233

Hi,

Our family has some strong concerns about this proposed development and rezoning, and I wanted to share why we feel this way.

Safety Risks / Increased Traffic:

Traffic is already an issue, especially during school drop-off and pick-up times. The street is congested, and this location is right at the school crosswalk and main intersection. Adding up to 16 more vehicles would make it even riskier for both people and property. I'm particularly worried as a mom with kids attending nearby schools, where the additional traffic would add to the congestion and increase hazards that could affect their safety.

Building Size / Footprint / Setbacks:

The size of this building is another concern. Covering about 90% of the lot, it's just too big for this area and feels overwhelming. Most homes are set back about 6-8 meters from the sidewalk, following Bylaw IP2007. Our front yard is much larger than our backyard, and it's our main outdoor space. This development would only have a 3-meter setback, which isn't in line with other properties and would make it harder for neighboring families to enjoy their own spaces. It's also likely to impact our privacy, and a building this size would stand out uncomfortably in our mature neighborhood, which has developed more gradually under R-2 zoning.

Parking Limitations:

Parking is another big issue. This development could add up to 16 more cars, yet there would only be four onsite garages. Our area is already pressed for parking, with Banff Trail Elementary, Aberhart High School, the University of Calgary, and McMahon Stadium all nearby. With many rental properties here as well, street parking is already stretched thin. This lot is also located right at the school crosswalk, so street parking is extremely limited.

Neighborhood Character:

This development doesn't fit the look and feel of our community. With only a 3-meter

setback, large footprint, three stories, and minimal greenspace, it's out of place. I'm also concerned about the design quality, as the drawings don't clearly show what materials or colors would be used. Our neighborhood is full of people who take pride in their homes and work hard to maintain them, adding value to the whole community.

Conclusion:

Overall, this development doesn't feel like a good fit for our neighborhood in terms of safety, parking, or design. It would be a net negative for our community and the safety of the people that visit / attend school.

Thank you for taking the time to consider our perspective and I hope you will reject this proposed amendment and development permit.

Best regards,

Erin Moss
3004 Cochrane Rd NW

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 28D2025** for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented residential development while maintaining flexibility for mixed-use development of up to six storeys in height to the north of the centre line of the adjacent lane and up to 12 storeys to the south of the centre line of the adjacent lane.
- The proposal would allow for an appropriate building form and set of uses along Centre Street N and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Mixed Use – General Districts (MU-1f3.7h23 and MU-1f5.5h42) will allow for greater housing choices in the community and more efficient use of both existing infrastructure and nearby amenities, as well as future transit infrastructure (Green Line LRT alignment).
- Why does this matter? The proposal would enable additional housing and potential commercial opportunities 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 parcel.

DISCUSSION

This application, in the community of Tuxedo Park, was submitted by Casola Koppe Architects on behalf of the landowners, Vacuum Specialists (1985) Ltd, on 2024 February 29.

The application proposes redesignation of the subject site to the MU-1f3.7h23 District (north of the lane) and MU-1f5.5h42 District (south of the lane). As noted in the Applicant Submission

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

(Attachment 2), two different height modifiers are being proposed to align with the policies from the *North Hill Communities LAP*.

The site is approximately 0.24 hectares (0.59 acres) in size and is located between 30 Avenue NW and 31 Avenue NW on Centre Street N, which is identified as an Urban Main Street on the MDP. This application proposes to redesignate five parcels. Four of these parcels are vacant, while the southern parcel is occupied by a commercial building. Centre Street N is part of the Primary Transit Network and is serviced by Bus Rapid Transit (BRT), and approximately 200 metres (a three-minute walk) away from the future 28 Avenue NW Green Line LRT Station.

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 contacted the Tuxedo Park Community Association, delivered flyers to nearby residents, and hosted one online engagement session and one in person open house where residents could sign up to receive an e-newsletter about the project. The Applicant Outreach Summary (Attachment 3) provides more details about the engagement strategy and what changes were made based on the input received.

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.

A total of 10 letters of support have been received at the time of writing this report. These letters mentioned that this application would allow for development of vacant land and more housing options and local businesses in proximity to transit, as well as the alignment with the LAP.

A total of 11 letters of opposition have been received at the time of writing this report. These letters identified concerns about the number of units, and negative impacts on shadowing, privacy, vehicle and pedestrian traffic, and parking, including lack of above ground parking and loading dock for the proposed commercial uses.

The Tuxedo Park Community Association was circulated and has provided comments (Attachment 4).

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

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

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

IMPLICATIONS

Social

The proposed MU-1 Districts would allow for a wider range of housing types than the existing land use districts and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide for additional community vitality and activity along an Urban Main Street.

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 are being explored and encouraged through the development permit application.

Economic

The proposed land use amendment would enable the development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Tuxedo Park and surrounding communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 28D2025**
6. **CPC Member Comments**
7. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1317
Page 4 of 4**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Tuxedo Park west of Centre Street N, between 30 Avenue NW and 31 Avenue NW. The site consists of five parcels with a total area of approximately 0.24 hectares (0.59 acres) and is approximately 79 metres wide by 27 metres deep. Four parcels are vacant and one parcel (southern parcel on 30 Avenue NW) is occupied by one commercial building. All parcels have lane access from the north-south rear lane along the western property line of the subject site.

Surrounding development is characterized by a mix of commercial development, low-density residential, public park/open spaces, and infill multi-residential development. Currently there are five sites designated with mixed-use land use district in proximity to the site, within 500 metres to the south. Small-scale commercial developments are located along Centre Street N two blocks north and one block south of the subject site.

The subject site is located on Centre Street NW, which is identified as an Urban Main Street and part of the Primary Transit Network. The site has good access to parks and open spaces including Tuxedo Park, the Community Association, and two school sites. Tuxedo Park and the Community Association site is located approximately 300 metres (a five-minute walk) southeast. The Buchanan School site (Kindergarten to Grade 6) is located approximately 700 metres (a 12-minute walk) to the north. George P. Vanier School (Grade 7 to Grade 9) is located approximately 850 metres (a 14-minute walk) to the northeast.

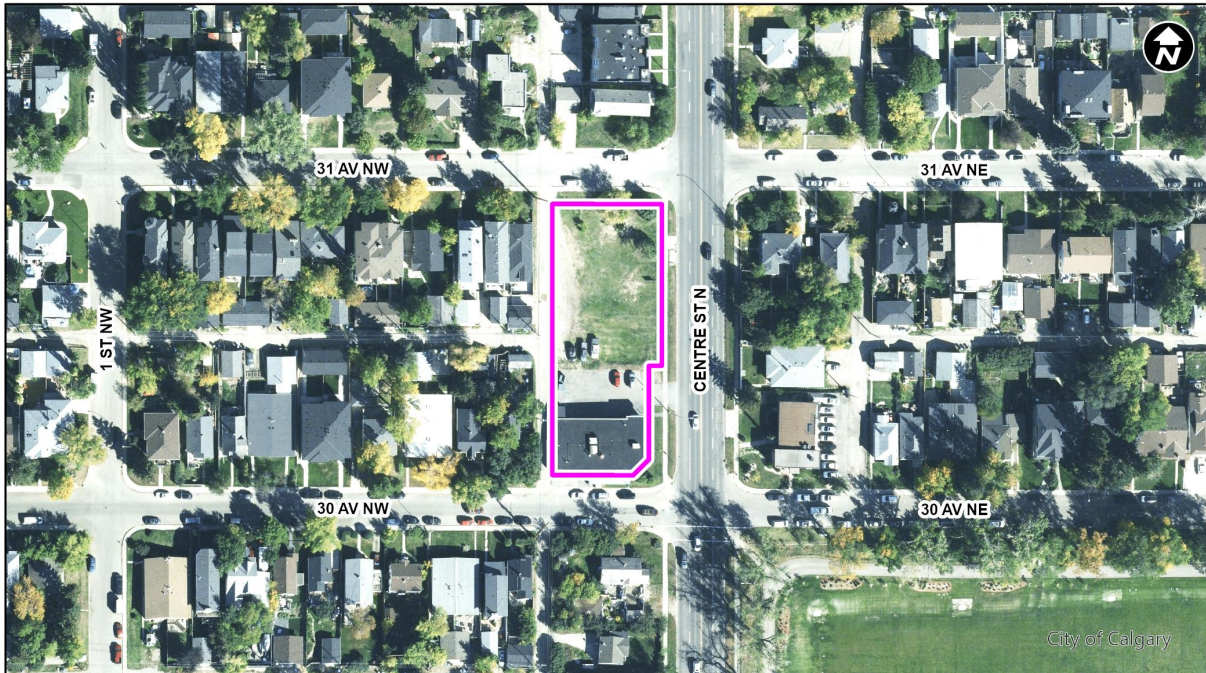
Community Peak Population Table

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

Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
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 [Tuxedo Park Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site currently has two different land uses. Three of the five parcels that compose the subject site are currently designated as R-CG. The remaining two parcels, located in the southern portion of the subject site, are currently designated as Direct Control (DC) District ([Bylaw 4Z92](#)).

The existing R-CG District is primarily for grade-oriented development in the form of rowhouse buildings, townhouses, duplex and semi-detached dwelling and cottage housing clusters. This District allows for a maximum building height of 11 metres and a maximum allowable density of 75 units per hectare. Based on the area of the three parcels designated as R-CG, this would allow for up to 11 dwelling units. Secondary suites are a permitted use within the R-CG District.

The existing DC District ([Bylaw 4Z92](#)) is based on the C1-A Local Commercial District of Bylaw 2P80, which is intended primarily for commercial purposes. The DC allows for permitted and discretionary uses of the base district excluding the following uses: medical clinics, restaurants, veterinary clinics, automotive services, liquor stores, and billiard parlours.

The proposed Mixed Use – General Districts (MU-1f3.7h23 north of the lane and MU-1f5.5h42 south of the lane) are intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings. Development should respond to the immediate

context by establishing a maximum building height and floor area ratio (FAR). The proposed MU-1f3.7h23 District for the portion of the site located north of the lane would allow for a maximum FAR of 3.7 (approximately 8,557 square metres) and a maximum building height of 23 metres (approximately six storeys). The proposed MU-1f5.5h42 District for the portion of the site located south of the lane would allow for a maximum FAR of 5.5 (approximately 12,746 square metres) and a maximum building height of 42 metres (approximately 12 storeys). The MU-1 District does not have a maximum density, and since no density modifier is proposed, the maximum number of dwelling units would be dependent on unit size.

Development and Site Design

If approved by Council, the rules of the proposed MU-1 Districts and would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- creating an engaging built interface along Centre Street N;
- establishing the layout and configuration of dwelling units, potential commercial uses and amenity space;
- determining building placement, height and massing;
- providing safe vehicular access;
- allocating waste and recycling facilities; and
- mitigating shadowing, privacy, and overlooking.

Transportation

Pedestrian access to the site is available from existing sidewalks on Centre Street N, 30 Avenue NW and 31 Avenue NW. Motor vehicle access to the site is available from the north-south rear lane along the western property line of the site. The site is well positioned with respect to the City's Always Available for All Ages and Abilities (5A) pathway and bikeway network. To the east, 1 Street NE includes an on-street bikeway.

The site is located adjacent to high quality transit service on Centre Street N. Several bus routes stop on Centre Street N at 28 Avenue North, including two BRT routes (bus rapid transit). These include Route 3 (Sandstone / Elbow Drive), Route 109 (Harvest Hills Express), Route 300 (BRT Airport / City Centre), and Route 301 (BRT North / City Centre). The nearest planned station for the future Green Line LRT is located approximately 200 metres (a three-minute walk) south of the site on Centre Street N at 28 Avenue NE. There are no on-street parking restrictions on the site.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject parcels are located within the Main Streets – Urban Main Street Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification around Urban Main Streets to make more efficient use of existing infrastructure, public amenities, and transit service. Apartments, mixed-use developments and ground-oriented housing are encouraged. The proposed MU-1f3.7h23 and MU-1f5.5h42 Districts would allow for an appropriate increase in residential density and building scale transition from the higher-activity Main Street to low-density areas. The opportunity for at-grade commercial can also contribute to providing continuous, active, transparent edges to the adjacent streets. The subject site is also situated in the Developed Residential - Inner City area where development should focus on intensification, supporting increased commercial development to provide retail and service uses in close proximity to residents, and encouraging at-grade retail to provide continuous, active, transparent edges to streets and public spaces. The proposed land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Commercial urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale) in the northern portion of the site, which allows for up to six storeys; and a Mid building scale modifier in the southern portion of the site, which allows for up to 12 storeys. Development in Neighbourhood Commercial areas should support mixed-use development with street-facing commercial uses on the ground facing the higher activity street. The building scale policies in the LAP note that when adjacent parcels have different scale modifiers, development should provide an appropriate transition that considers the neighbourhood context. The proposed land use amendment is in alignment with the applicable LAP policies.

Applicant Submission



Tony Casola Architect Ltd. Hans Koppe Architect Ltd.
1410, 1 Street SW, Calgary, Alberta, T2R 0V8
Ph: 403 287-9960 Fax: 403 287-9962

Thursday, October 10, 2024

Planning Rationale/Applicant Submission – Centre Street NW Apartments

Land Use Redesignation from low density to medium density (MU-1) LOC2024-0064
3103 to 3119 Centre ST NW Calgary

This is a revised letter for an amended application that better aligns with the approved policy outline in the North Hill Communities Local Area Plan:

- Housing Crisis. This project will inject more housing in a transit friendly area. The proximity to Centre Street North makes this an ideal location for multi-family development, with minimum impact on transportation flow. We are moving away from exclusionary zoning and toward a more complete neighbourhood.
- The project resides along Centre Street North, is recognized as an Urban Main Street and Transit-oriented development, which asks for a minimum of 200 residents/jobs per hectare. Considering its immediate proximity to the future green line LRT, the active frontage areas should support a range of active uses.
- As per the North Hill Communities Local Area Plan, the site is recognized as a Neighbourhood Commercial urban form and is subject to a low to mid building scale of six to twelve storeys. As the urban form is described, the programming is intended to be a mix of multi-family residential with at-grade commercial near activity centers and public transit. Our application has now been amended to allow only up to 6 storeys in North of the lane, and 12 Storeys South of the lane.
- The subject site is located within the Developed Residential Inner-City area in the Municipal Development Plan and is consistent with the intensification and character of the neighbourhood.
- Climate Crisis – Densification in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meeting the crisis head on.
- The Project falls within the guiding policy of the MDP.

It should be noted that the application is for land use only, and although we do not have developed design for a future development permit application, we have done enough work to establish that we can put two buildings on a phased parkade, allowing for the continues occupancy of the commercial tenant on the South parcel, while building out the lower density North portion of the parcel. This also provides separation between the two buildings, minimizing some of the impact to the neighbours nearby.

Yours truly,

A handwritten signature in black ink, appearing to be 'J. Koppe', is written over a black rectangular redaction box.

Casola Koppe Architects

1 of 1

Applicant Outreach Summary

Overview of the Engagement Process

Background

The proposed project involves a mixed-use residential development with six- and twelve-story apartment buildings at 3101-3119 Centre Street NW, Calgary. It aligns with Calgary's urban planning policies and seeks to address housing needs, support transit-oriented development (TOD), and contribute to climate resilience. Public engagement was a cornerstone of the process to ensure community concerns and feedback were considered.

Core Principles

The engagement process adhered to the principles of inclusiveness, transparency, and responsiveness. The goal was to provide stakeholders with opportunities for input, maintain open communication, and incorporate feedback into the project planning.

Engagement Activities

The engagement included multiple modes such as:

- On-site signage and flyer distribution to inform stakeholders.
- Community open houses (April 17 and October 16, 2024), attended by 36 participants in total.
- Direct outreach through door-to-door conversations.
- E-newsletters and online engagement sessions.

Stakeholder Map and Prioritization

Key stakeholders included nearby residents, the Tuxedo Community Association, the Ward 7 office, and adjacent organizations. Stakeholders were engaged with varying intensity based on their proximity and potential impact from the development.

Engagement Timeline

The process spanned from March to November 2024, involving iterative feedback loops, updates, and ongoing consultations with stakeholders.

Summary of Feedback and Resulting Changes

Feedback Themes and Concerns

1. Density and Urban Planning

- Concerns: Potential strain on community resources, parking, and neighborhood dynamics.
- Response: Debate on optimal building height (12-story vs. lower options) and the role of high-density developments in enhancing functionality in neighborhoods.

Concerns over the strain on community resources and parking were also discussed.

2. Privacy and Environmental Impact

- Concerns: Privacy for residents and increased pollution.
- Response: We have documented these concerns in our report, with specific measures to address privacy concerns during the development permit stage.

3. Parking and Accessibility

- Concerns: Parking strain and accessibility challenges.
- Response: Plans for a parking study to determine appropriate allocation, with the addition of a loading dock and commercial parking being considered in the design. Community members were encouraged to apply for restricted parking if needed.

4. Community Engagement and Communication

- Concerns: Desire for better communication and assurance that feedback would shape outcomes.
- Response: Commitment to transparency and preparation for public hearings.

5. Rezoning and Policy Alignment

- Concerns: Need for clarity on rezoning and alignment with planning policies.
- Response: Clarification provided about policy alignment.

6. Community Resources and Amenities

- Concerns: Limited local amenities to support high-density living.
- Response: Highlighted potential for increased transit use and revenue for public amenities.

7. Building Design and Feasibility

- Concerns: Debate over building height and design feasibility.
- Response: Casola Koppe Architects outlined design features, including a 5-story base with potential extensions up to 12 stories, depending on community feedback and financial considerations.

8. Public Hearing and Approval Process

- Concerns: Clarity on community recourse and participation opportunities.
- Response: Community members were encouraged to prepare their input for the upcoming public hearing and reach out to their Community Association and Ward 7 councilor's office for support.

Key Changes Made

- Height adjustments and alternative designs to address density and privacy concerns.
- Parking study and managed parking plans to alleviate strain.
- Enhanced communication strategies to ensure transparency and inclusiveness.
- Commitment to ongoing dialogue and adjustments as needed during the approval process.

Community Association Response

2024 December 03

The CA is generally supportive of higher density developments in close proximity to Centre Street as is the case with this proposal. However the scale of this proposal is larger than what we would typically see at this location. Most of our comments are more relevant at the DP stage but general comments are as follows:

1. We expect adequate parking for all of the units proposed. People may have great intentions to use transit but ultimately cars will end up using already tight street parking.
2. The height of the allowable buildings may create shadow concerns from adjacent properties. We would expect a study done on this with engagement with the adjacent owners. The CA is generally sensitive to the concerns of adjacent property owners in these situations.
3. We would expect some kind of communal black/blue/green carts for these larger developments. Numerous carts looks very disorganized as we have seen at similar developments.
4. Wish to see some type of protocol for exterior maintenance, appearance and landscaping. Similar developments are often looking somewhat unkept and disorganized with no obligation of owners to arrange a condo board or combine efforts to cut grass or shovel snow, etc.
5. Wish to see quality architectural design with concrete steps and practical landscaping. Stone or brick features are preferred as they are consistent with other developments approved on Centre Street and this would definitely add to a quality appearance.

Arnie Brownlees
Director, Tuxedo Park Community Association

PROPOSED

CPC2024-1317
ATTACHMENT 5

BYLAW NUMBER 28D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0064/CPC2024-1317)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0064/CPC2024-1317
BYLAW NUMBER 28D2025

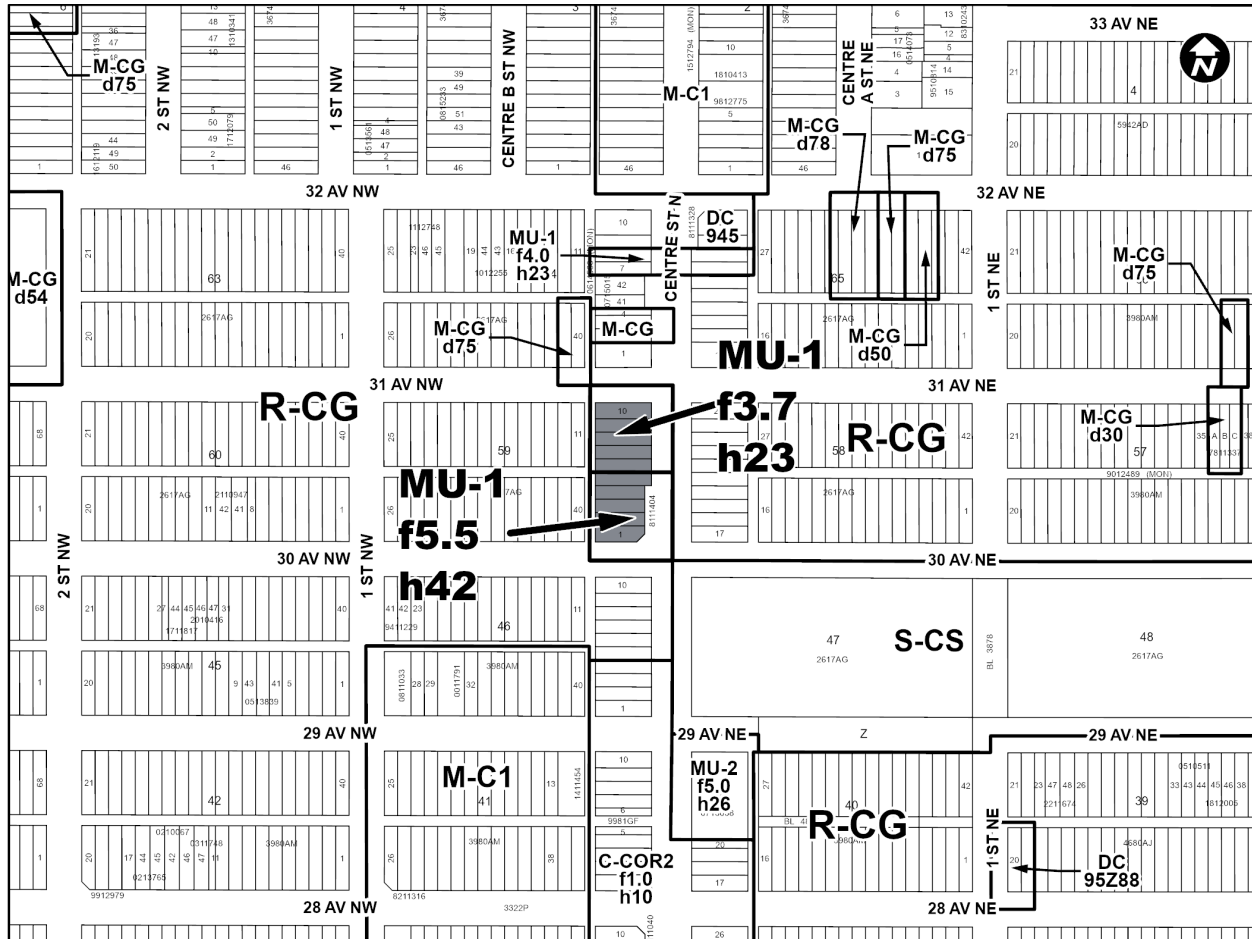
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0064/CPC2024-1317
BYLAW NUMBER 28D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1317 / LOC2024-0064
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the current Land Use District from the Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District. The proposed Districts would allow residential uses, commercial uses, or both uses in buildings that are up to 6 storeys (on the north of the site) and 12 storeys (on the south of the site). <p>This site is located on Centre Street NW, which is part of the Primary Transit Network, and ~200m from a future LRT Station (MDP, 2020, Map 2: Primary Transit Network). This application supports the visions of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially Council's direction in the Municipal Development Plan's Key Direction 3 to "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).</p> <p>This application aligns with the North Hill Communities Local Area Plan (LAP), which envisions the Neighborhood Commercial Urban Form Category and up to 6 storeys on the north part of the site and up to 12 storeys on the south part of the site (Low and Mid building scale modifiers, respectively) in this location.</p> <p>The MU-1 district allows "both residential uses and commercial uses ... at grade facing the commercial street" and "a mix of residential and commercial uses in the same building or in multiple buildings throughout an area" (LUB, 1365(1)). The LAP states that, "Neighbourhood Commercial areas are characterized by the widest range of commercial uses compared to other urban form categories. Buildings are oriented to the street with units that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above" (North Hill Communities LAP, 2.2.1.2). Therefore, the Land Use District aligns with the LAP's Urban Form Category for this location.</p>



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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]	Roxanna
Last name [required]	Chow
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation for Tuxedo Park LOC2024-0064 Bylaw 28D2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My family recently moved to Tuxedo, within a city block of the proposed site. Street parking is already challenging for the area given the density. The proposal of the multi storey residential condo buildings sitting on commercial units poses an even larger challenge with the increased vehicle traffic. I am opposed to the number of stories proposed for the mixed use buildings. Please reconsider the proposal with a smaller building/footprint for the area.
Thank you for your time.



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Last name [required]	Lam
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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 5, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	TUXEDO PARK LAND USE REDESIGNATION - LOC2024-0064 BYLAW 28D2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Planning Department,

I am writing to formally express my concerns regarding the proposed construction of a large multi-storey building in close proximity to my residence. Having moved into this neighborhood in October 2024, I have grown to appreciate the tranquility and sense of community that defines our area. However, the planned development threatens to disrupt this environment in several significant ways.

Firstly, the influx of new residents will likely exacerbate parking issues in the area, as the limited public parking spaces become increasingly occupied. This situation will not only inconvenience current residents but also potentially lead to conflicts and increased traffic congestion.

Secondly, the construction process and subsequent increase in population density will contribute to heightened noise levels, disrupting the peace that we currently enjoy. Noise pollution is a serious concern, particularly for those of us who work from home or have young children.

Additionally, the safety and security of the neighborhood may be compromised by the addition of a large residential building. The increased foot traffic and presence of construction workers may lead to potential security risks, making it imperative to consider these factors before proceeding with the development.

Another significant concern is the potential increase in litter around the neighborhood. The presence of construction debris and an influx of new residents could lead to more litter, posing a risk to pets. I am particularly worried about my dog ingesting harmful materials, which could pose serious health risks.

I respectfully request that the city reconsider or halt the proposed project to preserve the quality of life for existing residents. I believe that alternative locations or scaled-down projects could be explored to balance development with the needs of the current community.

Thank you for your attention to this matter. I look forward to your response and hope that our concerns will be addressed appropriately.



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First name [required] Stephanie

Last name [required] Nygren

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation LOC2024-0064 (Plan 2617AG, Block 59, Lots 1 to 10)

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am addressing council today to oppose LOC2024-0064, the land use redesignation for the land located at 3103, 3105, 3111, 3115 and 3119 on Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill(R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District. I oppose the building height being proposed in this land use redesignation as it is not in step with the charm of Tuxedo Park. The height of this development would be an egregious departure from any other building in the neighbourhood and surrounding neighbourhoods. It would infringe on the natural light and privacy of the blocks that surround it. In discussing with other neighbours, I have not found any in favor of this proposed land use change due to the height of the building.

Perhaps the biggest problem with a building of this height is the lack of amenities in the neighbourhood (no gyms, no swimming pool, no convenience stores, scant restaurants, small BRT platform) and no Green Line for the foreseeable future. According to the developer, there are no affordable units or green building initiatives planned for this development, making it hard to justify this kind of density, that would put a disproportionate burden on the residents of the block.

I think at the very least, this development should be put on pause until we have a better picture of when the Green Line will be coming North on Centre Street and henceforth attract the amenities needed for a building of this size.

As a side note: Public engagement by the developer has been negligible; notifying only 4 adjacent residences of one public information night where the purpose and location of the meeting were unclear on the invitation. From that meeting, they held one, small information session on zoom. Many of our neighbours do not have access to this technology. As a Calgarian I think developers should be required to do better when engaging the citizens their projects affect.



Public Submission

CC 968 (R2024-05)

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First name [required] Steve

Last name [required] Murray

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2024-0064

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Land use redesignation - LOC2024-0064.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Date: January 27, 2025
RE: LOC2024-0064

Dear Members of the City Council,

I am writing to express my deep concerns regarding the proposed change in land use designation for LOC2024-0064, located at 3103 Centre St. NW in Tuxedo Park. As a long-time resident of this neighborhood, I have serious reservations about the potential impact this change will have on our community.

First, the development of a building that is both larger and taller than current zoning regulations allow would significantly alter the character of our neighborhood. Our area is comprised exclusively of low- to mid-rise buildings (at most five to six stories in height), and a sudden increase in the height and scale of a new construction project would be out of place. The proposed development, if approved, would represent the tallest building north of the downtown core along Centre St. This change does not align with the established aesthetic and identity of our neighborhood.

Secondly, I am particularly concerned about the increase in traffic that this development would generate. The current infrastructure is not equipped to handle a large influx of vehicles and residents. I have personally witnessed several collisions and close calls at the intersections of Centre St and 30th to 32nd Avenues, and this additional traffic will increase my concern. Adding more residents and businesses without addressing these critical traffic issues will likely lead to gridlock, delays, and potential safety hazards, making our streets less pedestrian-friendly and more dangerous.

Additionally, there is a very real concern about the potential reduction in property values that could result from this proposed development. If this development is allowed to proceed, the looming presence of an oversized building will likely diminish the appeal of our neighborhood. The loss of sunlight, diminished views, and overall change in the area's character will reduce the attractiveness of living here. I fear this could impact property values for homeowners like myself, undermining what we have invested in our community.

Another significant concern is the disruption caused by construction activities. Large-scale projects inevitably bring noise, dust, traffic disruptions, and long timelines for completion. The construction process could severely affect the daily lives of current residents for an extended period of time, and I urge the City Council to carefully consider how these inconveniences will be mitigated.

I urge the City Council to reconsider the proposed change in land use designation. I ask that you take into account the concerns of those of us who live in the affected area. It is important to preserve the integrity of our neighborhood, ensuring it remains a place where families can live, work, and play in a safe, welcoming environment.

Thank you for your time and attention to this matter. I trust that you will carefully weigh these concerns before making any decisions.

Sincerely,
Tuxedo Park Resident



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First name [required]	Blake
Last name [required]	Haug
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation, Tuxedo Park, LOC2024-0064, Bylaw 28D2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Property Development.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My wife and I live on 31st ave NW and we have concerns and reservations regarding the proposed 12 story and 6 story development (Tuxedo Park, LOC2024-0064) on 30th Ave NW and 31st Ave NW along Center street.

1. Parking

- a. The area immediately surrounding the development (30th ave and 31st ave, and on both avenues from 1st st NE to 1st st NW) will not be able to support the parking needs if this development goes through. See photos below illustrating the lack of parking available.
- b. The developer needs to supply enough parking on the development location to accommodate all the parking needs for the residents living in the development.
- c. The chaos of residents fighting over parking can be avoided if the developers supply their own on-site parking.
- d. We understand that we can apply for parking permits once a large 'parking generator' has been established, without 100% on site parking coverage for this development, this will become a parking generator. Why should the residents have to cover the costs of parking permits when the developer can include 100% parking coverage within the development itself?

2. Green Line

- a. This project was proposed when the green line was going to come up Center street. It is no longer coming up Center Street, and therefore we do not believe a 6 story and 12 story building is necessary.

3. Development

- a. During a zoom call meeting with Hive Development, the residents asked if the developer can work with us and reduce the height of the building down to 4 story's. The Hive Development team said 'no one is building under 6 storey's'. When we look around our community, within a 1 km radius, no one is building over 4 storey's.
- b. The Hive Developers used an example of other successful high rises in Calgary in Bridgeland called the Dominion, they failed to recognize that the Dominion high rise is in close proximity to the Bridgeland station and downtown. These 2 developments cannot be compared to one another, and the proposed development at Tuxedo is not suitable.

We sincerely hope you take into consideration the community of Tuxedo Park, and our desire to have a reasonable outcome.

Blake and Angela Haug

Photo taken on 30th Ave and Centre Street looking east.

Only 2 parking spots available along 31st ave from Center Street to First St NE



Photo taken on 30th Ave and Centre Street looking west.

Only 2 parking spots available along 31st ave from Center Street to First St NW.



Photo taken on 31st Ave and Centre Street looking east.

Approximately 6 parking spots available along 31st ave from Center Street to First St NE.



Photo taken on 31st Ave and Centre Street looking west.

Approximately 12 parking spots available along 31st ave from Center Street to First St NW.





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First name [required]	Herbert
Last name [required]	Au
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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation Tuxedo Park LOC2024-0064 Bylaw 28D2025 to Mixed Use
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

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First name [required] Rheallyn

Last name [required] Fuentes

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation Tuxedo Park LOC2024-0064 Bylaw 28D2025 to Mixed Use

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Last name [required]	Maters
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Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my extreme concerns over the plan to amend the land use destination in Tuxedo park (LOC2024-0064). I have lived in Tuxedo Park for over 15 years and I love my community. I understand the severity of the housing crisis in Calgary and I can appreciate that Centre street is an urban main street, but Tuxedo Park is a small, close knit and unique community. A project of this scale has serious implications to our community. Most of the houses in this neighbourhood are low profile older houses and recently, duplexes and fourplexes. This combination of mixed housing has created a vibrant and varied community. Residents in both older and newer homes in the area have embraced the "personal" feel of this neighbourhood with wonderful gardens, strong resident friendships and well attended community events in our small community centre. A significant amount of money was recently spent rebuilding our playground and flood mitigation. A 6-12 story apartment building is out of place, monstrous in the shadow it creates (especially over our small, older properties) and will create parking problems in a neighbourhood that already has parking problems. No matter how modern, this building does not fit the feel of this historic urban community. Recently there is even talk about preserving the 1920's school building along 27th avenue and 1st Street NE because of it's historical significance. If this project must go ahead, I highly urge the developers to construct a building with less than 6 stories. I have young family and chose Tuxedo park because of it's strong community ties and the love of our backyard. A 12 story building would look directly into our backyard and essentially eliminate our privacy and feeling of safety. The entire feel of the neighbourhood will change drastically with this project. Additionally, the land use designation amendment was originally proposed to work in conjunction with the developing Green LRT line. Seeing as this transit project has been put on hold, it makes no sense to continue forcing Centre street to become a public transit driven high density housing area. Given the current state of public transit along this route, there would be no reason to suggest that large numbers of people would flock to live in high rise buildings in this area without a green line. Thank you for your consideration in addressing the serious concerns of the community, We urge you to reject the amendment of the land use designation.



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The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Madeleine

Last name [required] Mangels

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Rezoning LOC2024-0064

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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First name [required] Grayham

Last name [required] Gardiner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation - Tuxedo Park

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Gardiner Public Submission for Council Mtg Feb 4.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see / read my uploaded Word Doc file (Gardiner Public Submission for Council Mtg Feb 4.docx). Thank you. GG

Public Submission to City Clerk's Office

Council Meeting - Tuesday, February 4th

RE: Land Use Redesignation - Tuxedo Park (Centre St / 30 Ave)

Dear City Council,

I am writing to you as a very concerned resident of Tuxedo Park voicing the concerns of myself, my family and my neighbors regarding the proposed development on Centre Street. I live nearby, directly across Centre Street from the proposed site.

The issues with this proposed development are many.

I understand the need for additional housing in Calgary, but the location for this development just does not fit. Within the communities of Tuxedo Park (to the east) and Mount Pleasant (to the west), there are no buildings higher than 6 storeys, and those that are, are within shopping / commercial areas already.

Furthermore, with no Green line LRT track and station in the area anytime soon, there is no real, valid point or reason for this high density housing without transit support.

The proposed building is directly beside small, family houses on all sides which would lead to **several specific issues for them and surrounding residents on both sides of Centre Street:**

1) **Privacy** - the 12 storey building would be directly looking into my and my neighbors' back yards. This will put the privacy of my family at risk, and we certainly enjoy living in a quiet, unobtrusive neighborhood. It is very bizarre and weird to think there could be a high rise there, mere metres from families with small children and open backyards.

2) **Shading** - I live **directly east** of the location across Centre Street between 30 and 31 Avenues, and I estimate a general loss of 3-4 hours of sunlight in each afternoon / evening. All houses around the location to the east and west would suffer with this shading, affecting quality of life, and growing conditions in our backyards.

3) **Street Parking** - with (150?) units less than 200 feet from my property, and virtually next door to others, we are very worried about inevitably losing out on the ability to park in front of our own houses. (150?) units with only 0.6 parking spots allocated per unit will absolutely lead to dozens of cars looking for spots in the community, causing additional headaches and traffic. This will be amplified again, by the lack of Green line LRT support, which was one of the only valid reasons for this project. This project would completely

change the overall feeling of the community and what the current residents enjoy about Tuxedo Park.

City Council, as a long time resident of Tuxedo Park, me and my family love this community. It is quiet, quickly gaining more family residents who are moving in, and the residents enjoy the lack of unnecessarily tall buildings directly adjacent to the local, small houses.

I am not against higher density building within the inner city, but THIS IS NOT THE APPROPRIATE LOCATION for a 12 STOREY BUILDING.

I politely and considerately urge you to hear these concerns and block this development on this location. A more appropriate housing unit would be one of SIX or fewer storeys , which would fit the community and have far less outrage and disruption.

Thank you very much for your time in reading this message and I hope you can consider my position on this matter.

A very loyal and concerned Tuxedo Park and Ward 7 resident,

Grayham Gardiner



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Kent
Last name [required]	Macrae
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation - Tuxedo Park LOC2024-0064
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Thank you for considering my comments regarding the proposed development in the 3100 block of Centre St NW. The proposed development will only have a negative impact on a community whose resources are already stretched. To begin, the building will not have adequate parking to handle the additional residents that would be introduced to the area. The 0.7 parking spots per unit will result in congestion on streets that are already filled to capacity with the current residents. At the current time, we are already experiencing excessive traffic, and excessive traffic speeds on our streets in the area, and this development would only aggravate the condition. Further to this, the postponement of additional transit services to the area due to the postponement of the Green Line project on Centre street will not provide any relief from the already over worked bus lines that currently run.

Compounding the problem is the current commercial occupants of the block routinely restrict access to both the alleyway adjacent to Centre street, and the driving lanes of 30 ave NW - typically during afternoon rush hour. This lack of respect for residents in the area will, unfortunately, be continued during the construction process, and I have no assurances that the developers will be "good neighbors" and control their trades in such a way that will minimize the impact on the surrounding blocks.

In short, the developers are seeking to build something that will not enhance our neighborhood in the slightest, add traffic, and increase population density in a price point that is of no value to Calgarians who need housing.

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

RECOMMENDATIONS:

That Calgary Planning Commission:

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

That Calgary Planning Commission recommend that Council:

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

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
JANUARY 9:**

That Council give three readings to **Proposed Bylaw 34D2025** for the redesignation of 5.39 hectares \pm (13.33 acres \pm) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Direct Control (DC) District to Mixed Use – General (MU-1f3.0h32) District.

HIGHLIGHTS

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

DISCUSSION

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

The approximately 5.39 hectare (13.33 acre) vacant site, also referred to as the Westmount South lands, is situated approximately 530 metres (a nine-minute walk) west of Crowchild Trail SW and approximately 440 metres (a seven-minute walk) north of Glenmore Trail SW. The existing Direct Control (DC) District (Bylaw 141D2019) references the Mixed Use – General (MU-1) District and allows for a maximum density of 165 units per hectare (889) units, a

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

maximum floor area ratio (FAR) of 1.6 (86,224 square metres) and a varying maximum building height that transitions from 20.0 metres and 25.0 metres to 32.0 metres (in a south to north direction).

As indicated in the Applicant Submission (Attachment 2), the proposed land use district (MU-1f3.0h32) would enable flexibility in the mix of residential and commercial development opportunities without a maximum density requirement, but rather with a maximum FAR of 3.0 (161,670 square metres), an increase from the current maximum FAR of 1.6 and a maximum building height of 32.0 metres across the site.

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

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

City-Led Outreach

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

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

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

- opportunities for community improvement with access to retail and residential amenities;
- potential for additional bus route/transit service because of the increase in density;
- pedestrian-oriented development with additional street trees; and

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

- preference for a concurrent development permit application that can assure the provision of commercial and retail amenities and green spaces with limited hard surfaces.

The letters in opposition included the following areas of concern:

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

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

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

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

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

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

ISC: UNRESTRICTED
CPC2024-1274
Page 4 of 4

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 34D2025**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

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

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

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

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

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

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

Community Peak Population Table

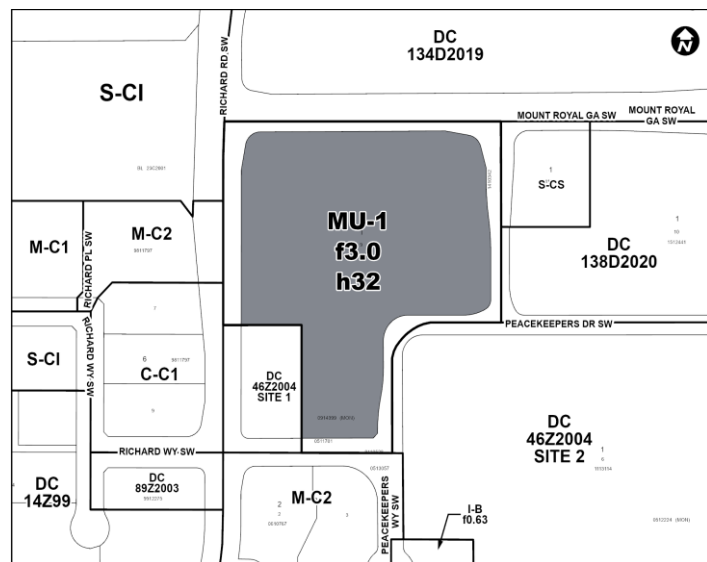
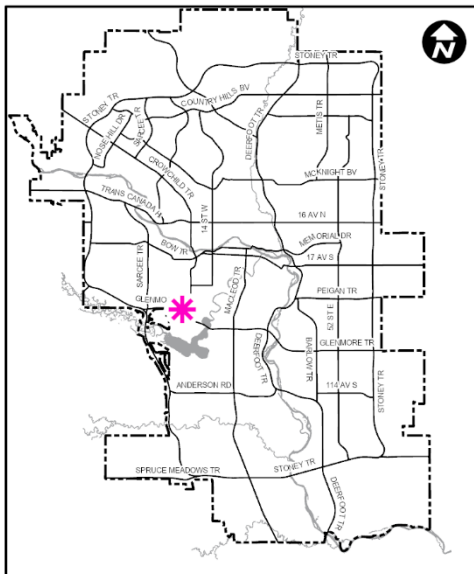
As identified below, the community of Lincoln Park reached its peak population in 2015.

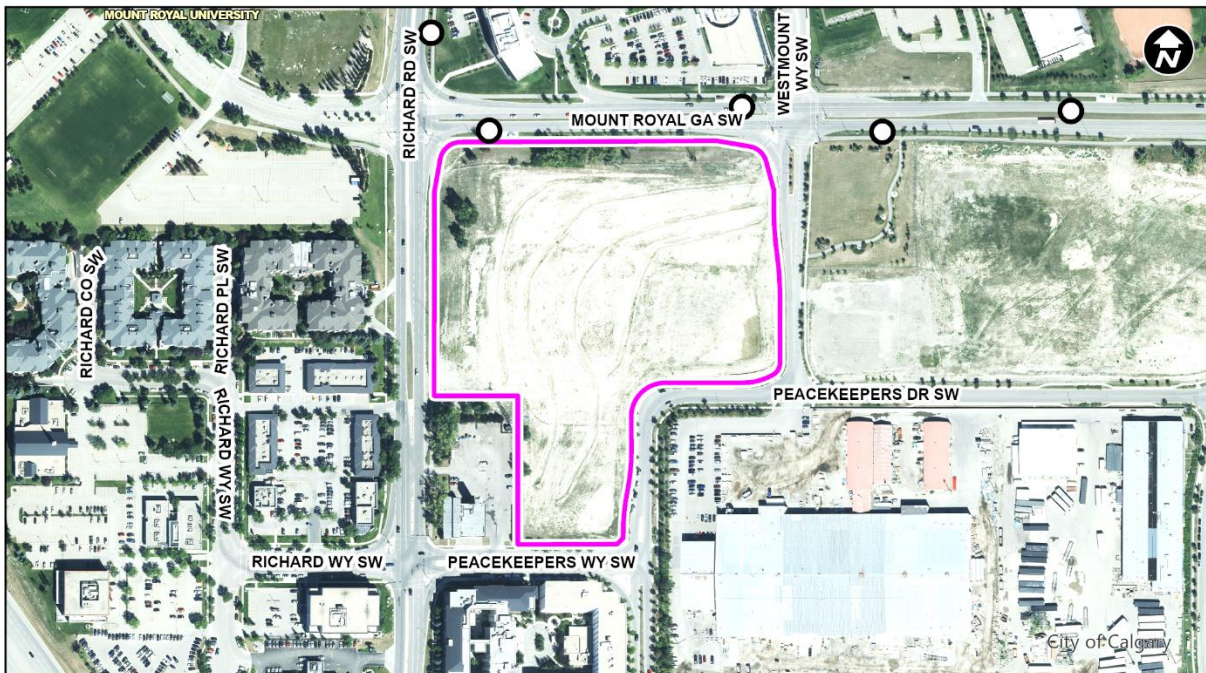
Lincoln Park	
Peak Population Year	2015
Peak Population	2,726
2019 Current Population	2,617
Difference in Population (Number)	-109
Difference in Population (Percent)	-4%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

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

Development and Site Design

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

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

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

Transportation

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

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

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

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

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

Environmental Site Considerations

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

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2009)

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

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

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

Calgary Climate Strategy (2022)

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

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

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

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Jennifer Duff

Date:

October 18, 2024

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

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

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

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

Applicant Outreach Summary

2024 October 23



20
24 | OCTOBER

WestMount South Land Use Amendment

What We Heard Report



QuadReal



CONTENTS + FIGURES

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Figure 01	LOCATION	02
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Click on each section to navigate directly to that page



QuadReal



1.0

PROJECT INTRODUCTION

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

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

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

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

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

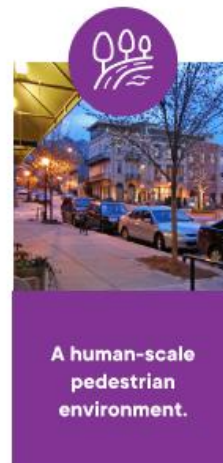


FIGURE 01: LOCATION



2.0

ENGAGEMENT OVERVIEW

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

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

The following tactics were completed:



Community Outreach and Supporting Assets

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



Informational Flyer

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



Promotional Postcard

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

Information Sessions



Virtual Information Session

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

76

**Registered
for the Event**

55

**People
Attended**

48

**Comments
Received**

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



Older Adult Community Engagement

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

138

**Residents
Received the
Information Book**

2

**Feedback
Emails Received**

1

**Feedback
Form**

3.0

WHAT WE HEARD SUMMARY

3.1 Feedback by the Numbers



5

WHAT WE HEARD SUMMARY

Collection method:

Comments shared during the virtual session and via email submission

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

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

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

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

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

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

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

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

Collection method:

Written feedback received from United Active Living

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

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

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

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

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





FIGURE 02: SITE CONTEXT







— Subject Lands

3.2 Feedback Summary

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

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

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

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

4.0

NEXT STEPS



REVIEW

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



REVISE

Analyze and consider comments for submission revision.



RESUBMIT

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



COMMUNICATE

Keep the community informed on revisions and process updates.

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

Appendix

Verbatim Comments Virtual Information Session

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

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

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

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

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

Verbatim Comments – Feedback Form

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



WestMount South

Land Use Amendment

What We Heard Engagement Summary

Community Association Response



Your Community, Your Association, Your Voice

Rutland Park Community Association

3130 40 Avenue SW

Calgary AB T3E6W9

December 8, 2024

To: The Chair of the Calgary Planning Commission

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

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

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

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

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

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

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



Your Community, Your Association, Your Voice

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

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

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

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

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

Thank-you for your time and consideration.

Sincerely,

Leanne Ellis

Executive VP and Development and Traffic

On Behalf of the Rutland Park Community Association

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

PROPOSED

CPC2024-1274
ATTACHMENT 5

BYLAW NUMBER 34D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0163/CPC2024-1274)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

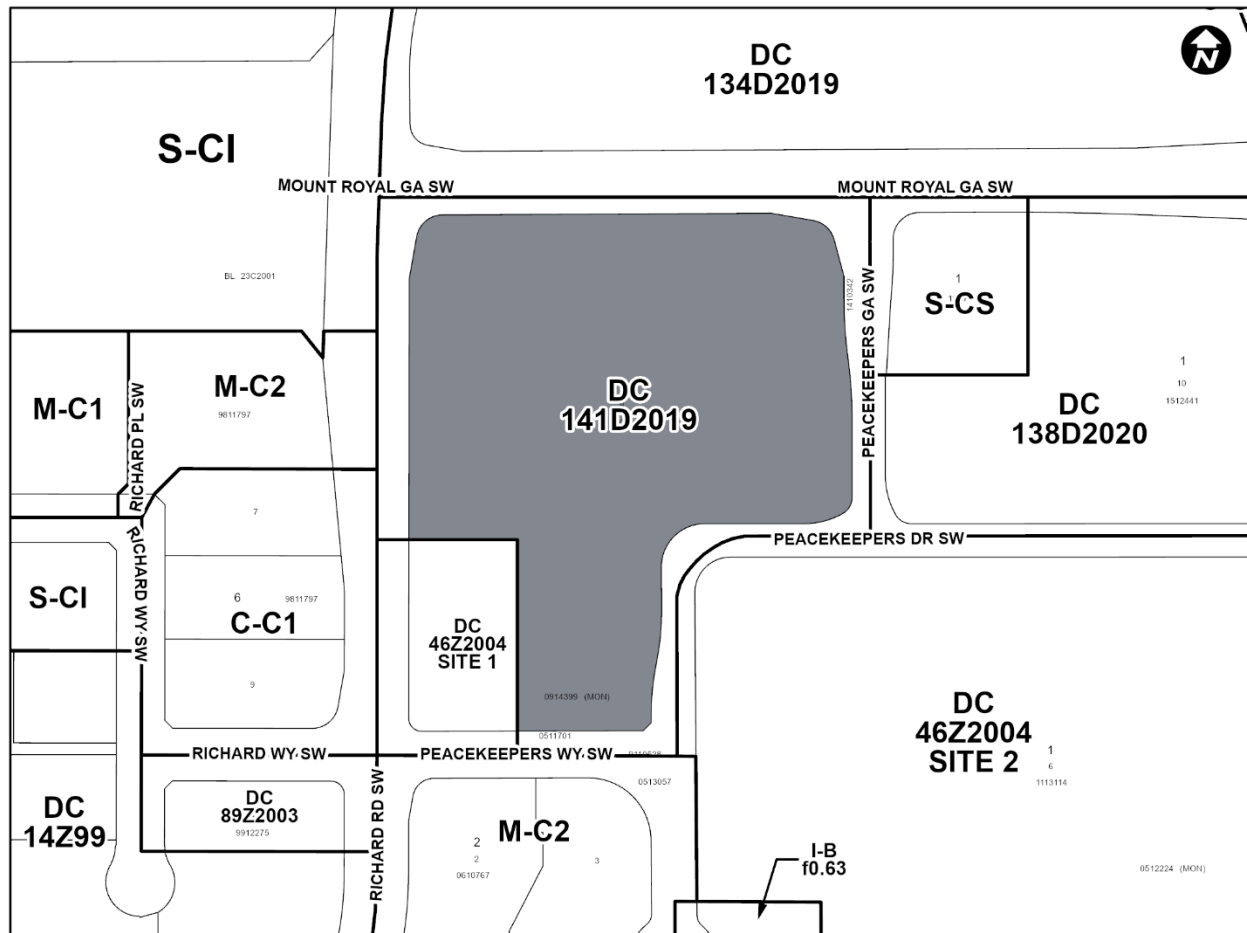
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2024-0163/CPC2024-1274
BYLAW NUMBER 34D2025**

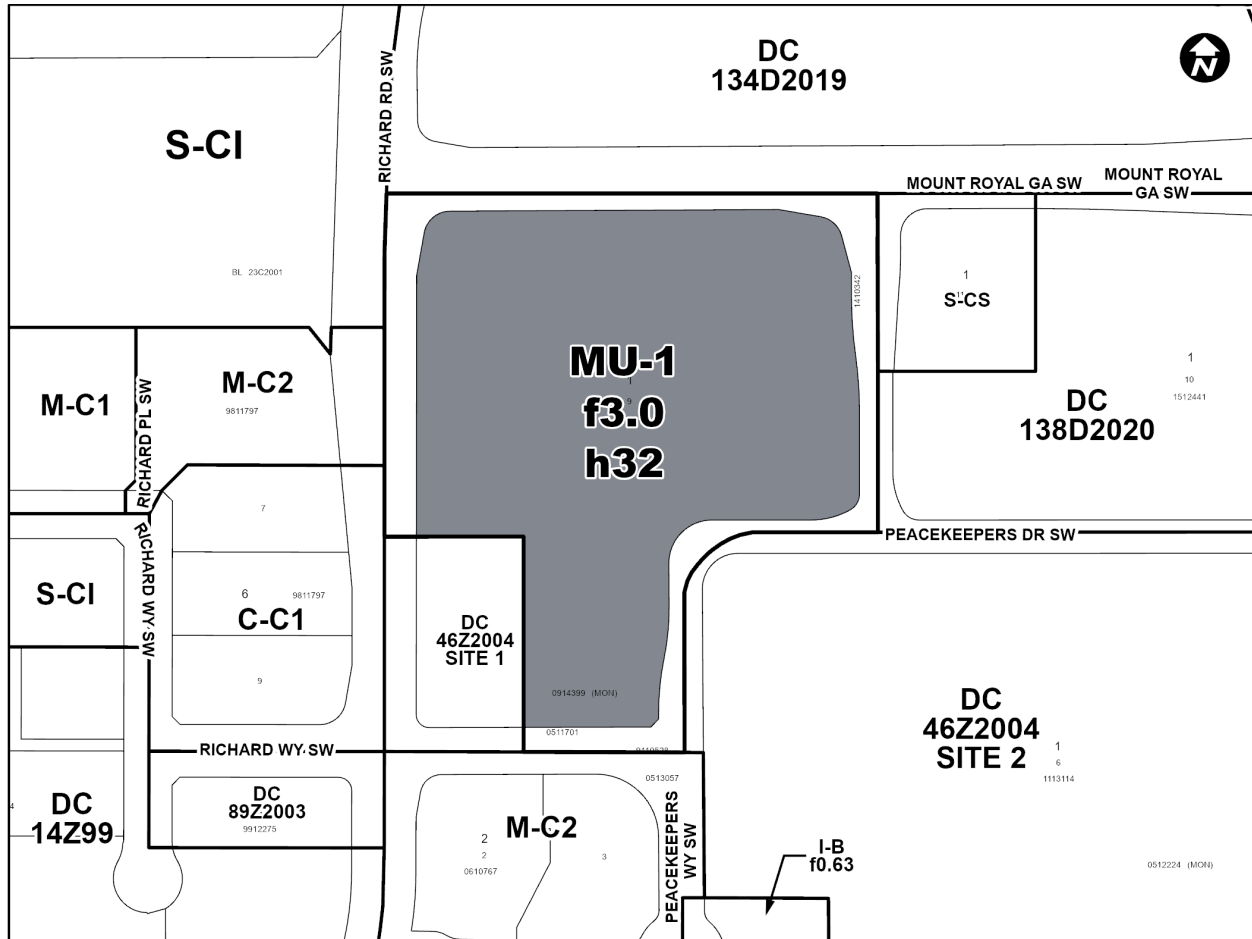
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0163/CPC2024-1274
BYLAW NUMBER 34D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1274 / LOC2024-0163
heard at Calgary Planning Commission
Meeting 2025 January 09



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The current Direct Control (DC) District is based on the Mixed Use – General (MU-1) District with a maximum density of 165 units per hectare (889 units on this site), a maximum Floor Area Ratio (FAR) of 1.6, and three maximum heights: 20m, 25m, and 32m (about 4-9 storeys). <p>The proposed Mixed Use – General (MU-1f3.0h32) District would remove the maximum density, increase the FAR to 3.0, and set a consistent maximum height of 32m across the site.</p> <p>This site is within a Major Activity Centre, ~180m from Mount Royal University, ~350m from a MAX BRT Station (which serves the MAX Yellow and MAX Teal Routes), and is located on Richard Road SW and Mount Royal Gate SW, both of which are part of the Primary Transit Network (MDP, 2020, Map 1: Urban Structure and Map 2: Primary Transit Network). This application supports the visions of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially Council's direction in the Municipal Development Plan's Key Direction 3 to "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).</p> <p>The Revised Currie CFB West Master Plan shows this as being part of the Mixed Use Commercial and Policy Area A land use classification, which supports the MU-1f3.0h32 District, but does not give any direction or limit on the height at this location.</p> <p>With all of those details about the location and the lack of policy direction about the height, a 12-storey height (~40-42m) would have also been appropriate at this location.</p>
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none"> Encourage appropriate high transition from adjacent land uses. Logical location for increased density due to lack of retail in the area and access to Crowchild Trail and Glenmore Trail.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Leanne

Last name [required] Ellis

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0163

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

RPCA Opposition to LOC2024-0163 for Council.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are opposed to this land use redesignation. Please see our letter attached. Thank-you.



Your Community, Your Association, Your Voice

Rutland Park Community Association
3130 40 Avenue SW
Calgary AB T3E6W9

January 25, 2025

To: Calgary City Council

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

We are opposed to the land use redesignation at 5116 Richard Rd SW from the existing DC site to an MU-1 site with an FAR of 3. **This change will effectively double the 891 dwelling units that are currently permitted on this site, to almost 1700 dwelling units.** This site is already designated to accommodate mixed use residential and commercial uses that are street oriented. We had previously supported a land use redesignation on this site to accommodate mixed use with a density cap of 891 dwelling units. **The intent was to build medium density in the Atco Lands as a complement to Garrison Green, and focus high density in Currie Barracks,** as per the CFB West Master Plan directive.

The goal of the new application is really to increase the residential density and increase the permitted height across the entire site. The applicant specifically references removing the density modifier. They have also indicated to us that their intent is to reduce the size of the units so more units can be added. **This application will significantly reduce the number of “missing middle” units that will be provided on this site.** We supported the previous land use redesignation to the current DC site because it helped build community, and the larger units would accommodate families. **The new application will likely create university dormitories,** not the University District type area we feel is needed.

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

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

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



Your Community, Your Association, Your Voice

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Thank-you for your time and consideration.

Sincerely,

Leanne Ellis

Executive VP and Development and Traffic

On Behalf of the Rutland Park Community Association



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Heather

Last name [required] Wilson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2024-0163

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Would like to express opposition to this land use designation, due to insufficient parking plans and significant density for the existing area in conflict with the existing master community plan.



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First name [required]	Paije
Last name [required]	McGrath
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0163
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This change will effectively double the 891 dwelling units that are currently permitted on this site, to almost 1700 dwelling units. This site is already designated to accommodate mixed use residential and commercial uses that are street oriented. The intent was to build medium density in the Atco Lands as a complement to Garrison Green, and focus high density in Currie Barracks, as per the CFB West Master Plan directive. The proposed change is contrary to the CFB West Master Plan.

This application will significantly reduce the number of “missing middle” units that will be provided on this site compared to the the previous land use redesignation to the current DC site. The previous land use redesignation will help build community, and the larger units would accommodate families. The new application will likely create university dormitories, not the University District type area that would be more inclusive for all compositions of households that is appropriate and better aligned with the spirit of inclusion and belonging.

Residents are looking for amenities and walkable spaces, not just dense residential neighbourhoods. With simply an MU-1 land use, there is no requirement for the developer to build anything other than residential units on the site, with no maximum density per se. I am opposed to this application because of the additional density impact both on current residents and to the CFB West planning area as well.

I believe the existing land use for the site is appropriate and better reflects the City of Calgary's master plan and objectives for building thriving communities. I am opposed to the new application LOC 2024-0163 for the reasons indicated.



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First name [required]	Keith
Last name [required]	Muyres
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0163
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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This application will significantly reduce the number of “missing middle” units that will be provided on this site compared to the previous land use redesignation to the current DC site. The previous land use redesignation will help build community, and the larger units would accommodate families. The new application will likely create university dormitories, not the University District type area that would be more inclusive for all compositions of households that is appropriate and better aligned with the spirit of inclusion and belonging.

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Planning and Development Services Report to
Calgary Planning Commission
2024 November 28

ISC: UNRESTRICTED
CPC2024-1160
Page 1 of 4

Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares (0.06 acres) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council:

1. Give three readings to **Proposed Bylaw 10P2025** for amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 22D2025** for the redesignation of 0.03 hectares (0.06 acres) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 November 28:

“The following documents were distributed with respect to Report CPC2024-1160:

- A letter from the Cliff Bungalow-Mission Community Association; and
- A presentation entitled "LOC2024-0220 / CPC2024-1160 Policy and Land Use Amendment".

...

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1160
Page 2 of 4**

Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220

Moved by Commissioner Hawryluk

That with respect to Report CPC2024-1160, the following be approved:

That Calgary Planning Commission receive the additional letter from the Cliff Bungalow-Mission Community Association for the Corporate Record.

For: (5)	Director Mahler, Commissioner Hawryluk, Commissioner Weber, Commissioner Small, and Commissioner Campbell-Walters
Against: (3)	Commissioner Pollen, Councillor Dhaliwal, and Commissioner Gordon

MOTION CARRIED”

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to the Multi-Residential – Contextual Medium Profile (M-C2) District to accommodate a Multi-Residential Development.
- This proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed M-C2 District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed M-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *Cliff Bungalow Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Cliff Bungalow was submitted by Riddell Kurczaba Architecture on behalf of the landowner, Trafalgar Investment Ltd. (Rick Pauloski) on 2024 September 4. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to develop a new multi-residential building on the subject site, 608 – 22 Avenue SW, and the adjacent parcel, 602 – 22 Avenue SW.

The 0.03 hectare (0.06 acre) site is located on 22 Avenue SW, midblock between 5 Street SW and Cliff Street SW. The 4 Street SW Main Street area is located approximately 220 metres (a three-minute walk) east of the subject site. The site is currently developed with a single detached home with vehicle access provided from the rear lane. No development permit has been submitted at this time, however consolidating the subject site with the adjacent corner parcel will allow for a total of 21 units across both parcels or five units on the subject parcel

Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220

specifically. The maximum allowable density would be 210 units per hectare based on the policies of the *Cliff Bungalow ARP* Medium Density typology.

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 policy and 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 attended a Cliff Bungalow-Mission Community Association (CA) meeting, delivered an information letter to surrounding neighbours and contacted the Ward 8 Office.

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

- loss of single family and heritage homes;
- increased height and shadowing; and
- increased parking and traffic issues.

The Cliff Bungalow-Mission CA submitted a letter of opposition on 2024 October 14 citing concerns around context (setbacks, stepbacks and height) and historic conservation.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-C2 District allows for varied building height and front setback areas in a manner that reflects the immediate context and these details will be reviewed and determined at the development permit stage. Neither the subject site nor the adjacent corner parcel are on Heritage Calgary's Inventory of Evaluated Historic Resources.

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.

Planning and Development Services Report to
Calgary Planning Commission
2024 November 28

ISC: UNRESTRICTED
CPC2024-1160
Page 4 of 4

Policy and Land Use Amendment in Cliff Bungalow (Ward 8) at 608 – 22 Avenue SW, LOC2024-0220

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Cliff Bungalow in a way that is respectful of the surrounding context.

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 permit stages.

Economic

The proposed policy and land use amendment would enable creation of new dwelling units in the inner city that would provide increased housing opportunities, support local businesses and increase transit ridership.

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 Bylaw 10P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 22D2025**
7. **Additional Community Association Response**
8. **CPC Member Comments**
9. **Public Submissions**

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 Cliff Bungalow, midblock on 22 Avenue SW between 5 Street SW and Cliff Street SW. The site is approximately 0.03 hectares (0.06 acres) in area, has dimensions of 34 metres by 8 metres, and is currently developed with a single detached dwelling accessed by a rear lane.

Surrounding development is characterized by multi-residential and single detached homes. The subject site and surrounding area is designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District which allows a maximum height of 12 metres and a maximum density of 72 units per hectare. The land directly east of the subject site is designated Multi-Residential – Contextual Medium Profile (M-C2) District.

The subject site is located roughly 220 metres (a three-minute walk) west of the 4 Street SW Neighbourhood Main Street area. The site is well served by transit, with three routes stopping 250 metres (a four-minute walk) east of the site on 4 Street SW.

As outlined in the Applicant Submission (Attachment 3), the applicant intends to consolidate the subject site with the existing M-C2 lands to the east (602 – 22 Avenue SW, which is currently developed with a six-unit residential complex) to construct a new apartment building.

Community Peak Population Table

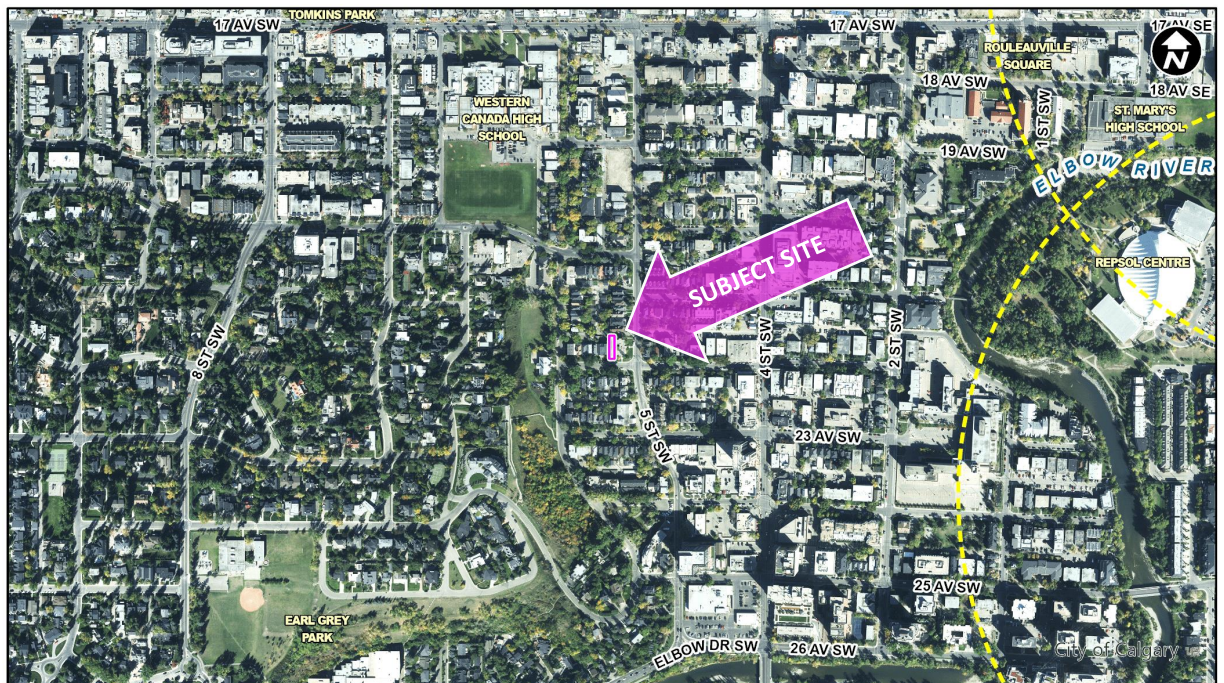
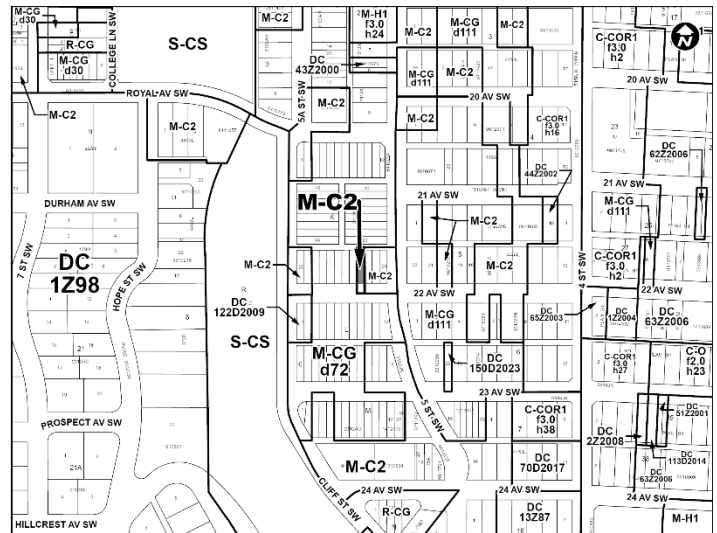
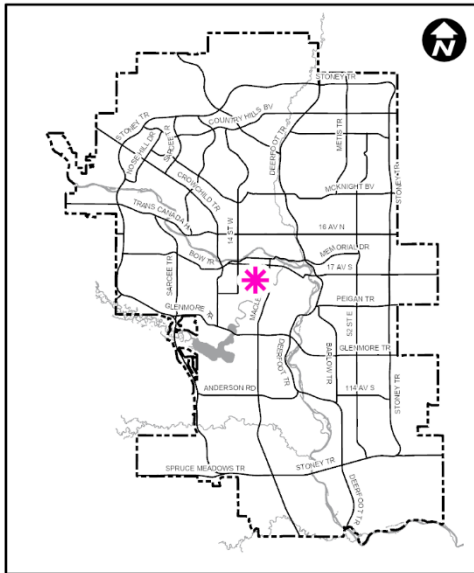
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

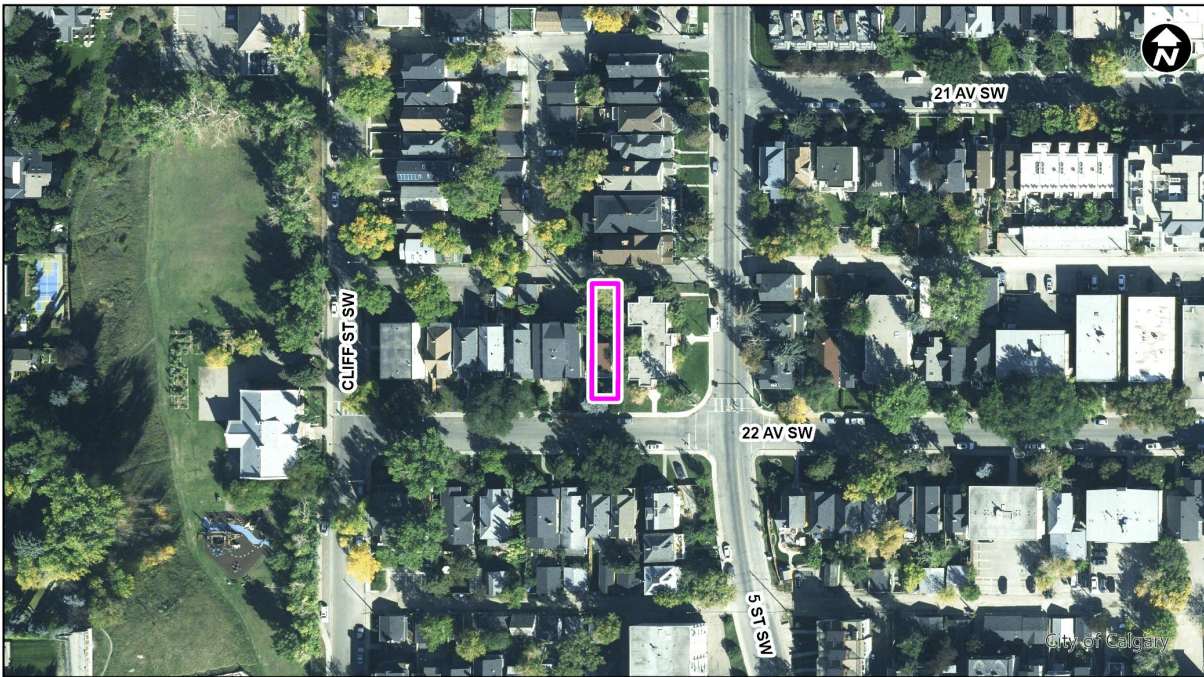
Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	- 324
Difference in Population (Percent)	- 14.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-CGd72 District allows for grade-oriented multi-residential development and is intended to be in close proximity or adjacent to low density development. The M-CGd72 District allows for a maximum building height of 12 metres. The maximum density is 72 units per hectare (or two units for the subject site).

The proposed M-C2 District accommodates multi-residential development and allows for varied building height and front setback areas in a manner that reflects the immediate context and is intended to be in close proximity, or adjacent to, low density residential development. The M-C2 District provides outdoor space for social interaction and also provides landscaping to compliment the design of the development. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately four storeys).

There is no maximum density for the M-C2 District, however the proposed amendment to the *Cliff Bungalow ARP* to indicate the subject site as 'Medium Density' would enable a maximum of five units to be achieved on the subject site. As noted in the Applicant Submission (Attachment 3), the intent is to comprehensively develop this parcel with the adjacent parcel to the east, which is already designated M-C2 District. Once the subject site is consolidated with 602 – 22 Avenue SW, a future development could be built to a maximum height of 16 metres given the M-C2 District rules. A maximum of 21 total units could be achieved if the subject site and 602 – 22 Avenue SW are consolidated for a comprehensive development. This represents a maximum

density of 210 units per hectare based on the policies of the *Cliff Bungalow ARP* Medium Density typology.

Development and Site Design

If this policy amendment and land use redesignation are approved by Council, the rules of the proposed M-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Other key factors that will be considered during the review of the development permit application include the following:

- ensuring an engaging built interface along 22 Avenue SW;
- mitigating shadowing, overlooking and privacy concerns;
- appropriate amenity space for the residents; and
- interface with the lane.

Transportation

The site is accessed via an existing sidewalk on 22 Avenue SW and is well served by Calgary Transit. Bus stops for Route 3 (Sandstone/Elbow Drive) and Route 17 (Renfrew/Ramsay) are located within 225 metres (a three-minute walk). Additional bus stops for Route 6 (Killarney/26 Avenue) and Route 7 (Marda Loop) are located 550 metres (a nine-minute walk) from the subject parcel.

Vehicular access will be via the lane. The site is located within the Residential Parking Permit Zone “J”, and parking adjacent to the site is restricted to permit holders 24 hours per day and seven days per week.

Upon future redevelopment, all pedestrian infrastructure, access design, parking and loading shall be to the satisfaction of Development Engineering. Improvements to the public realm, including sidewalk widening, will be required at the expense of the developer.

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. A sanitary servicing study will be required with development permit application. The proposed development is within the 1:100 Overland flow area and will be subject to the Land Use Bylaw Part 3, Division 3.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration’s recommendation aligns with the policy direction of [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 defined 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 and delivers small incremental benefits to climate resilience. The proposed policy and land use amendment aligns with the policy direction of the MDP.

Calgary Climate Strategy (2022)

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

Cliff Bungalow Area Redevelopment Plan (Statutory – 1993)

The [Cliff Bungalow Area Redevelopment Plan](#) (ARP) identifies the subject site as 'Conservation and Infill' on Figure 3 (Land Use Policy Areas). An amendment to this statutory plan is required to change the applicable land use policy for the site from 'Conservation and Infill' to 'Medium Density'. The proposed amendment aligns with the MDP's direction for modest intensification of inner city communities.

West Elbow Communities Local Area Plan (LAP)

This site is located in Area 2/3 of the West Elbow Communities LAP, which includes Cliff Bungalow 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 *Cliff Bungalow ARP*.

PROPOSED

CPC2024-1160
ATTACHMENT 2

BYLAW NUMBER 10P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CLIFF BUNGALOW AREA REDEVELOPMENT PLAN BYLAW 2P93 (LOC2024-0220/CPC2024-1160)

WHEREAS it is desirable to amend the Cliff Bungalow Area Redevelopment Plan Bylaw 2P93, as amended;

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

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

1. The Cliff Bungalow Area Redevelopment Plan attached to and forming part of Bylaw 2P93, as amended, is hereby further amended as follows:
 - (a) Amend Figure 3 entitled 'Land Use Policy Areas' by changing 0.03 hectares \pm (0.06 acres \pm) located at 608 – 22 Avenue SW (Plan 2112AC, Block K, Lot 24) from 'Conservation and Infill' to 'Medium Density' as generally illustrated in the sketch below:

FIGURE 3
LAND USE POLICY AREAS



PROPOSED

BYLAW NUMBER 10P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Company Name (if applicable):

Riddell Kurczaba

LOC Number (office use only):

Applicant's Name:

Peter Schulz

Date:

July 29, 2024

Re: 608 22 Avenue SW - Land Use Amendment application

The property owners of 608 22 Avenue SW are seeking to rezone the property from M-CG72 to M-C2.

The proposed zoning is aligned with the zoning of the neighbouring property, 602 22 Avenue SW, at the corner of 22 Avenue SW and 5th Street SW, which has been owned by the same party for over 40 years.

The existing 6-unit residential complex is nearing its life span, and it is time to develop a new apartment building that will fit nicely into the surrounding context of the Cliff Bungalow Mission area.

The design process is in its very early stages and the intent is to allow for a purpose-built rental apartment building on the consolidated site, accommodating one level of underground parking.

We believe it will be an inviting new amenity to the Mission and Cliff Bungalow area.

Prior to the application we have initiated a Pre-Application Assessment under PE2024-00259.

We have met with the CBMCA Development Committee to review the intent of the application and have circulated letter to the immediate neighbours and the Councillor Courtney Walcott prior to filing the application.

Thank you,

Peter Schulz

Applicant Outreach Summary

2024 September 4



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 608 22 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)

We met with the Community Association Development Committee on June 12, 2024 at 7:15pm.

We prepared and hand delivered an information letter about the proposed LUA to the immediate surrounding neighbours on thursday August 8, 2024, prior to our submission.

We also informed the concillor office Ward 8, Courtney Walcott in an email (submitted through the City of Calgary online submission portal) outlining the proposed LUA prior to our submission.

Affected Parties

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

As a first step we connected with the development committee of the Cliff Bungalow Mission Community Association to present the intended LUA.

Neighbours, based on hand delivered letters.

Councillor of Ward 8, in form of an email.

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 Community Association Cliff Bungalow Mission Development Committee informed us in writing that they are not supportive of the proposed land use change regarding 608 22nd Avenue SW.

How did input influence decisions?

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

We did communicate the value the collaborate with the community for the intended land use and future development. We are open to receive input and feedback at any time. We communicated the intent to move forward with the formal application process, as a first step. The CA development committee appreciated the fact that we did not present a fully rendered project.

The owner of the parcel wants to start the formal process of the land use amendment.

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 did send a note back to the development committee thanking them for accommodating the meeting with us and the feedback they have provided. We also informed them about the letters to the neighbours we issued; we provided them a copy.

The letter contains contact persons and email addresses to provide feedback.

Should any feedback be provided we will collect and comment it. So far no response has been received as of today, August 14, 2024.

calgary.ca/planningoutreach

Received: October 14, 2024

Hi Jennifer,

Further comments expanding on the CBMCA's opposition. We will have a formal comment ready for CPC hearing; please advise on approximate dates.

1) the height relaxation of a land use change to MC-2 comes at the expense of the contextual height limits that are immensely important to the integrity of the historical conservation area. A height relaxation has adverse impacts on the streetscape, historical integrity of the conservation area, and surrounding neighbors (who have the implicit right of regulatory certainty over the heights of nearby developments given their parcels' location within the historical conservation area).

2) the step-back relaxation implied by MC-2 relative to the west property line come with adverse impacts relative to the parcel to the west. Again, the immediate neighbors have the implicit right of regulatory certainty over contextual setbacks given their location within a historical conservation area where adherence to setbacks, setbacks, height and architectural guidelines are core tenets of parcel development within the historical conservation area.

3) the CBMCA is not opposed to a multifamily apartment style development for these tow parcels in the historical conservation area, but it will likey require a DC zoning district that has clear modifiers limiting height, setbacks and step-backs that better aligns to the historical conservation area of Cliff Bungalow. The MC-2 district is not sufficient in this regard.

PROPOSED

CPC2024-1160
ATTACHMENT 6

BYLAW NUMBER 22D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0220/CPC2024-1160)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

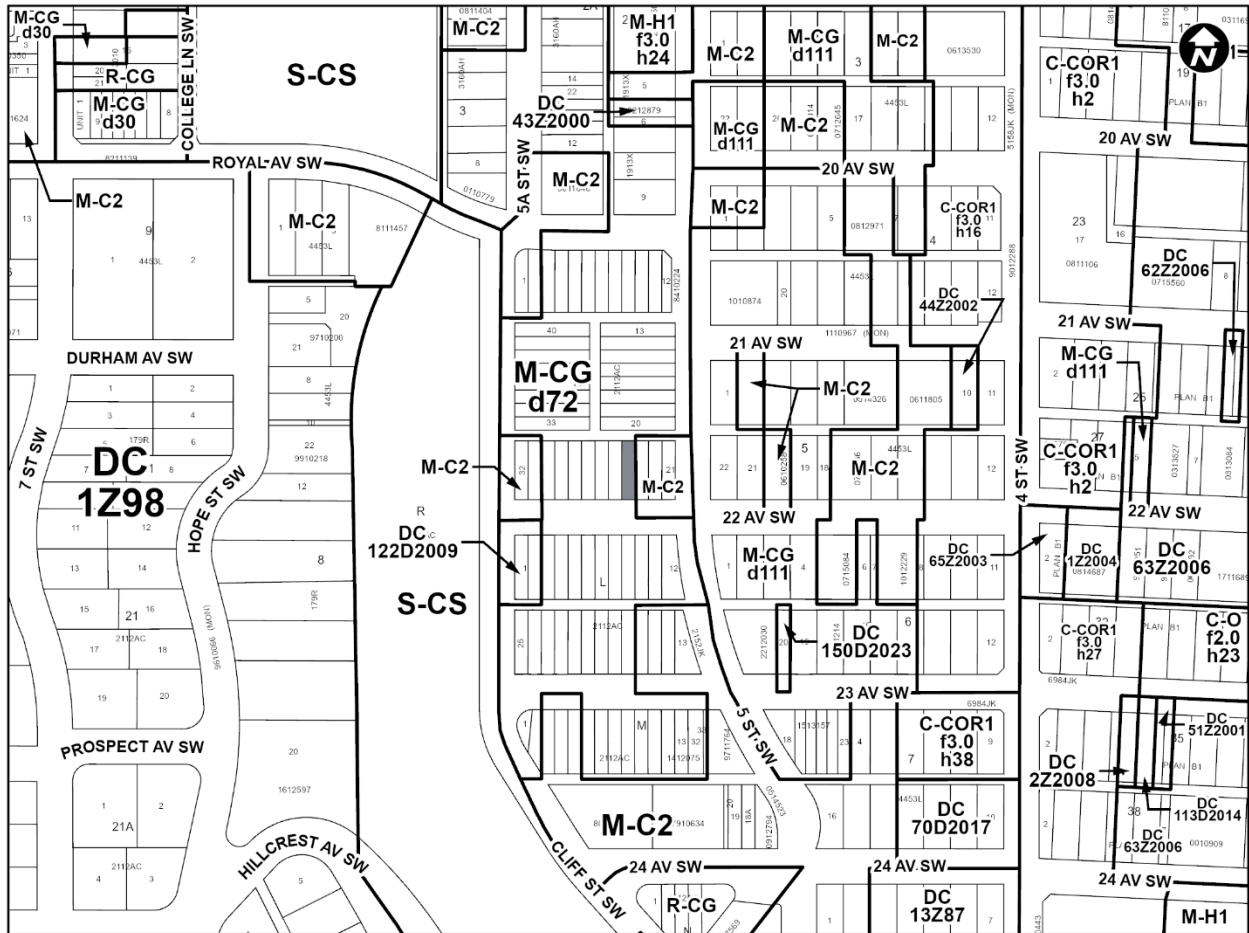
CITY CLERK

SIGNED ON _____

PROPOSED

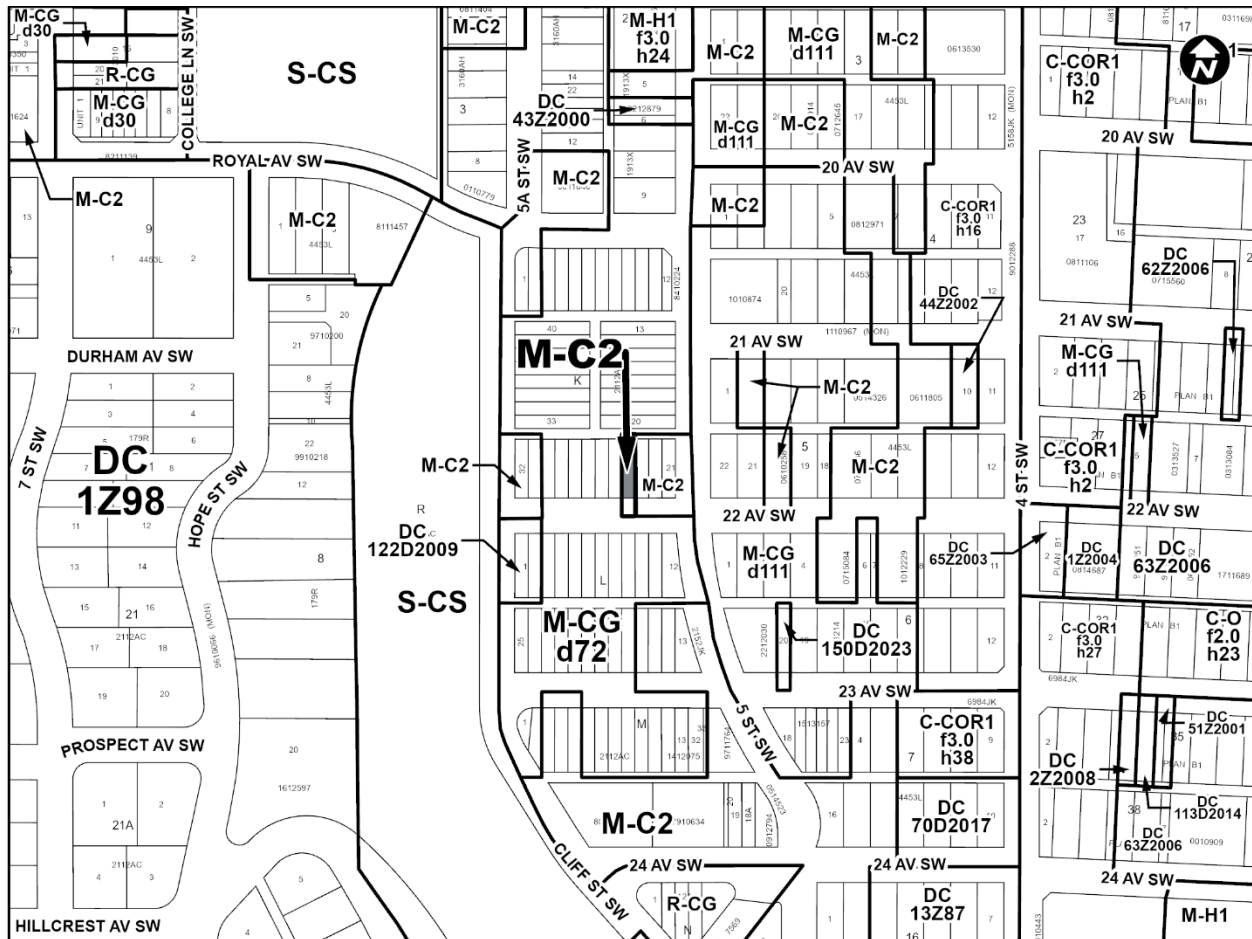
AMENDMENT LOC2024-0220/CPC2024-1160
BYLAW NUMBER 22D2025

SCHEDULE A



**AMENDMENT LOC2024-0220/CPC2024-1160
BYLAW NUMBER 22D2025**

SCHEDULE B



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

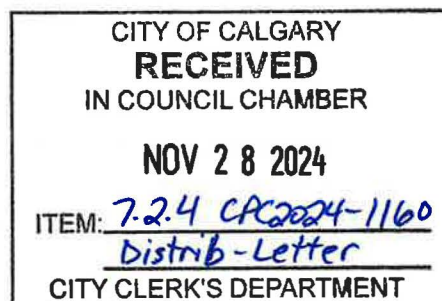


November 28, 2024

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

Re: **LOC2024-0220**, 608 22 Avenue SW

Decision: **Letter of Opposition¹**



The Cliff Bungalow-Mission Community Association (“CBMCA”) has reviewed the land use change application “LOC2024-0220”. Based on its review, the CBMCA offers four discussion points in outlining its Letter of Opposition.

1. **Quality of engagement has been poor.** The Applicant did not meet the bar for meaningful engagement with any of the CBMCA, immediate neighbors, or the residents of Cliff Bungalow.
2. **The proposed change in land-use to M-C2 does not fit within the CBMCA’s vision for Cliff Bungalow.** There are three core land use features of Cliff Bungalow’s *Heritage Conservation Policy Area*: contextual setbacks, height limitations of 11m-12m, and adherence to architectural guidelines that respect the historical style of homes in Cliff Bungalow. Every development within the *Heritage Conservation Policy Area* of Cliff Bungalow is required to meet these criteria in full. The subject parcel is located within this

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

Heritage Conservation Policy Area and there is no justifiable policy rational to make an exception for subject parcel around any of these three criteria.

An LOC Application from M-CGd72 to M-C2 would allow for a development of up to 16.0m, out of step with the *Heritage Conservation Policy Area's* guardrail on height specifying a maximum of 12m (equating to 3-4 storeys). As such, the CBMCA must oppose this LOC Application.

3. **Approving this Application would create a negative precedent that would irrevocably damage the integrity of Cliff Bungalow's Heritage Conservation Policy Area.** As soon as one parcel owner is given permission to deviate from existing height maximum of 11m-12m, it creates an open season for other developers and land assemblers to ask for the same permission. On a go-forward basis, anyone who puts together a similar assembly within Cliff Bungalow's *Heritage Conservation Policy Area* could then successfully argue for a similar land use change from M-CGd72 to M-C2 (or similar).

Given the land-lift involved in upzoning from M-CGd72 to M-C2, developers and land assemblers will have a reduced incentive to keep the heritage homes intact and will increasingly be able to outbid homeowners who would otherwise lovingly restore and maintain their heritage home. Over time, as heritage homes are assembled and then demolished to make way for new developments, the historical value of the *Heritage Conservation Policy Area* would be fully eroded and the community of Cliff Bungalow-Mission would lose its historic soul.

At the present time, all homes along 22 Avenue SW (on both sides of the street) adhere to the existing height maximums of 11m-12m and contextual setbacks of the Heritage Conservation Area. The existing guardrails are incredibly effective in conserving this valuable historical district within Cliff Bungalow. Allowing relaxations on height would be reckless and short-sighted; it would effectively undermine decades of work by residents in Cliff Bungalow-Mission to conserve a special piece of Calgary's history.

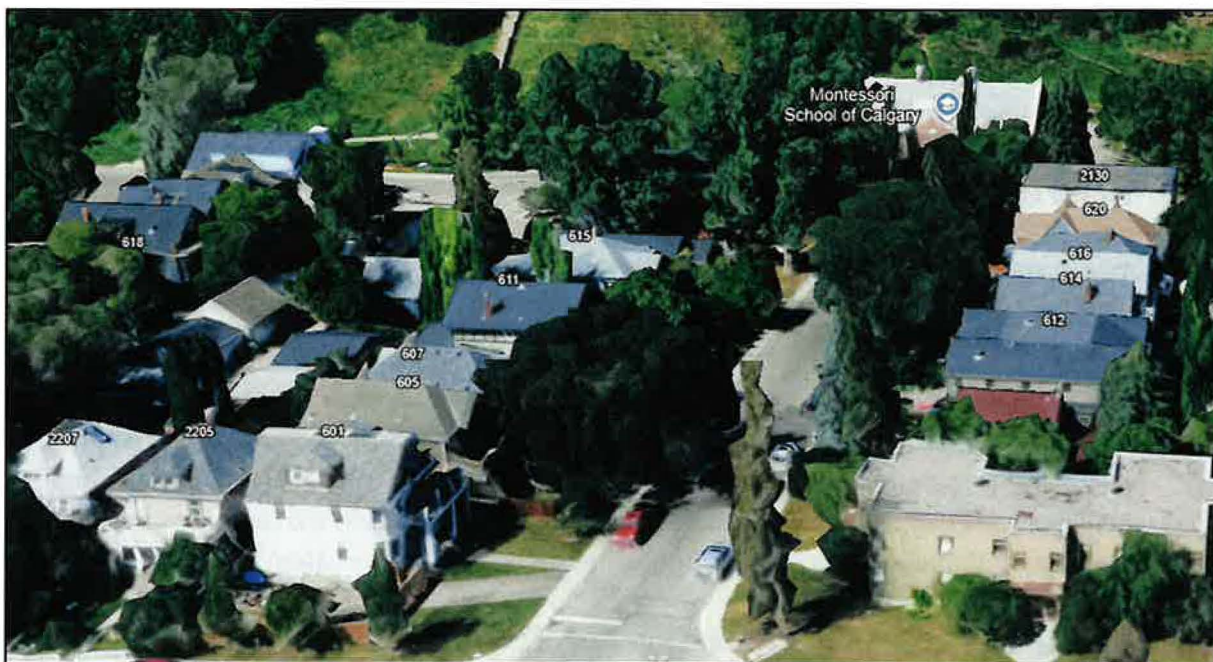


Figure 1. The streetscape of 22 Avenue SW within the Historic Conservation Area

The land use change would also create a perverse incentive to demolish the existing heritage asset. The parcel containing the heritage home is an existing heritage asset as identified under the windshield survey conducted by the City of Calgary. Redesignating it to M-C2, provides a perverse incentive to redevelop the parcel rather than rehabilitate the home.

Heritage Calgary needs to be consulted on this point of concern and render an opinion of whether this would be good policy from a heritage perspective.

4. **The CBMCA is open to a multifamily building.** However, such a development needs to adhere to the guardrails of the *Heritage Conservation Policy Area* as it relates to contextual setbacks, maximum height of 12m and architectural guidelines. Such a development would require a LOC Application for a direct control district rather than through an LOC Application to M-C2.

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

1. Quality of engagement has been poor

The Cliff Bungalow-Mission Community Association (“CBMCA”) does not believe the Applicant has meaningfully engaged with the community.

To the CBMCA’s knowledge, the Applicant’s engagement with immediate neighbors consisted only of putting copies of the Applicant Submission into neighbors’ mailboxes (See Appendix 1). The copies of this Applicant Submission had no contact information for residents to get in touch with the Applicant for additional information.

The Applicant’s engagement with the CBMCA consisted of a single pre-Application meeting where they stated they wanted to build an apartment building. Because the Applicant had no materials prepared, there was little discussion beyond the CBMCA providing site and neighborhood context to the Applicant and explaining why a land use redesignation to M-C2 would not align with the policies of Cliff Bungalow’s Heritage Conservation District.

The CBMCA is unable to discern the design/strategy/intent for the parcels beyond rezoning it to M-C2 for the purpose of “allowing for a purpose-built rental apartment building on the consolidated site, accommodating one level of underground parking,” as per their Applicant Submission.

2. The proposed land-use change does not fit CBMCA’s vision for Cliff Bungalow

Cliff Bungalow is composed of three distinct residential areas as per the map below:

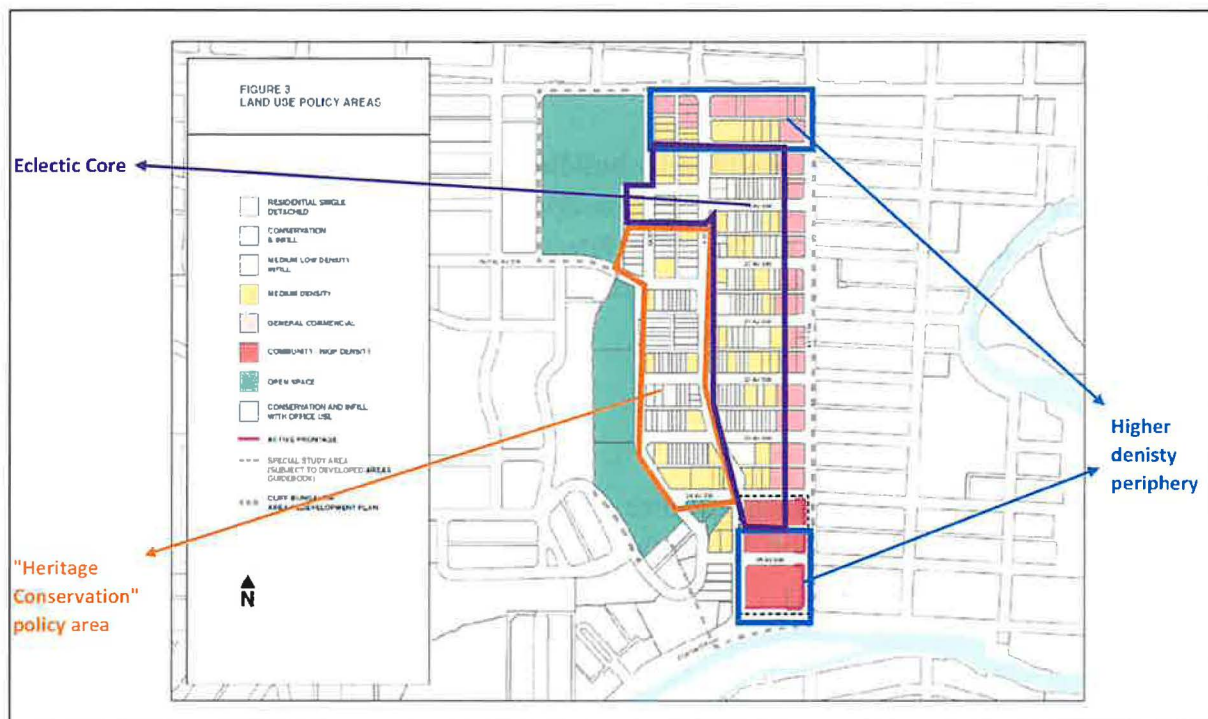


Figure 2. The three residential policy areas of Cliff Bungalow

- **Eclectic residential core.** The residential core of Cliff Bungalow, where sensitive densification equates to an eclectic mix of new and restored single-family homes, townhouses and 3-5 storey multi-family buildings tied together by architectural guidelines that pay homage to Cliff Bungalow's historical roots.
- **Higher density periphery.** The periphery of Cliff Bungalow, located north of 18 Avenue SW and south of 25 Avenue SW, where higher density forms are often appropriate.
- **Heritage Conservation Policy Area.** A historical preservation area of roughly four square-blocks between 5th Street SW and Cliff Street SW. This historical preservation area has strict architectural guidelines, strict limits on height (12m) and setbacks (contextual), and strict limits on building forms (new development shall respect the historical style of homes in Cliff Bungalow and incorporate elements of the original building styles common to the community). *The subject parcel is located within this Heritage Conservation Policy Area and as such, the CBMCA would oppose any application that would compromise the integrity of this area by requesting relaxations around height, setback or building form.*

The Heritage Conservation Policy Area of Cliff Bungalow

The *Heritage Conservation Policy Area* consists primarily of low-density residential structures, and allows for the development of single-detached, semi-detached and townhouse dwellings (both row-townhouses and courtyard style townhouses). For new developments, the *Heritage Conservation Policy Area* sets strict limits on height (12m), setbacks (contextual) and architectural forms (respecting the historical style of homes in Cliff Bungalow).

As shown in the map below, this policy area remains contextually appropriate in part because the *Heritage Conservation Policy Area* of Cliff Bungalow is contiguously bounded by the low-density residential areas of Elbow Park (and Rideau and Roxboro) to the South and Upper Mount Royal to the West. The CBMCA believes these four blocks of primarily low-density, residential dwellings should thus be viewed as an extension of these low-density neighborhoods. As such, *Heritage Conservation Policy Area* should be treated in-line with City Administration's vision for other low-density residential areas within the inner-city, primarily allowing for single-family homes, semi-detached dwellings and townhouses. From this perspective, the existing zoning of the *Heritage Conservation Policy Area* remains appropriate.



Figure 3. The geographical position of the Heritage Conservation Policy Area of Cliff Bungalow relative to low density neighborhoods of Elbow Park and Upper Mount Royal. The subject parcel is shown in yellow.

The *Heritage Conservation Policy Area* largely consists of heritage homes and heritage apartment buildings, largely built between 1910-1920. Given that the *Heritage Conservation Policy Area* has been in existence for at least 35-years, it should be no surprise that it has attracted many civic-minded homeowners and multi-family investors to the area that have used private capital to purchase, restore and steward their heritage homes and heritage apartments, furthering the MDP objective of historical preservation. As a result, the large majority of the block-faces within Cliff Bungalow's *Heritage Conservation Policy Area* – including the block-face of the subject parcel – fully meet the eligibility criteria for inclusion into the City of Calgary's established "Heritage Area" framework.

Work occurring through both Local Area Plan working groups for West Elbow (the main working work and the heritage working group) fully recognize the value of this *Heritage Conservation Policy Area*. As such, there can be no doubt that the policies within the Cliff Bungalow ARP remain fully relevant with regards to conserving this unique heritage area. Existing policy guardrails with respect to height, setbacks and architecture should be upheld.

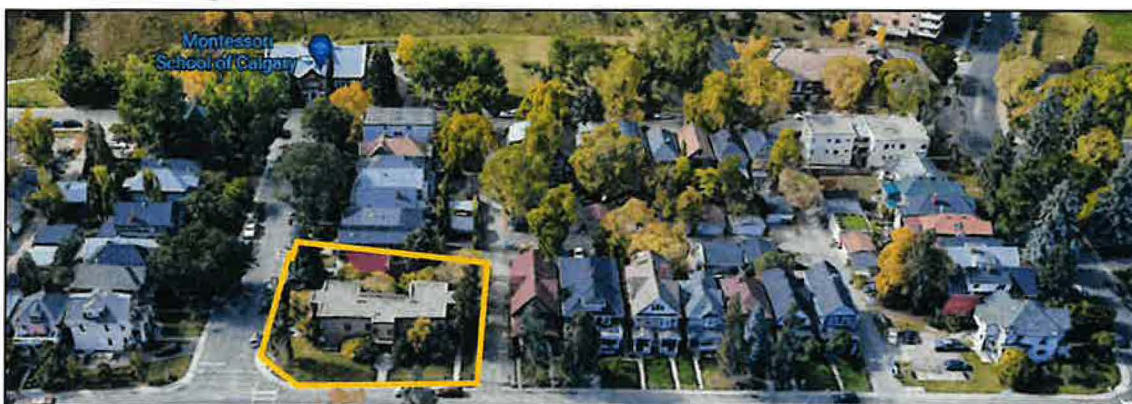


Figure 4. The west-facing aerial view of Cliff Bungalow's Heritage Conservation Policy Area illustrates its historical importance, including two municipally designated buildings, numerous heritage homes, and small-scale apartments of historical importance. Almost the entirety of the roughly four blocks of Cliff Bungalow's Heritage Conservation Policy Area fully meets the eligibility criteria for inclusion into the City of Calgary's established "Heritage Area" framework. The subject parcels are shown in yellow.

Very few such intact blocks of Edwardian era homes still exist within Calgary's established area. Thus, it's no surprise that City Administration is studying policy ideas to further strengthen this *Heritage Conservation Policy Area*. The CBMCA believes that over time, these blocks could become one of the only remaining living examples of what Calgary looked like in the early-1900s. The idea that the guardrails around setbacks, height and building form of the *Heritage Conservation Policy Area* should be sacrificed for further densification as Calgary grows, in turn implies that heritage preservation matters less as Calgary's population grows, when the opposite is true. The more Calgary ages, the more important heritage conservation of structures and areas becomes. And because of on-going suburban development, the proportion of heritage conservation areas within Calgary falls over time, even without considering that remaining unprotected heritage structures outside of conservation areas are demolished over time to make way for redevelopment.

Ensuring a continuous flow of new housing as Calgary grows is an important objective, as is densification; however, this does not need to come at the expense of heritage conservation areas.

3. Opposition to the LOC Application to M-C2

The CBMCA's opposition with regards to this LOC Application to change the land use district to M-C2 (from M-CGd72) is that the M-C2 land use district would not adhere to height or setback provisions of the *Heritage Conservation Policy Area*.

The height maximum of Cliff Bungalow's *Heritage Conservation Policy Area* under M-CGd72 is 12.0m. Under M-C2, the height maximum is increased to 16m, which is out of step with the *Heritage Conservation Policy Area*'s guardrails on height.

Also of concern, the parcel containing the heritage home is an existing heritage asset as identified under the windshield survey conducted by the City of Calgary. Redesignating it to M-C2, provides a perverse incentive to knock down the home and redevelop it rather than rehabilitate it.

4. The CBMCA is open to a higher density development on the subject parcels.

The CBMCA does not have concerns with increasing the allowable density from 72 units per hectare under M-CGd72 in order to allow for an apartment style development. That said, any such development needs to fit within Cliff Bungalow's *Heritage Conservation Policy Area's* guardrails with regards to height, setback and architectural guidelines. This will require a DC Zoning Application that specifies a maximum of 12m height, contextual street setbacks and appropriate setbacks and stepbacks to surrounding neighbors.

Appendix 1: Engagement by Applicant with regards to immediate residents

- Applicant Submission put into neighboring mailboxes
- No contact information provided with regard to how to obtain more information
- LOC Application number not detailed

Applicant's Submission

Company Name (if applicable):
Riddell Kurczaba
Applicant's Name:
[REDACTED]
Date:
July 29, 2021

LOC Number (office use only):

Re: 608 22 Avenue SW - Land Use Amendment application

The property owners of 608 22 Avenue SW are seeking to rezone the property from M-CG72 to M-C2.

The proposed zoning is aligned with the zoning of the neighbouring property, 602 22 Avenue SW, at the corner of 22 Avenue SW and 5th Street SW, which has been owned by the same party for over 40 years.

The existing 6-unit residential complex is nearing its life span, and it is time to develop a new apartment building that will fit nicely into the surrounding context of the Cliff Bungalow Mission area.

The design process is in its very early stages and the intent is to allow for a purpose-built rental apartment building on the consolidated site, accommodating one level of underground parking.

We believe it will be an inviting new amenity to the Mission and Cliff Bungalow area.

Prior to the application we have initiated a Pro-Application Assessment under PE2024-00259.

We have met with the CBMCA Development Committee to review the intent of the application and have circulated letter to the immediate neighbours and the Councillor Courtney Walcott prior to filing the application.

Thank you,
Peter Schulz

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2106, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Calgary Planning Commission Member Comments



For CPC2024-1160 / LOC2024-0220
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the land use from the Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Medium Profile (M-C2) District and amend the Cliff Bungalow Area Redevelopment Plan (ARP) to align with the Land Use Amendment. The lot to the east is already designated M-C2, so this would allow the two lots to be consolidated. During Commission’s review, Administration thought the adjacent lot was designated M-C2 as part of a larger City-led initiative. <p>This change would increase the maximum height from 12m to 16m and the Floor Area Ratio would become 2.5. Currently, the subject site could allow up to 2 units. If this application and the lot consolidation are approved, the two parcels could produce 21 units (see Attachment 1, page 3).</p> <p>This site is ~220m from 4 Street SW, which is a Neighbourhood Urban Main Street in the Municipal Development Plan (MDP) and part of the Primary Transit Network (MDP, 2020, Map 1: Urban Structure and Map 2: Primary Transit Network). Allowing more people to live ~220m from the 4 St SW Main Street, supports the visions of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially Council’s direction in the Municipal Development Plan’s Key Direction 3 to “Direct land use change within a framework of nodes and corridors” (MDP, 2.2).</p> <p>The Community Association sent a second letter during the Planning Commission’s meeting. Based on my quick skim during the meeting, it looks similar to their earlier letter. Commission accepted the letter so it could be in the public record during the time between Commission’s review and the public hearing.</p>



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Jenette

Last name [required] Gerencir-Pugh

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land Use Redesignation: LOC2024-0220 Cliff Bungalow Bylaw 22D2025

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Opposed to the redesignation from M-CG d72 to M-C2 of 608-22 Ave SW. redesignation would cause further parking limitations, added load on fragile sewer infrastructure and aging above ground electrical utilities, increase existing telecommunication inadequacies, damage established heritage streetscape, further loss of green space, and cause negative economic impact on home values on 22 Avenue to land value only.

Jenette Gerencir-Pugh and Jeff Pugh
611 - 22 Ave SW
Calgary, AB
T2S 0H7

RE: Land Use Redesignation of 608- 22 Ave SW
Cliff Bungalow
LOC2024-0220
Bylaw 22D2025

Dear City Council,

Thank you in advance for the opportunity to submit our comments in opposition to the land use redesignation of 608 – 22 Ave SW from M-CG d72 to M-C2.

Change is inevitable and welcomed when redevelopment is reasonable and responsible. We are in opposition to the irresponsible elimination of conforming setbacks on 22 Avenue and against unreasonable redevelopment of structure heights beyond the 12-metres of the existing land use of M-CG d72.

We are the homeowners of 611 – 22 Ave SW directly across from the property considered for redesignation and also own a heritage rental property at 2116 - 5 St SW. Both properties have been restored and maintained, and, I confidently expect this to continue for an additional 30 plus years. This land use change without conforming to a set back from the sidewalk and a sixteen-metre height will negatively affect both of our properties and the heritage concept of the area's streetscape.

It would be unreasonable and irresponsible to add to the:

- parking limitations of the area,
- increasing load on the fragile sewer infrastructure,
- existing telecommunication inadequacies,
- aging above ground electrical utilities, and
- loss of green space.

These changes would cause a negative economic impact of nearby properties shifting from maintained, family-oriented heritage homes to land value only.

I would support a reasonable and responsible twelve-metre structure with conforming setbacks or townhouses that would preserve this stable, family-oriented heritage residential area. A 12-metre structure which conforms with the heritage setbacks along 22 Avenue would be welcomed, reasonable and responsible to the city and the area.

Thank you,
Jenette Gerencir-Pugh and Jeff Pugh

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First name [required] Zaakir

Last name [required] Karim

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0220

Are you in favour or opposition of the issue? [required] In opposition



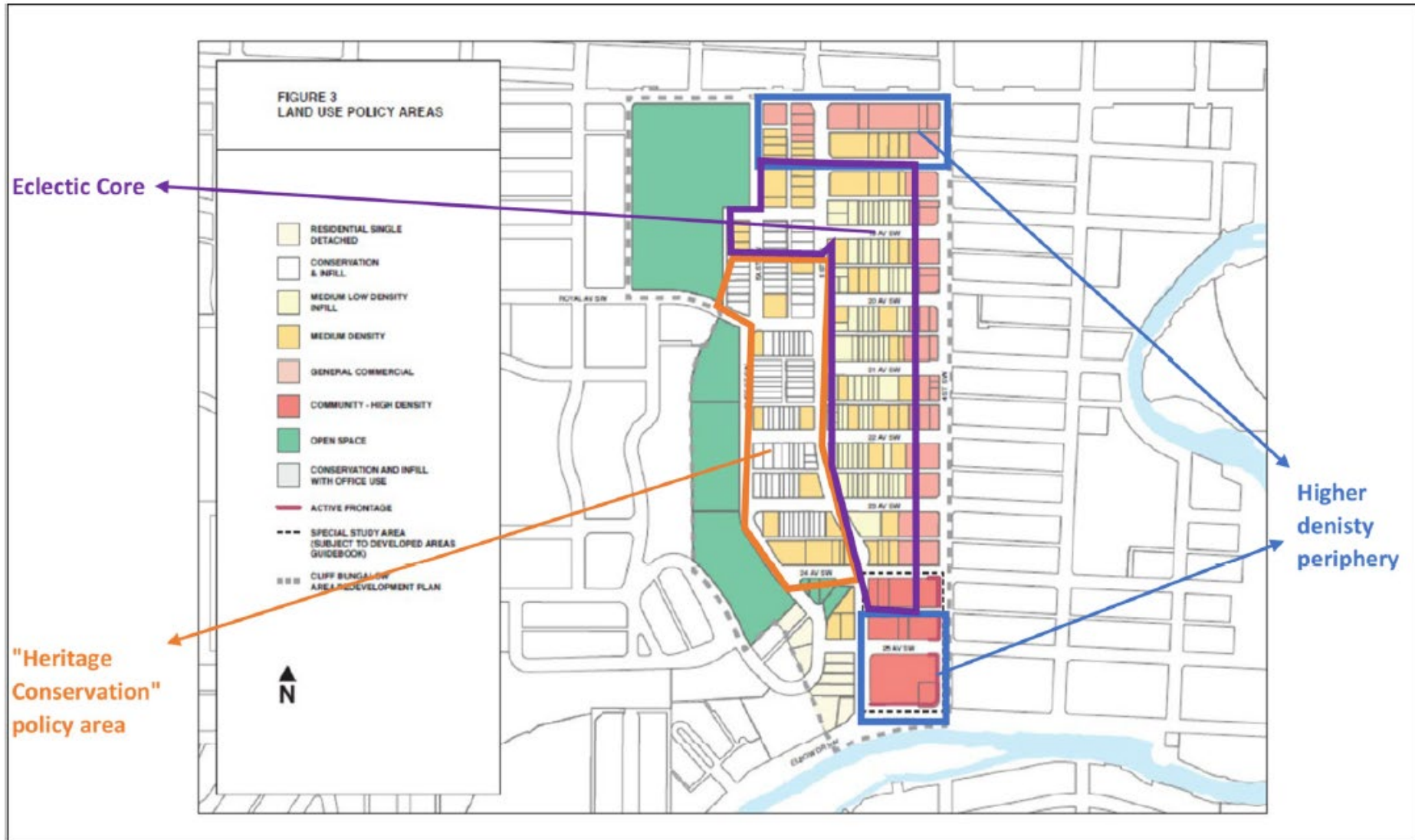
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Outlining the Three Policy Areas of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW



Heritage Conservation Policy Area of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW

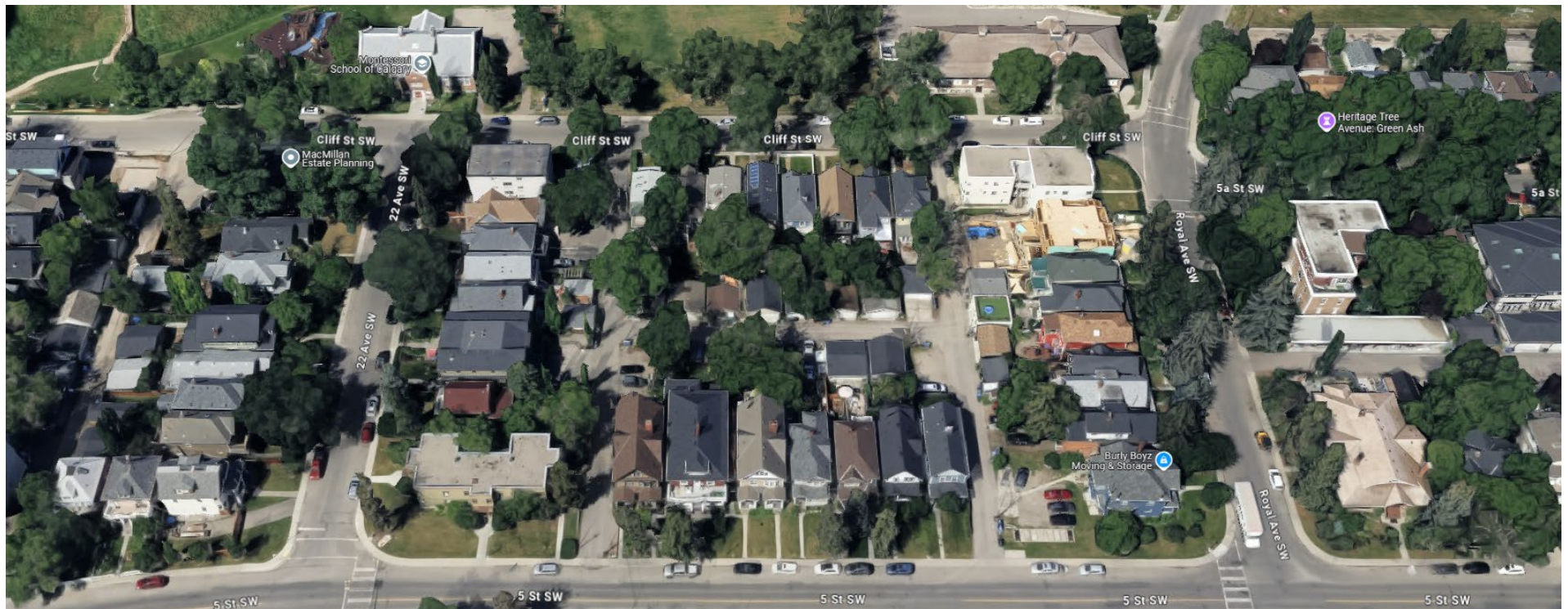
- ♦ **Policy area remains contextually appropriate as low density**, in part because the Heritage Conservation Policy Area of Cliff Bungalow is contiguously bounded by the low-density residential areas of Elbow Park (and Rideau and Roxboro) to the South and Upper Mount Royal to the West.
- ♦ **Appropriate housing forms within policy area:** Single detached, Semi detached, Townhouse, and Low-Modified apartment style building scales (2-4 storeys). This is consistent with the way City Administration and Council treats surrounding low density residential neighborhoods of Upper Mount Royal, Elbow Park, Rideau and Roxboro.



Heritage Conservation Policy Area of Cliff Bungalow

SUBJECT PROPERTY EXISTS WITHIN THE HERITAGE CONSERVATION POLICY AREA OF CLIFF BUNGALOW

- ♦ Very few such intact blocks of Edwardian era homes still exist within Calgary's established area. The CBMCA believes that over time, these blocks could become one the only remaining living example of what Calgary looked like in the early-1900s.
- ♦ The more Calgary ages, the more important heritage conservation of structures and areas becomes. And because of on-going suburban development, the proportion of heritage conservation areas within Calgary falls over time, even without considering that remaining unprotected heritage structures outside of conservation areas are demolished overtime to make way for redevelopment.
- ♦ **The Conservation Area of Cliff Bungalow has three guardrails: contextual setbacks, height (12m maximum) and building form (architectural guidelines).**



Heritage Conservation Policy Area of Cliff Bungalow

THE CONSERVATION AREA OF CLIFF BUNGALOW HAS THREE GUARDRAILS:

- ♦ Contextual setbacks
- ♦ Maximum Height of 12.0m
- ♦ Architectural design that is cohesive with the original Edwardian era structures of the Heritage Conservation Policy Area

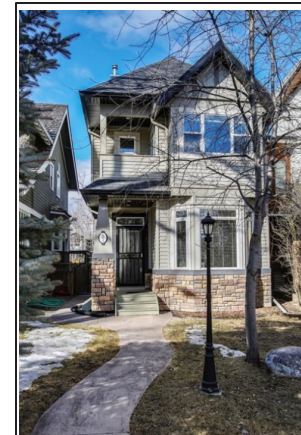
EXAMPLE - 610 22 AVENUE SW (2006)



EXAMPLE – 626 23 AVENUE SW (2022)



EXAMPLE – 608 24 AVENUE SW (2007)



LOC2024-0220 proposes breaking the height guardrail of Cliff Bungalow's Heritage Conservation Area

- Guardrail on height: 12.0m maximum
- LOC2024-0220 proposed height maximum: 16.0m

CBMCA Position: Opposition

At the present time, all homes along 22 Avenue SW (on both sides of the street) adhere to the existing height maximums of 12m and contextual setbacks of the Heritage Conservation Area. All but one structure adheres to appropriate architectural forms.

The existing guardrails are incredibly effective in conserving this valuable historical district within Cliff Bungalow. Allowing relaxations on height would be reckless and short-sighted; it would effectively undermine decades of work by residents in Cliff Bungalow-Mission to conserve a special piece of Calgary's history with private capital.

Approval of LOC2024-0220 sets negative precedent

POLICY ALLOWING LAND-LIFTS PUTS THUMB ON SCALE IN FAVOR OF DEVELOPERS AND AGAINST HERITAGE HOMEOWNERS

- ♦ **As soon as one parcel owner is given permission to deviate from existing height maximum of 11m-12m, it creates an open season for other developers and land assemblers to ask for the same permission.**
- ♦ Developers and land assemblers will increasingly be able to use the precedent of prior land-lift to outbid homeowners who would otherwise lovingly restore and maintain their heritage home. Over time, as heritage homes are assembled and then demolished to make way for new multifamily developments, the historical value of the Heritage Conservation Policy Area would be fully eroded and the neighborhood of Cliff Bungalow would lose its historic soul.



Historic Streetscape of 22 Avenue SW

CONTAINS MULTIPLE HERITAGE PROPERTIES INCLUDING CLIFF BUNGALOW SCHOOL AND SOMERVILLE DUPLEX



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

RECOMMENDATIONS:

That Calgary Planning Commission:

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

That Calgary Planning Commission recommend that Council:

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

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
JANUARY 9:**

That Council:

1. Give three readings to **Proposed Bylaw 19P2025** for the amendments to the Beltline Area Redevelopment Plan Part 1 (Attachment 2); and
2. Give three readings to **Proposed Bylaw 36D2025** 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).

HIGHLIGHTS

- This application proposes a new Direct Control (DC) District to allow for the development of mixed-use high-rise towers, increasing the total allowable floor area ratio in exchange for provision of public amenity items.
- This application is supported, as the intent of the DC District remains much the same as the existing land use and will facilitate development that is in keeping with the context of the area. This application also aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This will provide new opportunity for development that will help to revitalize an older, established community.
- Why does it matter? By providing new housing options, which may include affordable housing, and additional commercial spaces, development may support the growth of a diverse population as well as existing businesses within the community.

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

- An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

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

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

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

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

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

City-Led Outreach

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

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

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

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

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

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

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

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 Bylaw 19P2025**
3. **Proposed Bylaw 36D2025**
4. Applicant Submission
5. Applicant Outreach Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

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

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

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

Community Peak Population Table

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

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

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

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

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

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

Development and Site Design

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

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

Transportation

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

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

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

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Municipal Development Plan (Statutory – 2020)

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

Climate Strategy (2022)

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

Greater Downtown Plan (Non-Statutory 2021)

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

Beltline Area Redevelopment Plan (Statutory – 2006)

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

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

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

PROPOSED

CPC2025-0034
ATTACHMENT 2

BYLAW NUMBER 19P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BELTLINE AREA REDEVELOPMENT PLAN BYLAW 2P2006 (LOC2024-0192/CPC2025-0034) *****

WHEREAS it is desirable to amend the Beltline Area Redevelopment Plan Bylaw 2P2006, as amended;

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

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

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

"4.7.1 Special Policy Areas 1 and 2

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

"4.7.2 Special Policy Area 2

 1. The floor plate restrictions as identified in Table 4.2: Floor Plate Size Restrictions may be increased for developments proposed in Special Policy Area 2. Any tower located in the area that is both within 50.0 metres of 4 Street SW and 50.0 metres of 15 Avenue SW may have a floor plate of 950.0 square metres between 36.0 and 52.0 metres above grade and 850.0 square metres above

PROPOSED

BYLAW NUMBER 19P2025

52.0 metres from grade. For development on the remainder of the site, floor plate restrictions may be increased to allow for an 800.0 square metre floor plate above 36.0 metres from grade.

2. For developments in Special Policy Area 2, the Development Authority may consider an additional bonusing item entitled “Public Realm Improvements” to allow for enhancements to the public realm to be considered as a separate bonusing item. This bonusing item must follow all principles of Density Bonusing as found under Section 5.3.1 of this ARP. Any public realm improvements that are considered under this bonusing item must not be an element that would otherwise be requested as part of any new development, but must be an enhancement over and above what would normally form a part of any new development.”
 - (d) In Part 1, delete the existing Table 5 entitled ‘Density Areas’ and replace with the revised Table 5 entitled ‘Density Areas’ attached as Schedule B.
 - (e) In Part 1, delete the existing Map 5 entitled ‘Density Areas’ and replace with the revised Map 5 entitled ‘Density Areas’ attached as Schedule C.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

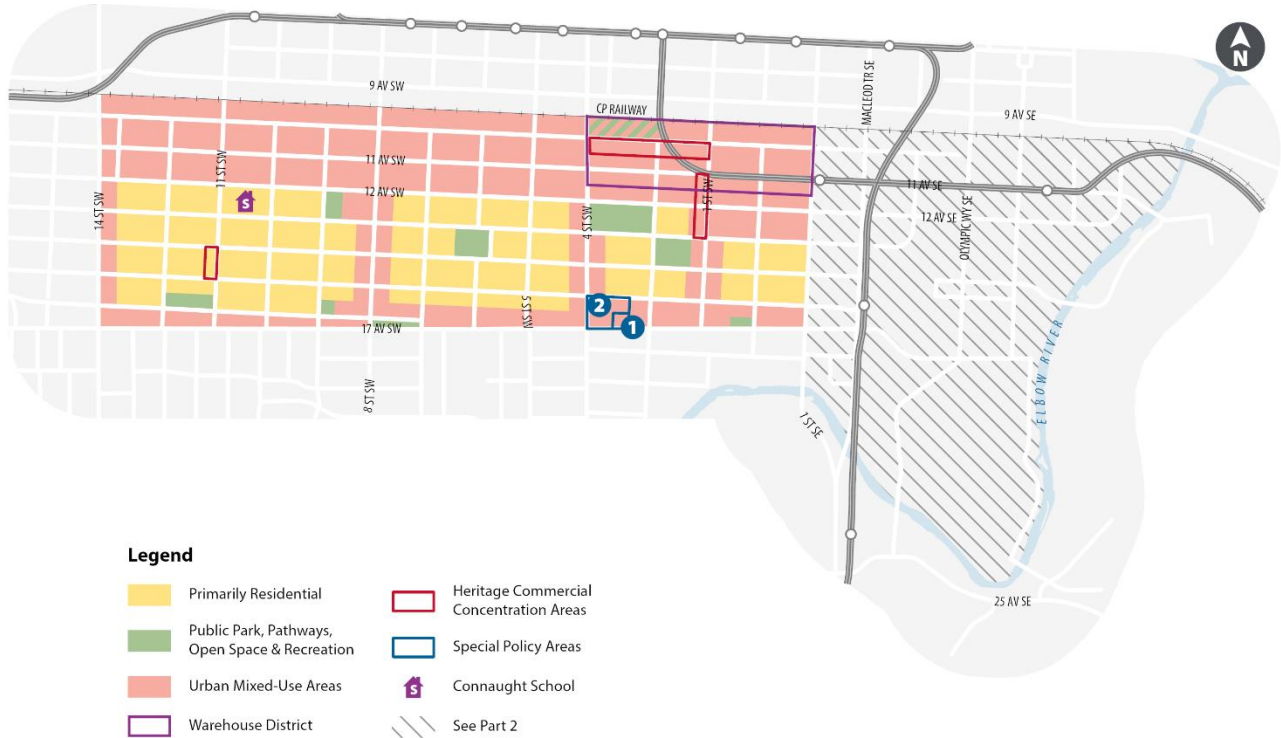
SIGNED ON _____

PROPOSED

BYLAW NUMBER 19P2025

SCHEDULE A

Map 3: Land Use Concept



PROPOSED

BYLAW NUMBER 19P2025

SCHEDULE B

Table 5: Density Areas

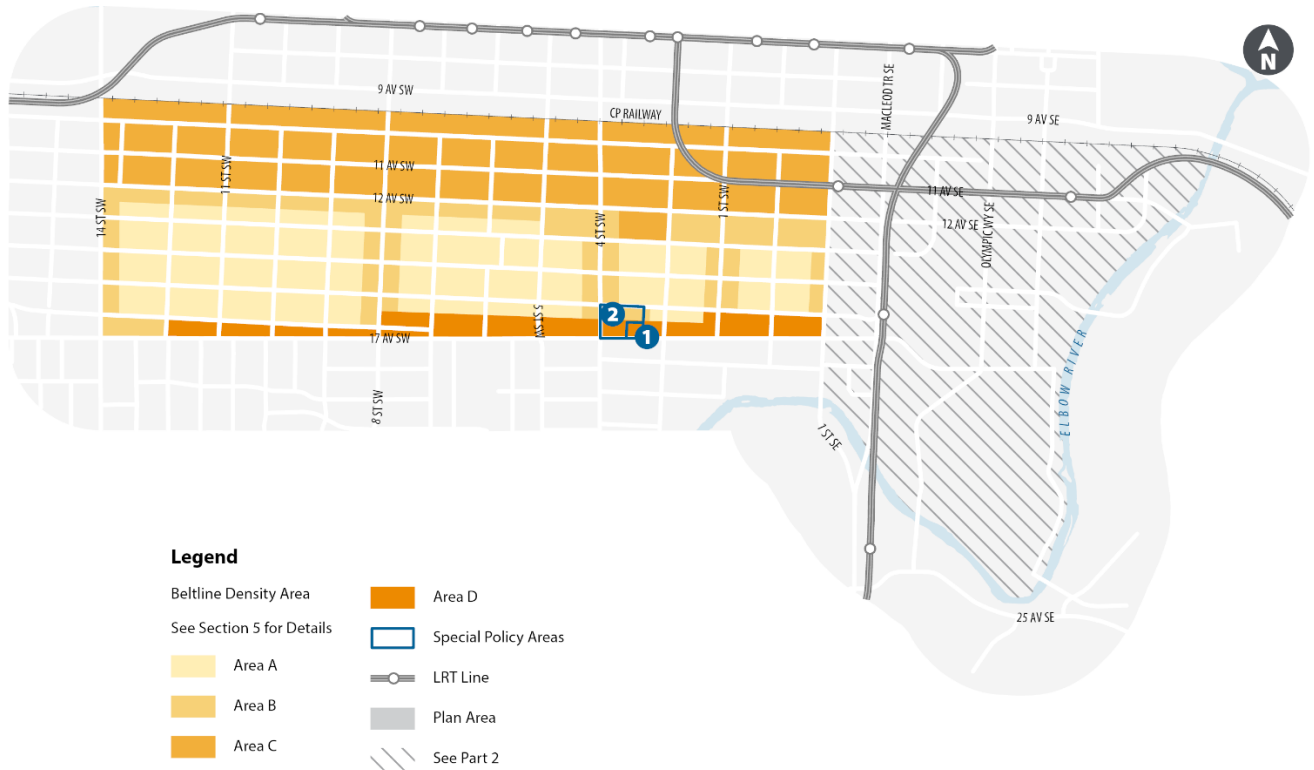
Density area	Base density (in FAR)	Maximum density with bonuses and transfers of density (in FAR)	Additional FAR and exceptions
A	5.0	7.0	<p>The Maximum Density with bonuses and transfers of density may be exceeded in the areas indicated in this Table by up to:</p> <ol style="list-style-type: none">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

PROPOSED

BYLAW NUMBER 19P2025

SCHEDULE C

Map 5: Density Areas



PROPOSED

CPC2025-0034
ATTACHMENT 3

BYLAW NUMBER 36D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0192/CPC2025-0034)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

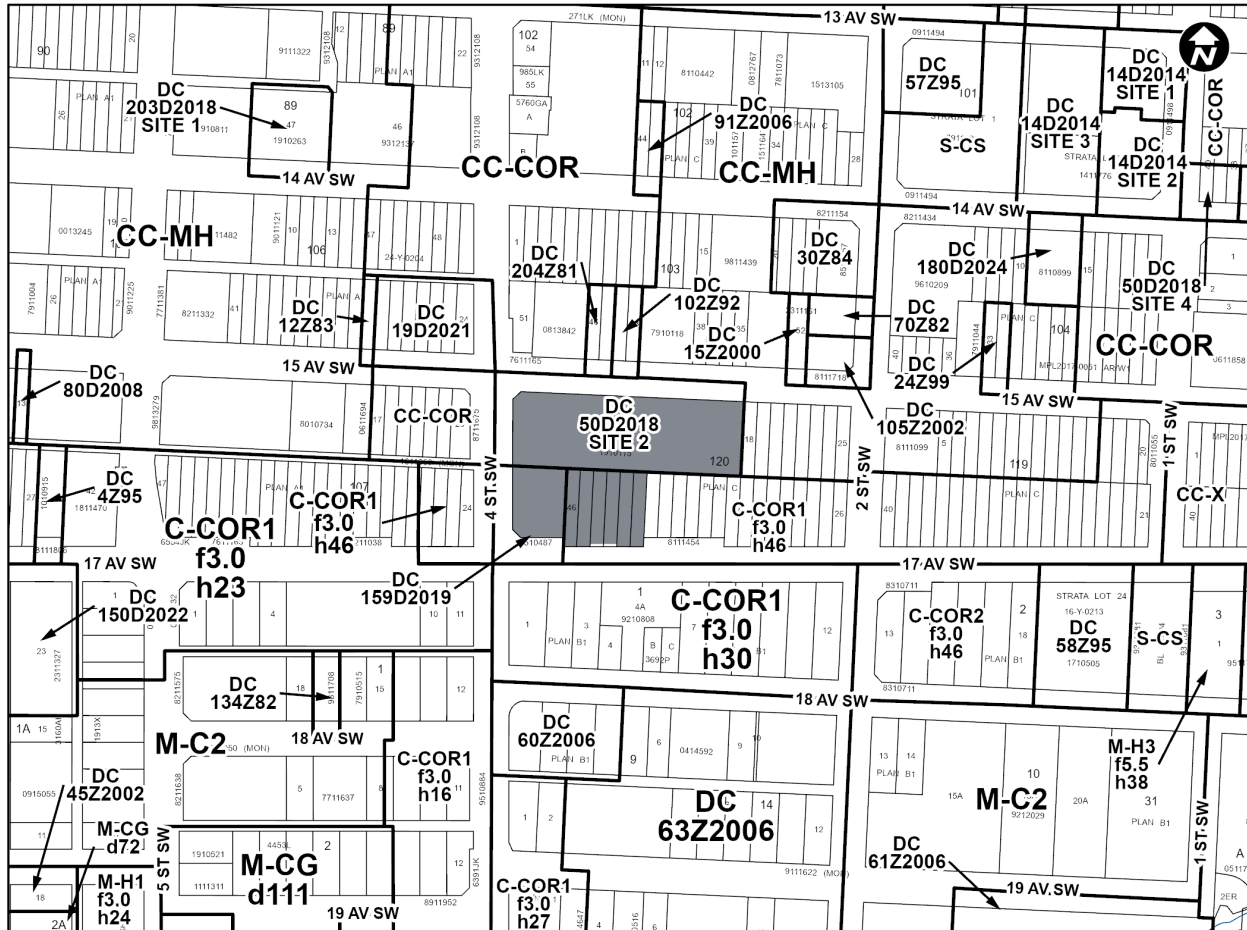
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0192/CPC2025-0034
BYLAW NUMBER 36D2025

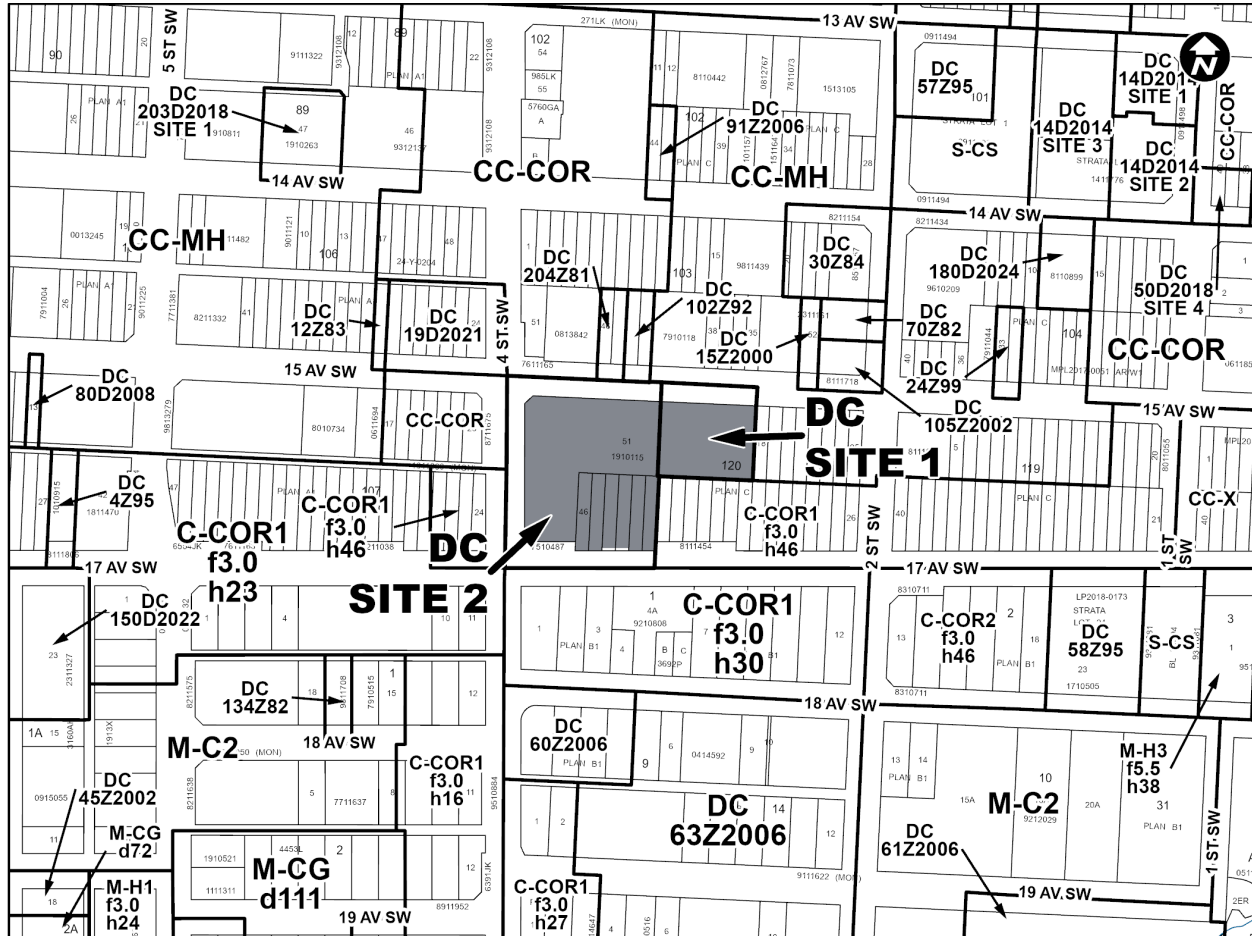
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0192/CPC2025-0034
BYLAW NUMBER 36D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for high-density residential development with commercial uses at grade;
- (b) enable a pedestrian-oriented public realm; and
- (c) provide a maximum base density with the opportunity for a density bonus with the provision of public benefits and amenities within the Beltline community.

Compliance with Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2024-0192/CPC2025-0034
BYLAW NUMBER 36D2025

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District:

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

Permitted Uses

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

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Incentive Density Calculation Method

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

Building Setbacks

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

PROPOSED

AMENDMENT LOC2024-0192/CPC2025-0034
BYLAW NUMBER 36D2025

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

Floor Plate Restrictions

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

Use Area

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

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- (c) Custodial Care;
- (d) Hotel;
- (e) Place of Worship – Medium;
- (f) Place of Worship – Small;
- (g) Protective and Emergency Service;
- (h) Residential Care; and
- (i) Utility Building.

Tower Separation

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

Site 1 (± 0.23 ha)

Application

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

Floor Area Ratio

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

Site 2 (± 0.64 ha)

Application

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

Floor Area Ratio

- 16 (1) The maximum **floor area ratio** is 7.0.
- (2) The maximum **floor area ratio** as referenced in subsection (1) may be increased up to a maximum of 11.0 in accordance with the **bonus provisions** contained in Schedule C of this Direct Control District Bylaw.

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

Relaxations

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

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SCHEDULE C

Table 6.1 Beltline Density Bonus Items

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

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2.2	<p>Requirements:</p> <p>Provision of publicly accessible private open space on the development parcel in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.</p>
3.0	<p>AFFORDABLE HOUSING UNITS</p> <p>Affordable housing units are defined as non-market housing units provided within the development, owned and operated by the City or a bona fide non-market housing provided recognized by the General Manager.</p>
3.1	<p>Incentive Calculation:</p> <p>Where a development provides affordable housing units, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction (\$) cost divided by (Incentive Rate 1 (\$) multiplied by 0.75) + gross floor area (square metres) of affordable housing units.</p>
3.2	<p>Requirements:</p> <p>Provision of affordable housing units within the development parcel, in perpetuity, in a number, location and design acceptable to the City or other bona fide non-market housing provided recognized by the City.</p>
4.0	<p>MUNICIPAL HISTORIC RESOURCE DESIGNATION</p> <p>Municipal Historic Resources are buildings or portions of a building, a site or portions of a site that are designated under the Historic Resources Act.</p>
4.1	<p>Incentive Calculation:</p> <p>Where a development designates a building, portions of a building, a site or portions of a site, as a Municipal Historic Resource, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction or restoration costs (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75)</p>

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4.2	<p>Requirements:</p> <p>Historic resource designation includes:</p> <ul style="list-style-type: none"> (a) where the building is listed on the Inventory of Evaluated Historic Resources; (b) maintain the historic resource or building feature in its approved location on the parcel or within the building where it is incorporated into a new building; (c) an agreement between the Development Authority and the developer establishing the total cost of retention of the heritage resource prior to approval; and (d) designation of the historic resource as a Municipal Historic Resource pursuant to the Historical Resources Act by a Bylaw approved by Council.
5.0	<p>HERITAGE DENSITY TRANSFER</p> <p>Heritage density transfer is the transfer of unconstructed gross floor area from a parcel designated by bylaw as a Municipal Historic Resource pursuant to the provisions set out in the Historical Resources Act (the source parcel) to a parcel other than the development parcel (the receiving parcel).</p>
5.1	<p>Incentive Calculation:</p> <p>The heritage density transfer floor area in square metres is equal to the unconstructed gross floor area of a parcel as a result of designation of a parcel by Bylaw as a Municipal Historic Resource. Unconstructed gross floor area is equal to the maximum allowable floor area ratio for that parcel and district, including applicable bonuses, multiplied by the parcel size and, subtracting the gross floor area of the Municipal Historic Resource.</p> <p>Method:</p> <p>Transferable incentive gross floor area (square metres) = maximum allowable gross floor area (square metres) minus Municipal Historic Resource gross floor area (square metres).</p>
5.2	<p>Requirements:</p> <p>A heritage density transfer must include:</p> <ul style="list-style-type: none"> (a) a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred. (b) a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated;

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	<p>(c) a land use redesignation of the receiving parcel to a Direct Control in which the allowable maximum floor area ratio achieved through the transfer is regulated;</p> <p>(d) transfers only to receiving parcels located within the bonus area boundaries indicated on Map 9 of Bylaw 1P2007;</p> <p>(e) transfers only from parcels where legal protection through designation as a Municipal Historic Resources has been completed; and</p> <p>(f) only a one-time transfer from the parcel from which the density has been transferred to the receiving parcel with no further transfer possibility.</p>
6.0	<p>CONTRIBUTION TO THE BELTLINE COMMUNITY INVESTMENT FUND</p> <p>The Beltline Community Investment Fund (BCIF) will be used for projects within the Beltline related to public realm improvements, including but not limited to: park acquisition, park design, redevelopment or enhancement, streetscape design and improvements within rights-of-way, implementation of urban design strategies and public art on public land.</p>
6.1	<p>Incentive Calculation:</p> <p>Where a development provides a contribution to the Beltline Community Investment Fund, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution (\$) divided by Incentive Rate 1 (\$).</p>
6.2	<p>Requirements:</p> <p>A contribution must be made to the Beltline Community Investment fund for the development.</p>
7.0	<p>PARKS DENSITY TRANSFER</p> <p>Private land is dedicated to the City as a public open space. The unused density from the lands to be dedicated may be transferred to another site within the bonus area boundaries indicated on Map 9 of Bylaw 1P2007.</p>
7.1	<p>Incentive Calculation</p> <p>The transferable bonus gross floor area in square metres for land transferred to the City for park purposes is equal to the maximum floor area ratio of the district, not including bonus provisions, multiplied by 2.5.</p> <p>Method:</p>

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	Transferable incentive gross floor area (square metres) = maximum gross floor area multiplied by 2.5.
8.0	<p>PUBLIC ART ON-SITE</p> <p>Public art is publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a development. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.</p>
8.1	The maximum incentive floor area ratio for this item is 1.0.
8.2	<p>Incentive calculation:</p> <p>Where a development provides public art – on site the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = value of the artwork (\$) divided by Incentive Rate 1 (\$).</p>
8.3	<p>Requirements:</p> <p>Public art – on site includes the following:</p> <ul style="list-style-type: none"> (a) artwork, the minimum value of which must be: <ul style="list-style-type: none"> (i) \$200,000.00 for sites equal to or greater than 1812.0 square metres in area; or (ii) \$5000.00 for sites of less than 1812.0 square metres in area; (b) the work of a recognized artist i.e. created by a practitioner in the visual arts; (c) a location in a publicly accessible area; and (d) a minimum of 75.0 per cent of the artwork located either: <ul style="list-style-type: none"> (i) outdoors, at grade and visible from the public sidewalk; or (ii) on the building's exterior and visible from a public sidewalk.
9.0	<p>ACTIVE ARTS SPACE</p> <p>Active arts space is publicly accessible, internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Active arts space is intended for activities that require public accessibility, e.g. performances, exhibitions.</p>
9.1	The maximum incentive floor area ratio for this item is 4.0.

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9.2	<p>Incentive Calculation:</p> <p>Where a development provides active arts space the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of active arts space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 by the amount of active arts space provided in square metres (this is the net present value of operating costs based on \$20 per square foot, a 2 per cent cost escalation, a 6 per cent discount rate, and a 25 year period).</p>
9.3	<p>Requirements:</p> <p>Active arts space includes the following:</p> <ul style="list-style-type: none">(a) a location:<ul style="list-style-type: none">(i) at grade or;(ii) fronting on to, with direct access to and visible from the public sidewalk, grade level open space, or on-site pedestrian areas.(b) entranceways and lobbies that are clear glazed where they abut a public sidewalk at grade;(c) an agreement establishing the conditions for a long-term lease for the active arts space to be entered into by the City or its designated representative ("the tenant") and the building owner, such lease to contain the following terms:<ul style="list-style-type: none">(i) a minimum term of 25.0 years;(ii) a total rent of \$11.0 per square metre per year, subject to (c) (iv);(iii) subject to (c)(iv) and (v) the building owner will pay the normal building operating and capital costs attributable to the active arts space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building;(iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the active arts space, such as additional security costs associated with the use of the space or special events, additional cleaning necessitated by events in the space, and maintenance and repair of the tenant's fixtures and equipment. The City will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property;(v) upon expiry of the lease, the owner may elect, at the owner's sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease in which case the tenant will vacate the space upon lease expiry;(vi) if at any time during the term of the lease the space remains

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	<p>unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving the City 30 days written notice, provided that the conditions of (c)(vii) are met;</p> <p>(vii) that in the event of termination prior to the end of the 25-year term of the lease, the City will receive financial compensation for the space as calculated as the lesser of Incentive Rate 1 or the fair market value based on the gross floor area of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive gross floor area calculation; and</p> <p>(viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include artist studios, exhibition space, performing arts space and rehearsal spaces.</p>
10.0	<p>CULTURAL SUPPORT SPACE</p> <p>Cultural support space is an internal space that provides accommodation for one of the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Cultural support space is intended for activities that do not require public accessibility, e.g. administration, rehearsal space, storage.</p>
10.1	<p>The maximum incentive floor area ratio for this item is 4.0.</p>
10.2	<p>Incentive Calculation:</p> <p>Where a development provides cultural support space the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of cultural support space (\$) plus the capitalized, future operating costs* (not including taxes) divided by Incentive Rate 1 (\$).</p> <p>* Future operating costs are calculated by multiplying \$3,324.68 by the amount of cultural support space provided in square metres (this is the net present value of operating costs based on \$20 per square foot, a 2 per cent cost escalation, a 6 per cent discount rate, and a 25 year period).</p>
10.3	<p>Requirements:</p> <p>A cultural support space includes the following:</p> <p>(a) access to the tenant during the building's normal office hours unless otherwise agreed upon in the lease agreement;</p>

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	<p>(b) a location above grade where the space is used for administration;</p> <p>(c) an agreement establishing the conditions for a long-term lease for the cultural support space to be entered into by the City or its designated representative (“the tenant”) and the building owner, such lease to contain the following terms:</p> <ul style="list-style-type: none"> (i) a minimum term of 25.0 years; (ii) a total rent of \$11 per square metre per year, subject to (c) (iv); (iii) subject to (c)(iv) and (v) the building owner will pay the normal building operating and capital costs attributable to the cultural support space including without limitation property taxes if applicable, security, maintenance, repair, cleaning, property management fees and related costs up to the amount per square metre that would normally be charged to office tenants in the building; (iv) the tenant will be responsible for all extraordinary operating and capital costs that are attributable to the cultural support space, such as additional security costs associated with the use of the space, additional cleaning necessitated by use of the space, and maintenance and repair of the tenant’s fixtures and equipment. the City will provide appropriate security to ensure that the tenant pays its costs and does not permit any liens to be placed on the property; (v) upon expiry of the lease, the owner may elect, at the owner’s sole and absolute discretion, to renew the lease on the same terms and conditions or to not renew the lease, in which case the tenant will vacate the space upon lease expiry; (vi) if at any time during the term of the lease the space remains unoccupied or unused for 12 consecutive months the owner has the option of terminating the lease upon giving the City 30 days written notice, provided that the conditions of (c)(vii) are met; (vii) that in the event of termination prior to the end of the 25-year term of the lease, the City will receive financial compensation for the space as calculated as the lesser of Incentive Rate 1 or the fair market value based on the gross floor area of the amenity space as estimated by an independent appraiser and, in addition, any portion of the unused, capitalized operating costs which were included in the original incentive gross floor area calculation; and (viii) the lease will define the nature of the uses or tenants that are deemed eligible to occupy the space. Eligible activities will include administration and storage.
11.0	<p>INNOVATIVE PUBLIC AMENITY</p> <p>An innovative public amenity is a building feature that has not been considered under any of the other incentive items in this table, but which is determined by the Development Authority to provide a benefit to the public.</p>
11.1	<p>The maximum incentive floor area ratio for this item is 1.0.</p>

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11.2	<p>Incentive Calculation:</p> <p>Where a development provides an innovative amenity the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = cost of amenity (\$) divided by Incentive Rate 1 (\$).</p>
11.3	<p>Requirements:</p> <p>An innovative public amenity includes the following:</p> <ul style="list-style-type: none"> (a) a benefit to the community in which the density is being accommodated; (b) no items or amenities that are achievable or required through other means, including the other incentive amenity items in this table; (c) no standard features of a building; (d) an amount of additional floor area ratio commensurate with the cost of the amenity item provided; and (e) the sole discretion of the Development Authority to determine whether the proposed amenity feature is considered an innovative public amenity.
12.0	<p>INDOOR PUBLIC HOTEL SPACE</p> <p>Indoor public hotel space is publicly accessible indoor space that can be used by Hotel guests, conference attendees and the general public without having to be guests of the Hotel or customers of a use within the building. Restaurant, lounge, café, retail and conference use areas, when located at grade and one storey above for conference facilities – and open to the public are considered to be indoor public space.</p>
12.1	<p>The maximum incentive floor area ratio for this item is 2.0.</p>
12.2	<p>Incentive Calculation:</p> <p>Where a Hotel development provides:</p> <ul style="list-style-type: none"> (a) indoor public hotel space that is conference facility space, the Incentive Ratio is 1:18; and (b) for all other indoor hotel public spaces, the Incentive Ratio is 1:10. <p>Method:</p> <p>Incentive gross floor area (square metres) = gross floor area of the amenity space provided (square metres) multiplied by 10.0 or 18.0 for conference facilities.</p>

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12.3	<p>Requirements:</p> <p>An indoor public hotel space includes the following:</p> <ul style="list-style-type: none"> (a) a design as a distinct space within the building that does not contain a guest reception area or administration offices; and (b) where the space is not a conference facility, public accessibility through a public access agreement during normal operating hours.
13.0	<p>DISTRICT ENERGY CONNECTION ABILITY</p> <p>District energy connection ability is the preservation of site areas from physical obstructions that would preclude or make unviable a connection to district energy infrastructure in the future.</p>
13.1	<p>The maximum incentive floor area ratio for this item is 1.0.</p>
13.2	<p>Incentive Calculation:</p> <p>Where a development provides district energy connection ability the additional floor area ratio is 1.0.</p>
13.3	<p>Requirements:</p> <p>A district energy connection ability includes the following:</p> <ul style="list-style-type: none"> (a) maintenance on the parcel until the development has been connected to and utilizes energy from district energy infrastructure; (b) demonstration of the ability of a building to connect to existing or proposed district energy infrastructure by providing: <ul style="list-style-type: none"> (i) space allocated for an energy transfer station at ground level or below (energy transfer station is defined as the mechanical interface between the district energy system and the building heating system located in the building - commonly known as a plate and frame heat exchanger and includes all heat transfer equipment, measurement equipment and control systems); (ii) a heat distribution system that can accommodate the primary heat source at ground level or below; and (iii) an easement with a minimum width of 4.0 metres registered on the certificate of title for the parcel for a thermal pipe from the property line to the building and through the building to the allocated energy transfer station location.
14.0	<p>CASH IN LIEU CONTRIBUTION OF AFFORDABLE HOUSING UNITS</p> <p>Density may be granted for cash in lieu contributions towards affordable housing units. The funds may be used for the purchase of land, construction of or rentals of affordable units in Beltline.</p>

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14.1	<p>Incentive Calculation:</p> <p>Where a development provides a cash in lieu contribution to the Affordable Housing Fund, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = contribution (\$) divided by Incentive Rate 1 (\$)</p>
15.0	<p>PUBLIC REALM IMPROVEMENTS</p> <p>Public realm improvements are defined as improvements to the public right-of-way that contribute to the overall enhancement of the public realm. These improvements are upgrades to the public right-of-way that would not be achievable or required through other means, including the other incentive amenity items in this table. Provision of these improvements, and their location, form and configuration must be acceptable to the Approving Authority in their sole discretion.</p>
15.1	<p>Incentive Calculation:</p> <p>Where a development provides public realm improvements, the Incentive Rate is Incentive Rate 1.</p> <p>Method:</p> <p>Incentive gross floor area (square metres) = total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75).</p>
15.2	<p>Requirements:</p> <p>Provision of public realm improvements adjacent to the development parcel in a location, form, configuration and constructed in a manner acceptable to the Approving Authority.</p>

Applicant Submission

2024 July 19

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O2

Applicant Submission

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

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

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

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

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

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

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O2

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

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

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

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

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

Applicant Outreach Summary

2024 December 13



17th & 4th Engagement Summary

LOC2024-0192

Engagement Summary

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Subject Site



17th & 4th Engagement Summary | 2

Project Background

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

Parcels included in this application:

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

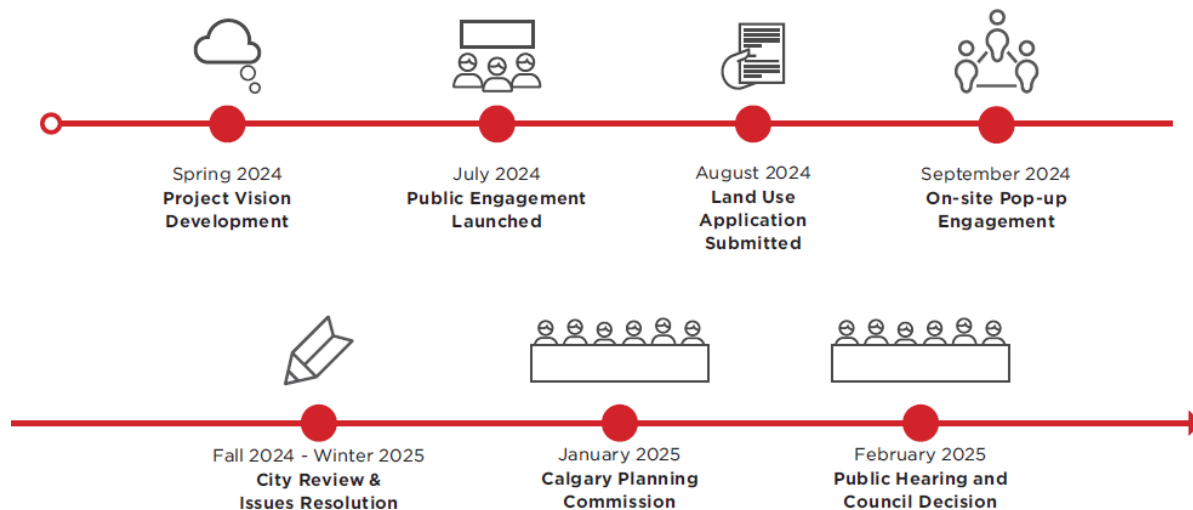
The application proposes to redesignate the site from the three existing districts (DC50D2018; DC159D2019; and C-COR1f3h46) to a new Direct Control (DC) district based on the Centre-City Mixed Use District (CC-X).

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

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

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

Project Timeline



On-Site Signage Goals:

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

Project Website Goals:

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

Summary of Engagement

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

On-Site Signage

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

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



Project Website

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

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

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

Key Takeaways:

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

Community Association Outreach

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

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

Fourth Street Night Market Pop-up

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

Key Takeaways:

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



5 | 17th & 4th Engagement Summary

**Pop-up
Engagement
Goals:**

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

On-Site Activation and Engagement Goals:

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

Pop-up Park & On-Site Activations

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

Pop-up Park

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

On-Site Activations

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

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

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

Key Takeaways:

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



7 | 17th & 4th Engagement Summary

Key Themes & Project Team Response

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

Appendix A

On-site signage

On-site signage





17th and 4th

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

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

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

To learn more, visit liveabove17.com



zeidler **VESTA** O2
PROPERTIES



17th and 4th

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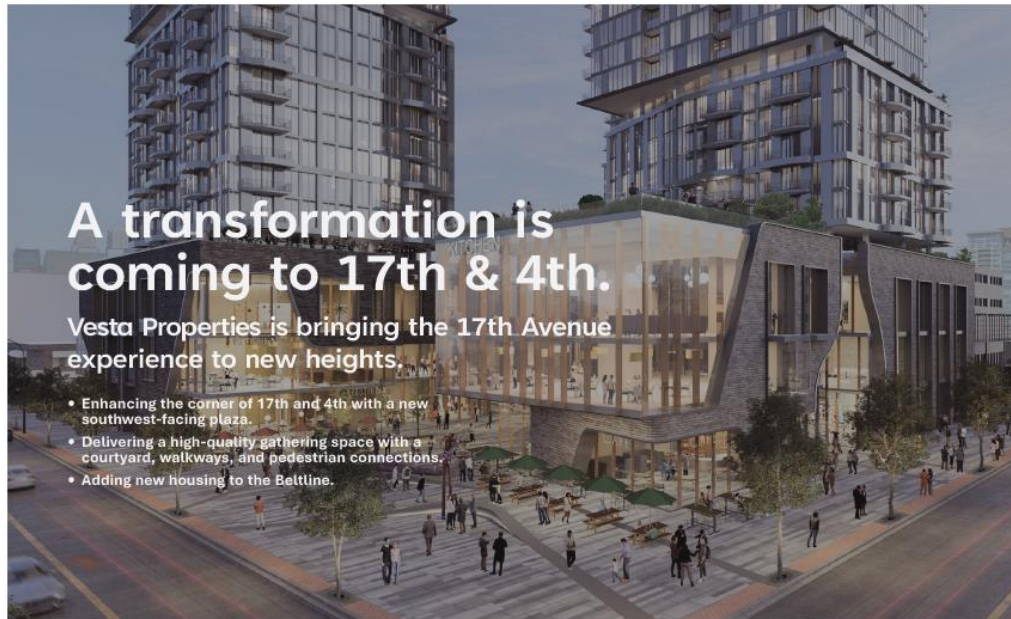


zeidler **VESTA** O2
PROPERTIES

Appendix B

Pop-Up Engagement Panels

Pop-up Engagement Panels



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The Urban Design strategy focuses on introducing:

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

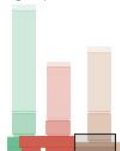
Design Strategy

The massing strategy reflects the surrounding context's existing scale and massing at the street level. By staying consistent with the surrounding context, the project naturally fits in with the surrounding area.

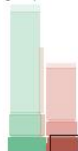
Height also steps down from 15th Ave to 17th Ave. This emphasizes how the site is a transition zone between downtown and Mission.

From a distance, the project will feel like an extension of the higher densities to the north.

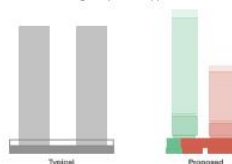
Massing Composition From 17 Ave



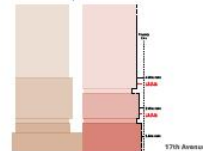
Massing Composition From 4 St



Massing Composition Approach



Stepbacks from 17th Ave



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Pop-Up Engagement Panels



The Vision

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

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

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

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What's Proposed?

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

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



What Comes Next?

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



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

Existing Land Use

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

Proposed Land Use

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



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Calgary Planning Commission Member Comments



For CPC2025-0034 / LOC2024-0192
heard at Calgary Planning Commission
Meeting 2025 January 09



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would amend the Beltline Area Redevelopment Plan (ARP) and change the current Land Use District from the Commercial – Corridor 1 f3.0h46 (C-COR1f3.0h46) District and Direct Control (DC) District based on the Centre City Mixed Use (CC-X) District to a Direct Control (DC) District based on the Centre City Mixed Use (CC-X) District. <p>The proposed Beltline ARP Amendment creates a new Special Policy Area (Special Policy Area 2), which introduces Public Realm Improvements as a new form of Density Bonusing, and replaces the Land Use Concept map, Density Areas table, and Density Areas map.</p> <p>The proposed DC allows for a future subdivision by separating the lots into 2 sites. Site 1 has a base Floor Area Ratio (FAR) of 7 and allows density bonusing to increase the FAR to 14. Site 2 had a base FAR of 7 and allows density bonusing to increase the FAR to 11. The cumulative FAR of both sites cannot exceed 12. Consistent with the CC-X District, there is no maximum building height.</p> <p>This DC also:</p> <ul style="list-style-type: none"> - Regulates the building setbacks, size of specific uses, and distances between towers, - Allows larger floor plates closest to the corner of 4 Street and 15 Avenue SW, and - Sets bonus density calculation method and items based on Part 11, Division 7 of the Land Use Bylaw with the new bonus density item Public Realm Improvements (see Attachment 3, pages 16-17). <p>This site is within the Greater Downtown, which the Municipal Development Plan (MDP) calls “Calgary’s primary Activity Centre” (MDP, 2020, 3.3). It is located at the intersection of 4th Street SW and 17th Avenue SW, both of which are Neighbourhood Main Streets and part of the Primary Transit Network (MDP, 2020, Map 1: Urban Structure and Map 2: Primary Transit Network). This application supports the visions</p>

	<p>of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially Council's direction in the Municipal Development Plan's Key Direction 3 to "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).</p> <p>The applicant suggests that this proposal "can act as a catalyst for changes of use and street frontage improvements along the east end of 17th Avenue," (Attachment 4, page 1). I can see how this application and applications to the east can help improve the 4th Street SW and 17th Avenue SW Neighbourhood Main Streets and better connect them with Stampede Park, all of which are key places within the Greater Downtown Activity Centre.</p>
Commissioner Montgomery	<p>Reasons for Approval</p> <ul style="list-style-type: none"> • Highly visible and important intersection along 17th Avenue. • Believe the vibrancy of this project will help enhance the east corridor from 4th street to Macleod Trail. • Excellent and unique approach to public engagement.

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

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 0.22 hectares \pm (0.54 acres \pm) located at 1117, 1121, 1123 and 1125 – 8 Street SE and 1120 Maggie Street SE (Plan A2, Block 17, Lots 15 to 19) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate grade-oriented development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council:

1. Give three readings to **Proposed Bylaw 18P2025** for the amendments to the Ramsay Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 27D2025** for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1117, 1121, 1123 and 1125 – 8 Street SE and 1120 Maggie Street SE (Plan A2, Block 17, Lots 15 to 19) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate grade-oriented development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the dual street frontage site to allow for grade-oriented development at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site in proximity to transit networks, 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 proposal allows for greater housing choices in the community and to serve the evolving needs of different age groups, lifestyles and demographics and allows more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable pedestrian-oriented street interface with 8 Street SE and Maggie Street SE and encourages future development to reflect the historical character of the nearby buildings in Ramsay.
- Amendments to the *Ramsay Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit has not been submitted at this time.

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

- There is no previous Council Direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Ramsay, was submitted by Smith and Co. Studio on behalf of the landowners Darren Zacher, Joshua Colborne, James Atkins and Brian Blais on 2023 September 6. The subject site is comprised of five parcels with a combined area of approximately 0.22 hectares (0.54 acres). The site is located midblock between 11 Avenue SE and 17 Avenue SE and the site has two street frontages with 8 Street SE and Maggie Street SE. The site is located approximately 400 metres west of the future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station and is 50 metres south of the transit stop for Route 24. No development permit has been submitted at this time. The lands are not consolidated, and as per the Applicant Submission (Attachment 4) there is no immediate plan to develop the lands separately or through a comprehensive plan.

The applicant initially proposed to redesignate the land use to the Multi-Residential – Medium Profile Support Commercial (M-X2) District which has a maximum floor area ratio (FAR) of 3.0 and a maximum building height of 16 metres (approximately four storeys). Through the application review process with Administration and feedback received on the application, the proposal was revised to a Direct Control (DC) District based on the Housing – Grade Oriented (H-GO) District with a maximum FAR of 1.5 and a maximum building height of 12 metres (approximately three storeys). The proposal is appropriate given the site's proximity to transit networks, nearby amenities and open spaces and the site's unique characteristics with dual street frontages. This inner city site also qualifies for the location criteria of the H-GO District as per the requirements of the Land Use Bylaw 1P2007.

The proposed DC District has specific building setbacks and driveway requirements to address the site's dual street interfaces with 8 Street SE and Maggie Street SE. The DC District lists Dwelling Unit as a discretionary use and enables the Development Authority to review the future development proposal and apply the policies to guide development to achieve a pedestrian-friendly environment.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant met with the Ramsay Community Association (CA) and Ward 9 Councillor's Office. The applicant also dropped off post cards to nearby residents and hosted engagement sessions regarding the proposal. The Applicant Outreach Summary can be found in Attachment 5.

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

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 32 letters of opposition and two letters neither in support nor opposition from the public for the initial proposal. The letters of opposition included the following areas of concern:

- increased traffic impacts on 8 Street SE, Maggie Street SE and the adjacent roads;
- increase parking demand and pedestrian safety concerns due to more traffic;
- loss of the existing character buildings; and
- building height and shadow impacts.

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

- contribution to a mixture of multi-family and residential uses; and
- benefits of additional housing supply in a location that is served by transit.

The Ramsay CA provided a summary of comments received from the community on 2024 November 29. The comments identified concerns with privacy and overlooking on adjacent developments, parking access on Maggie Street SE, limited space to accommodate landscaping, and the density and scale of the future development may not align with the existing developments (Attachment 6). 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, landscaping and on-site parking will be reviewed and determined at the development permit stage. The proposal would enable additional housing in area supported by primary transit, accommodate a range of building forms that would be contextually appropriate in low-density areas and would create grade-oriented development to enhance the pedestrian street experience on 8 Street SE and Maggie Street SE.

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 social implications include housing affordability considerations as the proposal allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The proposal encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1311
Page 4 of 4**

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 18P2025**
3. **Proposed Bylaw 27D2025**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located midblock between 11 Avenue SE and 17 Avenue SE in the southeast community of Ramsay. The site has two street frontages with 8 Street SE and Maggie Street SE and is comprised of five parcels with a total area of 0.22 hectares (0.54 acres) in size. The site is measuring approximately 50 metres in width by 45 metres in depth. The site is sloped from west to east, with Maggie Street SE situated at a higher elevation and 8 Street SE at a lower elevation. As a result of the subdivision patterns in this area, most of the subject parcels have dual street frontages. The two northern subject parcels have been subdivided by instrument, and only fronts onto one street. These parcels are currently occupied by low density residential developments and most the parcels have vehicle access from Maggie Street SE.

The surrounding developments consist primarily of low-density residential dwellings designated as the Residential – Grade-Oriented Infill (R-CG) District, some multi-residential townhouses designated as the Multi-Residential – Contextual Grade-Oriented (M-CG) District located to the north on 8 Street SE, and commercial developments designated as the Commercial – Neighbourhood 1 (C-N1) District located at the intersection at 8 Street SE and 11 Avenue SE.

The site is served by Calgary Transit with Route 17 (Renfrew/Ramsay) and Route 24 (Ogden) located on 8 Street SE, which is approximately 50 metres north of the site. The site is also located approximately 400 metres west of the future Green Line Ramsay/Inglewood Light Rail Transit (LRT) Station. Area amenities within walking distance include the Ramsay Off Leash Dog Park, Scotsman's Hill, the Elbow River Pathway, and the City Centre.

An applicant-led land use amendment application and policy amendment to the *Ramsay Area Redevelopment Plan* (ARP) was previously proposed to redesignate 24 parcels located on 8 Street SE between 11 Avenue SE and 17 Avenue SE to Direct Control (DC) District. The DC District was to accommodate higher density multi-residential development with heritage density bonusing and design guidelines.

On 2020 January 13, Council approved the policy amendments (Bylaw 1P2020) to the ARP and gave first reading to the land use amendment (Bylaw 6D2020) and withhold second and third readings ([CPC2019-1436](#)). Administration was to return to Council and work with the applicant to revise the density bonusing mechanism in the DC District, prepare policy so that the heritage bonusing is only enacted with the adoption of an ARP, and rectify any discrepancies between the DC's heritage bonusing mechanism and the community-wide heritage bonusing mechanism.

Administration worked with the applicant, however the Historic East Calgary Communities Local Area Planning project which includes the Community of Ramsay is paused and the approach to community-wide bonusing mechanism has changed and the bonus density program will not be included in the existing ARP and LAPs outside the Greater Downtown. As a result, on 2021 January 13, Bylaw 6D2020 was abandoned.

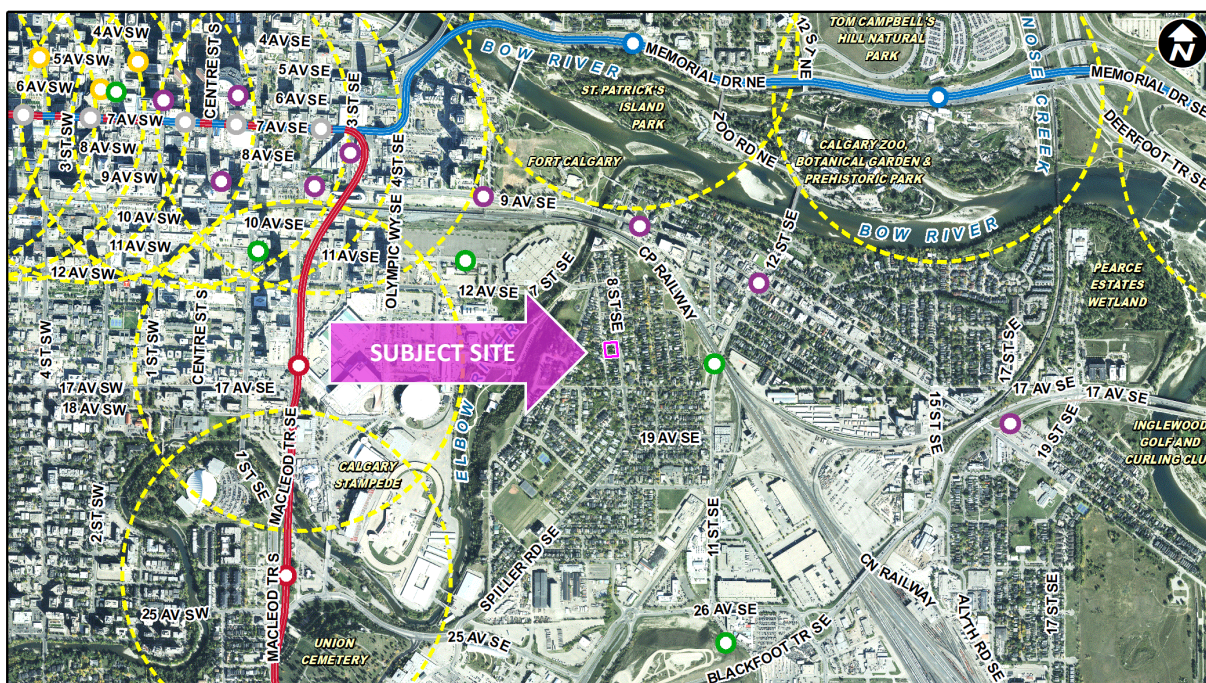
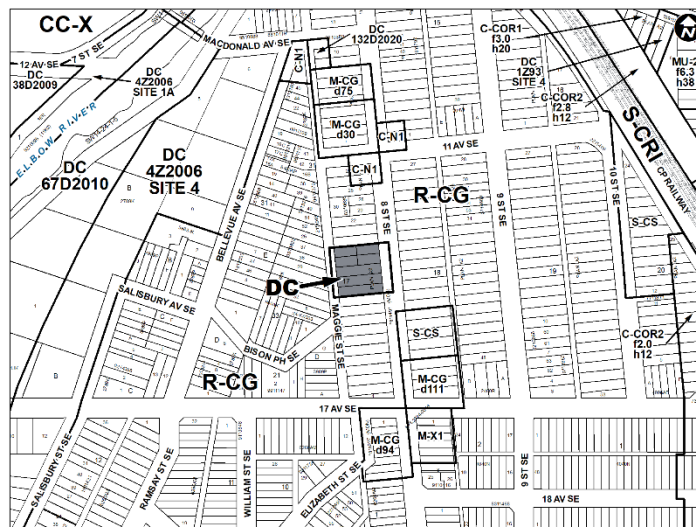
Community Peak Population Table

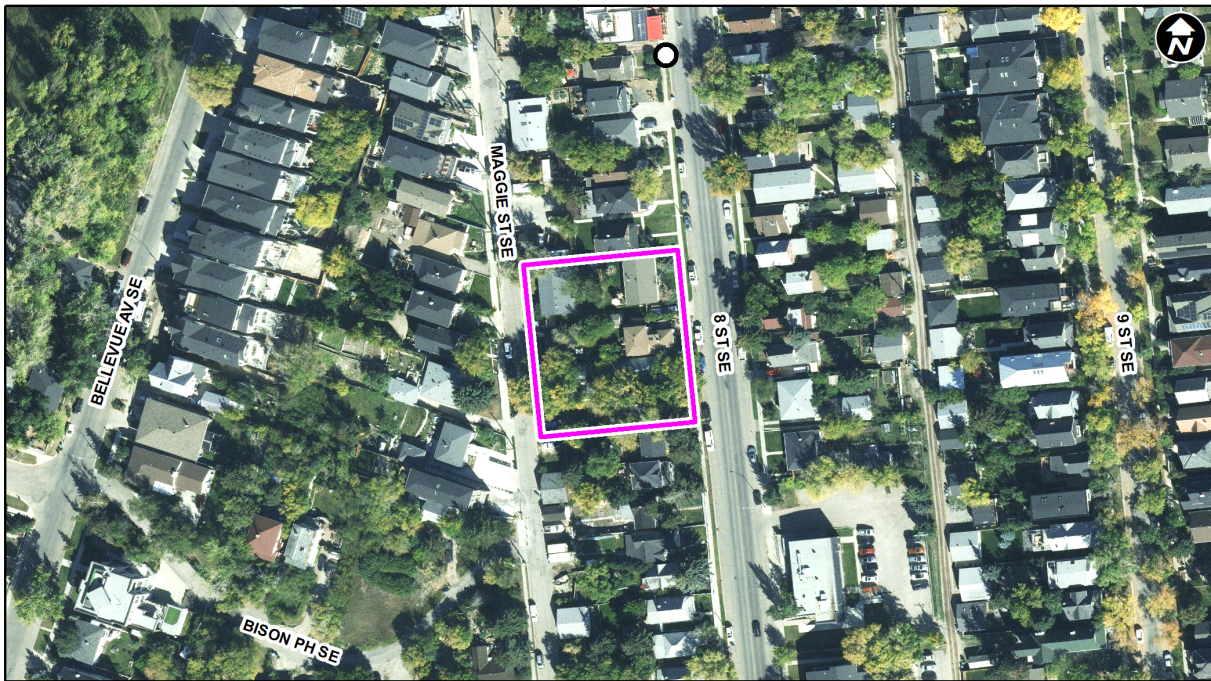
As identified below, the community of Ramsay reached its peak population in 1969.

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](#).





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 16 dwelling units. 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 stalls per dwelling unit and per secondary suite.

The proposed DC District is based on the Housing – Grade Oriented (H-GO) District and allows for a range of grade-oriented building 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 low density residential district. The District allows a maximum building height of 12 metres (approximately three storeys), a maximum floor area ratio (FAR) of 1.5, and a minimum of 0.5 parking stalls per unit and suites. The site is identified as being part of the Inner-City area as per the *Municipal Development Plan* (MDP) and is located approximately 400 metres from the future Green Line Ramsay/Inglewood LRT Station and therefore meets the location criteria of the H-GO District established in section 1386(d) of Land Use Bylaw 1P2007.

Administration explored different land use districts including the M-CG District and the Multi-Residential – Contextual Low Profile (M-C1) District. Based on discussion with the applicant, the

H-GO District could achieve similar built form compared to these districts, however the H-GO District provides additional flexibility in built form as the district does not limit development to maximum density. The proposed DC District is appropriate for this dual street frontage site as the district provides additional development flexibility and is intended to accommodate street-oriented buildings.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary due to unique characteristics. The proposed DC District has building setback requirements to enable street-oriented building on 8 Street SE and Maggie Street SE. The minimum building setback from 8 Street SE and Maggie Street SE is 3.0 metres and the driveway connecting to Maggie Street SE is reduced in length to discourage vehicle parking on the driveways and to promote a pedestrian-friendly environment. The DC District lists Dwelling Unit as a discretionary use and enables the Development Authority to review the future proposal including development interface and building design and to apply the proposed policies to guide development at the development permit stage. 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 6,7 and 9 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 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. In addition, the proposed DC District has included the opportunity for the relaxations to Section 7 and 9 of the DC District. The intent of including these additional sections in the relaxation clause is to allow for flexibility, should minor bylaw relaxations be identified during development permit review. Any relaxations granted would need to meet the test for relaxation included in the Land Use Bylaw 1P2007.

Development and Site Design

If approved by Council, the proposed amendments to the ARP and the rules of the proposed land use district would provide guidance for the future 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. Additional items that will be considered at the development permit process include, but are not limited to:

- ensuring an engaging built interface along 8 Street SE and Maggie Street SE;
- improving the pedestrian street experience on Maggie Street SE;
- paying particular attention to slope adaptive design;
- accommodating appropriate waste and recycling storage and pickup;
- ensuring appropriate provision and design of vehicle access, motor vehicle stalls, and mobility storage areas; and
- referencing the architectural and building design from nearby heritage assets.

Transportation

A Transportation Impact Assessment (TIA) and a Parking Study was not required for the land use amendment application. The subject site is well served by Calgary Transit with Route 17 (Renfrew/Ramsay) and Route 24 (Ogden) with bus stops located at the intersection of 8 Street SE and 11 Avenue SE. Route 17 provides transit connections to downtown Calgary and

currently to Bus Rapid Transit Route 302 (Southeast/City Centre), with connections to the MAX Purple Line in Inglewood. The future Green Line could provide access to two potential stations at Ramsay/Inglewood 400 metres and 4 Street SE 800 metres from the subject site. The nearest Always Available for All Ages and Abilities (5A) pathway is currently located along the Elbow River about 400 metres east of the site. 8 Street SE is a transit route and new vehicular accesses to the subject parcels should be provided on Maggie Street SE to protect continued pedestrian movement along 8 Street SE.

Site Access and Traffic

At the time of development, fire access, maneuvering, and proximities including building principal entrances in proximity to streets, on-site walkways and acceptable fire access routes will comply with current fire access standards and safety code.

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. 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 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 'Medium Density Residential' in Map 1 – Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP) which allows a broad range of building forms including low-rise multi-residential developments, character home retention developments, rowhouses, and townhouses. The subject site is also identified as 'Sub-Area 6' in Map 4 – Residential Sub-Areas and Sites Under Policy Review in the Ramsay ARP. Development in this sub-area is to consider the interface with Maggie Street SE and incorporate building and design elements that contribute to maintaining a residential street experience.

The proposed land use aligns with the ARP policies by providing additional density and housing choices in the community with a broader range of building forms. Proposed policy amendment guidelines are provided to enhance the development interface on 8 Street SE and Maggie Street SE and to encourage development to incorporate building design reference from the nearby heritage assets.

PROPOSED

CPC2024-1311
ATTACHMENT 2

BYLAW NUMBER 18P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RAMSAY AREA REDEVELOPMENT PLAN BYLAW 1P94 (LOC2023-0257/CPC2024-1311) *****

WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, as amended;

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

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

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) In Section 3.1.3 Policies, subsection 3.1.3.3 Medium Density Policy, after the first paragraph add the following:

“The area comprising 1117, 1121, 1123, 1125 – 8 Street SE and 1120 Maggie Street SE is appropriate for grade-oriented multi-residential development. Most of the properties have dual frontages facing both 8 Street SE and Maggie Street SE.”
 - (b) In Section 3.1.4 Implementation, subsection 3.1.4.3 Sub-Area 6 – Development Guidelines, after the first paragraph add the following:

“The following development guidelines apply to the sites located at 1117, 1121, 1123, 1125 – 8 Street SE and 1120 Maggie Street SE.

 - Development should be designed to be street-oriented and incorporate windows, doors, balconies, and other architectural elements to enhance building façades adjacent to 8 Street SE and Maggie Street SE.
 - For units that are not visible from the street, connections to those units from the public sidewalk should include pathways, landscaping, lighting and address signs to assist in wayfinding.
 - Additional setbacks should be provided along Maggie Street SE to accommodate a sidewalk and landscaping to maintain a residential street experience and to calm vehicular traffic.

PROPOSED

BYLAW NUMBER 18P2025

- Garages fronting onto Maggie Street SE should be designed to be unobtrusive, with minimized driveway dimensions, to create a more pedestrian-friendly streetscape.

Heritage Assets

There are a number of heritage assets in Sub-Area 6 that are not currently on the Inventory of Evaluated Historic Resources. These heritage assets are typically constructed prior to 1945 and have retained their original form, architectural details and/or building materials. These heritage assets exhibit historic stylistic architectural value and contribute to the overall historic values to the areas. Some of these heritage assets in Sub-Area 6 are located on 8 Street SE and Maggie Street SE, between 11 and 17 Avenue SE.

- Development should draw design references from nearby heritage assets on 8 Street SE and Maggie Street SE, between 11 Avenue SE and 17 Avenue SE by referencing the building façade, building materials and architectural designs such as windows, porches and roof styles.
- Development should provide a front projection, such as porches, patios, verandas, sunrooms etc. on the main floor that may be covered or enclosed, and visible from the street.
- Building massing on upper storeys should be reduced for development that is larger than nearby heritage assets.
- The primary rooflines visible from the street should be pitched. Flat roofs are discouraged where visible from the street.
- Development should provide distinct rooflines that accentuate individual units for developments with more than one unit.”

PROPOSED

BYLAW NUMBER 18P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2024-1311
ATTACHMENT 3

BYLAW NUMBER 27D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2023-0257/CPC2024-1311)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

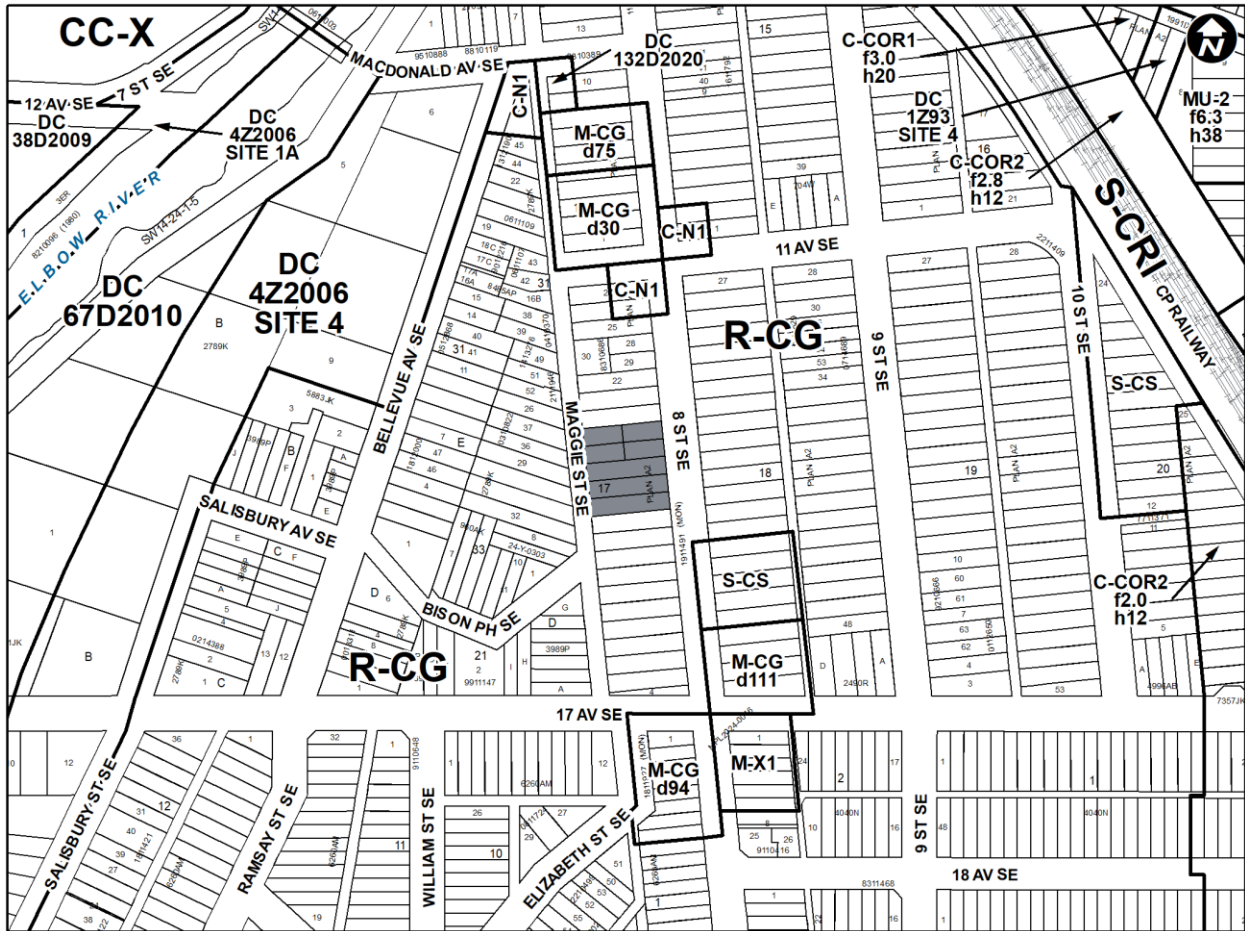
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2023-0257/CPC2024-1311
BYLAW NUMBER 27D2025

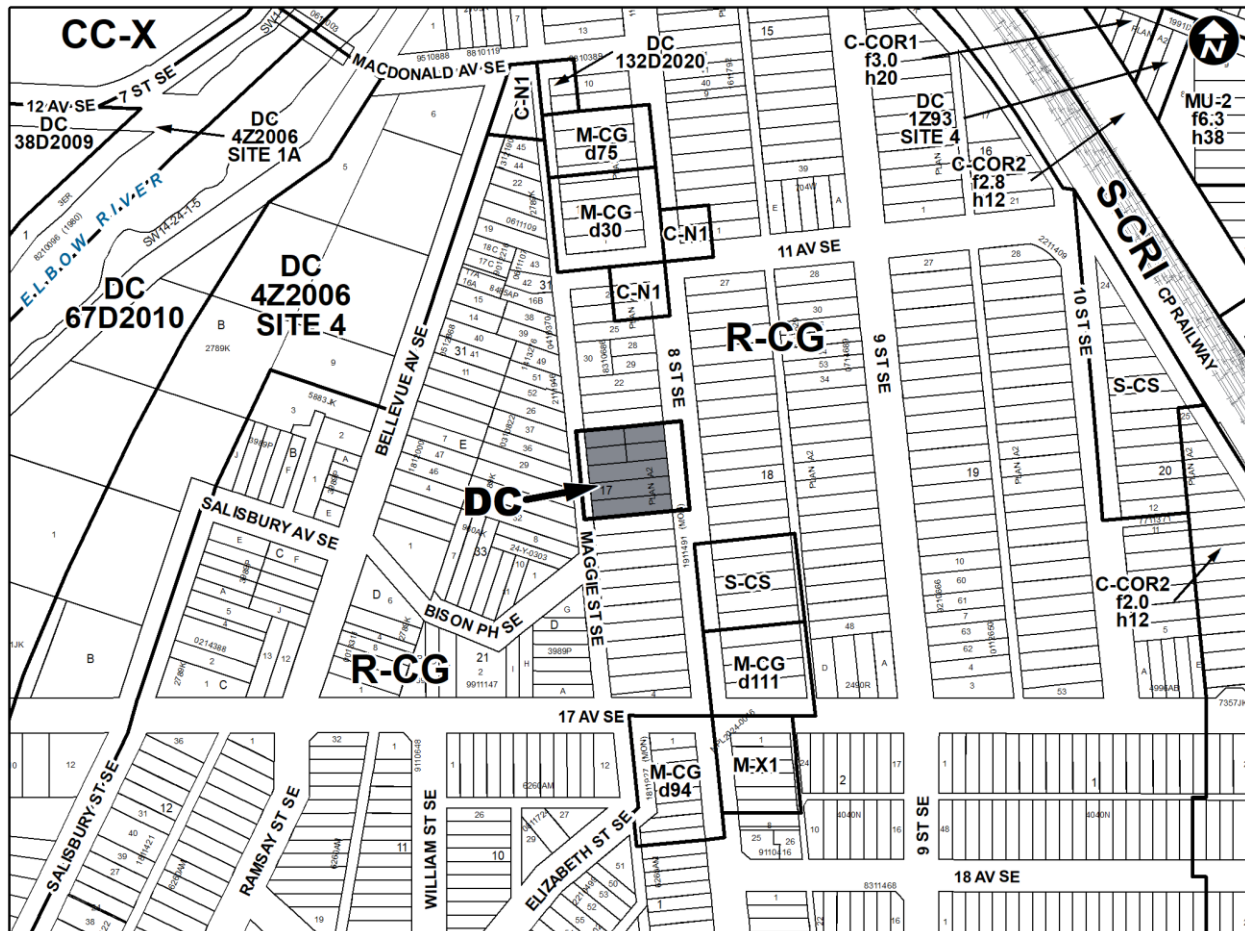
SCHEDULE A



PROPOSED

AMENDMENT LOC2023-0257/CPC2024-1311
BYLAW NUMBER 27D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to provide a pedestrian-oriented street interface on 8 Street SE and Maggie Street SE.

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.

PROPOSED

AMENDMENT LOC2023-0257/CPC2024-1311
BYLAW NUMBER 27D2025

Permitted Uses

4 The **permitted uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Dwelling Unit.**

Discretionary Uses

5 The **discretionary uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Dwelling Unit.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setbacks

7 (1) Where a **parcel** shares a **property line** with both Maggie Street SE and 8 Street SE:

- (a) the minimum **building setback** from Maggie Street SE is 3.0 metres; and
- (b) the minimum **building setback** from 8 Street SE is 3.0 metres.

(2) Where a **parcel** shares a **property line** with Maggie Street SE, but not 8 Street SE:

- (a) the minimum **building setback** from Maggie Street SE is 3.0 metres; and
- (b) the minimum **building setback** from the east **property line** is 5.0 metres.

(3) Where a **parcel** shares a **property line** with 8 Street SE, but not Maggie Street SE:

- (a) the minimum **building setback** from 8 Street SE is 3.0 metres; and
- (b) the minimum **building setback** from the west **property line** is 5.0 metres.

(4) The minimum **building setback** from a **side property line** is 1.2 metres.

Accessory Residential Buildings on Maggie Street SE

8 Section 1401(1)(c) of Land Use Bylaw 1P2007 does not apply to an **Accessory Residential Building** located between any **building** and Maggie Street SE.

PROPOSED

AMENDMENT LOC2023-0257/CPC2024-1311
BYLAW NUMBER 27D2025

Driveway Connecting to Maggie Street SE

9 A driveway connecting to Maggie Street SE must:

- (a) not exceed 3.0 metres in length measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
- (b) be a minimum of 3.0 metres in width.

Relaxations

10 The ***Development Authority*** may relax the rules contained in Sections 6, 7 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

S+Co Planning+Design

Proposed Land Use Change Applicant Summary

Project Location: 1117, 1121, 1123, 1125, AND 1120 Maggie Street SE (the lands)

Existing Land Use: Residential – Grade Oriented Infill (R-CG) District

Proposed Land Use: Direct Control (DC) District based on the Housing - Grade Oriented (H-GO) District

APPLICATION SUMMARY

The proposed Land Use Redesignation aims to change the zoning of the land from its current designation as Grade-Oriented Infill (R-CG) District to the Housing - Grade Oriented (H-GO DC) District. A change of a similar nature was initially approved through a re-zoning application with a DC (M-C1) rules in late 2019, a decision that was supported by both the CPC and the Council at its first reading.

The decision to Propose DC was made in consideration of the unique characteristics of the land, including its unusual depth and its location along two streets, namely, 8th and Maggie. However, in light of the 2020 amendment to the Ramsay Area Redevelopment Plan (ARP), which supports Medium Density Residential developments, and the approval of planning documents such as the "Guidebook for Great Communities," the owners' group now believes that introducing a Housing - Grade Oriented (H-GO DC) District into the existing community fabric can be done in a way that enhances the community at large.

It's important to note that there are currently no immediate plans to develop the separately owned lands, whether individually or comprehensively. Nevertheless, the owners' group is interested in participating in the process of up-zoning their lands. As a result, a potential development plan will be provided following this submission for consideration.

DEVELOPMENT PARAMETERS

- **Site Area:** each single land parcel is .0457 hectares. 5 parcels for a total land area of .2299 hectares
- **Building Height:** 12m max. (3 storeys)
- **Density Calculator:** FAR 1.5
- **Residential Units:** single lots approximately 11 units. Total lands approximately 66 units.
- **Vehicle Parking Stalls:** .5 stalls per unit .
- **Secure Bike Stalls:** 1 per Dwelling Unit where units are not provided with parking stalls.
- **Resident Amenity Space:** required for all Dwelling Units.

WHAT IS HOUSING GRADE ORIENTED (H-GO) DISTRICT?

H-GO is a new housing district for the Centre and Inner City that allows a range of grade-oriented housing. This district adds the option of higher intensity redevelopment than that of R-CG, but still maintains direct ground-level access for all homes (i.e. no apartment forms). The H-GO district is limited to use in areas identified with the Neighbourhood Connector and Neighbourhood Flex urban form categories through a local area plan process or identified on the Municipal Development Plan as Centre City or Inner City with close proximity to main street, activity centre or transit service as detailed in Land Use Bylaw 1P2007.

PROJECT SITE CHARACTERISTICS

This site is particularly well suited for a Housing - Grade Oriented (H-GO DC) District development given its lot characteristics and strategic location, and the character and scale of surrounding area development.

1. Transit-Oriented Development (TOD): The project site is within 300m (± 7 min. walk) of 2 future LRT stations the 4th Street SE and the Ramsay/Inglewood Station. Within steps of the proposed site is the Calgary Transit 17 Bus Route to downtown and the inner city's North East. The proposed H-GO DC land use aligns with the imperative for Transit-Oriented Development, a core tenet of modern urban planning. TOD encourages the integration of various land uses, including residential, commercial, and public spaces, within easy walking distance of transit stations. The site's proximity to two future Green Line LRT stations positions it as an ideal candidate for TOD, allowing residents to seamlessly access the city's transit network and reduce reliance on personal vehicles.

2. Main Street and Neighbourhood Connector Corridor: This project is located Neighbourhood Connector areas characterized by a broad range of housing types along higher activity streets in the draft Historic East Calgary Communities Local Area Plan. This is identified in the "Guidebook for Great Communities" as an area that can accommodate small-scale commercial uses to meet residents' daily needs and often provide connections to other communities. The public realm may include features such as wide sidewalks and cycling infrastructure.

3. Nearby Open Spaces & Community Amenities: The project site is within a ± 1 min. walk to 2 restaurant Red's Diner and Mighty Halifax Style and future site of a community service in the former Black and White corner store as well as the Ramsay community association building, an 8 minute walk to Ramsay Elementary School and The Ramsay Design Centre. Within a 12 minutes walk to the Inglewood commercial district on 9th Avenue and the Stampede park amenities. Nearby cycling infrastructure within 3 blocks of the site along 11 ST SE allows for even easier access to some of these destinations.

4. Enhancing Connectivity and Mobility: The H-GO DC land use will encourage mix of dwelling types, which aligns with the goal of creating walkable and transit-friendly communities. By permitting residential units within proximity to commercial establishments, we can reduce automobile dependency and promote alternative transportation options, aligning with Calgary's commitment to sustainability.

5. Respecting Narrow Streets and Historic Character: The proposal to change the land use on 8th Street SE as well as Maggie Street recognizes that this street is particularly narrow and that the facade facing it must be thoughtfully designed. In accordance with the Heritage Guidelines, the facades should reflect the historic character, scale, and materials of the surrounding heritage structures, contributing to the visual continuity of the area.

ALIGNMENT WITH THE AREA REDEVELOPMENT PLAN (ARP)

The project site is located within the boundary of the Ramsay Area Redevelopment Plan. The site is identified as appropriate for Medium Density Residential development by the statement Bylaw 2020: *"In addition, the site comprising of 1105 - 1147 8 Street SE (except for 1127 8 Street SE), 1110 and 1120 Maggie Street SE, and 803 and 805 - 11 Avenue SE was redesignated to accommodate medium density residential development. Redevelopment may occur on individual parcels or comprehensively across a number of parcels."* The proposed re-zoning does not suggest the removal or relocation of any of the *"historically interesting"* sites as identified in the ARP. The development will align with the Transportation Policy, the Transit Station Area Policies and intends to adhere to the heritage design guidelines associated with the Ramsay ARP. It should be stressed that at present the lands are not consolidated and there is no immediate plan to develop the lands singly or through a comprehensive plan.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

The proposed change and development vision are consistent with the city wide goals and policies of the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit shopping, schools and other community services.

CONCLUSION

In summary, the request for a land use change from R-CG to H-GO DC in Ramsay's Mill Estates aligns with the principles outlined in the Ramsay ARP amendment and the Guidebook for Great Communities. It promotes connectivity, community identity, economic vitality, sustainability, and community engagement. This change will contribute to the ongoing development of a great community, improving the quality of life for residents and reinforcing Calgary's status as a forward-thinking and livable city.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Summary

Please complete this form and include with your application submission.

Project name: 8th and Maggie Streets re-zoning application LOC: 2023-0257

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)

1. On October 20th, 2023 we met with the Ramsay VP External regarding the new application and to explain that the ARP has been amended to recommend medium density multi-family residential on the block where the change of use is being proposed.
2. A Community Board meeting on November 24, 2023 provided time on their agenda for the most recent iteration of this land use application. In attendance was community president Kolja Vainstein and most of his executive and 2 people remotely for a total of 7 people.
3. Site signs describing the proposed land use resignation were posted after the Community meeting on November 25, 2023. Signs were located on both 8th Avenue and on Maggie Street.
4. February 21 flyers were hand delivered to every home in Ramsay within 500 meters of the site announcing an information open house for the development.
5. On February 28th, 2024 at 7:00 an open house was held in the former Ramsay Community Hall (directly east of the proposed site). The following information was presented for viewing:
 - a. Pages vii, 12, 13 and 17 pertaining to the ARP amendment Bylaw 1P2020.
 - b. Development examples that may be considered in the proposed land use:
 - i. Existing single family home with a backyard suite.
 - ii. A new semi-detached dwelling unit w/ a backyard suite.
 - iii. 2 new semi-detached dwelling units facing 8th and Maggie Streets.
 - iv. 8 townhouses (R-CG) units facing 8th and Maggie Streets.
 - v. 13 townhouses (R-CGex) units facing 8th and Maggie Streets.
 - vi. A mix of land uses next to each indicating an eclectic development pattern.
 - vii. Site and Floor plans and a perspective sketch of a potential M-X2 land use.

Affected Parties

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

1st outreach; Community Association President – 1 person.
2nd outreach; Community Association President – 7 people.
3rd outreach; adjacent neighbor – 1 person.
4th outreach; Open House. Affected neighbours – approximately 30 - people

What did you hear?

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

ISSUES and RESPONSES (from meetings in 2023 and 2024)

1. The Community Association President commented as follows:
 - a. Based on the current and future commercial uses on 8th street the decision to use M-X2 land use designation would help to enhance the potential to become a “high” street.
 - b. He acknowledged that the proposed site is within a close proximity to the future LRT stations and that many of the existing houses are far beyond salvaging and would not negatively impact the communities collection of interesting heritage homes.
 - c. He felt that this would be an appropriate land use but wanted us to present a concept drawing to the Community Board.
2. Some Maggie St residents were concerned over possible shading from the new development and the narrowness of Maggie St for emergency vehicles.
 - a. We pointed out that it would only be the garages of the houses on Maggie St. that would be shaded.
 - b. We suggested community lead changes to the current ARP to protect the nature of Maggie St.
 - c. We confirmed the Fire Dept could get access to proposed new development.
3. People were concerned over density ‘creep’.
 - a. We pointed out that density increases were going to happen in this area anyway and this proposal of a full block common zoning would simplify things and encourage development of more common architectural elements.
4. Some people just wanted things to stay as they were.

- a. We explained that with the ARP amendments that things were going to change anyway (many of the homes were in serious states of disrepair).
 - b. We suggested that the time to have an impact on the type of development was at the DP stage but at this moment there was no plans for development of any portion of the site.
 - c. We also explained that the lands were help by at least 5 different individual and so development may occur in smaller less impactful situations.
- 5. Parking may become more of an issue with density.
 - a. It was explained that with the location of the site between 2 future LRT stations there is the potential for fewer people to require parking.
 - b. The parking that is required will be underground except for the at-grade stalls required for the commercial component.
 - c. There was concern for the parking to be accessed from Maggie and not 8th.
- 6. Not all participants felt that density is an issue. We heard comments such as:
 - a. It seems appropriate to have small commercial at the base of an apartment building. We'd like it to be sensitive to Maggie Street however.
 - b. It's not likely that we will see existing residents renovating their homes as they are just not worth keeping so multi-family makes sense.
 - c. There is ever increasing traffic on 8th Street so eventually the old houses will have to give way to more density.

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.

- 1. We encouraged the participants to engage in the DP application process when a plan for redevelopment occurs.
- 2. It was also discussed that the participants engage their alderman and development planner to find ways to ensure that Maggie street is dealt with in a sensitive manor so as not to feel dark, congested by parking and traffic and remains pedestrian friendly.

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)

In response to numerous letters of non-support for the initial M-X2 proposal presented in the spring of 2024 and new proposal with the H-GO land use was presented to the community on September 26th, 2024. While not as heavily attended as the original open house the participants comments were more favorable. To close the loop the Open House drawings were provided to the Ramsay CA as well.

Community Association Response

Re: LOC2024-0257 - 1117,1121,1123,1125 – 8 Street SE and 1120 Maggie Street SE

Date: November 29, 2024

Thanks for reaching out and providing an update. We received some comments from our small committee that looks at development permits and land use changes, as well as neighbours of the development. The following is a summary of the comments:

- Access to parking should be from Maggie Street based on pedestrian and event traffic at this location.
- The plan went from 5 to 3 stories but the number of units stayed the same or increased. This development (concept-only) is proposing 28 units on two lots which seems excessive.
- The rezoning does not align with: a range of small-scale developments that provide homes in developments with three or more units (e.g., row houses and townhouses) that may contain suites.
- Concern with privacy on adjacent lots.
- Concern with the size of the footprint - little ability to landscape.
- If the rezoning occurs, minimize the landscaping that would impact the ability to have trees. The aim would be to at least maintain or ideally increase the tree canopy in the neighborhood.

Let us know if you have any questions/comments related to the comments above.

Thanks,

Kolja Vainstein, President

Ramsay Community Association

president@ramsaycalgary.ca

ramsaycalgary.ca



A historical community in the heart of Calgary

Calgary Planning Commission Member Comments



For CPC2024-1311 / LOC2023-0257
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District with site-specific rules, most notably the building setbacks and driveway access, for lots that face both 8 Street SE and Maggie Street SE. H-GO permits Dwelling Units; this DC makes Dwelling Units a discretionary use. <p>Administration notes, “The site is identified as being part of the Inner-City area as per the Municipal Development Plan (MDP) and is located approximately 400 metres from the future Green Line Ramsay/Inglewood LRT Station and therefore meets the location criteria of the H-GO District established in section 1386(d) of Land Use Bylaw 1P2007” (Attachment 1, page 4).</p> <p>The text amendments to the Ramsay Area Redevelopment Plan give specific policy direction that cannot be included in the Land Use District to guide future development on these parcels.</p>



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Darrel

Last name [required] Purdy

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Opposition to LOC2023-0257 Redesignation of 11 Block of 8 St SE to H-GO

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Letter to Council & City Planning Regarding H-GO Application on 8 St & Maggie St SE.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We ask that City Council review the attached letter and take this into consideration when making a decision regarding Land Redesignation to H-GO for portions of the 1100 block of 8 St & Maggie St SE as per LOC2023-0257

Re: Proposed Redesignation of Lots 1115 to 1125 8 St SE to H-GO Land use redesignation – (shown on city development as LOC2023-0257 for lots 1111 to 1125 8 St SE & 1120 Maggie St SE)

My wife and I attended an information open house regarding a change of land use application for Lots 1115 to 1125 8 Street SE on September 26, 2024. The presenter stated that the current application was to redesignate the lands to H-GO allowing for greater density and taller structures than what would be allowed under the city-wide R-CG designation. We are writing to state we are strongly opposed to the redesignation to H-GO for these lots, or any lots on this block of 8 Street and Maggie Street SE.

The presenter indicated that the current land owners would like the H-GO designation to allow for 12-meter-high buildings compared to, what we understand, is an 11-meter constraint under the R-CG designation. From a brief review of the drawings posted at the open house it would appear this proposed 12-meter height was relative to Maggie Street, but 8 Street is 2-4 meters lower than Maggie Street (depending where on the block the elevations are taken) and thus the proposed building height, relative to 8 Street would be ~3-5 meter above what is allowed under the R-CG designation! While the revised proposal is a significant improvement from the previously proposed monstrosity, it still feels out of context with the surrounding dwellings. Permitting the construction of what could be 13-15 meter tall buildings (relative to 8 Street) in the heart of a heritage community of mostly single-family dwellings will, in our opinion, have significant negative impact on the enjoyment of peoples properties near this development in terms of loss of privacy, garden shadowing, significant increased parking congestion (given the relaxation in parking requirements for developments near LRT stations) traffic congestion and noise to offsetting homeowners, some of whom have spent hundreds of thousands of dollars in restoring and upgrading their homes in keeping with the beautiful historical character of the neighborhood. It is also unfairly punitive to and shows little regard for those early adopters, who took the risk of investing in Ramsay well before the current level of gentrification or the Green Line was conceived.

The drawing at the open house indicated a plan, on what is currently just two single family homes, to develop 28 units but with only 14 parking stalls under the buildings. Maggie Street is very narrow (essentially a back lane) with very limited parking and the parking on 8 Street is already very limited with the single-family homes on the street (see the attached photo). It is not realistic to expect half of the units will go without at least one personal vehicle and so the negative impact on parking will be felt well beyond the frontage associated with the proposed development. We urge the city to require a much higher percentage of parking stalls per units developed. Without additional required parking by the developer this will again negatively impact the neighborhood and the associated value of our properties.

It is our belief that the existing land owners will still have the opportunity to realize a significant profit in redeveloping these lands under the city-wide R-CG designation without excessive negative impact to **their neighbor's** home value and quality of life. This is demonstrated given the "Black and White" townhouse development on the 1700 block of 8 Street SE, which are currently under construction. These units will be just 2½ stories tall (2 stories with shallow basement to allow for larger basement windows). We therefore urge to city to NOT allow for these lands to be redesignated to H-GO.

We would also like to point out that the September 26, 2024 open house presentation was for the replacement of just two single family homes with a 28-unit development. Yet we understand the proposed land use designation application is for a total of 8 lots (1111, 1113, 1115, 1117, 1121, 1123, 1125 – 8 Street SE & 1120 Maggie Street SE). Obviously, if the 8 lots in the redesignation application are approved this could result in significantly more development with the impacts noted above multiplied further. From our perspective the open house presentation for two lots appears to be a ploy by the land owners to suggest the redesignation and H-GO development was regarding just two lots but clearly the plan is for a much larger development. We further suspect that this is a ‘foot in the door’ approach, given that once a portion of the lands are developed to H-GO density, its much easier to recommend a step up to higher density for the remaining offsetting land parcel.

While we understand City Council’s desire to increase density, there are many more thoughtful ways to go about accomplishing this objective without such deleterious impact to offsetting property owners, who for the most part, are low-rise single-family homes interspersed with 2 – 3 level multi- family dwellings. Larger plots of land such as the recently demolished Lilydale facility coupled with the space provided by the Shamrock offer a much more harmonious option to have higher density street side on 11th St., stepping down to medium and lower density at the perimeter of the space thus allowing friendlier neighborhood integration. Such an opportunity will also exist in and around the bus barns at the end of the McDonald Street bridge as changes are made for the green line development or the proposed redevelopment of the Brewery Lands. It’s not like the current zoning is inhibiting densification, as demonstrated by the 2½ story tall re-development of the Black and White convenient store site (on the SE corner of 8th St. and 17th Ave.). The city-wide blanket R-GC rezoning will also gradually bring up the baseline density for the rest of the neighbourhood. Finally, based on previous community consultations regarding redevelopment in the area, we were under the impression, that it was intended that 11th Street would be the “main street” of Ramsay and that higher intensity development would be encouraged along this corridor, closer to the green line station. Is it really necessary that the single family homes of 9th and 10th Streets become an island sandwiched between the high-density plans of 11th (new firehall with apartment style housing) and potential 12-14-meter-tall condo/apartment blocks on 8th Street?

With the assumption that the Green Line LRT will eventually be built via the currently proposed routing through Ramsay, when you are making your decision, please keep in mind that having an LRT station in your backyard perhaps isn’t the “be all, end all” dream for residents that Council contends it is. Many inner -city residents chose their communities because they were already motivated to walk/cycle to work and recreation and comfortable sourcing their needs within their community. They see the convenience of the LRT mostly benefiting those commuting from suburbia while inner city neighbourhoods are the first to be burdened with densification targets whilst shouldering higher relative property taxes with older infrastructure and navigating the safety issues associated with intensifying social problems spilling out of downtown.

We need to strike a compromise between the need for increased housing density and wiping out the fabric and character of neighborhoods. When we walk through our neighborhood, we can tell by the numerous basement and secondary suites, the over garage developments, the multifamily

developments and the development of the Black and White and Penguin car wash sites that we are doing our part.

As stated above, we urge to city to NOT allow for these lands to be redesignated to H-GO.

Thank you for your time and consideration.

Sincerely,

Lisa Moffat and Darrel Purdy

Photo of west side of 1100 block of 8 Street SE in front of proposed redevelopment





FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Raissa
Last name [required]	Espiritu
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Amendment Application LOC2023-0257 - 8 St. SE and Maggie St. SE
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Gmail - RE_ Land Use and Policy Amendment at 1117, 1121, 1123, 1125 - 8 Street SE and 1120 Maggie Street SE (LOC2023-0257).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to provide feedback regarding the proposed land use amendment for the site at 8 Street SE and Maggie Street SE and the revised application, including its transition to a Direct Control (DC) District based on the Housing – Grade-Oriented (H-GO) District. While I appreciate the adjustments made to reduce height and density compared to the original Multi-Residential – Medium Profile (M-X2) proposal, I have several concerns regarding the flexibility that a Direct Control District introduces and its potential impact on the community.

Key Concerns:
Potential Ambiguity in Guidelines - The revised DC District mentions encouraging pedestrian-friendly design and maintaining the historical character of the neighborhood. However, terms like "encourages" can lack enforceability. I urge the City to include binding and measurable requirements for design elements, such as specific building materials, landscaping, setbacks, and other features that ensure alignment with the community's character.

Community Input at the Development Permit Stage - The email indicates that this is a land use amendment application only, and a development permit will follow if the amendment is approved. To address community concerns effectively, I request that the City ensures ongoing consultation with residents during the development permit review process to address design, parking, traffic, and landscaping issues comprehensively.

Alignment with the Municipal Development Plan - While the proposal aligns with the Municipal Development Plan in terms of density and infrastructure use, it is essential that the specific characteristics of this site—such as its historical significance and its context within a low-density residential area—remain a priority during the final design review.

Recommendations:

- Include clear and enforceable design requirements in the DC District guidelines to minimize ambiguity and ensure compliance.
- Require the developer to conduct further engagement with the community during the development permit stage.
- Ensure that future developments do not set a precedent for inappropriate intensification in the area without adequate consideration of neighbourhood compatibility.

I appreciate the City's efforts to balance development needs with community interests, and I hope that this feedback will be considered in both the current review and the subsequent development permit process.



Raissa Espiritu [REDACTED]

RE: Land Use and Policy Amendment at 1117, 1121, 1123, 1125 - 8 Street SE and 1120 Maggie Street SE (LOC2023-0257)

Raissa Espiritu [REDACTED]
To: "Leung, Wallace C." <Wallace.Leung@calgary.ca>

Thu, Dec 5, 2024 at 3:00 PM

Hello Mr. Leung,

Re: Land Use Amendment Application LOC2023-0257 (8 Street SE and Maggie Street SE)

I am writing to provide feedback regarding the proposed land use amendment for the site at 8 Street SE and Maggie Street SE. Thank you for your detailed update on the revised application, including its transition to a Direct Control (DC) District based on the Housing – Grade-Oriented (H-GO) District.

While I appreciate the adjustments made to reduce height and density compared to the original Multi-Residential – Medium Profile (M-X2) proposal, I have several concerns regarding the flexibility that a Direct Control District introduces and its potential impact on the community.

Key Concerns:

- **Potential Ambiguity in Guidelines**

The revised DC District mentions encouraging pedestrian-friendly design and maintaining the historical character of the neighborhood. However, terms like "encourages" can lack enforceability. I urge the City to include binding and measurable requirements for design elements, such as specific building materials, landscaping, setbacks, and other features that ensure alignment with the community's character.

- **Community Input at the Development Permit Stage**

The email indicates that this is a land use amendment application only, and a development permit will follow if the amendment is approved. To address community concerns effectively, I request that the City ensures ongoing consultation with residents during the development permit review process to address design, parking, traffic, and landscaping issues comprehensively.

- **Alignment with the Municipal Development Plan**

While the proposal aligns with the Municipal Development Plan in terms of density and infrastructure use, it is essential that the specific characteristics of this site—such as its historical significance and its context within a low-density residential area—remain a priority during the final design review.

Recommendations:

- **Include clear and enforceable design requirements in the DC District guidelines to minimize ambiguity and ensure compliance.**
- **Require the developer to conduct further engagement with the community during the development permit stage.**
- **Ensure that future developments do not set a precedent for inappropriate intensification in the area without adequate consideration of neighbourhood compatibility.**

I appreciate the City's efforts to balance development needs with community interests, and I hope that this feedback will be considered in both the current review and the subsequent development permit process.

Thank you for your attention to this matter. I look forward to staying engaged and participating in the public hearing on February 11, 2025.

Sincerely,
Raissa Espiritu

[Quoted text hidden]

1/24/25, 4:30 PM

Gmail - RE: Land Use and Policy Amendment at 1117, 1121, 1123, 1125 - 8 Street SE and 1120 Maggie Street SE (11-0257)
CP 2024-1311
Attachment 8

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Raissa Espiritu



Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.31 hectares \pm (0.77 acres \pm) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Direct Control (DC) District to accommodate General Industrial – Light, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 21D2025** for the redesignation of 0.31 hectares \pm (0.77 acres \pm) located at 914 – 11 Street SE (Plan 0813035, Block 1, Lot 37) from Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District to Direct Control (DC) District to accommodate General Industrial – Light, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to accommodate an additional use of General Industrial - Light.
- The proposal allows for an appropriate building form and set of uses along a Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application would support a well-established local business that represents and celebrates the western heritage of Calgary.
- Why does this matter? The proposed DC District based on the C-COR2 District with the additional use of General Industrial – Light is required to allow for SmithBilt Hats' relocation and expansion at the new location. This will enable additional commercial and employment opportunities that may help activate and contribute to the commercial and retail vibrancy of the 9 Avenue SE in Inglewood.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

DISCUSSION

This land use amendment application in the southeast community of Inglewood was submitted by Max Tayefi Architect on behalf of the landowner, Cam Clark Real Estate Corp. on 2024 March 31. No development permit has been submitted at this time.

The 0.31 hectare (0.77 acre) corner parcel is located at the northeast corner of 11 Street SE and 10 Avenue SE. The subject parcel is approximately 110 metres (a two-minute walk) from 9 Avenue SE which is the Neighbourhood Main Street in the community. There are a range of shops, services and amenities along 9 Avenue SE that primarily consist of residential, employment and retail uses that serve the larger community.

Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095

The subject site is currently occupied by SmithBilt Hats, which operates two locations in Inglewood. Recently, SmithBilt Hats relocated the commercial and retail operations to the subject site, in accordance with the regulations of the C-COR2 District.

The site is developed with a three-storey commercial building. Access to the site is available from both 10 Avenue SE and the rear laneway.

As per the Applicant Submission (Attachment 3), this application proposes a DC District based on C-COR2 District and the intent is to accommodate the additional use of General Industrial – Light with at-grade commercial to ensure SmithBilt Hats can continue to manufacture and fabricate their product as part of their daily business operation. Although the business is commercial in nature, their business operation involves light manufacturing and fabrication which is why General Industrial – Light is required to be added to the subject site.

Redesignating the site to a DC District is necessary to accommodate the proposed use, as the only districts in the Land Use Bylaw that permit General Industrial – Light are industrial districts, which are not suitable for the subject site. To align the development with the vision of creating an active, pedestrian-friendly environment, Administration collaborated with the applicant to incorporate specific provisions within the DC District that regulate at-grade commercial uses.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant hosted an engagement session with the Inglewood Community Association (CA) and the Inglewood Business Improvement Area (BIA) to present the proposal. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

The Inglewood CA and the Inglewood BIA each provided a letter of support (Attachment 5 and Attachment 6). Reasons for support including the following:

- builds community identity and represents western heritage;
- being a reputable local business that integrates well into the community; and
- creates more commercial and employment opportunities in this area of Inglewood.

Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site 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 amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This application is anticipated to support and celebrate the western heritage of Calgary, and may further contribute to supporting the Calgary Stampede - an annual festival that attracts over one million visitors per year.

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 permit stages.

Economic

This application would allow a well-known local business to relocate and expand its commercial and employment offerings in the community. It would also make more efficient use of infrastructure and services while maximizing the Green Line investment due to its close proximity to the future Ramsay/Inglewood LRT Station.

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 Bylaw 21D2025**
3. Applicant Submission Form
4. Applicant Outreach Summary
5. Community Association Response
6. Business Improvement Area Response
7. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1056
Page 4 of 4**

Land Use Amendment in Inglewood (Ward 9) at 914 – 11 Street SE, LOC2024-0095

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 at the northeast corner of 11 Street SE and 10 Avenue SE. The site is an irregular shape parcel that is approximately 0.31 hectares in size (0.77 acres). The site is accessible from 10 Avenue SE and laneway.

Surrounding development is primarily characterized by commercial and retail development due to the close proximity to 9 Avenue SE, which is a Neighbourhood Main Street in Inglewood. There are a range of retail stores to the north, east and south from the site. Developments to the west include historic buildings known as the National Hotel and East End Livery Barn. Land use to the southwest across 11 Street SE allows a mixed-use building with commercial uses at grade and residential dwelling units above. The triangular shape parcel to the south across 10 Avenue SE is currently vacant.

The subject site is well served by public transit services. The site is within walking distance of Goher Park, Jack Long Park and the Bow River Pathway. The City's [Ramsay-Inglewood Public Realm Improvements](#) project will enhance the public realm in the area, including 11 Street SE. Streetscape upgrades will be determined and integrated into the design during the development permit stage.

Community Peak Population Table

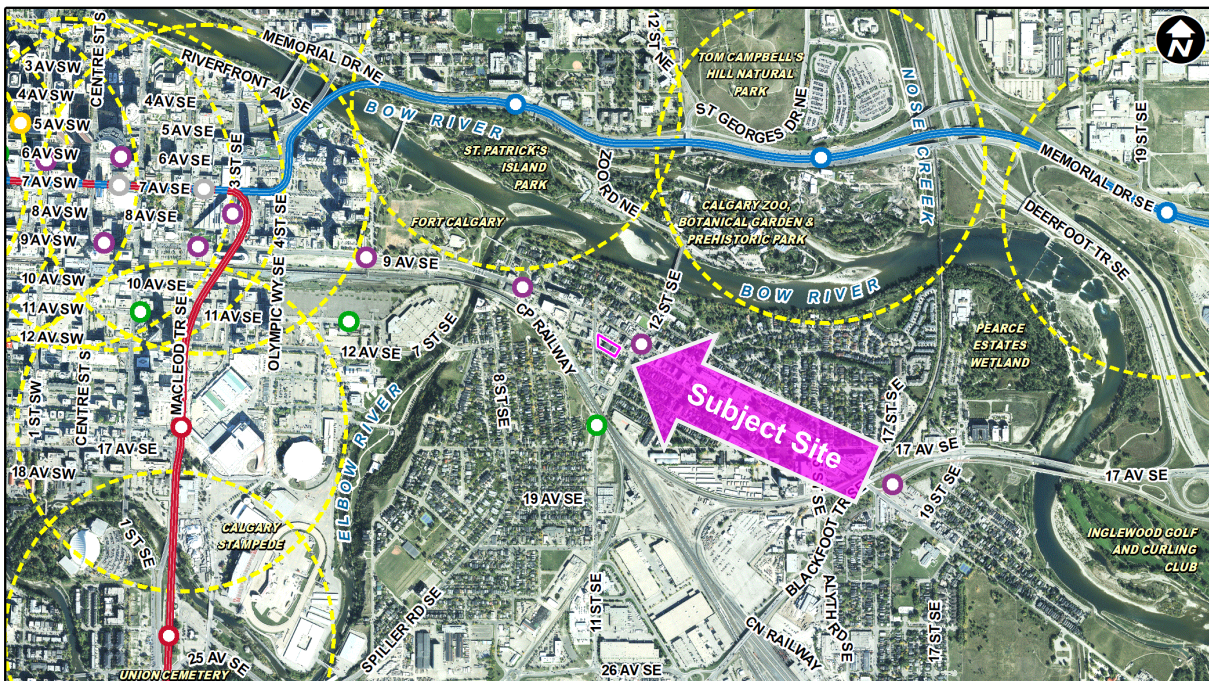
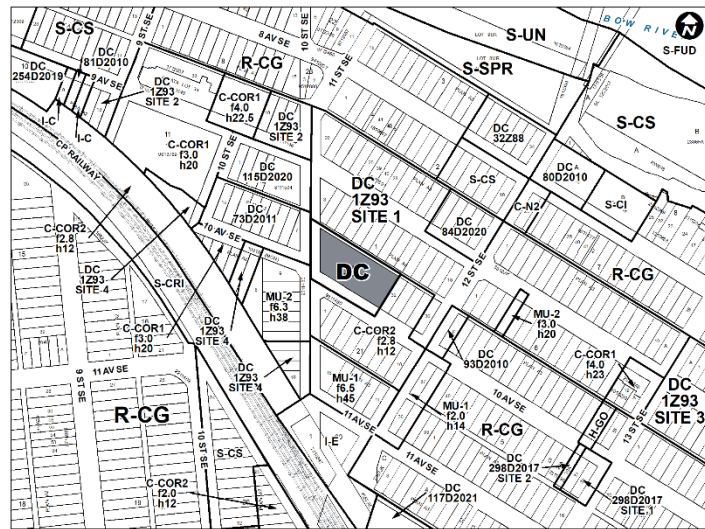
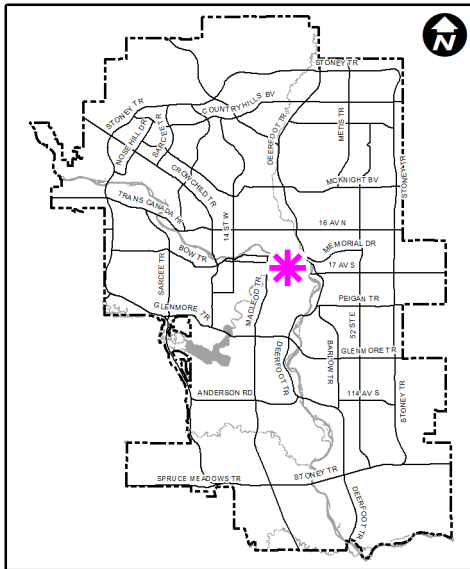
As identified below, the community of Inglewood reached its peak population in 2018.

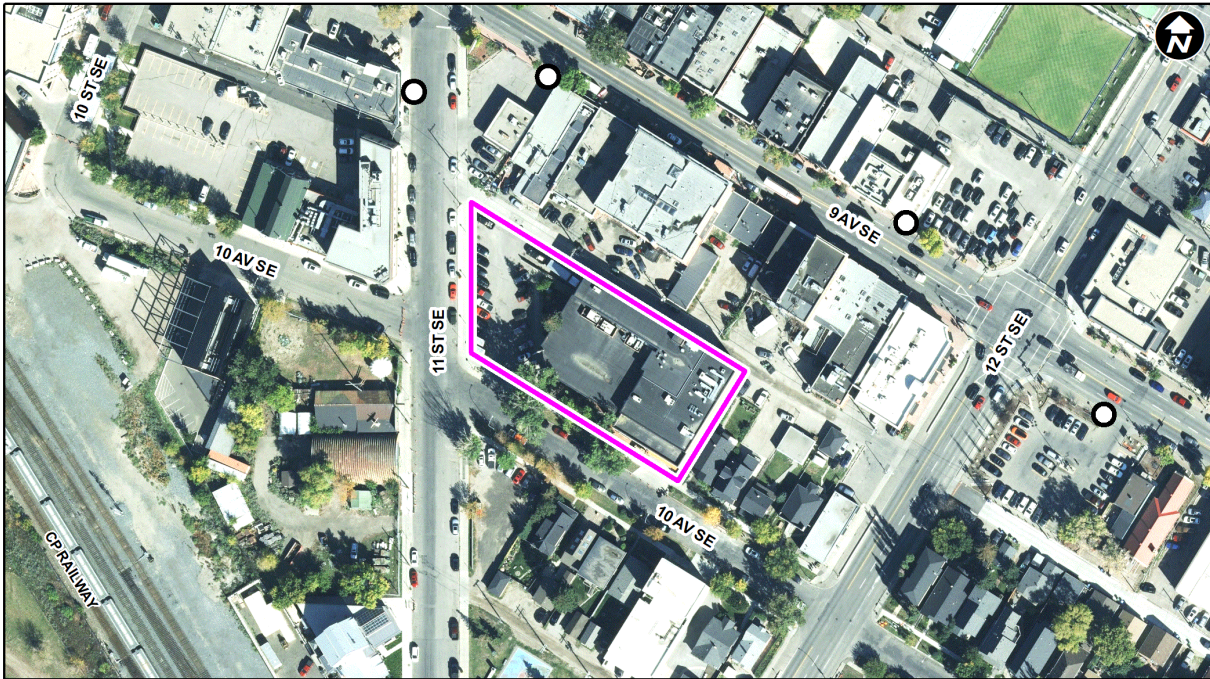
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	- 48
Difference in Population (Percent)	-1.18%

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 Commercial – Corridor 2 f2.8h12 (C-COR2 f2.8h12) District is intended to accommodate commercial or mixed-use development that may also include residential units within the building. The district allows for a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 2.8 (about 8,680 square metres).

The proposed DC District is based on the existing C-COR2 District with the additional discretionary use of General Industrial – Light. To ensure the subject site will support the vision of an active and pedestrian-oriented environment, additional rules have been included to ensure the General Industrial – Light use integrates well into its surrounding context. The rules have been designed to ensure that active commercial uses remain at-grade. The specific rules include:

- a minimum of 30 percent of the ground floor gross floor area of a building in this Direct Control District must contain “Commercial Uses”.

The proposed DC District would allow for the same maximum building height of 12 metres and maximum FAR of 2.8 as the current C-COR2 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 unique characteristics. The daily business operation of the applicant requires a certain level of manufacturing and fabrication which is only allowed by industrial uses such as General Industrial – Light. The only standard land use districts in the Land Use Bylaw that allow for General Industrial – Light are industrial districts, which are not a suitable option as the subject site is located within a Neighbourhood Main Street.

Although the application proposes an industrial use on the subject site, the proposal is still commercial in nature and the impact of the proposed industrial use is very limited to the surrounding uses. The additional rules for at-grade commercial use will ensure the future development is active on the ground floor that will contribute to the retail vibrancy in the community. 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 and 9 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 District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Sections 7 through 9 include provisions for building height, floor area ratio, and location of uses within buildings.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District and C-COR2 District would provide guidance for the future redevelopment. Given the location and policy context of the site, additional consideration will be given to elements including the appropriateness of proposed uses, building frontage and envelope, landscaping, parking, and site access at the development permit stage.

Transportation

Pedestrian and vehicular access to the subject site is available via 10 Avenue SE and the rear lane. There are existing Calgary Transit bus stops located approximately 180 metres away (a three-minute walk) along 9 Avenue SE for Route 1 (Bowness/Forest Lawn), Route 101 (Inglewood), Route 302 (BRT Southeast/City Centre), and Route 307 (MAX Purple City Centre/East Hills).

The future Ramsay/Inglewood Greenline LRT Station is approximately 350 metres (a six-minute walk) southeast of the site. The existing Always Available for All Ages and Abilities (5A) pathway along Bow River is located approximately 200 metres (a four-minute walk) north of the site, and the existing on-street bikeway is located along 8 Avenue SE.

A Transportation Impact Analysis (TIA) was not required to support the land use amendment application.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm utilities exist within the adjacent public road rights-of-way. 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 0-25 Noise Exposure Forecast (NEF) of the AVPA. 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 Noise Exposure Forecast (NEF) areas. The proposed General Industrial - Light use is allowed within the 0-25 NEF 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 as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets are located along the primary transit network and typically support a mix of uses within a pedestrian friendly environment that contribute to a moderate intensification of both jobs and population growth. The proposal aligns with the MDP goals of creating more commercial and employment opportunities in the community of Inglewood. The redevelopment and modest intensification also make more efficient use of existing infrastructure.

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 permit stages.

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 both public and private development and integration of a full range of compatible land uses including residential, employment and commercial activities to create a higher density and walkable environment within stations areas and optimize use of existing transit infrastructure. The proposal would meet key policy objectives of the Guidelines to create commercial and employment opportunities within the station area while optimizing existing infrastructure and

encouraging public transit ridership around the existing MAX Purple BRT station and the future Green Line Ramsay-Inglewood LRT Station.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The site is located within the Commercial Area as identified on Map 6: Generalized Land Use – Future Map in the [Inglewood Area Redevelopment Plan](#) (ARP). The applicable policies generally support redevelopment of commercial uses that contribute to a more vibrant retail area on 9 Avenue SE. Although General Industrial – Light is introduced as part of the proposal, it is to support the commercial operations of the business. The proposal aligns with the Inglewood ARP goals to provide more retail and employment opportunities that would support the local businesses within Inglewood.

PROPOSED

CPC2024-1056
ATTACHMENT 2

BYLAW NUMBER 21D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0095/CPC2024-1056)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

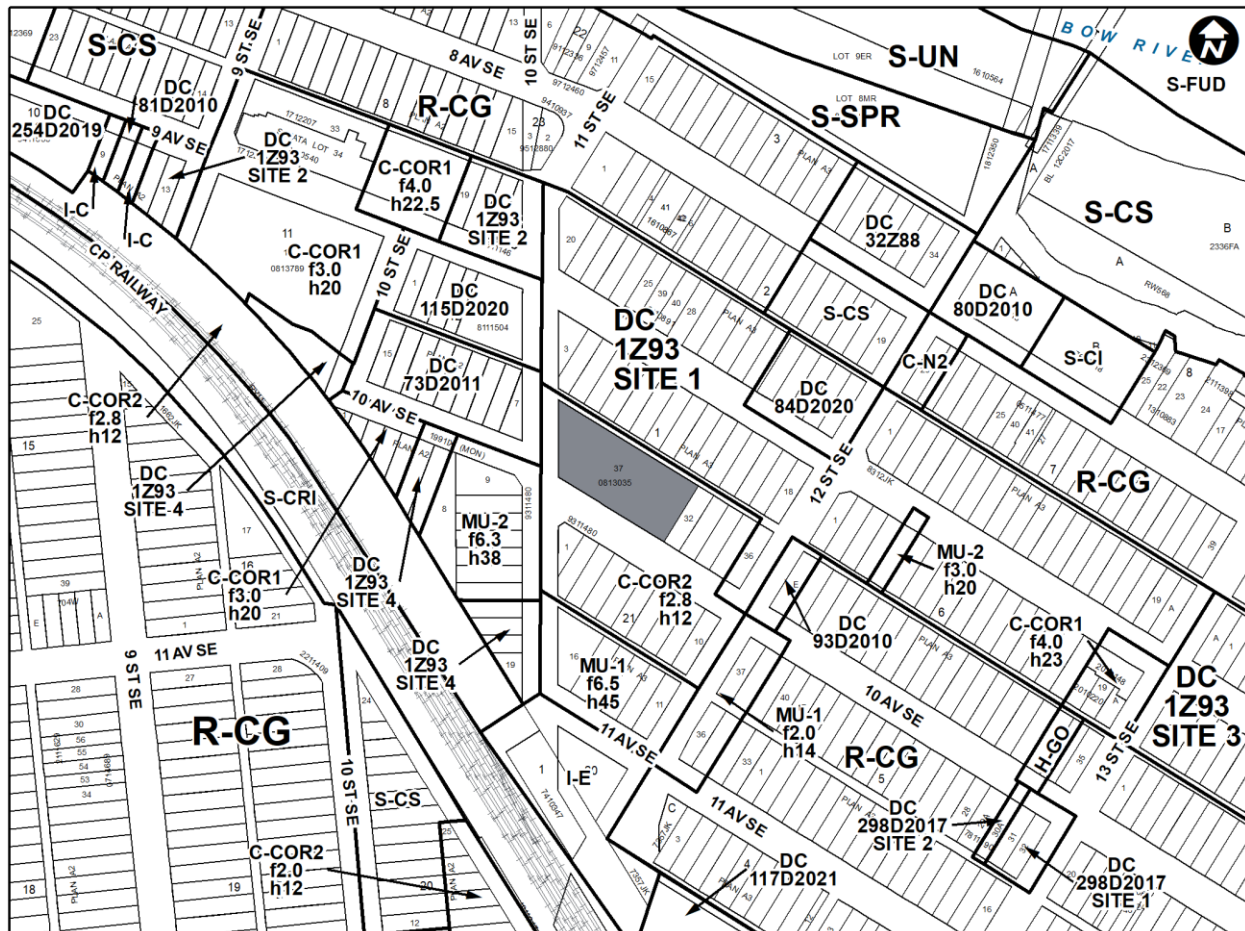
SIGNED ON _____

CITY CLERK

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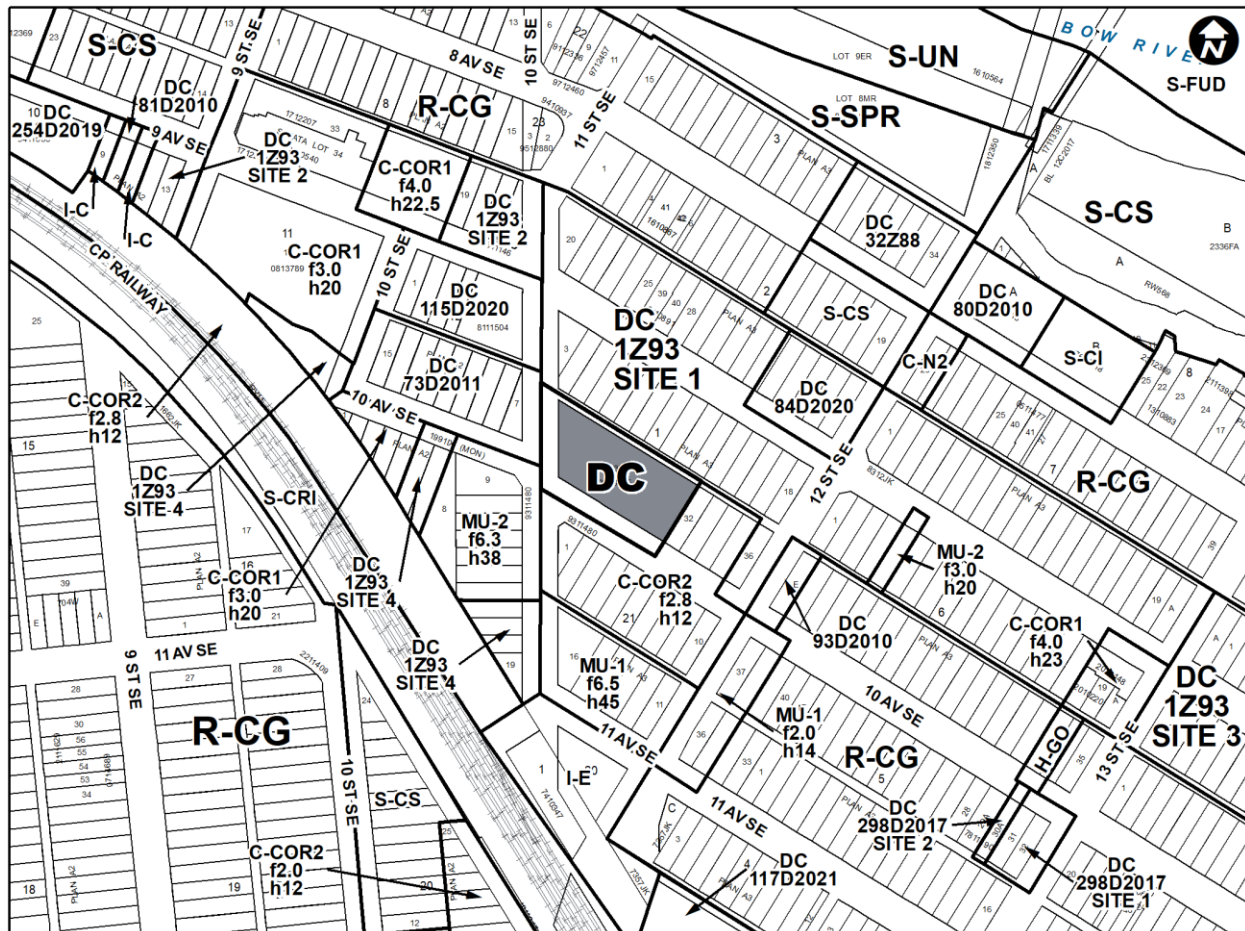
**AMENDMENT LOC2024-0095/CPC2024-1056
BYLAW NUMBER 21D2025**

SCHEDULE A



**AMENDMENT LOC2024-0095/CPC2024-1056
BYLAW NUMBER 21D2025**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of general industrial – light.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2024-0095/CPC2024-1056
BYLAW NUMBER 21D2025

Discretionary Uses

5 The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **General Industrial – Light.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 2.8.

Building Height

8 The maximum **building height** is 12.0 metres.

Location of Uses Within Buildings

- 9 (1) A minimum of 30.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District must contain "Commercial Uses".
- (2) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located:
- (a) in the same **building** as an automotive **use**; and
 - (b) on the ground floor of a **building**.
- (3) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**.
- (4) Where this section refers to "Commercial Uses", it refers to the **uses** listed in Sections 4 and 5, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, General Industrial – Light, Live Work Units and Residential Care**.

Relaxations

10 The **Development Authority** may relax the rules contained in Sections 6 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission Form

This location requires the change in the Land Use Designation since the new owners want to be able to accommodate the uses listed below in the new building, which are part of their business, and are not part of the permitted uses in the current Land Use Designation (C-COR2).

The following discretionary uses would be requested as part of this change (with the following additions including a minimum retail component of 30% of the ground floor area):

- cleaning, servicing, testing or repairing;
- light fabrication and assembly of belts, and pressing and shaping of hats or
- packaging of materials, goods or products.

There is no manufacturing on site (except for the very light fabrication of belts). Smithbilt receives the pre-manufactured shapeless hat bodies which they then proceed to block (shaping of the hat with hat block presses) to give them their final shape. Then the brim of the hat is crafted and any additional detailing requested by the client. This area is also used as a showcase for the showroom on the main floor.

The owners, Smithbilt Hats, have been located about half a block south from the new location for quite a few years now, and they are pretty well known in the community.

Applicant Outreach Summary

Project name: Smithbilt Hats - 914 11 ST SE - LOC2024-0095

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 reached out to the Inglewood Community Association and the Inglewood Business Improvement Area at the end of March and presented them with our proposed plans.

Bruce MacDonnell from the ICA and Rebecca O'Brien from the IBIA were present at the time.

Affected Parties

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

Inglewood Community Association & Inglewood Business Improvement Area.

What did you hear?

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

The members of both associations were very supportive of the plans we presented them. We showed them a plan that demonstrated how our new location would enhance the commercial side of the neighbourhood. There were no issues or concerns raised by the associations or the community.

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 wasn't any issues brought up as both associations were happy with the plan we showed them.

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 final outcome for the outreach was a letter of support from the Inglewood Community Association and one from the Inglewood Business Improvement Area. Copies of the letters are attached to this document.

Community Association Response

April 5, 2024

Holly Allen
1015 11th St SE
Calgary, AB T2G3E9

Dear Holly:

Re: Relocation of Smithbilt to 914 11 Street SE

The Inglewood Community Association is pleased to provide initial support to your plan to move into a new location in Inglewood. While you indicate you are requesting an unusual zoning for the location, your current and previous fabrication has integrated well into the community.

We look forward to seeing the land use change application from the City and would invite you to speak to it at the monthly planning meeting in the ICA Hall when it is circulated by the City.

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

Yours very truly,



INGLEWOOD COMMUNITY ASSOCIATION
Planning Director

Bruce MacDonnell, Director

October 30, 2024

Good morning Jay, it's Glen Kerr, the new Planning Chair writing. We are still in support of the Smithbuilt application, they have been a good neighbour!
Glen

Business Improvement Area Response

Dear Mr Gu,


April 3, 2024

Smithbilt Hats Inc. is an internationally recognized business based in Inglewood; the white Smithbilt hat is proudly worn by local and national officials, and for nearly a century has been a gift to visiting dignitaries from around the world, including Royal guests. The Inglewood BIA is incredibly proud to have this symbol of the Stampede and of Calgary in the heart of its business area. Smithbilt is also a compatible fit with the history of Inglewood, as Inglewood is an area of semi-industrial roots, with fabrication/manufacturing still contributing economic contributor in the area and the city.

The Inglewood BIA enthusiastically supports Smithbilt Hats Inc. application to the City of Calgary for a change of use zoning at their new location at 914 11th Street SE (the old Kanes Harley Davidson building). The new location will have retail on the main and second floors with an area in the back for the fabrication/manufacture of our iconic felt hats. This is an exciting new addition to the retail vibrancy in Inglewood.

The BIA supports the plan to relandscape the exterior of the existing grounds as they did at the 1015 11th Street using native drought-resistant plants and trees.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rebecca O'Brien', with a long horizontal line extending to the right.

Rebecca O'Brien
Executive Director
Inglewood BIA

Calgary Planning Commission Member Comments



For CPC2024-1056 / LOC2024-0095
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">The proposed Direct Control (DC) District keeps the current Floor Area Ratio and Height as the current C-CORf2.8h12 while adding General Industrial – Light as a discretionary use and requiring at least 30% of the ground floor have a commercial use and additional rules about the location of uses within buildings (see the rest of Section 9 of the DC). <p>This site is ~350m from a future LRT station and is within the 9th Ave Neighbourhood Main Street. During Commission's review, someone suggested that recent approvals in the area might have supported basing the DC on MU-1f6.0h30.</p> <p>Manufacturing-based development can benefit an area like Inglewood that has historically let uses mix more than other parts of Calgary. It is productive and keeps the area interesting.</p>

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
CPC2024-1261
Page 1 of 3

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 17P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) to allow for rowhouses, townhouses, and stacked townhouses in addition to the building types already allowed under the ARP (e.g. single detached, semi-detached and duplex dwellings).
- 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 policy amendment 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 policy amendment 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 new three-unit rowhouse building and detached garage has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the northeast community of Bridgeland-Riverside, was submitted by Horizon Land Surveys on behalf of the landowner, Hung Quoc Le, on 2024 September 12. The approximately 0.04 hectare (0.10 acre) site is located at the southeast corner of 5 Avenue NE and 8A Street NE. It is currently developed with a single detached dwelling and detached garage with rear lane access.

The proposed policy amendment is intended to accommodate a rowhouse as indicated in the Applicant Submission (Attachment 3). A development permit (DP2024-05541) for a new three-unit rowhouse building and detached garage has been submitted and is currently 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).

**Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 - 8A Street NE,
LOC2024-0230**

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered letters to residents within 100 metres of the subject site and contacted the Community Association and Ward Councillor's office for comment. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

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

- contravention of restrictive covenants registered on title;
- safety concerns with additional vehicle traffic;
- further restriction of on-street parking; and
- lack of support for increased density.

The Bridgeland-Riverside Community Association provided a letter in opposition on 2024 November 21 (Attachment 5) noting a lack of support for the increase in density and that locations for density increases within the community should be reevaluated.

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

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

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1261
Page 3 of 3**

**Policy Amendment in Bridgeland-Riverside (Ward 9) at 528 - 8A Street NE,
LOC2024-0230**

Environmental

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

Economic

The proposed policy amendment would allow for a more efficient use of land, existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 17P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**
8. **Confidential Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Bridgeland-Riverside on the southeast corner of 5 Avenue NE and 8A Street NE. The site is approximately 0.04 hectares (0.10 acres) in size and is approximately 12 metres wide by 33 metres deep. It is currently developed with a single detached dwelling and detached garage accessed from the rear lane.

Surrounding lands are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings and four-unit housing forms.

The site is located approximately 400 metres (a seven-minute walk) north of commercial uses on 1 Avenue NE, which is identified as a Neighbourhood Main Street in the *Municipal Development Plan* (MDP). Normie Kwong Park on 9A Street NE is located approximately 250 metres (a four-minute walk) to the southeast.

Delta West Academy is located approximately 700 metres (a 12-minute walk) to the east and the Assumption of the Blessed Virgin Mary Ukrainian Catholic Parish is located approximately 600 metres (a 10-minute walk) northeast on 6 Street NE.

Community Peak Population Table

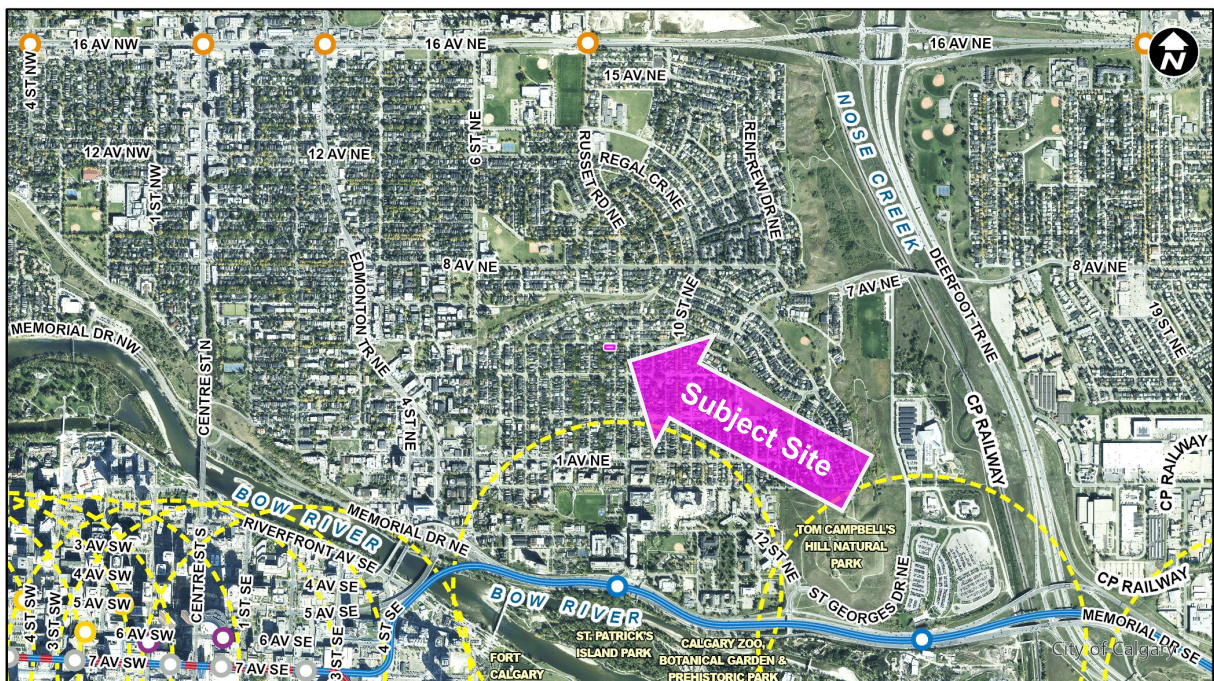
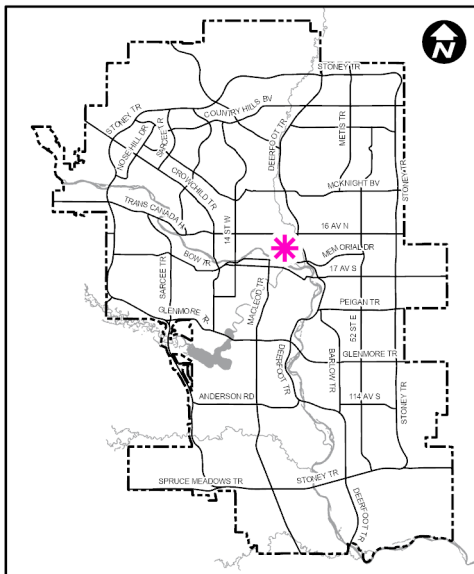
As identified below, the community of Bridgeland-Riverside reached its peak population in 2019.

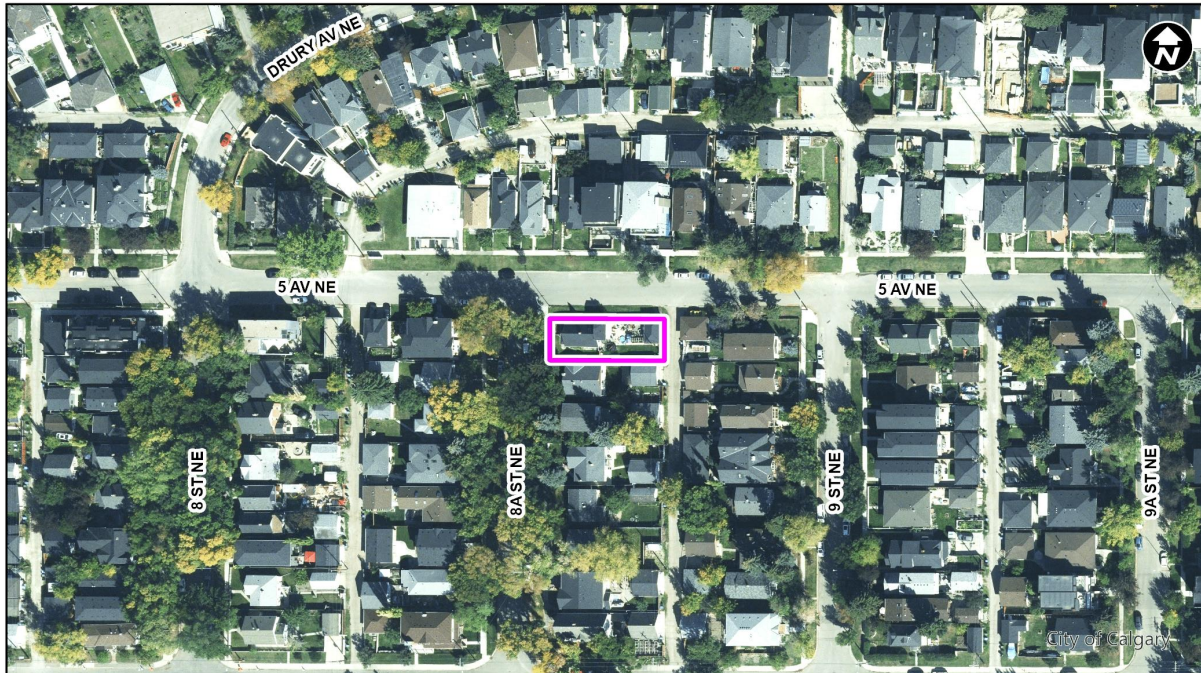
Bridgeland-Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bridgeland-Riverside 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 for up to four dwelling units.

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 stalls per dwelling unit and per secondary suite.

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 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 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 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.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Conservation area as identified on Figure 3: Generalized Land Use of the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP). Per Part 2 of the ARP, in the Conservation area, the appropriate land uses are residential in nature and the appropriate designation within the Land Use Bylaw would be R-2. Additional policies applicable to the Conservation area encourage the upgrading of existing housing and support sensitive infill development of a residential nature where rehabilitation is not feasible.

As such, a text amendment to Policy 2 of the Residential – Implementation section in Part 2 of the ARP is required to enable the development of rowhouses, townhouses and stacked townhouses on the subject parcel.

PROPOSED

CPC2024-1261
ATTACHMENT 2

BYLAW NUMBER 17P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE BRIDGELAND-RIVERSIDE
AREA REDEVELOPMENT PLAN BYLAW 11P80
(LOC2024-0230/CPC2024-1261)**

WHEREAS it is desirable to amend the Bridgeland-Riverside Area Redevelopment Plan Bylaw 11P80, as amended;

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

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

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:
 - (a) In Part 2, Section 3 Residential, subsection Implementation, delete policy 2 and replace it with the following:
 - “2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of lands located at 438 – 8 Street NE, 523 – 8 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, and 528 – 8A Street NE which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses.”

PROPOSED

BYLAW NUMBER 17P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Sep. 11th, 2024

As part of city's blanket rezoning process, this lot is already zoned as R-CG. However due to the local statutory planning policy being Bridgeland/Riverside ARP restricting the development of the land. We are filing this application for minor policy amendment so three units row house can be built.

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.

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: 528 8A Street 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.

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 minor policy amendment application for Bridgeland/Riverside ARP to allow for uses under the current R-CG zoning.

On Aug 29th, 2024, our staff deliver letters to residents within a 100 meters radius and advising the plan to develop the lot in grade oriented three units row house.

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.

Only three residents response to the letter. 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.

calgary.ca/planningoutreach

Community Association Response

Osachuk, Dallen

From: Planning Director <planning@brcacalgary.org>
Sent: Thursday, November 21, 2024 3:41 PM
To: Osachuk, Dallen
Subject: [External] Re: LOC2024-0230 Circulation Comments

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Thank you. We're opposed to the density increase, with 6 units in total. Bridgeland is operating without a LAP and until we have a plan, we do not think development is congruent with existing infrastructure - is it capable of supporting adding so much density to existing sized lots - and we need the locations of significant density increases to be reevaluated.

Calgary Planning Commission Member Comments



For CPC2024-1261 / LOC2024-0230
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This text amendment to the Bridgeland Area Redevelopment Plan (labelling this site as “suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses”) would align the Area Redevelopment Plan with the current Residential – Grade Oriented (R-CG) Land Use District.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]

Josie

Last name [required]

Van Der Velden

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Bridgeland-Riverside Area Redevelopment Plan LOC2024-0230 Bylaw 17P2025

Are you in favour or opposition of the issue? [required]

Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

To whom it may concern;

I am writing concerning the aforementioned redevelopment plan, as a concerned neighbour in the immediate vicinity of all 5 of the lands being considered for rezoning, with 2 of them located directly across the street from our house on 5th ave NE.

I am all for densifying the urban centres of Calgary, I was born and raised in Sunnyside and know that when more people are based in the inner city, amenities will follow and the communities can really prosper. My concerns are not about the rezoning, but more about the roll out of the development permits for these properties that are clustered so closely together.

I would like to raise the request that the community be considered when looking at the timing for these new builds, if they were to be issued permits at the same time or in close succession to one another, my street in particular would be a nightmare construction zone for multiple years with builds of this size and nature. Access for parking, to our alley and even access to our house would be impacted undoubtedly across the life cycle of each build, which is to be expected. I work from home and noise levels will be highly impacting my ability to work.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

All of this can be manageable, if it is not relentless. It is when consideration for how closely located these lands are to one another is not taken into account when permits are issued and building commences that all of these challenges quickly become unmanageable and greatly impact our ability to live and work in our home.

The requested personal information is below -

Personal information

Name: Joanna (Josie) Van der Velden

Mailing Address: 936 5th ave NE Calgary AB T2E0L4

Thank you for your time,

Josie Van der Velden

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]

Linda and Victor

Last name [required]

Demecha

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Policy Amendment for Bridgeland-Riverside ARP LOC2024, BYLAW 17P2025

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Bridgeland.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please note earlier communication with city clerk. Thank you. Linda Demecha

Bridgeland-Riverside Area Redevelopment Plan

LOC2024-0230

Bylaw 17P2025

We are opposed to this policy amendment based on the following:

1. Increase in density-from **one** house on this small lot to **six** dwellings (3 unit rowhouse building, each with an additional suite) is not what we'd consider 'modest intensification'.

Calling this a 'three-unit rowhouse' is misleading.

Three parking stalls only are provided for six dwellings.

2. The applicant Submission requests a **minor** policy amendment. Five properties are listed to be exempted, which we do not consider a minor issue.
3. "Planning and Development Services report to Calgary Planning Commission" states that 'allows for development that is compatible with the character of the existing neighbourhood.' In our opinion this does not suit the character of the Conservation Area within Bridgeland and does not comply with the ARP.
4. References to 'efficient use of existing infrastructure' are vague. We would question the latest upgrades of the structures in our 100 year old plus neighbourhood.
5. We fear this could be precedent setting (as illustrated by other misfit builds in the community).

We agree with comments by our Bridgeland Planning Committee concerning appropriate areas for densification need to be reevaluated and incongruency with existing infrastructure.

Sincerely

Victor and Linda Demecha



Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.55 hectares \pm (1.36 acres \pm) of road (Plan 2412125, Areas 'A', 'B', and 'C'), adjacent to 5501 – 68 Street SE, 5740 – 58 Avenue SE, 6201 – 68 Street SE and 6606 – 57 Street SE, with conditions (Attachment 4);
2. Give three readings to the proposed closure of 0.18 hectares \pm (0.44 acres \pm) of road (Plan 2412126, Area 'D'), adjacent to 5501 – 68 Street SE, with conditions (Attachment 5); and
3. Give three readings to the proposed bylaw for the redesignation of 0.73 hectares \pm (1.80 acres \pm) of closed road (Plan 2412125, Areas 'A', 'B', and 'C'; Plan 2412126, Area 'D') from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council:

1. Give three readings to **Proposed Bylaw 2C2025 for the** closure of 0.55 hectares \pm (1.36 acres \pm) of road (Plan 2412125, Areas 'A', 'B', and 'C'), adjacent to 5501 – 68 Street SE, 5740 – 58 Avenue SE, 6201 – 68 Street SE and 6606 – 57 Street SE, with conditions (Attachment 4);
2. Give three readings to **Proposed Bylaw 3C2025 for the** closure of 0.18 hectares \pm (0.44 acres \pm) of road (Plan 2412126, Area 'D'), adjacent to 5501 – 68 Street SE, with conditions (Attachment 5); and
3. Give three readings to **Proposed Bylaw 19D2025** for the redesignation of 0.73 hectares \pm (1.80 acres \pm) of closed road (Plan 2412125, Areas 'A', 'B', and 'C'; Plan 2412126, Area 'D') from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

HIGHLIGHTS

- This application proposes to close portions of the road right-of-way adjacent to 57 Street SE and designate it to Industrial – General (I-G) District in alignment with the approved outline plan for the area.
- The proposal is consistent with the designation of the adjacent sites and aligns with the applicable policies of the *Municipal Development Plan* (MDP), the *Southeast Industrial Area Structure Plan* (ASP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).

Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117

- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent landowner to consolidate this portion of road with their parcel in alignment with the approved outline plan.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This road closure and land use amendment application, in the southeast industrial community of Starfield, was submitted by The City of Calgary's Real Estate & Development Services (RE&DS), on 2024 April 21. Attachments 2 and 3 outline the 0.73 hectare portions of road right-of-way to be redesignated and closed through the Registered Road Closure Plans. As indicated in the Applicant Submission (Attachment 6), the road closure and land use amendment is to comply with the 57 Street SE final road right-of-way width approved through the outline plan (LOC2017-0305).

No development permit has been submitted at this time. The portions of road closures will be consolidated with the adjacent parcels and it is expected that future development would occur in alignment with the approved outline plan and land use on the sites.

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 road closure and 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. As this is an amendment to support the approved outline plan (LOC2017-0305), the applicant determined that no outreach would be undertaken. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

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

Administration received one letter of support for the proposed road closure to support better utilization of land. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for 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.

Road Closure and Land Use Amendment in Starfield (Ward 9) adjacent to multiple addresses, LOC2024-0117

IMPLICATIONS

Social

This proposal would allow for a more efficient use of land and infrastructure.

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 closure of portions of the road right-of-way and consolidation with adjacent properties would enable more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Registered Road Closure Plan (Plan 2412125)
3. Registered Road Closure Plan (Plan 2412126)
4. Proposed Road Closure Conditions (Plan 2412125)
5. Proposed Road Closure Conditions (Plan 2412126)
6. Applicant Submission
7. Applicant Outreach Summary
8. **Proposed Bylaw 2C2025**
9. **Proposed Bylaw 3C2025**
10. **Proposed Bylaw 19D2025**
11. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

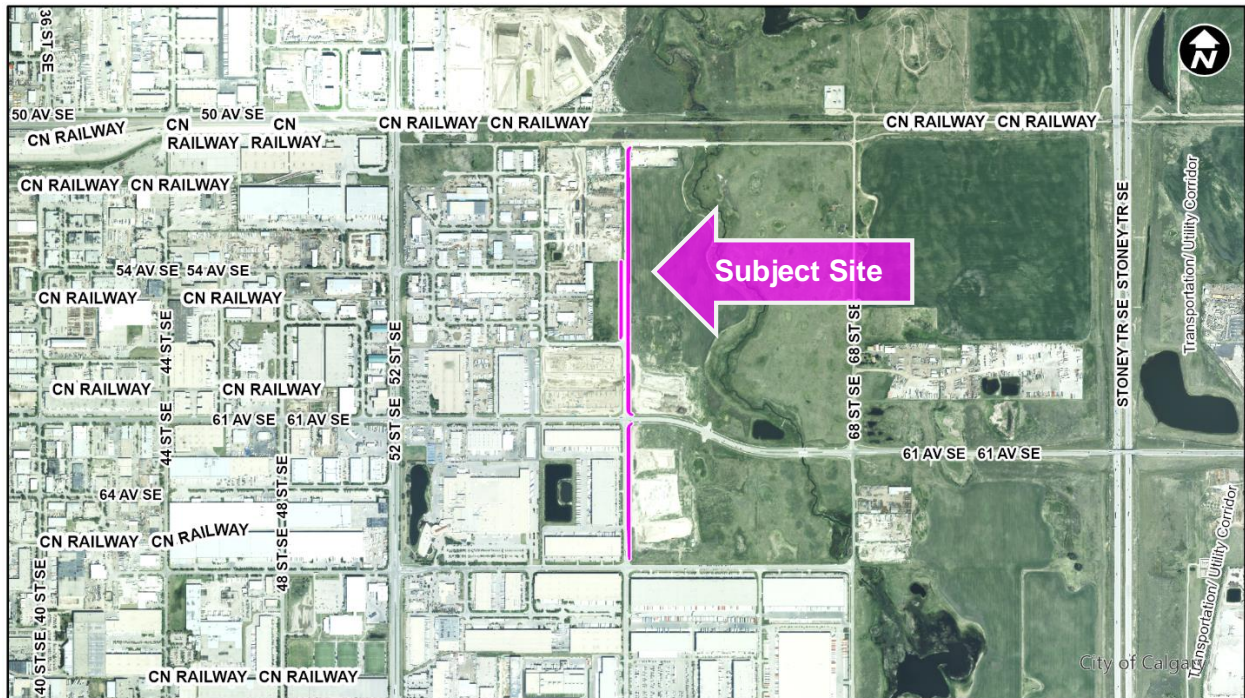
The subject sites are located in the southeast industrial area of Starfield, adjacent to 57 Street SW, between 51 Avenue SE and 68 Avenue SE. The proposed road closure of 0.73 hectares of 57 Street SE will be consolidated with the adjacent sites addressed 5501 – 68 Street SE, 6201 – 68 Street SE, 5740 – 58 Avenue SE, and 6606 – 57 Street SE. These parcels form part of an existing outline plan area (LOC2017-0305), where the land use was approved by Council on 2022 July 05.

This is a road closure and land use amendment application to comply with the 57 Street SE road right-of-way width approved in the outline plan (LOC2017-0305). When the outline plan was approved, it was determined that the appropriate road closure and land use would follow at a later date.

The sites are currently undeveloped.

Community Peak Population Table

Not available because the subject area is industrial.



Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes the closure of approximately 0.73 hectares (1.80 acres) of 57 Street SE between 51 Avenue SE and 68 Avenue SE. The closed portions on either side of 57 Street SE would be consolidated with and designated in alignment with the land use district of the parcels immediately adjacent to 57 Street SE, subject to the Proposed Road Closure Conditions. The road closure portions are not required by The City and align with the final road right-of-way width identified in the approved outline plan (LOC2017-0305).

Land Use

The proposed Industrial – General (I-G) District accommodates a wide variety of light and medium industrial uses and a limited number of support commercial uses. The proposed portions of road to be closed along 57 Street SE will be consolidated with the adjacent parcels, which have the same land use designation.

No amendments are required to the existing outline plan as the proposed land use and road closure application are in alignment with the approval.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed I-G District would provide guidance for any future development on the site including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

Transportation

An update to the Traffic Impact Assessment that was completed at the outline plan stage (LOC2017-0305) was not required for this proposed land use amendment because the originally contemplated number of trips for the site will remain unchanged.

The application proposes to close between 4.49 metres and 8.98 metres of road along portions of 57 Street SE between 51 Avenue SE and 68 Avenue SE. The existing widths of 57 Street SE along this stretch range from 30.48 metres and 25.99 metres. The final width of 57 Street SE will be 21.50 metres.

Environmental Site Considerations

Environmental considerations were reviewed with the previously approved outline plan application. There are no environmental concerns resulting from the proposed land use and road closure application.

Utilities and Servicing

Servicing will be reviewed with future development applications.

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 road closure and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) identifies the subject site within the Standard Industrial typology. The Standard Industrial area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are expected to continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

This application meets the objectives of the MDP, as the proposed land use district supports a broad range of standard industrial activities.

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.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The portion of road closure west of 57 Street SE and north of 58 Street SE is subject to the [Southeast Industrial Area Structure Plan](#) (ASP) and is identified as Proposed I-2 General Light Industrial District in Map 2: Land Use and Transportation Plan. The purpose of the general light industrial area is to provide for a range of light industrial and associated uses that are compatible with each other.

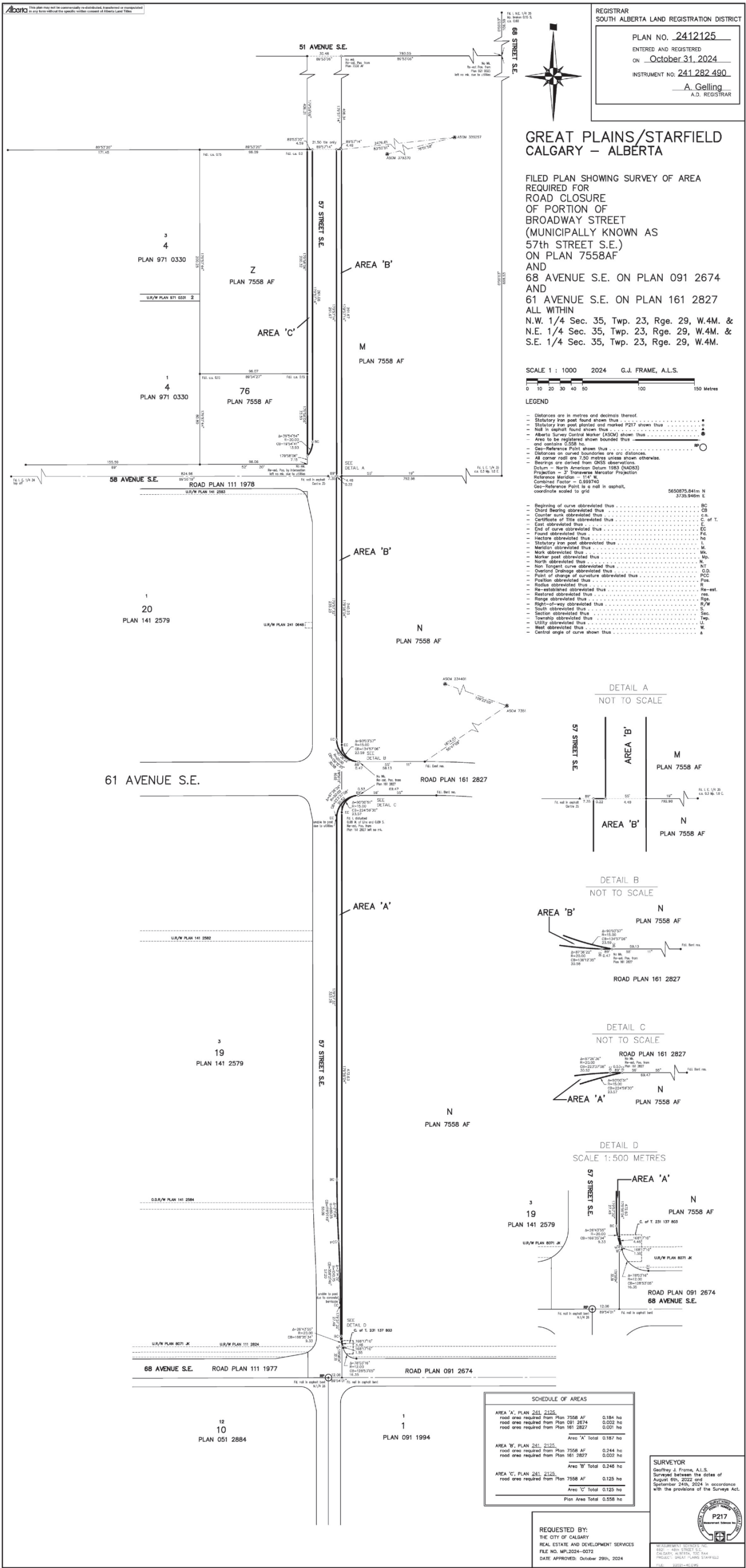
The proposed land use amendment is supported by the policies of the ASP.

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)

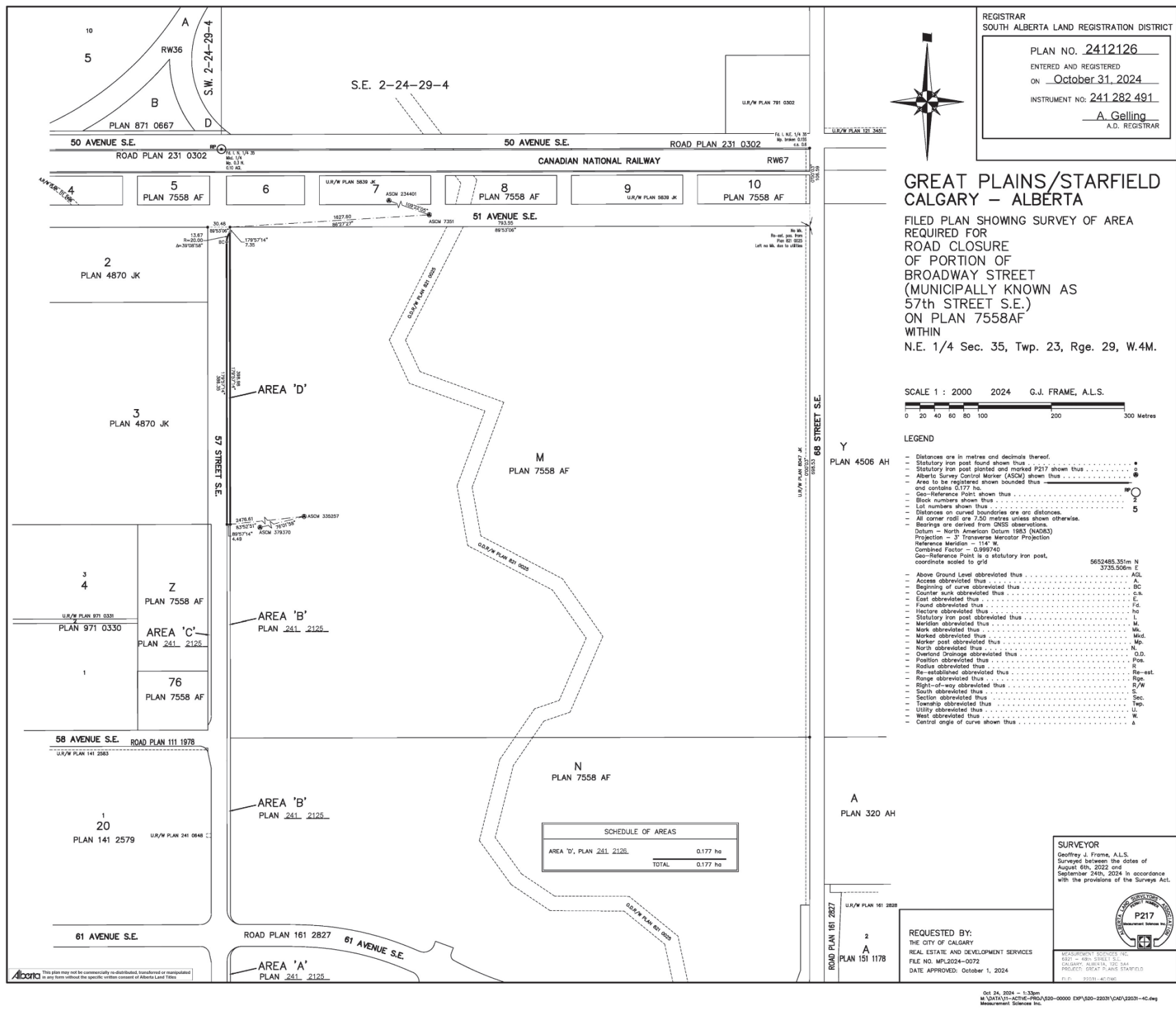
The portions of road closure east of 57 Street SE are subject to the [Southeast 68 Street Industrial Area Structure Plan](#) (ASP) and are identified as Industrial – Light and Special Study Area on Map 3: Land Use Concept. The Industrial – Light area supports a wide variety of general industrial uses within the context of a fully-service industrial park. Special Study areas are evaluated at outline plan and development permit stages to protect Environmentally Significant Areas that are located further east of 57 Street SE. The ASP helps to ensure a sufficient supply of planned industrial land is available for a wider range of business and industrial uses.

The proposed land use amendment is supported by the policies of the ASP.

Registered Road Closure Plan (Plan 2412125)



Registered Road Closure Plan (Plan 2412126)



Proposed Road Closure Conditions (Plan 2412125)

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands, through Alberta Land Titles.
4. Servicing arrangements shall be to the satisfaction of the Manager, Infrastructure Planning, Water Resources.

Proposed Road Closure Conditions (Plan 2412126)

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands, through Alberta Land Titles.
4. Servicing arrangements shall be to the satisfaction of the Manager, Infrastructure Planning, Water Resources.

Applicant Submission

Company Name (if applicable):

RE&DS/City of Calgary

LOC Number (office use only):

Applicant's Name:

David Purcell-Chung

Date:

April 18, 2024

This housekeeping road closure application is to comply with the 57 ST SE road right of way width approved in outline plan LOC2017-0305. When LOC2017-0305 was approved, field survey data was incomplete. The decision was to proceed with land use and outline plan approval with the appropriate road closure and land use (for the closed road) to follow.

The application proposes to close between 8.98 m and 4.49 m along portions of 57 ST SE between 51 AV SE and 68 AV SE. The existing widths of 57 ST SE along this stretch range from 30.48 m and 25.99 m. The new width will be 21.50 m.

The proposed land-use district for the closed road areas will be I-G, which is the same as their respective adjacent titled parcels.

Applicant Outreach Summary

2024 April 18



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 57 ST (Constellation Industrial Outline Plan) Road Closures

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 housekeeping road closure application is to comply with the 57 ST SE road right of way width approved in outline plan LOC2017-0305. When LOC2017-0305 was approved, field survey data was incomplete. The decision was to proceed with land use and outline plan approval with the appropriate road closure and land use (for the closed road) to follow.

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)

PROPOSED

CPC2024-0891
ATTACHMENT 8

BYLAW NUMBER 2C2025

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2412125, AREAS 'A', 'B' and 'C')
(CLOSURE LOC2024-0117/CPC2024-0891)**

WHEREAS The City of Calgary has decided to close from public use as a road and to sell or to hold those portions of road described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

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

1. Immediately upon passage of this Bylaw, the following described road shall be closed from use as a road:

PLAN 2412125
AREAS 'A', 'B' and 'C'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2024-0891
ATTACHMENT 9

BYLAW NUMBER 3C2025

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2412126, AREA 'D')
(CLOSURE LOC2024-0117/CPC2024-0891)**

WHEREAS The City of Calgary has decided to close from public use as a road and to sell or to hold those portions of road described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

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

1. Immediately upon passage of this Bylaw, the following described road shall be closed from use as a road:

PLAN 2412126
AREA 'D'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2024-0891
ATTACHMENT 10

BYLAW NUMBER 19D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0117/CPC2024-0891)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

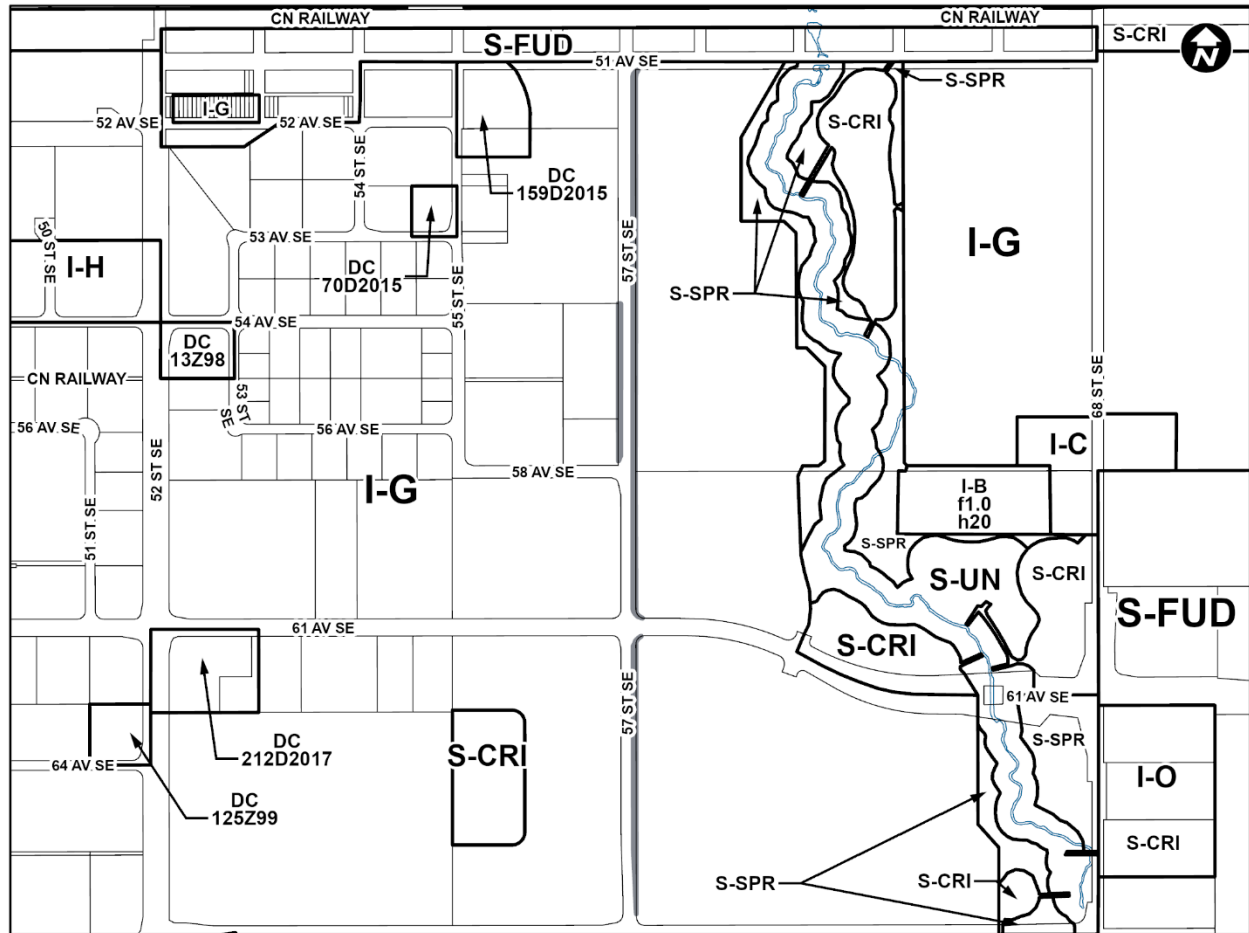
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0117/CPC2024-0891
BYLAW NUMBER 19D2025

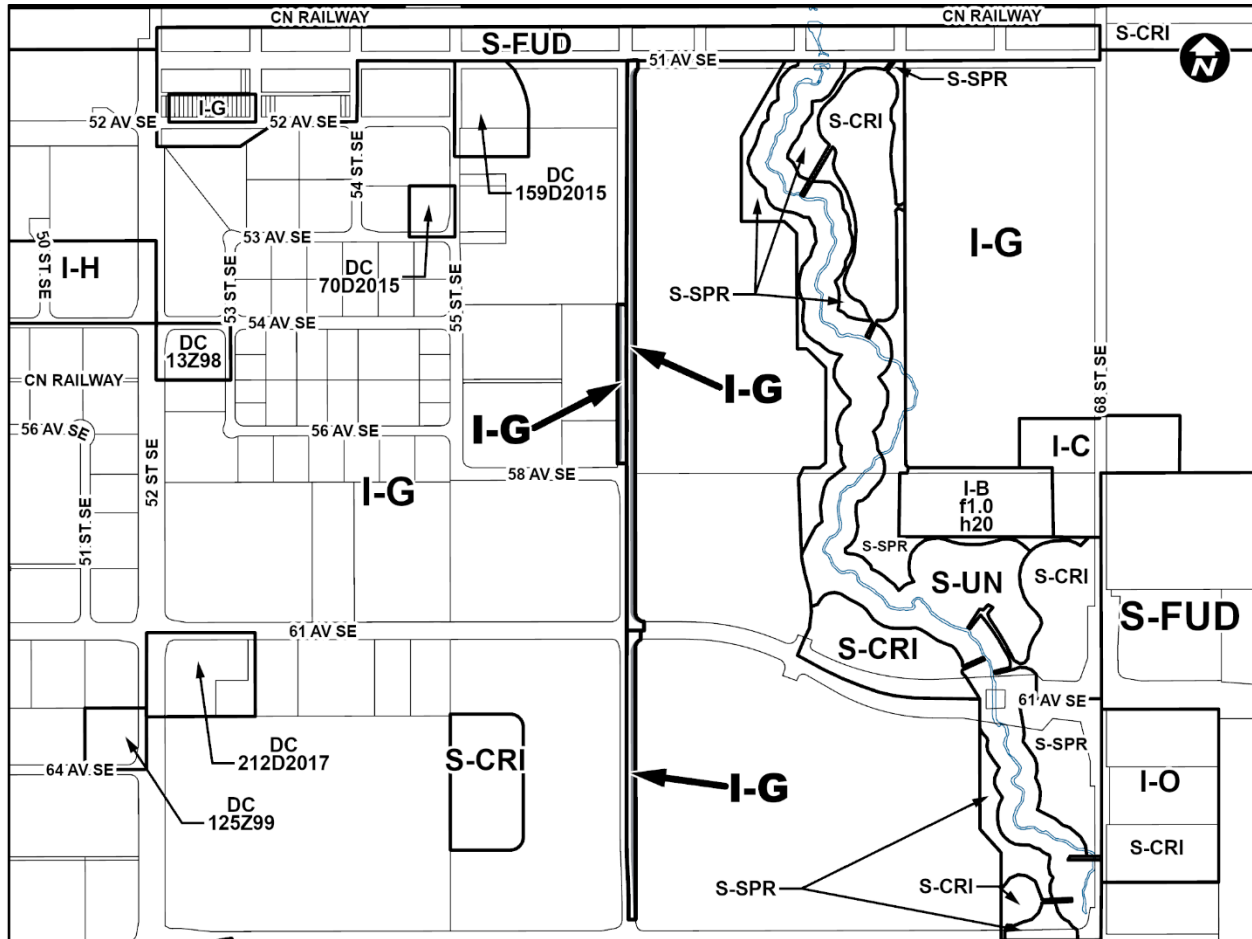
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0117/CPC2024-0891
BYLAW NUMBER 19D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-0891 / LOC2024-0117
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This Road Closure and Land Use Amendment from Undesignated Road Right-of-Way to the Industrial – General (I-G) District align with the approved Outline Plan. <p>Administration notes that “These parcels form part of an existing outline plan area (LOC2017-0305), where the land use was approved by Council on 2022 July 05. This is a road closure and land use amendment application to comply with the 57 Street SE road right-of-way width approved in the outline plan (LOC2017-0305). ... No amendments are required to the existing outline plan as the proposed land use and road closure application are in alignment with the approval” (Attachment 1, page 1, 3).</p>

**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE,
LOC2024-0131**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.24 hectares \pm (3.05 acres \pm) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 24D2025** for the redesignation of 1.24 hectares \pm (3.05 acres \pm) located at 8600 – 34 Avenue SE (Plan 0814364, Block 31, Lot 4) from Direct Control (DC) District to Direct Control (DC) District to accommodate an existing woodworking shop, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the continued use of an existing woodworking shop through a Direct Control (DC) District based on the Special Purpose – Future Urban Development (S-FUD) District.
- The proposal allows for a development that is compatible with the character of the existing neighbourhood and protects the land for future urban development in alignment with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for the long-standing business to continue its operation.
- Why does this matter? This application would bring the land use into compliance with the already existing operations on the site and also prevent premature development in the absence of an area structure plan or a local area plan.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application is located in the southeast community of Residual Sub-Area 9P, and was submitted by CivicWorks on behalf of the landowners, Paul Bec and Darlene Bec, on 2024 May 13. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent is to align the existing use of the woodworking shop to a land use district in the Calgary's Land use Bylaw 1P2007 which allows for that use.

The approximately 1.24 hectares (3.05 acres) midblock site is a large but narrow parcel located along 34 Avenue SE, east of Stoney Trail SE and north of Peigan Trail SE. The site is currently developed with a primary building used as a woodworking shop and multiple storage sheds. The parcel is not serviced and vehicle access is available from 34 Avenue SE. The proposed DC

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1104
Page 2 of 3**

**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE,
LOC2024-0131**

District is based on S-FUD District and will add a new defined use of Woodworking Shop to accommodate the existing business and preserve the land for future urban development.

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 delivered letters regarding the proposal to residents and businesses within a 400-metre radius and met with the Ward 9 Office to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report and there is no community association for the subject area.

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 date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed DC District would enable the continued operation of the long-standing woodworking shop, providing stability and continuity to the business and the 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 any required subsequent development review stages.

Economic

This application would stabilize business operations on the site, ensuring continued employment for the staff and maximizing opportunities in a limited-service area.

Planning and Development Services Report to
Calgary Planning Commission
2024 November 28

ISC: UNRESTRICTED
CPC2024-1104
Page 3 of 3

**Land Use Amendment in Residual Sub-Area 9P (Ward 9) at 8600 – 34 Avenue SE,
LOC2024-0131**

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 Bylaw 24D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

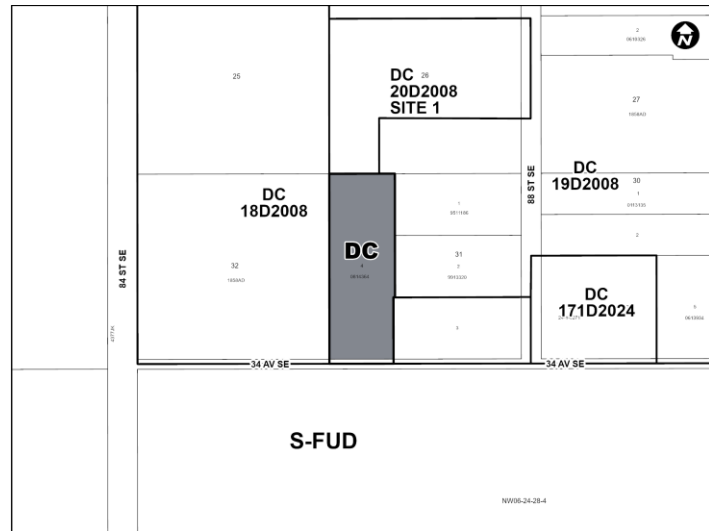
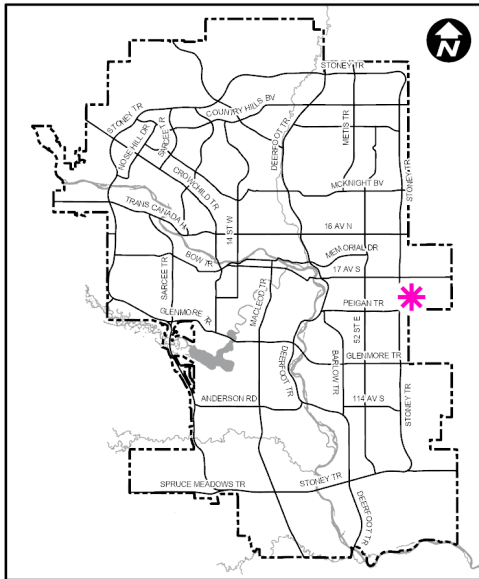
The subject site is a flat mid-block parcel accessed off 34 Avenue SE. It is located approximately 200 metres (a three-minute walk) east of 84 Street SE, and approximately 1000 metres (a 17-minute walk) north of Peigan Trail SE. Surrounding development is primarily characterized by a mix of agriculture and unserviced rural residential development designated as Direct Control (DC) Districts and Special Purpose – Future Urban Development (S-FUD) District. The parcel across 88 Street SE to the east was recently redesignated to a DC District to allow for unserviced residential uses with certain parcel sizes. The subject site is approximately 1.24 hectares in size and approximately 66 metres wide by 188 metres deep, and currently developed with a woodworking shop and a number of small storage buildings.

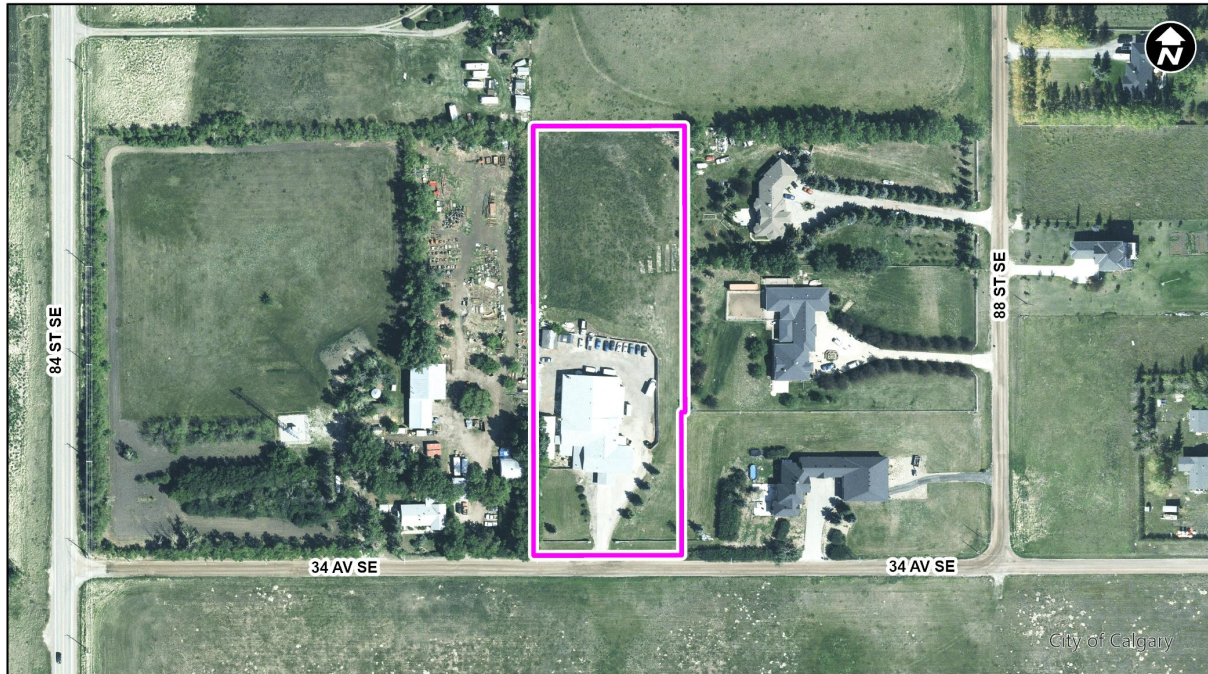
The parcel was amongst the areas of land annexed from Rocky View County to the City of Calgary following the Provincially issued Order 333/2007 on 2007 August 01. The existing business started to operate as a home-based business and was approved by the County under the development permit 2006-DP-12183. It was then subdivided and isolated from the dwelling and obtained land use approval through a DC District application (C-6507-2007) with the County on 2007 July 31, which was the day before the annexation process started. After annexation, the subject parcel was rezoned to DC District based on Special Purpose – Future Urban Development (S-FUD) District ([Bylaw 18D2008](#)). The existing woodworking business did not have the requisite development approvals at the time of the annexation and the use therefore does not meet the requirements of section 1087(2) of Land Use Bylaw 1P2007 to be considered a discretionary use for the site. Following the issuance of a Stop Order pursuant to the *Municipal Government Act* (MGA) in February this year, this land use has been applied for to enable the existing business to continue operation.

Community Peak Population Table

Not available as the subject area is within a future greenfield area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control ([Bylaw 18D2008](#)) District is based on the Special Purpose – Future Urban Development (S-FUD) District and is intended to allow for a range of parcel sizes for Extensive Agriculture uses to respect the context of the immediate area. The permitted and discretionary uses of the S-FUD District of Bylaw 1P2007 apply, which do not include uses that can accommodate the existing woodworking shop.

The applicant initially considered a DC District based on the S-FUD District with an additional use of General Industrial – Light to accommodate the woodworking shop. However, this could not be supported as the General Industrial – Light use encompasses a broad range of business activities, which may include activities that are not compatible with surrounding development and conflicts with the direction for future development in this area, which is residential. Alternatively, a DC District based on S-FUD with a specific use of Woodworking Shop was recommended to ensure stability for intended operations on site, while also minimizing land use conflict in relation to future residential growth plans in this area.

As a result, the proposed DC District retains the base S-FUD District and adds an additional use of Woodworking Shop. The additional use is customized for the existing business to capture all the activities and ensure its compatibility to the surrounding development. This proposal would bring the existing woodworking shop into compliance with current Land Use Bylaw 1P2007. The DC District also includes building scale and setback requirements to protect the existing and future surrounding development.

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 unique characteristics of a long-standing woodworking shop with a legal land use approval from Rocky View County prior to annexation. This application would allow for the existing business to continue operating while restricting its use to prevent premature development of the land. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 and 9 to 11 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 rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District and can also be relaxed in the same way that they would be in a standard district. The relaxation rules of Section 9 to 11 allow for building flexibility during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

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 maximum building size, height, and setbacks. Items that will be considered through the development permit process include, but are not limited to:

- ensuring the business activities are properly screened;
- minimizing traffic and other negative impacts to neighbouring lots; and
- servicing provisions for the future development.

Transportation

Vehicle access to the site is available via 34 Avenue SE. There is no pedestrian sidewalks or pathways available along the site, no transit service near the site and no street parking available adjacent to the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

There is no public water supply available near the site and the parcel does not currently have sanitary servicing. No public infrastructure is funded or planned at this time. Details of water and sanitary servicing will be explored and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Rocky View/Calgary Intermunicipal Development Plan (2012)

The [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP) identifies the subject parcel as being part of the Policy Area (Map 1: Plan Area). Section 4.6 indicates the north of the future Peigan Trail extension area will be focused on residential uses. The subject site is located north of the future Peigan Trail extension as shown on Map 2: Key Focus Areas. The proposed additional use of woodworking shop is compatible with future residential development for this area due to its long-standing operation, business and built form design that fits with the local context, and the absence of negative feedback from the community. The low building scale and the rules established in the proposed DC District also mitigate possible negative impacts on future residential development around the site. This proposal is appropriate for this area.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential – Future Greenfield area identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Future Greenfield areas are the land areas in the city designed for future urban development that do not have an approved Area Structure Plan (ASP) in place. The MDP stresses that the Future Greenfield Area should be protected for future urban development and allow for a limited range of uses that will not compromise the developability of the land for urban purpose. The proposed DC District maintains the base of the S-FUD District and incorporates the existing use, which is compatible with the existing and future residential development in this area. The proposal is consistent 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.

East Regional Context Study (Non Statutory – 2009)

There is no area structure plan (ASP) or local area plan (LAP) for the subject site, but the East Regional Context Study (The Study), which is a high level non-statutory document, provides a framework and guidance for the future ASP or LAP to facilitating growth in this area. The Study identifies the subject site as within the future Residential area on Map 3: Land Use Concept & Transportation, which is consistent with the IDP and the MDP. This proposal respects the policy framework.

PROPOSED

CPC2024-1104
ATTACHMENT 2

BYLAW NUMBER 24D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0131/CPC2024-1104)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

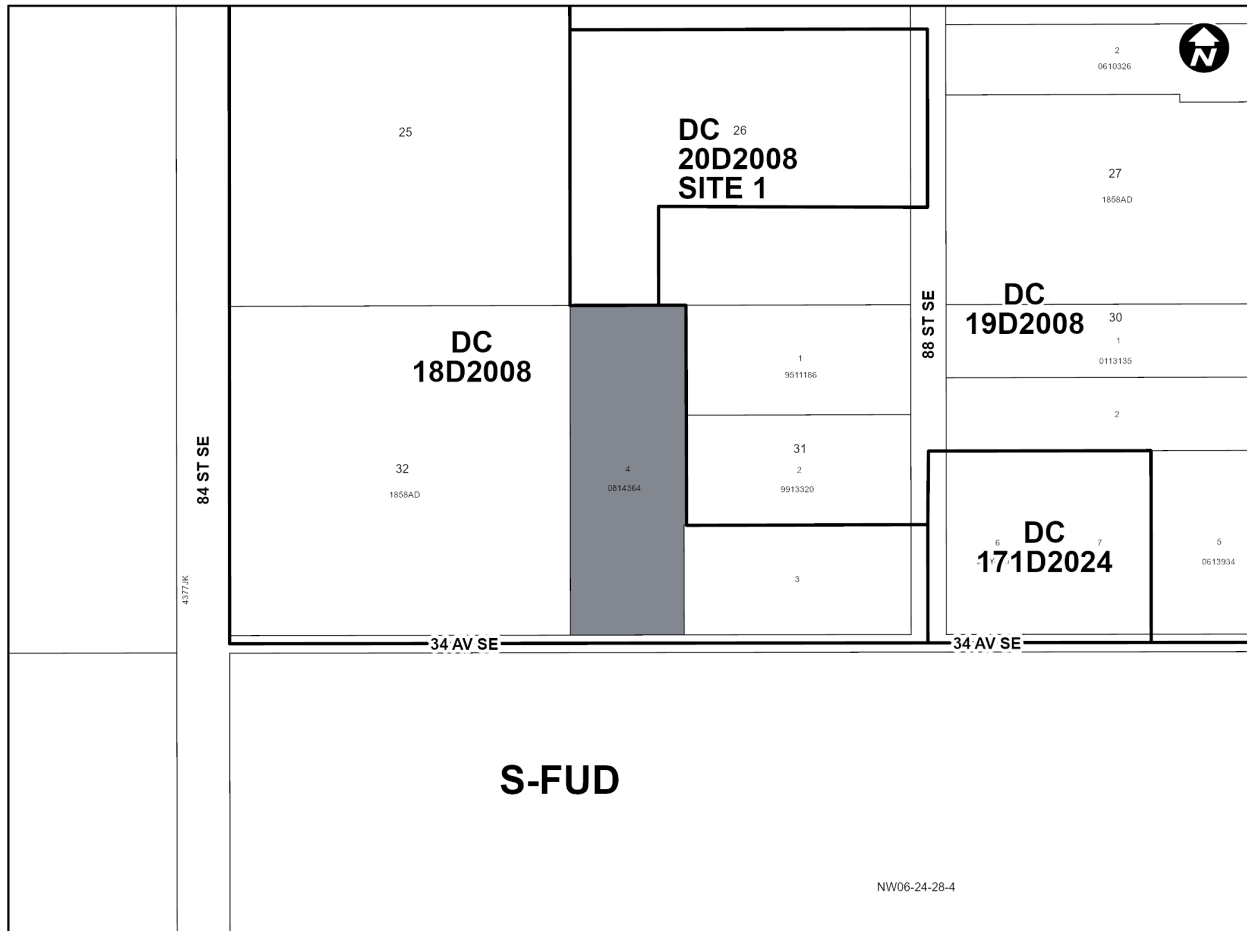
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0131/CPC2024-1104
BYLAW NUMBER 24D2025

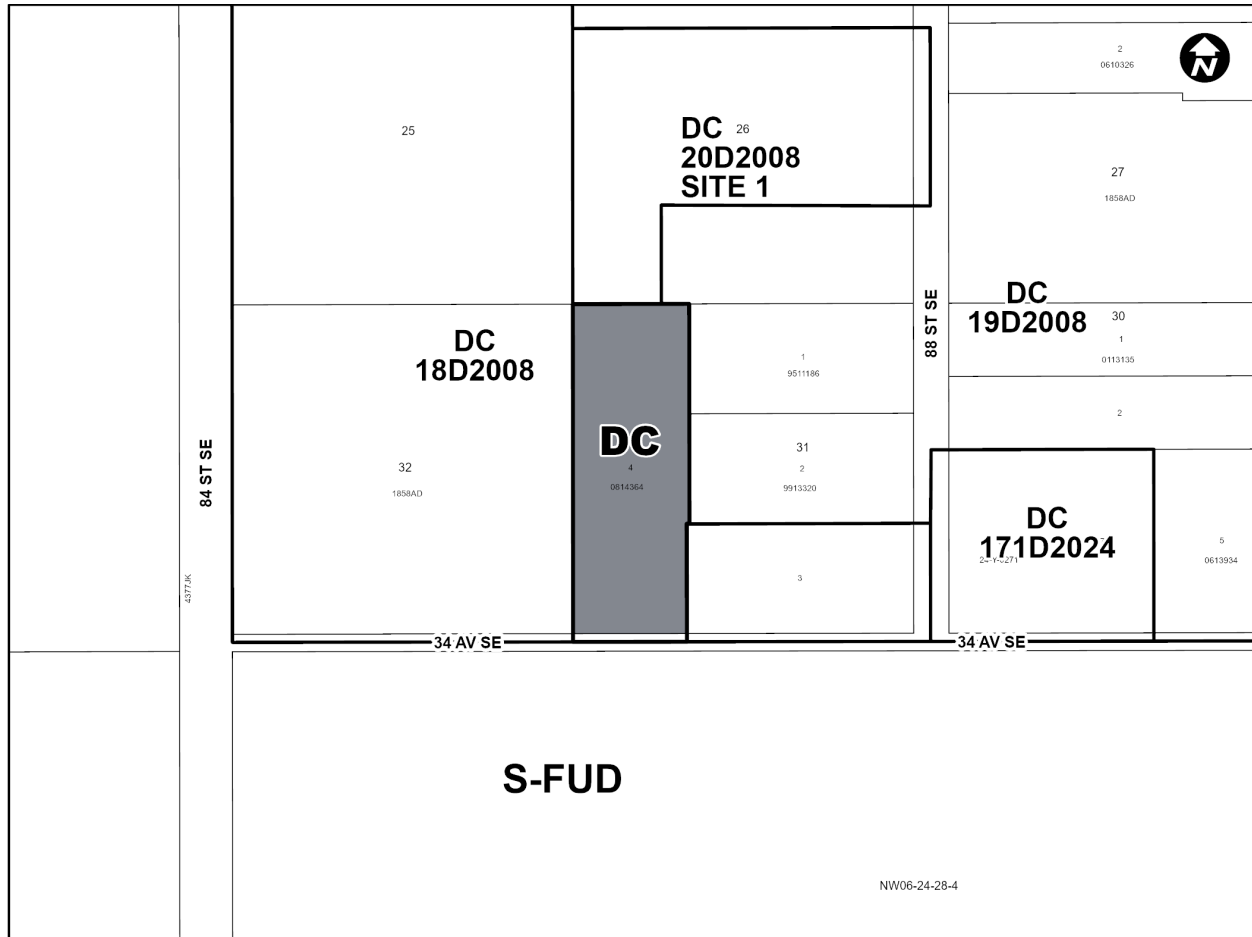
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0131/CPC2024-1104
BYLAW NUMBER 24D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of woodworking shop.

Compliance with Bylaw 1P2007

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

PROPOSED

AMENDMENT LOC2024-0131/CPC2024-1104
BYLAW NUMBER 24D2025

Defined Uses

4 In this Direct Control District:

- (a) “**Woodworking Shop**” means a **use**:
 - (i) where the manufacturing, fabricating, processing, assembly, disassembly, repair, service, refurbishment, warehousing, shipping or distribution of wood products or associated products, materials or equipment occurs;
 - (ii) that may involve chemicals or the application of heat;
 - (iii) that may accommodate a display and sales area provided the products displayed or sold are associated with the **use**;
 - (iv) that may accommodate an office area associated with the **use**;
 - (v) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and
 - (vi) where no dust or vibration is seen or felt outside of the **building**.

Permitted Uses

5 The **permitted uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Woodworking Shop.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Building Size

8 The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer, is 1600.0 square metres.

Display and Sales Area

- 9 (1) The maximum floor area of a display and sales area located in a **building** is the greater of:
- (i) 38.0 square metres; or
 - (ii) 20.0 per cent of the **gross floor area** of the **use** to a maximum of 465.0 square metres.

PROPOSED

AMENDMENT LOC2024-0131/CPC2024-1104
BYLAW NUMBER 24D2025

- (2) A display and sales area is not allowed if it would result in the **use** operating exclusively as a retail store.

Building Height

- 10 The maximum building **height** is 12.0 metres.

Setback Areas

- 11 (1) The **front setback area** must have a minimum depth of 15.0 metres.
- (2) The **side setback area** must have a minimum depth of:
- (a) 0.6 metres for **buildings** existing on the date of passage of this Direct Control District Bylaw; and
 - (b) 6.0 metres for new **buildings** or additions to **buildings** existing on the date of passage of this Direct Control District Bylaw.
- (3) The **rear setback area** must have a minimum depth of 15.0 metres.

Relaxations

- 12 The **Development Authority** may relax the rules contained in Sections 7 and 9 to 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2024 October 16



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Submission Statement

Site Location: 8600 34 AV SE

Existing Land Use: Direct Control (DC18D2008) District

Proposed Land Use: Direct Control (DC) District based on S-FUD District rules, additional new use of "Woodworking Shop"

APPLICATION SUMMARY

On behalf of Bec Woodcraft, CivicWorks has made a Land Use Redesignation (LOC2024-0131) application to transition the property at 8600 34 AV SE from the existing Direct Control (DC18D2008) District to a Direct Control (DC) District based on Special Purpose - Future Urban Development (S-FUD) District rules. The proposed technical amendment seeks to bring the site's current and longstanding woodworking shop use into compliance with Calgary Land Use Bylaw 1P2007.

Bec Woodcraft is a family-owned and operated business, built on a tradition of quality craftsmanship. Since the construction of a woodworking shop on the site in 2002, Bec Woodcraft has established itself as a trusted neighbour and respected maker across the Greater Calgary Metropolitan Area and Alberta.

On August 1, 2007, the Province of Alberta issued OC 333-2007, which annexed lands from the Municipal District (M.D.) of Rocky View to The City of Calgary to meet Calgary's long-term growth plans. The woodworking shop had been incorporated into a Direct Control (DC) District land use issued by the M.D. of Rocky View Development Authority before annexation. Following annexation, a City-led zoning was undertaken in 2008 to transition the site to a DC (DC18D2008) District based on S-FUD District rules.

A Stop Order, pursuant to the *Municipal Government Act (MGA)*, was issued on the subject site in February 2024 by Calgary Planning & Development. The Stop Order pertained to the current woodworking use, which is not permitted under the existing Direct Control (DC18D2008) District. This Land Use Amendment application seeks to bring the site's current and longstanding use into compliance with the City's Land Use Bylaw by establishing a new DC District based on S-FUD District rules, which adds "Woodworking Shop" as a Discretionary Use. No other changes to the site's land use are proposed.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with city-wide goals and policies. The MDP designates the site under the "Future Greenfield" policy area which encourages: the protection of land for future urban development and allows for a limited range of uses that do not compromise the developability of land for urban purposes (Policy 3.6.2 [a]). The MDP also states that "Future Greenfield" areas should be planned for adaptation, which may evolve over time (Policy 3.6.2 [h]).

The proposal to bring the site's current and longstanding use into compliance with Calgary's Land Use Bylaw 1P2007 also meets city-wide goals of protecting industrial land uses, supporting: the contribution of industrial and commercial uses to a strong and prosperous economy (Policy 2.1.2 [a]); efficient use of infrastructure with more compact built forms (Policy 2.2.4 [a]); diverse employment opportunities that are integrated into the community (Policy 2.2.4 [b]); and the protection of industrial land supply across Calgary (Policy 3.7.1[a]).



REGIONAL PLANS

The subject site is located within the boundaries of the *East Regional Context Study (2009)* and *Rocky View / City of Calgary Intermunicipal Development Plan (IDP, 2012)*. The *East Regional Context Study* is a non-statutory plan which designates the site under the "Residential" policy area. The "Residential" policy area supports a diversity of residential housing types and supports uses that are compatible to residential development.

The *Rocky View County / City of Calgary IDP* is a statutory plan which supports intermunicipal cooperation and identifies key regional focus areas. The *Rocky View County / City of Calgary IDP* ensures clear planning and development decisions, by adopting regional priorities for "Residual Long-Term Urban Growth Areas" and the "Peigan Trail Extension" which apply to the site. The City of Calgary's goals for "Residual Long-Term Growth Areas" includes accommodating temporary uses before comprehensive development and integrating planning with adjacent lands in Rocky View County. The "Peigan Trail Extension" proposes a future intermunicipal connection between Rocky View County and The City of Calgary. To ensure a suitable transition of uses, lands to the north of the future Peigan Trail alignment are designated for residential use within The City of Calgary, while southern lands are designated for industrial use within Rocky View County.

LOCAL AREA PLAN

The project site is located within the undeveloped community of Residual Sub-Area 09P, which does not currently have a Local Area Plan in place to provide development guidance for the subject site. Furthermore, The City of Calgary is not actively pursuing a new comprehensive planning document for this parcel or the surrounding area. Therefore, we look to the *MDP* and *IDP* for alignment on city / regional goals and policies.

APPLICANT-LED OUTREACH

Bec Woodcraft and the Applicant team are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide surrounding residents and businesses with opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about proposed land use changes in our city.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with mailers delivered to businesses and residents within $\pm 400\text{m}$ of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office, with opportunities to share feedback, find out more about the project or meet with the Applicant team as needed.

As our outreach process draws to a close and we approach key decision points, an *Applicant-led Outreach Summary* will be shared with local residents, businesses, the Ward Councillor's Office and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CONCLUSION

The proposed land use change and technical amendment is in keeping with city / regional goals and policies, will maintain and support an existing local business, and protect future urban development on the east side of Calgary.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing 8600 34 AV SE.

Applicant Outreach Summary

2024 October 16



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant-Led Outreach Summary

Site Location: 8600 34 AV SE

Existing Land Use: Direct Control (DC18D2008) District

Proposed Land Use: Direct Control (DC) District based on S-FUD District rules

APPLICATION SUMMARY

On behalf of Bec Woodcraft, CivicWorks has made a Land Use Redesignation (LOC2024-0131) application to transition the property at 8600 34 AV SE from the existing Direct Control (DC18D2008) District to a Direct Control (DC) District based on Special Purpose - Future Urban Development (S-FUD) District rules, with the added discretionary use of "Woodworking Shop". The proposed technical amendment seeks to bring the site's current and longstanding woodworking shop use into compliance with Calgary Land Use Bylaw 1P2007.

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and Bec Woodcraft are committed to being good neighbours and working with citizens throughout the Land Use Redesignation application process. The project team undertook a meaningful and appropriately-scaled outreach process in support of the application to ensure a clear and transparent process for all interested parties.

As part of our process, we contacted the local area Ward Councillor's Office, as well as surrounding residents and businesses, upon submission of the application to encourage them to share feedback, questions or concerns. To date, the project team has not received any comments or inquiries from community members on the proposal.

Although the project team has not received any comments or inquiries about the proposal, we will continue to monitor outreach channels throughout the application review process.

OUTREACH METHODS

Letter to Neighbours

At application submission, letters were delivered via Canada Post to area residents and businesses within ±400m of the subject site. The letters outlined details around the proposed land use change, site background and application process. Project team contact information was also shared for interested parties to get in touch through a dedicated phone line and email inbox. A second round of letters will be delivered to the same addresses to notify community members of application progress, outreach closure, and to provide a copy of the Applicant-Led Outreach Summary upon request.

Ward 9 Councillor's Office

An information rich project summary was shared with the Ward 9 Councillor's Office at the outset of the application, along with a request to discuss the proposed Land Use Redesignation. The Ward 9 Councillor's Office reviewed the summary in detail and two separate meetings were arranged to discuss the proposal.

On June 11, 2024, the project team and landowner met virtually with the Ward 9 Councillor to discuss the application and community outreach process. On October 4, 2024, a second meeting was held to provide updates on the application review process. Prior to Calgary Planning Commission (CPC), the project team will notify the Ward 9 Councillor's Office with outreach closure messaging and a copy of the Applicant-Led Outreach Summary.



Outreach Timeline

May 2024 - Application Submission

- May 8, 2024: Land Use Redesignation application submitted to The City of Calgary;
- City Administration's initial review of the Land Use Redesignation application;
- Letters delivered via Canada Post to surrounding area homes and businesses within $\pm 400\text{m}$ of the subject site;
- Activated feedback portals, including the dedicated engagement email and phone line; and
- Shared project overview and contact information with the Ward 9 Councillor's Office, requesting a meeting to discuss.

May to October 2024 - Outreach & Application Facilitation

- June 11, 2024: First virtual meeting with Ward 9 Councillor;
- Ongoing correspondence and coordination with City of Calgary Administration; and
- Monitoring of dedicated outreach email address and phone line for any questions, feedback or comments.

October 2024 - Outreach Closure

- October 4, 2024: Second virtual meeting with Ward 9 Councillor;
- Second round of letters delivered to surrounding area homes and businesses within $\pm 400\text{m}$ of the subject site, providing outreach closure notification and project updates; and
- Shared Applicant-Led Outreach Summary with City Administration, Ward 9 Councillor's Office, and surrounding area homes and businesses upon request.



Initial Letter to Neighbours (May 2024)



Application for Land Use Change at 8600 34 AV SE, Calgary AB

We hope this letter finds you well. We are writing to inform you about a recent development application made by CivicWorks, on behalf of Bec Woodcraft.

We are proposing a minor change to our property's zoning to bring the current and longstanding woodworking shop use into compliance with Calgary's Land Use Bylaw. As part of the process, we are reaching out to neighbours and City decision-makers to share details about the application and contact information for the project team.

- **Address:** 8600 34 AV SE, Calgary AB;
- **Current Land Use:** Direct Control (DC) District based on Special Purpose – Future Urban Development (S-FUD) District rules;
- **Proposed Land Use:** Direct Control (DC) District based on Special Purpose – Future Urban Development (S-FUD) District rules, with minor amendments to include "General Industrial – Light" (Woodworking Shop) as a Discretionary Use.

About Bec Woodcraft

Bec Woodcraft is a local, family-owned and operated business specializing in high-quality custom architectural millwork. For over 60 years, Bec Woodcraft has established itself as a trusted neighbour and respected brand, known for quality craftsmanship across Alberta.

About the Application

In 2024, a Stop Order was issued by the City stating that development approvals were needed to bring our property's longstanding woodworking shop use into compliance with Calgary's Land Use Bylaw. In response, Bec Woodcraft has taken proactive steps to rectify the situation and obtain the necessary approvals. This decision underscores our continued commitment to the community and willingness to work within the City's regulatory framework.

The proposal aims to make a minor update to the site's zoning to allow our woodworking shop to continue operating. No other changes are proposed.

Application Process

To learn more about the application, or track the progress, please visit The City of Calgary's Development Map (www.dmap.calgary.ca), referencing City File Number "LOC2024-0131".

Get in Touch

As a valued member of our neighbourhood, your feedback and comments are important to us. CivicWorks and Bec Woodcraft are committed to working with the community to address any feedback or questions you may have throughout this process.

If you have any questions, comments or concerns, please contact Scott Kruse (CivicWorks) at engage@civicworks.ca or 587-747-0317. Thank you for your attention to this matter.

www.becwoodcraft.com

Calgary Planning Commission Member Comments



For CPC2024-1104 / LOC2024-0131
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">This Land Use Amendment would allow an existing woodworking shop to continue to operate on an unserviced parcel in a Developing Residential – Future Greenfield area. <p>In February 2024, an inspection in the broader area caused a stop order on this site, which led to this application (see Attachment 1, page 1). A Direct Control (DC) District is proposed based on the Special Purpose – Future Urban Development (S-FUD) District. The base of S-FUD makes sense because this land is awaiting utility servicing. Section 4 of the DC defines the use of Woodworking Shop in rather restrictive ways, especially because many of the actions that are listed in Section 4 could occur on a smaller scale in someone's home. The use of Sawmill might also be added to ensure that "the outdoor storage of raw or finished lumber products" and "the distribution or sale of lumber products" were possible on this site (LUB, 2007, 289).</p>

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
CPC2024-1316
Page 1 of 3

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 33D2025** for the redesignation of 0.98 hectares \pm (2.42 acres \pm) located at 4727R – 84 Street NE (Plan 1411635, Block 1, Lot 1) from Special Purpose – Transportation and Utility Corridor (S-TUC) District to Special Purpose – Future Urban Development (S-FUD) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Special Purpose – Future Urban Development (S-FUD) District to allow for a single detached dwelling and accessory residential building.
- This application aligns with the policies in the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would allow the subject parcel to accommodate the uses currently allowed under the Special Purpose – Future Urban Development (S-FUD) District.
- Why does this matter? The proposed S-FUD District expands the allowable uses on this parcel until municipal servicing and detailed planning is provided to the area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application is located in the northeast community of Residual Sub-Area 10E and was submitted by Planning Protocol 2 on behalf of the landowner Mandeep Singh Bedi on 2021 January 21. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant has identified their intent to build a single detached home and accessory residential building in the future.

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
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1316
Page 2 of 3**

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

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. In response, the applicant contacted adjacent landowners to discuss the application and answer questions. 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. There is no community association in Residual Sub-Area 10E and no comments were received from adjacent residents or property owners.

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

No social implications are identified.

Environmental

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

Economic

No economic implications are identified.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2024 December 12

ISC: UNRESTRICTED
CPC2024-1316
Page 3 of 3

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

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 33D2025**
- 5. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a residual parcel located within the Transportation & Utility Corridor at the southeast intersection of Stoney Trail NE and McKnight Boulevard NE in Residual Ward 10 – Sub Area 10E. The subject site is approximately 0.98 hectares (2.42 acres) in size and is currently undeveloped. The parcel is bounded by the Stoney Trail NE Transportation & Utility Corridor to the north and west, and Special Purpose – Future Urban Development (S-FUD) District parcels to the south and east respectively. The subject site is a remnant parcel from the Stoney Trail NE development and was purchased from Alberta Infrastructure in January 2018.

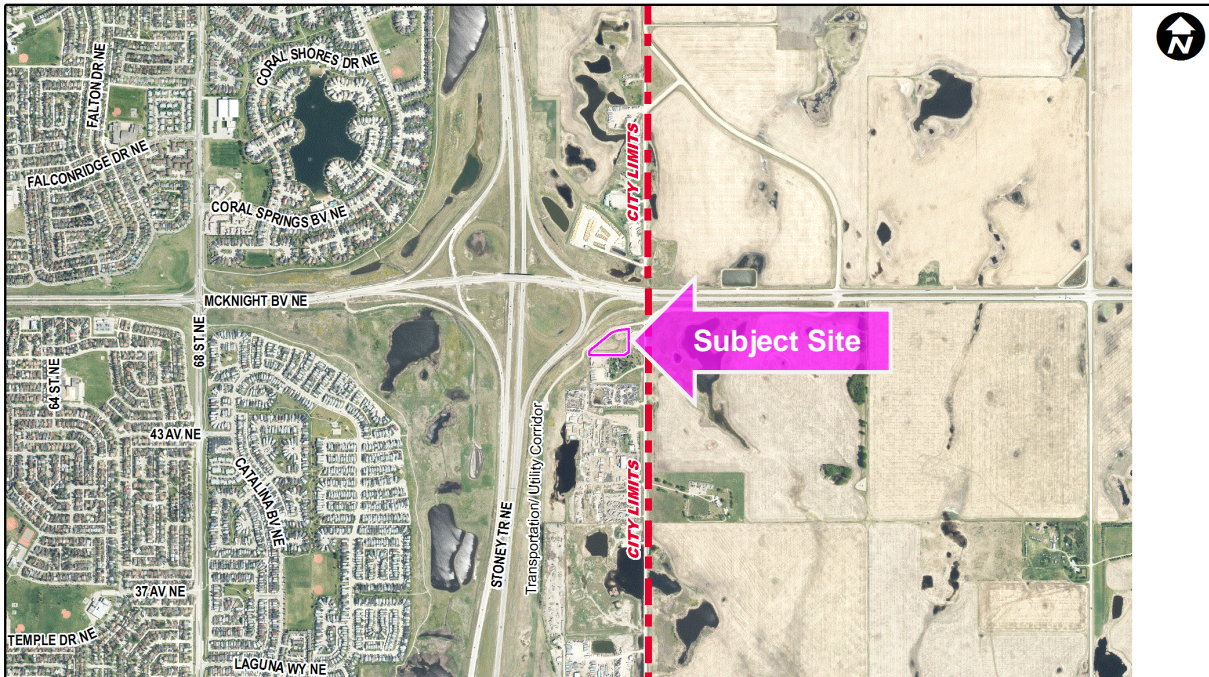
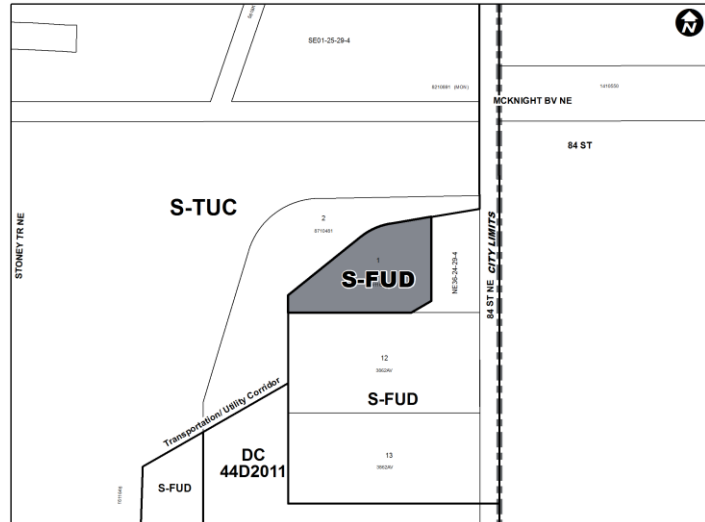
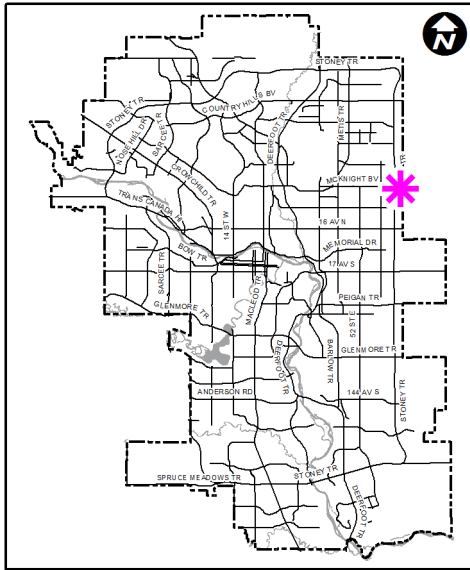
The adjacent parcel to the east is designated S-FUD District and had a development permit approved on 2023 August 10 for the construction of a single detached dwelling. The parcel to the south is designated S-FUD and contains an existing dwelling and outdoor storage. There is an ATCO operation to the southwest of the site, with an access road extending from 84 Street NE along the north and western sides of the subject site. Existing development further south of the subject site comprises temporary light industrial uses including vehicle storage and an auction operation. Rocky View County lands east of 84 Street NE are currently utilized in agricultural operations but are proposed for commercial and light/medium industrial development.

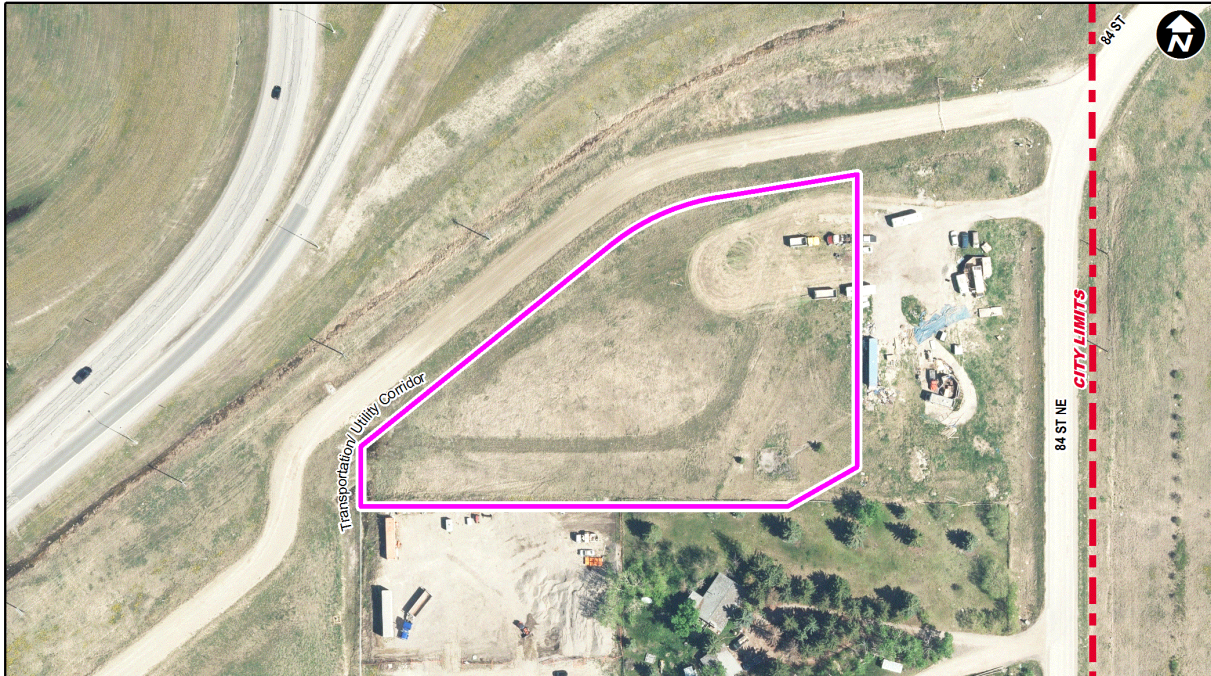
This land use amendment application was initially submitted on 2021 January 21 and reviewed by the Development Application Review Team (DART) through their standard review practices. A Detailed Team Review was issued on 2022 July 26 which contained a Prior to Calgary Planning Commission comment that requested the landowner to execute and register an Access Easement Agreement on title for the purpose of providing legal access to the parcel. The land use amendment application was re-activated on 2024 April 9 when the applicant submitted an Access Easement Agreement that was successfully registered on title. Considering this delay, once the application was re-activated, Administration recommended further consultation with adjacent property owners, to ensure up to date information was provided.

Community Peak Population Table

There is no population data available as the subject site is within the residual growth area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Special Purpose – Transportation and Utility Corridor (S-TUC) District is intended for lands located within the provincial transportation and utility corridor, where the primary purpose is to provide for provincial transportation facilities and other compatible uses if temporary and removable.

The proposed Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. The S-FUD District provides for limited uses which can easily be removed to allow for future urban development.

Single Detached Dwelling and Accessory Residential Building are listed as permitted uses in the S-FUD District.

Development and Site Design

The rules of the proposed S-FUD District would provide guidance for the future development 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 the following:

- servicing, as the site is currently not serviced with water, sanitary or stormwater infrastructure; and

- updating the access right of way submitted for the Access Easement Agreement, as it was based on an old access right of way.

Transportation

The site is located east of Stoney Trail NE, west of 84 Street NE, which is a rural standard street. As such, the network lacks sidewalks and pathways, making it accessible only by motor vehicles. There is no transit service to this area, and no other pedestrian infrastructure like sidewalks or pathways connecting transit riders from transit zones to this site. The nearest transit service is located more than 2 kilometers away west of Stoney Trail NE in the communities of Monterey Park and Coral Springs. The City's Always Available for All Ages and Abilities (5A) bicycle network includes a pathway planned for the east side of Stoney Trail NE and for the north side of McKnight Boulevard NE. Timelines for construction of these pathways are unknown.

An Access Easement Agreement with the adjacent owner to the east has been registered on title to provide legal access to the site from 84 Street NE.

Environmental Site Considerations

There are no environmental concerns flagged for this parcel.

Utilities and Servicing

No water main, storm sewer, or sanitary sewer is available to service the property. As the proposed use is a single detached dwelling, Administration has no objection to this proposed land use. A single detached dwelling would be serviced by a private well, and septic and stormwater will be contained on 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.

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

The subject site is located within the Residual Long-Term Growth Areas as identified on Map 3 of the [Rocky View County/City of Calgary Intermunicipal Development Plan \(2012\)](#) (IDP). The objectives of the Residual Long-Term Growth Areas are to accommodate temporary uses within the residual parcels prior to comprehensive development through an Area Structure Plan (ASP) and to integrate planning with adjacent lands within Rocky View County. Prior to the approval of an ASP, approval of temporary uses may be considered on a discretionary basis. A temporary use is considered to be one that can be removed within a short period of time, has no permanent structures, and does not require urban utility services. The City has cautiously been supporting some limited new dwellings in these areas through site specific servicing options, and based on scope and scale of the proposal and input from intermunicipal partners. The land

use amendment application was circulated to Rocky View County for comment in accordance with the requirements of the IDP. The County indicated no objection to the proposed land use amendment. The proposed land use district complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject site is identified within the Transportation/Utility Corridor and Future Greenfield area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). It is further identified within the Intermunicipal Development Area Rocky View County on Map 5 – Jurisdictional Areas of the MDP. Future Greenfield areas are lands identified for future urban development that do not have an approved Area Structure Plan in place. Policies allow for a limited range of uses that will not compromise the developability of the land for urban purposes. Administration has discretion on assessing limited development opportunities on the proposed S-FUD lands. Due to the minimal scope and scale of the application, the general alignment with the IDP, and lack of concern from intermunicipal partners, the application can be deemed to be consistent with the policy direction.

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.

Applicant Submission



PLANNING PROTOCOL
2922 3rd Ave NE Calgary, Alberta T2A 6T7

Work: (403) 230 - 5522
Cell: (403) 703 - 1726
www.planningprotocol.com

December 31, 2020

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Job No P- 711-01

Attention; Hugo Hailey
Email; hugo.haley@calgary.ca

Re: Lot 1 Block 1, Plan 1411635
4727 R - 84 St NE
Rezoning Application from S- TUC to S - FUD

This application to rezone the land from S-TUC to S-FUD in order to allow a higher and better use of this lot. To this end, please find attached the following report in support of our application:

1) Site Description

This lot is located just west of 84th Street NE at McKnight Blvd NE. The land is owned by Lucky (Mandeep Singh) Bedi & his wife. They have owned this site for about 1 yr. Currently there is no existing development on this site. If approved it would be proposed to develop a home and a storage shed on this roughly 2.5 acre site. We feel that this area is a strong candidate for development as development has occurred around this site to the east and south(S-FUD). Traditionally this site has not had access however since the property adjacent to the east is owned by another family member, access will be obtained via that lot directly from 84th street as shown on site plan.

2) Surrounding Land Uses

The adjacent land uses to the south and east are S-FUD, the current land use for this site is S-TUC and is why we are seeking a zoning change to allow for the same land use as the adjoining land uses to the south and east. Since the access issue has been resolved it is proposed to have this site redesignated to be consistent with the adjoining land uses to the south and east. There is a residence on the property to the south. There used to be a residence on the property to the east that experienced a fire a few years ago.

3) Geography and Topography

The site is relatively flat with the lowest portion being in the south west portion of the site. There is no substantial slope, drainage, or flood issues for this site.

4) Access

Historically there has been no access to this site. However, the access issue has since been resolved, as shown on the site plan. It is proposed that any new approaches will come off of 84th Street NE across the northern portion of the site adjacent and to the east. A family member

who owns that parcel has consented to grant a 15 meter access easement across the northern boundary of the site. In all cases safe site distances will be maintained. There are safe and unobstructed views along 84th street from this location.

5) Services

This is an un-serviced site and it is anticipated that it will be many years before full city services will be extended to this area. The site is located on the east side of the TUC and as such many of the city trunk line services have been maxed out servicing developments on the west side of the TUC. In order to achieve services to this site would be very expensive as pipes would have to be extended for more than a mile from where adequate capacity would exist. The cost of these extensions would be cost prohibitive for this small isolated parcel. This proposed interim use would be ideal while awaiting full services to arrive in decades to follow.

6) Storm Water

Storm Water is currently being provided by way of overland drainage and natural infiltration. We anticipate no changes to the current system. Any development on this site will impact the current storm water system in a negligible way; therefore we do not anticipate any changes to the status quo.

7) Waste Water

The waste water will be contained in a holding tank and pumped out on a regular basis.

8) Garbage Disposal

Any and all personal garbage will be disposed of personally to the Calgary landfill site on a as needed basis.

9) Shallow Services

All other shallow services, gas, power and telephone are already to the property line and the land owner will extend these services at this own cost at no expense to the City currently being provided by way of overland drainage and natural infiltration. We anticipate no changes to the current system. Any development on this site will impact the current storm water system in a negligible way; therefore we do not anticipate any changes to the status quo.

10) Proposed Development

Upon rezoning and DP approval Development will consist of a new personal residence and out building. (See Figure # 1) This proposed home will be constructed upon full approvals being put in place. All new development will conform to the land use bylaw.

11) Landscaping

All landscaping will be professionally done. Particular attention will be given to employ hardy native species which grow naturally and take very little water and minimal maintenance. It will consist of a variety of coniferous and deciduous species in order to ensure a year-round aesthetically pleasing landscaping.

Summary

This proposed development would not be out of character for the area as redevelopment is similar in the surrounding area.

This is rezoning and a new residence would be easily accommodated without impacting the area in any substantial way.

This development will be professionally designed and landscaped.

The site will be self-contained so as not to require any additional services

The site now has legitimate and legal access.

It will accommodate what we feel is an ideal interim use while awaiting services which could take several decades to arrive to this site

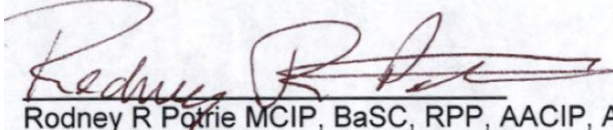
It will provide an improved tax revenue base.

It is ideally located with excellent and safe access.

Similar development has already occurred in the surrounding area.

Should you have any questions feel free to call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rodney R. Potrie", is written over a horizontal line.

Rodney R Potrie MCIP, BaSC, RPP, AACIP, ACP, CET, ADOA

Planning Protocol

President & CEO

P-711-01 Lucky.Bedi S- TUC to S - FUD

Applicant Outreach Summary

2024 November 20



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: LOC 2021-0009

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 did conduct an outreach program .

We went to all the nearby occupants of the adjacent parcels and spoke with the landowners of the same.

we sent the attached letter and map out to the landowner to the east and they have responded with no concerns and they are the ones most affected by this land use change.

I also spoke to all the adjacent landowners on November 20 , 2024.

landowner to the south Green for Life [REDACTED] . they had no issues with the land use change.

I spoke On November 20 2024 at 3:15 pm with [REDACTED] of Graham Auctions (second property on the south side). He has no objections.

I spoke with [REDACTED] of the Sikh temple north of McKnight they have no objection.

I also visited Southland transportation there was no answer at the door

Affected Parties

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

all three land owners on the south side of our property

all three landowners on to the north of our property

the property owners to the west is stoney Trail (the province)

the property to the east is a large vacant farm field and I was unable to contact the landowner.



Community Outreach on 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.

Of all the property owners I was able to contact there were no objections.

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.

all responses were positive and supportive

How did you close the loop?

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

there were a few landowners that I was unable to contact because they were not home or I did not know how to reach them. I will keep trying to contact them .

calgary.ca/planningoutreach

PROPOSED

CPC2024-1316
ATTACHMENT 4

BYLAW NUMBER 33D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2021-0009/CPC2024-1316)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

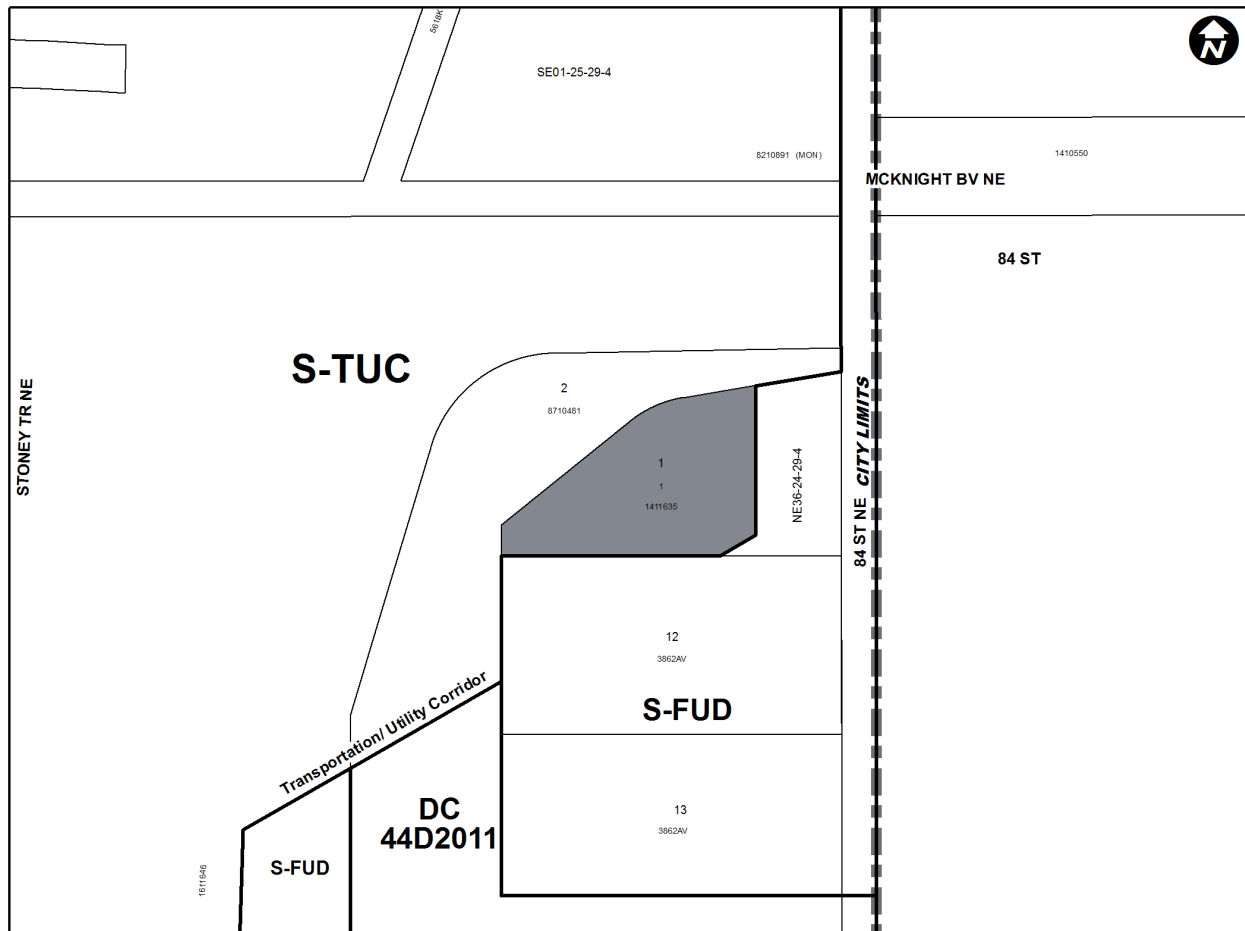
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0009/CPC2024-1316
BYLAW NUMBER 33D2025

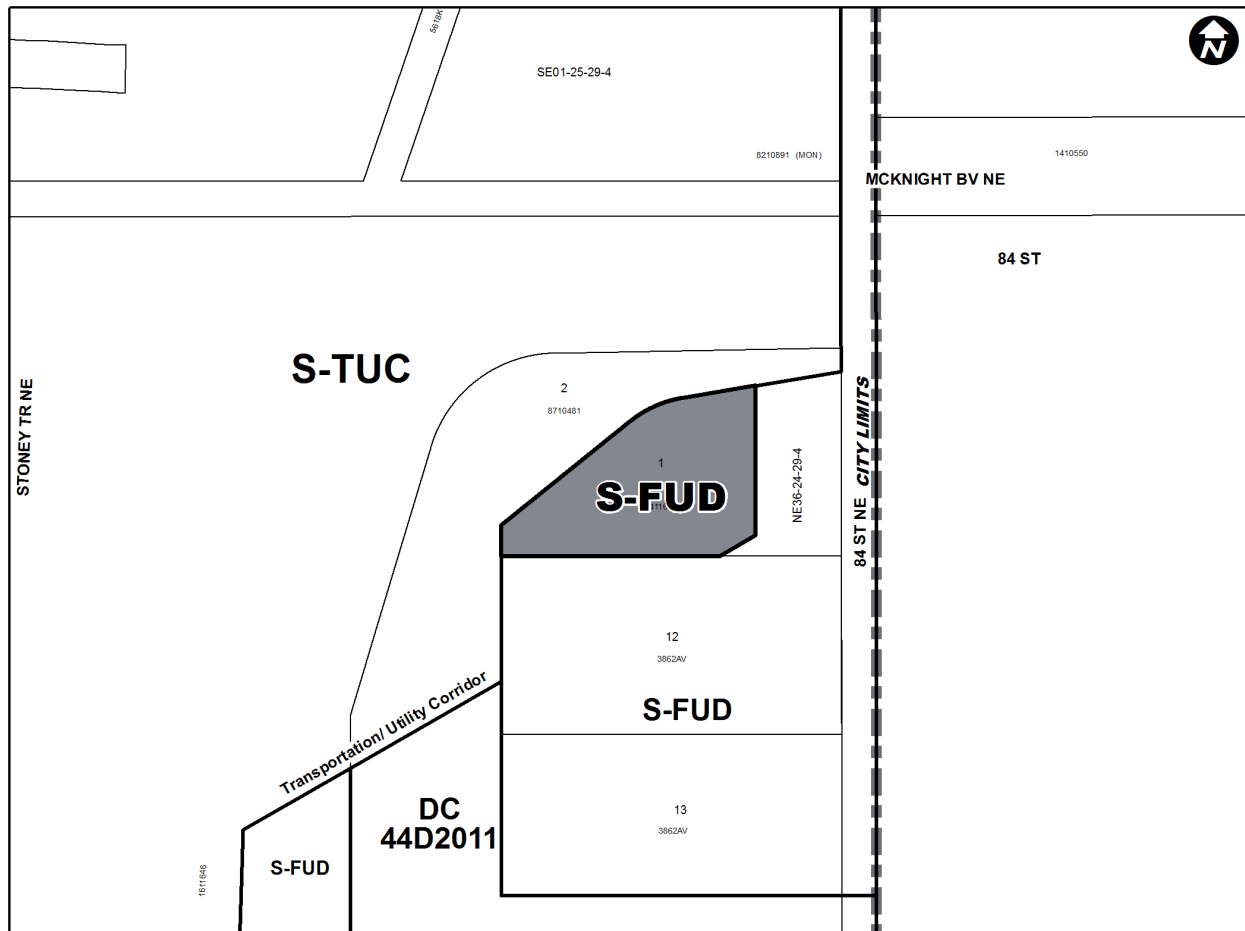
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0009/CPC2024-1316
BYLAW NUMBER 33D2025

SCHEDULE B



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]

Rodney

Last name [required]

Potrie

How do you wish to attend?

In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

no

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Jan 29, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

84 St NE planning protocol

Are you in favour or opposition of the issue? [required]

In favour

Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME	public engagment ltr. Nov 20.24.docx
ATTACHMENT_02_FILENAME	Access Esmnt Agrmnt site plan July 31.24.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>the reasons for requesting this land use change are as follows ;</p> <ol style="list-style-type: none">1) The land owner has owned this property for many years and with the current zoning has not been able to do anything with it but he wishes to rezone so that he can build a home on this site2) The landowner to the south has built a building on it and resides there3) The landowner to the east is in the process of building a home4) Across the TUC to the west is all residential homes5) Across McKnight to the north is vacant land.6) So in summary 3 sides of this site already have residences or to be residences.7) neighbours have no objections to a home being built on this site. (see pubic engagement letter summary).8) landowner is okay with building a home without city services.9) City services may be a LONG time before they arrive at this site10) In the owners view this would be a great use while waiting for City services to arrive.

Mandeep Bedi
City of Calgary

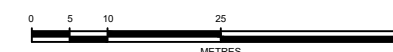
PLAN SHOWING

Access Easement Agreement

AFFECTING

Lot 1; Block 1;
Plan 1411635

SCALE: 1:1000



ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO
CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property A-



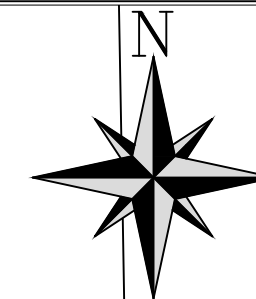
Subject Property B-



Access Easement -



No Buildings on either lot



84TH STREET NE

4.99Ac

Plan 1411635
Block 1 Lot 1

(A)

2.42 ac

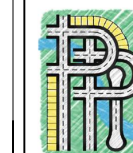
S-FUD
Balance of
36-24-29 W4M
1.25 ac

(B)

S-FUD

Existing Residence

DRAWN BY		DATE	FILE NO.
K. GUTIERREZ		Jul 29/24	P 711-01
CHECKED BY		R. POTRIE	

Planning Protocol

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Calgary Alberta T2A 6T7
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Office: (403) 230-0335
Email: rod@planningprotocol2.com
Url: www.planningprotocol2.com



PLANNING PROTOCOL

#3250, 4310-104 Ave NE, Calgary, AB T3N 1W3

Email: rod@planningprotocol2.com
Phone: (403) 703-1726
www.planningprotocol2.com

To whom it may concern

Re : Application to rezone Lot 1, Block 1 , Plan 1411635 to S- FUD

LOC2021-0009

I have reviewed the application for rezoning on the attached site plan on Lot 1 , Block 1 , Plan 1411635

I am an adjacent landowner and I have not objections to the application proceeding as submitted.

Signed this __ day of November 20, 2024

I am the landowner of the adjacent parcel directly to the east of the Bedi property

My land is described as balance portion of NE 36- 24- 29 W4M

Signed this __ day of November 2024

Print Name

Signed

My contact information is ;

Address : _____

Phone number : _____

Email ; _____

Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the resignation of 0.41 hectares \pm (1.03 acres \pm) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 20D2025** for the resignation of 0.41 hectares \pm (1.03 acres \pm) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a six-storey mixed-use development that may include commercial uses at grade with residential uses above.
- The proposal allows for an appropriate increase in height and development intensity near a Light Rail Transit (LRT) station 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 increased residential and commercial uses within walking distance of an existing LRT station, which maximizes infrastructure investments and supports a diversity of housing choice.
- Why does this matter? Allowing for mixed-use development near an LRT station represents more efficient use of existing transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to the proposal.

DISCUSSION

This application, in the southwest community of Haysboro, was submitted by Planning Plus on behalf of the landowner, Calgary Young Men's Christian Association, on 2024 August 26. The approximately 0.41 hectare (1.03 acre) site is located on the south side of Heritage Drive SW and west of Haddon Road SW. The site is approximately 250 metres (a four-minute walk) from the Heritage Station.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant proposes to develop a six-storey building, which is anticipated to accommodate approximately 100 one- and two-bedroom apartment units, with a portion of those units allocated as affordable housing. This proposal is in alignment with the *Heritage Communities Local Area Plan* (LAP).

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1152
Page 2 of 3**

Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213

A detailed planning evaluation of the application, including locations 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 St. Andrew's Presbyterian Church, the Ward 11 Councillor, the Haysboro Community Association and held other meetings with interested parties. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received four letters, including one letter in support, one letter in opposition and two neutral letters, from the public. The letter of opposition included the following areas of concern:

- increased traffic and parking issues;
- overshadowing of adjacent properties; and
- impacts on privacy.

The letter of support of support included the following areas of support:

- increased density may improve safety in the area; and
- replacement of aging infrastructure.

The neutral letters cover similar topics in both support and opposition.

The Haysboro Community Association submitted a letter in response to this application indicating that the concept of a six-storey structure with setbacks on the south side was respectful of neighbours, that the addition of commercial storefronts would be beneficial and that they would like to see more sustainable measures included in the development. Concerns were identified with respect to aging infrastructure in the community, parking and traffic safety around Heritage Station (Attachment 4).

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.

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1152
Page 3 of 3**

Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213

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 meets the visions of the MDP and the LAP, allowing for the construction of new housing and commercial uses in a desirable location and potentially creating more affordable housing opportunities for people.

Environmental

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

Economic

The ability to develop a mixed-use development will allow for a more efficient use of land and existing services and leverage existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 20D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

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 Haddon Road SW and Healy Drive SW. The site is approximately 0.41 hectares (1.03 acres) in size and is approximately 69 metres wide along Heritage Drive SW by 73 metres deep. There is an existing access to the parcel from Heritage Drive SW and a rear lane along the southern boundary of the parcel. The site is owned by the Calgary Young Men's Christian Association (YMCA). It has served as a tennis court and parking lot since 1986. This site has been determined to be surplus to their needs.

Surrounding development is characterized by low-density residential buildings in the form of single detached dwellings. Surrounding land use consists of Housing – Grade Oriented (H-GO) District along Heritage Drive SW and Haddon Drive SW and Residential – Grade-Oriented Infill (R-CG) District further into the community. The parcel immediately to the east is currently designated as Special Purpose – Recreation (S-R) District and is presently vacant. Further east surrounding Heritage Station, the lands are primarily designated as Special Purpose – City and Regional Infrastructure (S-CRI) District and contain parking lots and infrastructure in support of the station.

The subject parcel is approximately 250 metres (a four-minute walk) west from the Heritage Station and approximately 250 metres (a four-minute walk) east of Haysboro Centre, a shopping centre which contains various commercial services.

Community Peak Population Table

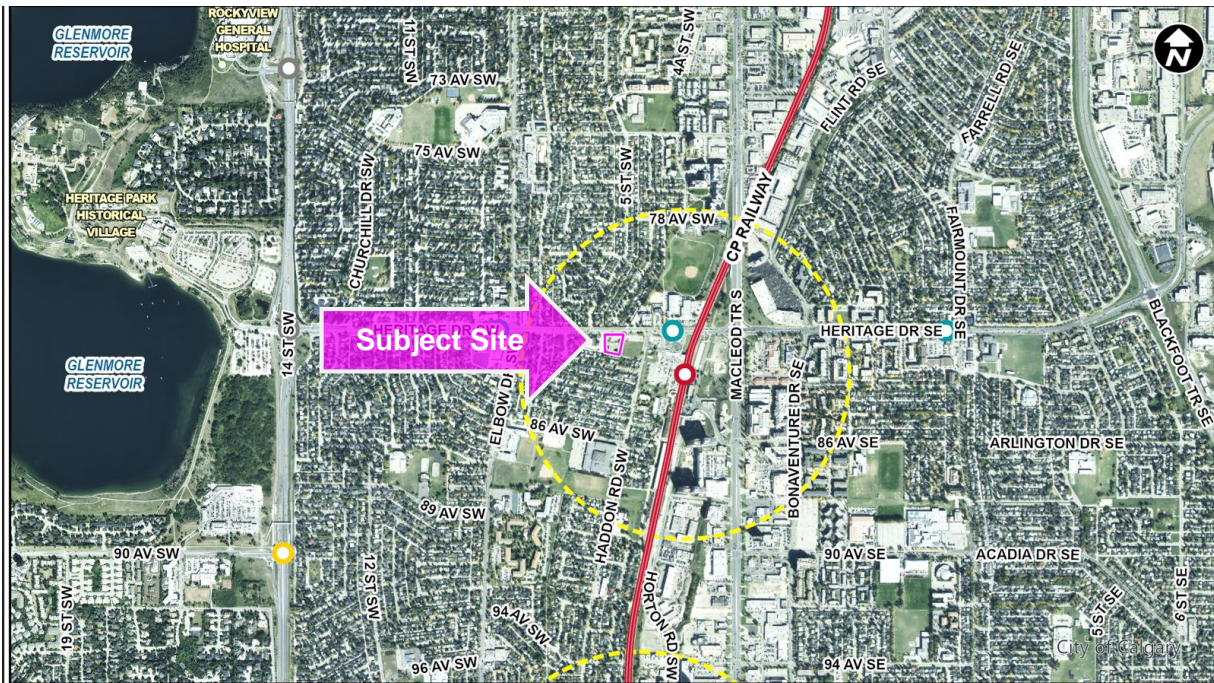
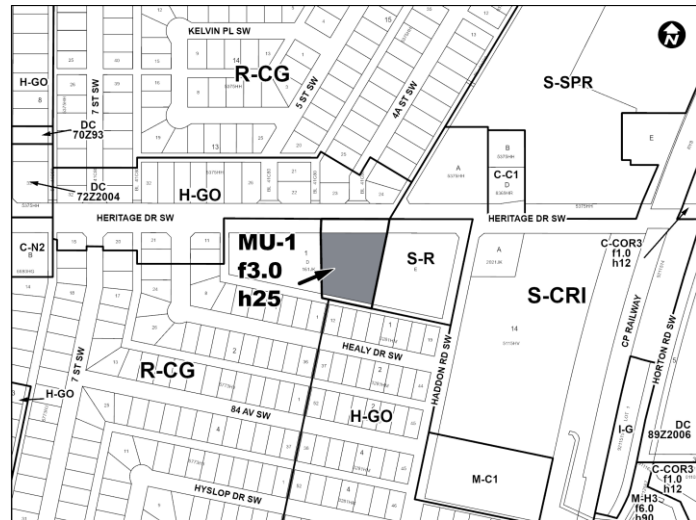
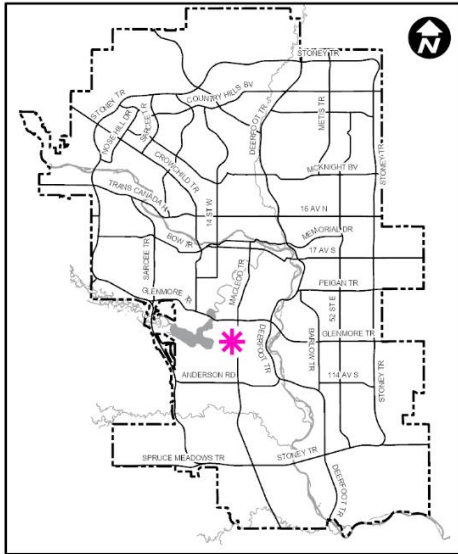
As identified below, the community of Haysboro reached its peak population in 1968.

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 current S-R District accommodates a range of indoor and outdoor recreation uses and provides for complimentary uses located within buildings occupied by these recreation uses. This district is not used for lands that are dedicated as municipal reserve pursuant to the *Municipal Government Act* (MGA).

The proposed Mixed Use – General (MU-1) District allows for commercial storefronts or residential units at-grade along a commercial street in a street-oriented building that provides opportunities for a mix of commercial and residential uses in the same building or in multiple buildings throughout an area. The land use district also provides rules to guide compatible transitions with adjacent residential areas.

The proposed MU-1f3.0h25 District would allow for a maximum floor area ratio (FAR) of 3.0, which equates to a building floor area of approximately 12,300 square metres. The proposed building height maximum of 25 metres would allow for approximately six storeys.

Development and Site Design

The rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that may be considered in the review of the development permit application

include the following:

- interface and public realm enhancements along Heritage Drive SW;
- building massing and relationship with the residential parcels to the south;
- mix of uses within the building; and
- appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via Heritage Drive SW and the adjacent lane. The area is served by Route 3 (Sandstone/Elbow Dr SW) and Route 37 (Heritage Station/Canyon Meadows), with a bus stop approximately 100 metres west of the site on Heritage Drive SW.

The site is within a 250 metre radius (a four-minute walk) of Heritage Station, placing it in the Transit Oriented Development area. There is no on-street parking adjacent to the site. The site is adjacent to an existing pathway that connects wheeling users to the Glenmore Reservoir/Elbow River pathway system to the west and towards the Bow River to the east.

A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing will be considered and reviewed as part of future development permit applications.

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 parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of inner-city communities to support the transit network, make more efficient use of existing infrastructure and public amenities 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.

Heritage Communities Local Area Plan (Statutory - 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows for up to 12 storeys. The Neighbourhood Flex urban form category is characterized by a mix of commercial and residential uses, with buildings that are oriented to 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 commercial oriented, including transit station areas. The parcel is also within the Core Zone of the Heritage LRT Station Area and future development is also subject to those policies, including a maximum street wall height of four storeys.

The proposed land use amendment is in alignment with applicable policies within the LAP.

Applicant Submission

2024 August 26

627 HERITAGE - LAND USE REDESIGNATION APPLICANT'S SUBMISSION

Goodform Management Corporation (GF MGMT Corp) is proposing Land Use Redesignation for ± 0.41 hectares (± 1.02 acres) of the former YMCA site located at 627 Heritage Drive SW, from S-R Special Purpose Recreation to MU-1 f3.0h25 Mixed-Use General. The site is located within 400 metre radius of the existing Heritage LRT Station. The proposed redesignation will allow for medium profile multi residential development intended for purpose-built rental in mid-market and affordable categories. It will locate affordable housing units on brownfield in close proximity to an existing transit station. As such, it is strongly aligned with Calgary's Housing Strategy and will help address Calgary's current housing needs.

The 627 Heritage project is anticipated to accommodate approximately 100, one and two-bedroom apartment units, with a portion of units allocated as affordable. With long term management in mind, GF MGMT anticipates energy and greenhouse savings beyond a typical apartment building.

The proposed MU-1 f3.0h25 is in alignment with the recently approved Heritage Local Area Plan (LAP). The mixed-use district will create potential to locate a non-residential use along Heritage Drive. The western 0.13 hectare of the site is rendered undevelopable due to an encumbrance from an existing sanitary sewer line resulting 0.28 hectare net developable area. The effective FAR on the net developable land is 4.35. The proposed height modifier is intended to allow for cost-effective six-storey wood frame construction. As per Heritage LAP policy requirements, the development will transition to four storeys towards the existing single detached residential to the south which are primarily bungalows.

Goodform intends to work closely with the adjacent neighbours to create mutually beneficial win-win solutions. The Goodform team has reached out to immediately adjacent neighbours and will continue to engage with the neighbours to the south and Haysboro Community Association through the course of the approval process.

Overall, the proposal is strongly aligned with Calgary's overarching housing needs and will create an asset for the Community and the City in an optimal location. We request the City Administration, Calgary Planning Commission and Council's support.

Applicant Outreach Summary

2024 November 14



Community Outreach for Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 627 Heritage DR SW (updated Nov. 2024)

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)

Goodform outreach included a meeting with Haysboro CA Planning Committee which included interested community residents and a focused Information Session with immediate Neighbours along Healy Drive to inform them of the proposal, answer questions and seek feedback.

Goodform team held the following meetings prior to submitting the application:

- June 24, 2024 (in person meeting at the Church) - St. Andrew's Presbyterian Church Board Representatives (7-8 people)
- June 18, 2024 (virtual meeting) - Cllr Kourtney Penner

Goodform team held the following meetings in Fall, post application submission:

- September 4, 2024 (in person at Haysboro Community Hall) - Haysboro Community Association Planning Committee (±40 people); Planning Committee invited Haysboro interested residents to attend
- September 9, 2024 (in-person likely at St Andrew's Church) - Special meeting with Residents on Healy DR SW by invite through mail drop-off (11 people)

In addition, Goodform maintained communication with interested residents through website [Engage Heritage](#) during the course of the application process.

Affected Parties

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

As part of the Community Outreach, Goodform team connected with the following stakeholders:

- St. Andrew's Presbyterian Church
- Haysboro Community Association (and interested residents)
- Residents on Healy DR SW
- Cllr Kourtney Penner

Goodform tried to reach Real Estate and Development Services (RE&DS), The City of Calgary, owners of parcel to the west, but was unsuccessful.

What did you hear?

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

St Andrew's Church Board indicated support for the proposal and willingness to collaborate on mutually beneficial solutions.

Overall, the feedback was balanced with a number of residents in support of the project with some issues addressed. Some residents along Healy Drive did not want to see any development on the site. A tally of the feedback from the September 4 and 9 meetings and the website is attached – **ATTACHMENT 1**. The key Issues included: traffic, parking, privacy, building height and green space.

A summary of the issues and responses is listed in **ATTACHMENT 2**.

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.

Goodform team will maintain communication with St Andrew's Church representatives and collaborate on issues of mutual interest at Development Permit.

ATTACHMENT 2 includes a summary of the issues and responses. Most of the concerns raised relate to the Development Permit as opposed to the Land Use. Goodform has noted the issues and will make best efforts to address them 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)

Throughout the application process Goodform team maintained communication with the interested residents through the website: [Engage Heritage](#)

627 HERITAGE DR COMMUNITY OUTREACH
ATTACHMENT 1: SEPTEMBER 4 & 9 AND WEBSITE FEEDBACK TALLY

September 4, 2024 Feedback Tally

		COMMENTS				
		Traffic	Parking	Amenity	6-storey Support	Retail Support
Support	1			1	1	
	1				1	
	1					
	1		1		1	1
	1					
Total	5		1	1	3	1
Support with Concerns	1	1	1			
	1	1				
	1	1				1
	1	1	1			
	1	1			1	
	1	1		1		
Total	6	6	2	1	1	1
Opposed	1		1			
	1		1			
Total	2	0	2			

September 9, 2024 Feedback Tally

		Against 4-6 storeys	For 4-6 Storeys	More Green Space	Traffic in the Lane	Access & Egress	Parking	Privacy
Support with Concerns	1		1	1	1			
	1				1	1		
	1			1			1	
	1				1	1	1	1
Total	4		1	2	3	2	2	1
Opposed	1	1						1
	1	1						1
Total	1	1						1

Engage Heritage Feedback Tally

		For Bike Parking	For Commercial	More Green Space	Traffic in the Lane	Access & Egress	Parking	Privacy
Support with Concerns	1	1		1				
	1		1					
	1		1	1			1	1
Total	3	1	2	2			1	1
Opposed	1						1	1
	1						1	1
Total	1						1	1

627 HERITAGE DR COMMUNITY OUTREACH
ATTACHMENT 2: KEY RESIDENT CONCERNS & RESPONSES

CONCERN	RESPONSE
TRAFFIC <ul style="list-style-type: none"> • Shortcutting through the lane triggered by backing up of traffic on Heritage DR primarily by buses making a left turn into the transit loop • Backing up of traffic on Haddon Road due to school and other traffic • Ensure primary access to the site is off Heritage DR and not the lane 	<ul style="list-style-type: none"> • A Traffic Impact Assessment (TIA) will be required at the Development Permit stage once the details for the proposed development are known. Goodform will relay the traffic concerns raised by the residents to the transportation consultants to address in the TIA. • Based on recent discussions with City Mobility, access off Heritage DR will likely not be permitted.
PARKING <ul style="list-style-type: none"> • Not enough parking being provided on site. If on-site parking is inadequate, residents may use the lane for parking • Strengthen bike parking 	<ul style="list-style-type: none"> • The City's policies support reduced parking with the intent of encouraging walking, cycling and transit usage. As per the Land Use Bylaw requirement, the development will be eligible for 25% parking reduction due to its location within 600m radius from an existing LRT Station. The total number of on-site parking stalls will be determined at the Development Permit stage. Goodform intends to strengthen bike storage.
OPEN SPACE <ul style="list-style-type: none"> • The concept plan does not have adequate open space 	<ul style="list-style-type: none"> • Goodform will take the comment regarding increased open space under advisement at the Development Permit stage.
ROOF TERRACE AMENITY / PRIVACY <ul style="list-style-type: none"> • Amenity area proposed on terraced roof adjacent to the lane will impact privacy of Healy DR residents. 	<ul style="list-style-type: none"> • Goodform will take this comment under advisement at the Development Permit stage. Overlooking from the proposed development is expected to be minimal due to the separation created by the laneway and setback.
NUMBER OF STOREYS <ul style="list-style-type: none"> • Most residents support a maximum of 6 storeys transitioning to 4 • 3-4 residents would like to see no development on site 	<ul style="list-style-type: none"> • Goodform intends to build a maximum 6 storeys, which will transition to 4 storeys adjacent to the lane as per the Local Area Plan (LAP) policy requirement.
COMMERCIAL AMENITIES <ul style="list-style-type: none"> • Consider commercial amenities aligned with community needs 	<ul style="list-style-type: none"> • Lack of vehicular access off Heritage Drive, mid-block location and poor visibility pose challenges for viability of commercial. Commercial is better suited for the City-owned corner lot to the east.

Community Association Response



November 4, 2024

Jyde Heaven
Planning and Development
City of Calgary
Jyde.Heaven@calgary.ca
(587) 284-2881

Application Notice LOC2024-0213

Application Description: Land Use Amendment to accommodate MU-1
Address: 627 Heritage Drive SW

Dear J. Heaven,

Thank you for reaching out to Haysboro Community Association and allowing us the opportunity to submit a formal letter in regards to LOC2024-0213 and the proposed development to be located at 627 Heritage Drive SW.

The Haysboro Community Association (HCA) is writing to communicate concerns raised by members regarding this development and summarize any points which may have been previously discussed during the community led engagement opportunity. To ensure that we accurately reflect the voices of our residents we have attached the feedback from the neighbours directly impacted from this proposal.

On September 4, 2024 HCA - Planning Committee led an engagement session along with Planning Plus to inform residents of the proposed change in land use for the site located at 627 Heritage Drive SW. Attendees were requested, by the HCA, to fill in a comment card after the session and copies were shared with Bela Syal of Planning Plus in order to assist in recognizing the concerns of residents living in close proximity to the proposed development. Overall, the response of the attendees, at the HCA led information session, was that the concept of a six storey structure with a decreased four storey setback on the south side was respectful of neighbours and appreciated. It was noted though, that some residents expressed having a decrease in overall units and adding commercial storefronts along Heritage Drive that resembled businesses such as a coffee shop, bakery or daycare on the main level would be beneficial. Residents also shared that they would like to see sustainable measures taken such as: EV charging, solar panels and large trees planted in order to provide shade privacy, as well as a buffer zone for the residents located immediately behind the proposed structure.



The two main concerns brought up at the engagement session were Parking/ traffic and aging infrastructure. It was expressed by several attendees that the lane way behind the proposed development is already a contentious area with high traffic usage, as well as congestion caused by buses and cars on Haddon road during peak hours. Many residents feel the congestion issue has not been fully addressed and should be taken into consideration as the area becomes more densely populated.

There is also a major concern with the issue of the aging infrastructure in our older community which was established in the 1950s. Residents feel that the current water and sewage system would require updating in order to support the density proposed for this site along with future developments proposed for the area.

On a final note, HCA is aware that the current Heritage LRT station is in great need of rejuvenation in order to address the increase of density as well as safety concerns. We believe that plans for the future of the Heritage LRT station are critical to the review of this application, and applications for nearby parcels. Our hope is that all areas of planning will work with the HCA to address these types of concerns as we work to weave our ideas together focussing on community possibilities.

Thank you for your consideration,

Respectfully,

A handwritten signature in blue ink that reads "Karen Arndt".

Karen Arndt
Planning Director
Haysboro Community Association

Jyde.Heaven@calgary.ca - Planning File Manager

CLWARD11@calgary.ca - Ward 11 Councillor Kourtney Penner

Planning@haysboro.org - Planning Committee Haysboro Community Association

Attachments: Community comments and concerns attached to this email

PROPOSED

CPC2024-1152
ATTACHMENT 5

BYLAW NUMBER 20D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0213/CPC2024-1152)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

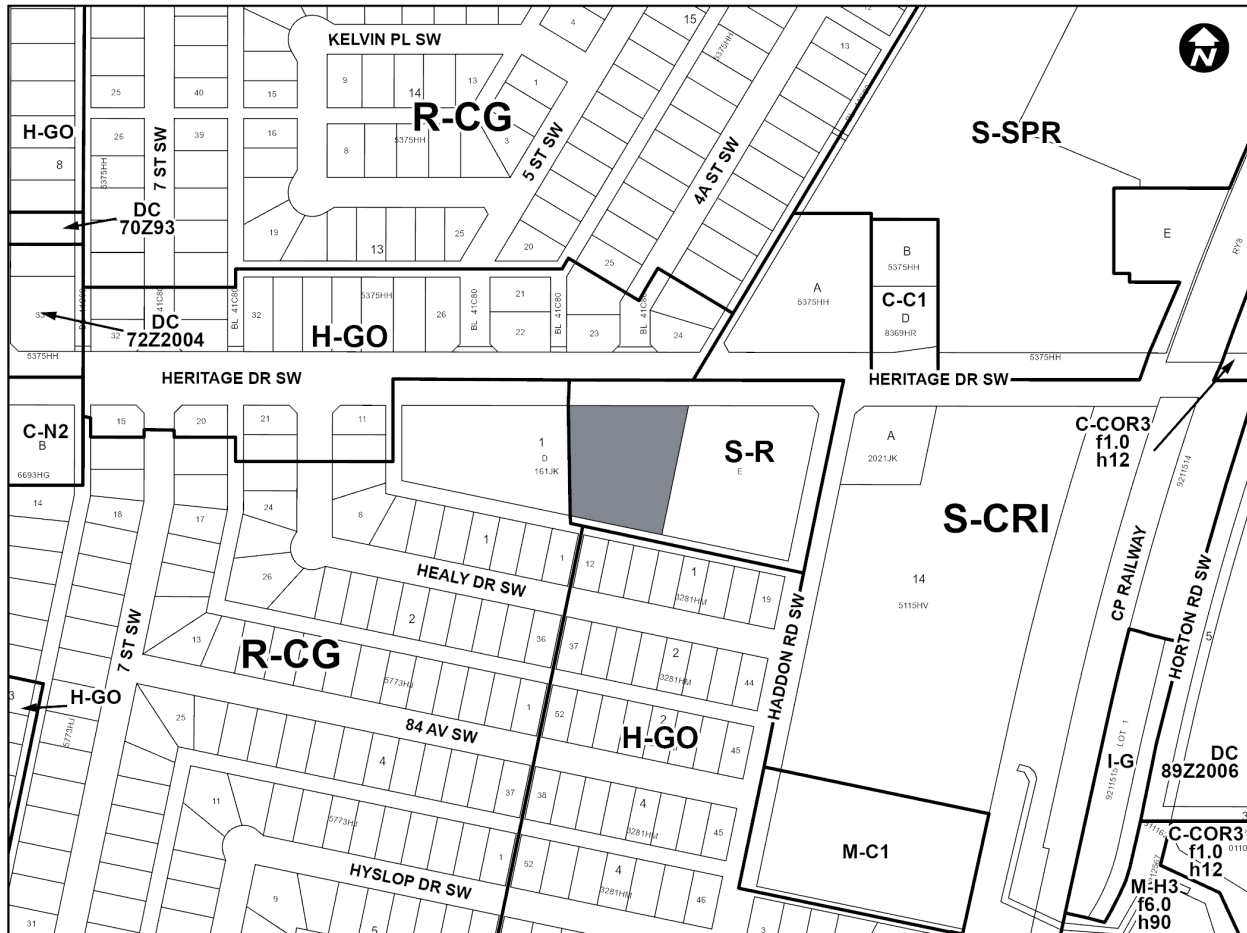
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0213/CPC2024-
BYLAW NUMBER 20D2025

1152

SCHEDULE A

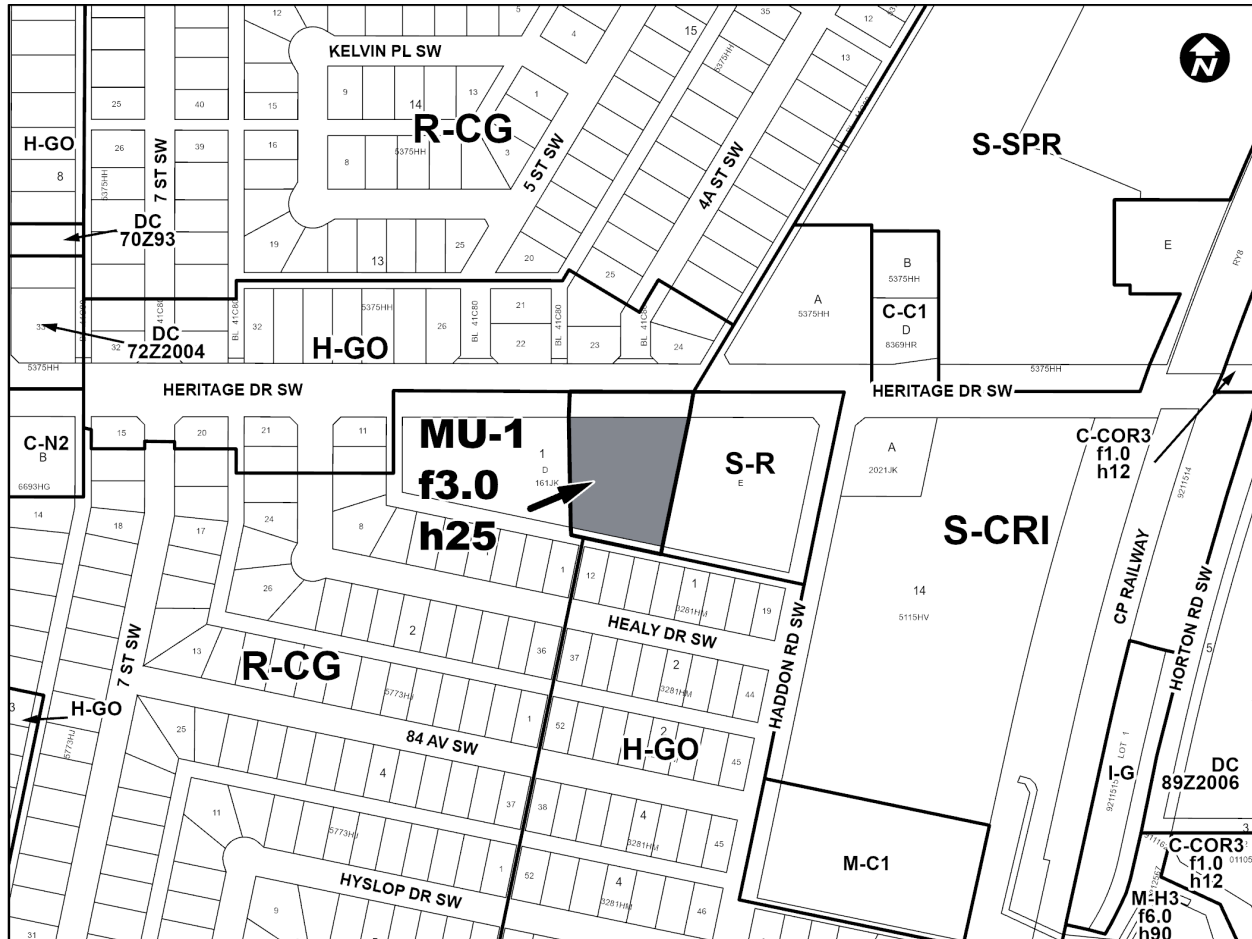


PROPOSED

AMENDMENT LOC2024-0213/CPC2024-
BYLAW NUMBER 20D2025

1152

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1152 / LOC2024-0213
heard at Calgary Planning
Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the current Land Use District from the Special Purpose – Recreation (S-R) District to the Mixed Use – General (MU-1f3.0h25) District. The proposed District would allow residential uses, commercial uses, or both uses in a building that up to 6 storeys tall. <p>This site is ~250m from the Heritage LRT Station and is located on Heritage Drive, which is part of the Primary Transit Network (MDP, 2020, Map 2: Primary Transit Network). This application supports the visions of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), especially Council's direction in the Municipal Development Plan's Key Direction 3 to "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).</p> <p>This application aligns with the Heritage Communities Local Area Plan (LAP), which envisions the Neighborhood Flex Urban Form Category and up to 12 storeys (Mid building scale modifier) in this location.</p> <p>The MU-1 district allows "both residential uses and commercial uses ... at grade facing the commercial street" and "a mix of residential and commercial uses in the same building or in multiple buildings throughout an area" (LUB, 1365(1)). The LAP states that "Development in Neighbourhood Flex areas may include either commercial or residential uses on the ground floor facing the street" (Heritage Communities LAP, 2.2.1.3.a). Therefore, the Land Use District aligns with the LAP's Urban Form Category for this location.</p> <p>Slide 9 of Administration's presentation shows an Existing Sanitary Easement from a sanitary line, which has rendered about 1,287m² of the site undevelopable (https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=3110). Reducing the amount of developable land reduces the likelihood of any application on this site being up to 12 storeys, as was envisioned in the LAP. Council may find this kind of application- and location-specific information helpful to understand why development falls short of Council's goals in</p>

	LAPs and contemplate what policy responses may be appropriate to achieve Council's objectives in the MDP.
--	---



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Nicole
Last name [required]	Brom
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 6, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	627 Heritage Dr. S.w. Development DP2024-09063
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

VEHEMENTALY AGAINST REZONING RECREATIONAL AREA.

1) Parking isn't available for all cars that will be owned by potential residents. Healy Dr. cannot accommodate extra cars because 4 cars cannot fit on street in a row and street is too narrow to allow cars going either way to pass. Alley shouldn't be used as access due to residents' garages behind their houses and city vehicles such as garbage, recycling, etc. need to get through.

Development doesn't fit into our established heritage community and there are other, appropriate lots available for high density that wouldn't impact the neighbourhood people have been living in for decades; i.e. next to existing London Towers. If necessary, a seniors' residence (low-rise) with amenities that the community can use would be more appropriate. If 9 new communities are being built, then high density and infrastructure for those areas should be considered prior to squeezing more people into an area that already lacks parking (such as St. Andrew's Church).

Recreational space: our YMCA, provided a unifying feature, not to mention promoting mental and physical health among other programs, so this development is adding nothing that would benefit Haysboro, but is beneficial only to those who make money off it (city and developer). This building will likely infringe on the privacy of residents directly behind it. The noise that will come with added vehicles and people at all hours is not conducive to the lifestyle we paid for, which is family oriented and peaceful relations with others who live here.

This particular lot should not be considered for the high density you have in mind, because it will only lead to future problems and unhappiness for all involved. The potential residents of this building will be frustrated by lack of parking for their own vehicles and those of guests, and it's obvious why current residents oppose this. I have sent an email which goes into further detail, so please read that as well.



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Rob
Last name [required]	Toth
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Feb 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing on Plannting Matters - Land Use Redesignation - LOC2024-0213
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I completely oppose of this land use redesignation & development for this location. As a homeowner -- and the proposed redevelopment of building a higher structure that is now 25 metres versus 12 metres -- it will certainly be an attack on my privacy being adjacent to the redevelopment. I will not be able to enjoy sitting in my backyard any-more to enjoy the beauty as the tenants would be able to invade on my privacy.

10 metres height is actually too much -- never mind the the initial 12 metres.

I suspect the mature tree that is in this location too will be removed as part of this development. I wonder what Parks & Recreation feel about this?

The current infrastructure of water, power & sewer will not be able to support this development as is. My understanding is that there is a current electrical route below this location; so how do they suspect to build the foundation? Once more, the current housing development is built on a water table, which has been susceptible to flooding. Just look at the past flooding moments at the adjacent Heritage LRT station.

I would have been more open to a development that is similar to what is current located at the corner of Elbow Drive & Heritage Drive. 2-storey is more than enough.

I have seen the now "current" redevelopment, and how could this be accepted in any community -- especially with current housing?

This is is just a reimbursement/money grab for the current offerings from the Federal government to build more mixed residential housing.

With the current federal government all but doomed, I highly doubt that the new government will support such initiatives. If they do, it must be in a more considerate & environmentally supported matter; but building higher is certainly not the answer -- not to me as an adjacent homeowner.

If this current Municipal Government does not attend to this hearing properly, and review this particular case, then in the next civic election, we will be voting in the people who will. I will make certain of that as I will get the community of Haysboro, as well as the adjacent communities that would be affected. I could imagine I could easily get the buy-in of those other communities affected by this current Land Use Designation/Zoning. If need be, I will run for council myself (current spelled with a lowercase "c" with the respect they are currently garnering from the public).

I thought council is voted in to listen & support the people -- not the other way!

**Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12)
at multiple addresses, LOC2022-0058**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council:

1. Give three readings to **Proposed Bylaw 11P2025** for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 4C2025 for the** closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (Attachment 3); and
3. Give three readings to **Proposed Bylaw 23D2025** for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

Planning and Development Services Report to
Calgary Planning Commission
2024 November 28

ISC: UNRESTRICTED
CPC2024-1178
Page 2 of 5

**Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12)
at multiple addresses, LOC2022-0058**

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024
November 28:

“Moved by Commissioner Small

That with respect to Report CPC2024-1178, the following be approved:

That Attachment 3 be amended to delete Road Closure Condition of Approval 4 in its entirety.

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

MOTION CARRIED

Moved by Commissioner Small

That with respect to Report CPC2024-1178, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area ‘A’), adjacent to Main Street SE, with conditions (**Revised** Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area ‘A’) from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

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

MOTION CARRIED”

Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2022-0058

HIGHLIGHTS

- This application seeks to close a portion of road right-of-way and designate that portion of land, as well as the adjacent vacant parcels, to allow for multi-residential and mixed-use development.
- The proposed land use districts are compatible with the adjacent land uses in the area and align with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? An unused portion of road right-of-way and adjacent vacant lands will be made available for development. This proposal would also allow for increased housing choice and diversity in the Seton Major Activity Centre (MAC) and adjacent to a planned future LRT station.
- Why does this matter? This proposal will enable development of land that is no longer needed for roads, allow for more efficient use of land and will contribute to Calgary's overall economic health by providing housing for residents as well as additional commercial and employment opportunities.
- Amendments to the *Southeast Centre Area Structure Plan* (ASP) are proposed to accommodate this application.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation to this proposal.

DISCUSSION

This policy amendment, road closure and land use amendment application in the southeast community of Seton was submitted on 2022 April 4 by the original applicant on behalf of the landowner, South Seton GP Inc and Carma Ltd. Following the application being on hold for 14 months whilst a comprehensive application to include a road closure and land use amendment was prepared, the authorized agent on the file changed to Urban Systems on 2023 June 15.

The approximately 6.65 hectare (16.43 acre) site is predominantly located in the Seton MAC, south of Seton Drive SE, north of Seton Avenue SE and west of Main Street SE. The future planned Seton LRT Station is located approximately 50 metres (a one-minute walk) to the southwest and therefore the site is within a transit-oriented development (TOD) area.

As per the Applicant Submission (Attachment 4), the intent of the application is to close an unused portion of road right-of-way (Attachment 5) and designate the closed road, as well as the adjacent vacant parcels to develop both multi-residential and mixed-use development.

Administration worked with the applicants to amend the ASP to recognize the achievement of the minimum employment intensity targets within the plan area through the construction of approved employment land uses and planned development of vacant land for employment purposes. Given the employment intensity targets that have been achieved within the plan area to date, it is appropriate that these policies be removed from the policy framework as they are no longer relevant to the evaluation and analysis of future development applications. The removal of these policies will enable more residential and support commercial development that will create additional vibrancy and vitality within the Seton MAC. A summary of the proposed changes to the ASP is provided in Attachment 6.

**Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12)
at multiple addresses, LOC2022-0058**

No development permit application has been made at this time. The applicants have been advised that a future development permit application will be reviewed by the Urban Design Review Panel to ensure that the building/s and site design enhances the TOD area.

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 was appropriate. In response, the applicant sent letters to five adjacent landowners and discussed the application with the Ward 12 Office. The Applicant Outreach Summary can be found in Attachment 7.

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

- none of the existing roads should be closed;
- the adjacent pond area should be made available for the public to enjoy;
- height and density is excessive;
- privacy concerns;
- increased traffic, and
- off-site impacts.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location within the Seton MAC, proximity to the future planned Seton LRT Station and the local context of development that has recently taken place in the area. The building and site design, number of units, height and privacy concerns, traffic and off-site impacts 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12)
at multiple addresses, LOC2022-0058**

IMPLICATIONS

Social

This application meets the vision of the MDP and ASP as amended, would allow for additional housing options, and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an 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.

Economic

The ability to develop a variety of residential development forms and new commercial units would contribute to Calgary's overall economic health by providing housing for residents and employment opportunities. It may also help to increase ridership and create a viable transit-oriented node around the future planned Seton LRT Station.

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 Bylaw 11P2025**
3. Proposed Road Closure Conditions of Approval
4. Applicant Submission
5. Registered Road Closure Plan
6. Summary of Proposed Changes to the Southeast Centre Area Structure Plan
7. Applicant Outreach Summary
8. **Proposed Bylaw 4C2025**
9. **Proposed Bylaw 23D2025**
10. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developing community of Seton in the southeast quadrant of the city. The site is currently vacant and has been pre-graded in anticipation of future development. A portion of road right-of-way that is approximately 20 metres wide and 176 metres in length is no longer needed for road purposes following the realignment of Main Street SE (to the east of the site). This application proposes to close that 0.21 hectares (0.53 acres) portion of road right-of-way and redesignate both that land and the adjacent 6.44 hectares (15.9 acres) of vacant land to provide mixed use and multi-residential development.

The subject site is located towards the southern edge of the Seton Major Activity Centre (MAC), which is intended to accommodate a mix of employment, commercial and residential uses. The surrounding area to the south and west is vacant land under the Direct Control Districts [Bylaw 47Z2004](#) (Sites 3D and 3E) and [Bylaw 35D2023](#).

To the northeast, at the corner of Seton Drive SE and Main Street SE is a four-storey multi-residential development designated under the Multi-Residential – Medium Profile (M-2) District. To the east and southeast is vacant land designated under the Multi-Residential – Low Profile (M-1) District and the Multi-Residential – Medium Profile (M-2) District.

Community Peak Population Table

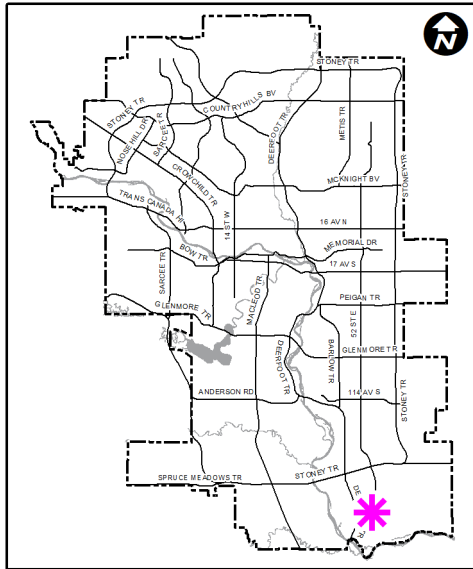
As identified below, the community of Seton reached its peak population in 2019. Population statistics since 2019 are not yet available, however, Seton has seen rapid population growth since then.

Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
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 [Seton Community Profile](#)

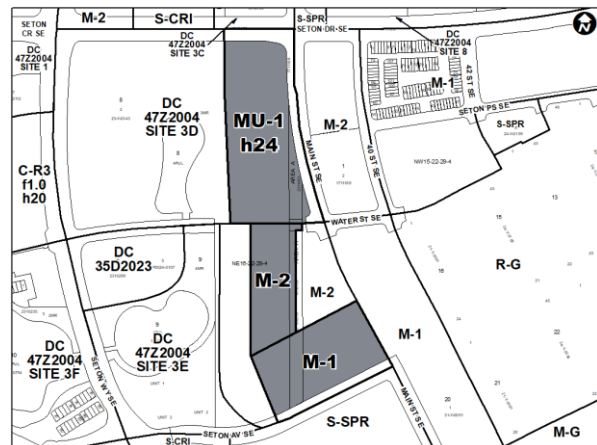
Location Maps



Road Closure Map



Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes to close 0.21 hectares (0.53 acres) of the original 56 Street SE road right-of-way. This road right-of-way is no longer needed for road purposes since the original roadway has been removed and realigned in an easterly direction to form Main Street SE. The road closure will be subject to the conditions of approval contained in Attachment 2.

Land Use

The most northerly portion of the subject site is currently designated as a DC District (Bylaw [47Z2004](#)). This DC District has eight different sites, with the subject parcel lying within Site 3D. The DC District was adopted under [Land Use Bylaw 2P80](#) and is based on the C-2 General Commercial District, which allows for a wide range of retail commercial and personal services uses which serve areas beyond the surrounding community. The existing DC District allows for a maximum building height of 23 metres and a maximum gross floor area ratio (FAR) of 2.0. Site 3D provides land use and development guidelines that support employment intensive uses. Dwelling units are only allowed on Site 3D when the employment target set out in Section 4.0 of the *Southeast Centre Area Structure Plan* (ASP) has been met.

The existing parcel directly south of Water Street SE is currently designated as Special Purpose – City and Regional Infrastructure (S-CRI) District, which is intended to provide for city and

regional infrastructure necessary for the proper servicing of development. It was determined through the [Green Line LRT Alignment and Stations: 160 Avenue N to Seton](#) report in 2017 that only a small portion of land originally set aside for the future Seton LRT Station and adjacent bus terminal was required. This meant that the S-CRI land that remained could be redeveloped for other purposes.

Directly adjacent to Main Street SE and in the southeastern portion of the subject parcels is land currently designated as Multi-Residential – Medium Profile (M-2) District, which is intended to provide for multi-residential development in a variety of forms and of medium height and medium density.

The existing land use for the parcel of land adjacent to the northwest corner of Main Street SE and Water Street SE is the Special Purpose – Future Urban Development (S-FUD) District, which is intended to accommodate limited uses that can easily be removed to allow for future urban development. Since roads are not assigned a land use, the closed road right-of way in this area will need to be designated with a land use district.

The proposed Multi-Residential – Low Profile (M-1) District would allow for multi-residential development in a variety of forms and of low height and medium density. The M-1 District allows for a maximum building height of 14.0 metres and has a minimum density of 50 dwellings per hectare and a maximum density of 148 units per hectare. Based on the parcel size, this would allow for a minimum of 103 units and a maximum of 304 units.

The proposed Multi-Residential – Medium Profile (M-2) District would allow for multi-residential development in a variety of forms and of medium height and medium density. The M-2 District allows for a maximum building height of 16.0 metres, a maximum floor area ratio of 3.0, and requires a minimum of 60 dwelling units per hectare. Based on the parcel size, this would allow for a minimum of 72 units. Combined with the adjacent parcel, also designated as M-2, this would allow for a combined minimum of 129 units.

The proposed Mixed-Use General (MU-1h24) District is intended to accommodate a mixed-use development comprising of commercial/retail/residential uses on the ground floor with residential dwelling units above, and a maximum building height of 24.0 metres (up to six-storeys). The MU-1 District is intended to be located along commercial streets where both residential and commercial uses are supported at grade, facing the commercial street. The MU-1h24 District is also designed to be located adjacent to low density residential development with specific rules for setbacks and maximum height at the shared property line or lane.

Development and Site Design

If approved by Council, the rules of the proposed land use districts and the *Southeast Centre Area Structure Plan* (ASP), as amended, will guide future development. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an appropriate building interface with Seton Drive SE, Water Street SE, Main Street SE and Seton Avenue SE and adjacent developments;
- determining appropriate access points to the site;
- providing pedestrian and cyclist connections between future development on the parcels, adjacent pathways, the Primary Transit Network and the future Seton LRT Station, and

- mitigating visual impact and overlooking and ensuring compatibility with surrounding development through building design, height and landscaping/screening.

Transportation

The surrounding road network was approved by two outline plans LOC2003-0134 and LOC2017-0047. The primary vehicle accesses to this area will be from Seton Drive SE, Main Street SE, and Seton Avenue SE. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this application.

Transit

Existing Calgary Transit services are available along Seton Drive SE for Route 75 (Somerset / Mahogany) and Route 79 (Mahogany / Cranston). The planned future LRT station for Seton is located directly west of this site.

Active modes

There is an existing Always Available for All Ages (5A) pathway available along Seton Drive SE and Seton Way SE. Future bike lanes and/or multi-use pathways are planned along Main Street SE and Seton Avenue SE.

Environmental Site Considerations

The environmental site conditions of this development area were previously reviewed and addressed with the Seton Outline Plan (LOC2003-0134) and Seton Stage 1C Outline Plan (LOC2017-0047). No environmental concerns have been identified at this time and the application does not raise any additional environmental concerns or risks.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously reviewed and addressed with the Seton Outline Plan (LOC2003-0134) and Seton Stage 1C Outline Plan (LOC2017-0047). The application will not significantly impact the services for the area which have capacity to support the proposed land uses. Detailed servicing requirements will be assessed at future development permit stages.

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 application 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 Major Activity Centre (MAC) as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). MACs are intended to provide a major mixed-use destination central to larger residential or business catchment areas, attract a diverse range of land uses at significant development densities and contain a broad range of medium

and high density housing opportunities and a mix of housing tenure and affordability levels to accommodate a diverse range and age of population.

MACs are located along one or more of the proposed Primary Transit Network (PTN) routes, and contain one or more transit stations or stops, with a transit-oriented development pattern. Map 2: Primary Transit Network identifies Seton Drive SE as part of the City's PTN with an Arterial Street designation. The parcels are also adjacent to a Transit Centre as it abuts the future Seton LRT Station.

The application therefore aligns with applicable MDP policies as it proposes a mix of land uses of various densities, close to a future LRT station.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). One of the Climate Mitigation Plan themes and Program Pathways is 'Zero Carbon Neighbourhoods'. By 2050, the goal is to have 95 percent of Calgarians live within 2000 metres of a dedicated transit facility (e.g. LRT). In this case, the future locations of the Seton and South Health Campus Hospital locations will lie within 800 metres of the site, thus meeting this goal.

Southeast Centre Area Structure Plan (Statutory – 2004)

The most northern portion of the subject site is currently designated as an 'Employment Precinct' on Map 1: South-East Centre Land Use Concept Plan, within the [Southeast Centre Area Structure Plan](#) (ASP). Furthermore, Map 1 identifies a future LRT station and a Park 'n' Ride on the parcels.

Within this plan there is a provision requiring development to achieve a minimum employment intensity target of 70,000 square metres (excluding the existing South Health Campus lands) of Employment Intensive Development within the broader Seton community. To meet this objective, section 8.5.1 of the ASP mandated an agreement between the landowner, Brookfield, and The City. This agreement allowed The City to register a caveat on a specific portion of Brookfield's lands, known as Precinct 3 Lands. The caveat imposed restrictions permitting employment-related development only, in a phased manner until the target for Employment Intensive Development was reached. Once Brookfield achieved employment intensive uses totaling 750,000 square feet (the Employment Use Target), they had the option to request a full discharge of the caveat to allow for medium to high density residential development on the Precinct 3.1. lands. Following the approval and construction of the appropriate amount of employment land use floor area, the caveat was fully discharged by The City on 2022 February 3. New residential and mixed-use development can now be proposed within the plan area that will create a more diverse range of land uses, along with additional vibrancy and vitality to support the MAC.

The proposed land uses seek to respond to an ever-changing marketplace and demand for different mixed-use and housing forms and intensities. It will assist in creating a complete community which features a diverse mix of land uses, including residential and employment opportunities, and convenient access to local stores, services, public service and transit facilities and will align with the ASP, as amended.

Rangeview Area Structure Plan (Statutory – 2014)

A small portion of land in the far southeast corner of the subject site lies within the Transit Station Planning Area as indicated on Map 2: Land Use Concept of the [Rangeview Area Structure Plan](#) (ASP). The policy intent for the Transit Station Planning Area is to create a pedestrian focused, compact urban setting with sufficient population and complementary land uses to support the two future LRT stations and services in Seton Centre.

The multi-residential land use district proposed for this small portion of land is M-1, which will ensure that more residential density is added near the future LRT stations in Seton. This application complies with this ASP.

PROPOSED

CPC2024-1178
ATTACHMENT 2

BYLAW NUMBER 11P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTHEAST CENTRE AREA STRUCTURE PLAN BYLAW 8P2004 (LOC2022-0058/CPC2024-1178)

WHEREAS it is desirable to amend the Southeast Centre Area Structure Plan Bylaw 8P2004, as amended;

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

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

1. The Southeast Centre Area Structure Plan attached to and forming part of Bylaw 8P2004, as amended, is hereby further amended as follows:
 - (a) In Section 3.1 Employment Precinct, delete the second paragraph in its entirety and replace it with the following:

“3.1 The physical qualities of the Employment Precincts may take on either an ‘urban’ or ‘suburban’ character depending upon market requirements. The attractiveness of the Employment Precincts within the marketplace will be supported and enhanced by the provision of amenities and services such as the LRT, a regional recreation centre, the Main Street, regional park, and regional retail development. Most significantly, development of a regional health care facility will provide an ‘anchor’ to attract related and complementary economic activity. Medium to high density residential development may also be allowed within Employment Precincts provided that sufficient employment intensive development has been or can be achieved to maintain the overall employment intent for SEC and that appropriate interface conditions can be provided between residential and non-residential development. The Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 m² (750,000 sq.ft).”
 - (b) In Section 4.1.2 delete policy (b) in its entirety and replace it with the following:

“(b) Employment Precinct - to accommodate a range of employment-intensive businesses such as offices, research and development facilities, laboratories, clean manufacturing, medical clinics, post-secondary institutions, etc. in an office park or a mixed use environment. In addition, medium-high density housing may also be accommodated in accordance with Sections 4.6.3 and 4.6.4.”

PROPOSED

BYLAW NUMBER 11P2025

- (c) In Section 4.2 Attract Employment-Intensive Development, delete the first two paragraphs in their entirety and replace it with the following:

“4.2 Provide sufficient land for a regional health care facility and a choice of locations for other employment-intensive development. In addition to the regional health care facility, the Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 square metres (750,000 sq.ft) within the Southeast Centre.

Achieving an improved job to population balance south of the Marquis of Lorne Trail and east of the Bow River is fundamental to supporting better travel choices and providing options for shorter trips for the continuing population growth in this part of the city. Enabling the SEC to become an employment centre is the central principle underpinning planning for this mixed-use area. A minimum of 5,500 non-retail jobs have been targeted for the SEC including employment generated by the regional health care facility. It is anticipated that the regional health care facility will generate approximately 2,500 - 3,000 job in the first phases of operation. Ultimately, it may accommodate up to 4,300 jobs. In addition, it is desirable to provide opportunities to attract a minimum of another 2,500 non-retail jobs to the SEC. This is equivalent to approximately 70,000 square metres (750,000 sq. ft.) of employment-intensive development.”

- (d) Delete section 4.2.6 in its entirety and replace it with the following:

“4.2.6 Medium to high-density housing may also be permitted within Employment Precincts, in accordance with Section 4.6.”

- (e) In Section 4.6.3 Policies, delete policy (a) in its entirety and replace it with the following:

“(a) Sufficient employment intensive development has been provided in accordance with Section 8.5; and”

- (f) Delete section 4.6.4 in its entirety and replace it with the following:

“4.6.4 Medium to high density housing may also be permitted within Employment Precinct 3 provided that sufficient employment intensive development has been or can be provided in accordance with Section 8.5.”

- (g) In Section 8.5 Employment-Intensive Development Review, delete the policy in its entirety and replace it with the following:

“8.5 Arising from the Calgary Plan, a key strategic objective for development of the SEC is to ensure that a minimum amount of employment-intensive development is achieved within the Centre, and that employment-intensive development is maintained through any future redevelopment

PROPOSED

BYLAW NUMBER 11P2025

within Employment Precincts to a minimum of 70,000 square metres (750,000 sq.ft). Some types of employment intensive development may also be accommodated in the Main Street and Region Retail Precincts, such as offices and medical clinics.”

(h) Delete Section 8.5.1 in its entirety and replace it with the following:

“8.5.1 Prior to Outline Plan / Land Use Amendment / Development Permit approval for the redevelopment of lands within an Employment Precinct for the purpose of medium-to-high density housing, a review shall confirm that a minimum of 70,000 square metres (750,000 sq. ft) of employment intensive development is maintained within the SEC.”

(i) Delete Section 8.5.2 in its entirety.

(j) Delete Section 8.5.3 in its entirety.

(k) Delete Section 8.5.4 in its entirety.

(l) Remove Appendix 5 ‘Special Development Agreement’ in its entirety.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Proposed Road Closure Conditions of Approval

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands.

Applicant Submission

Company Name (if applicable):

Urban Systems Limited

LOC Number (office use only):

Applicant's Name:

David Capper

Date:

July 23, 2024

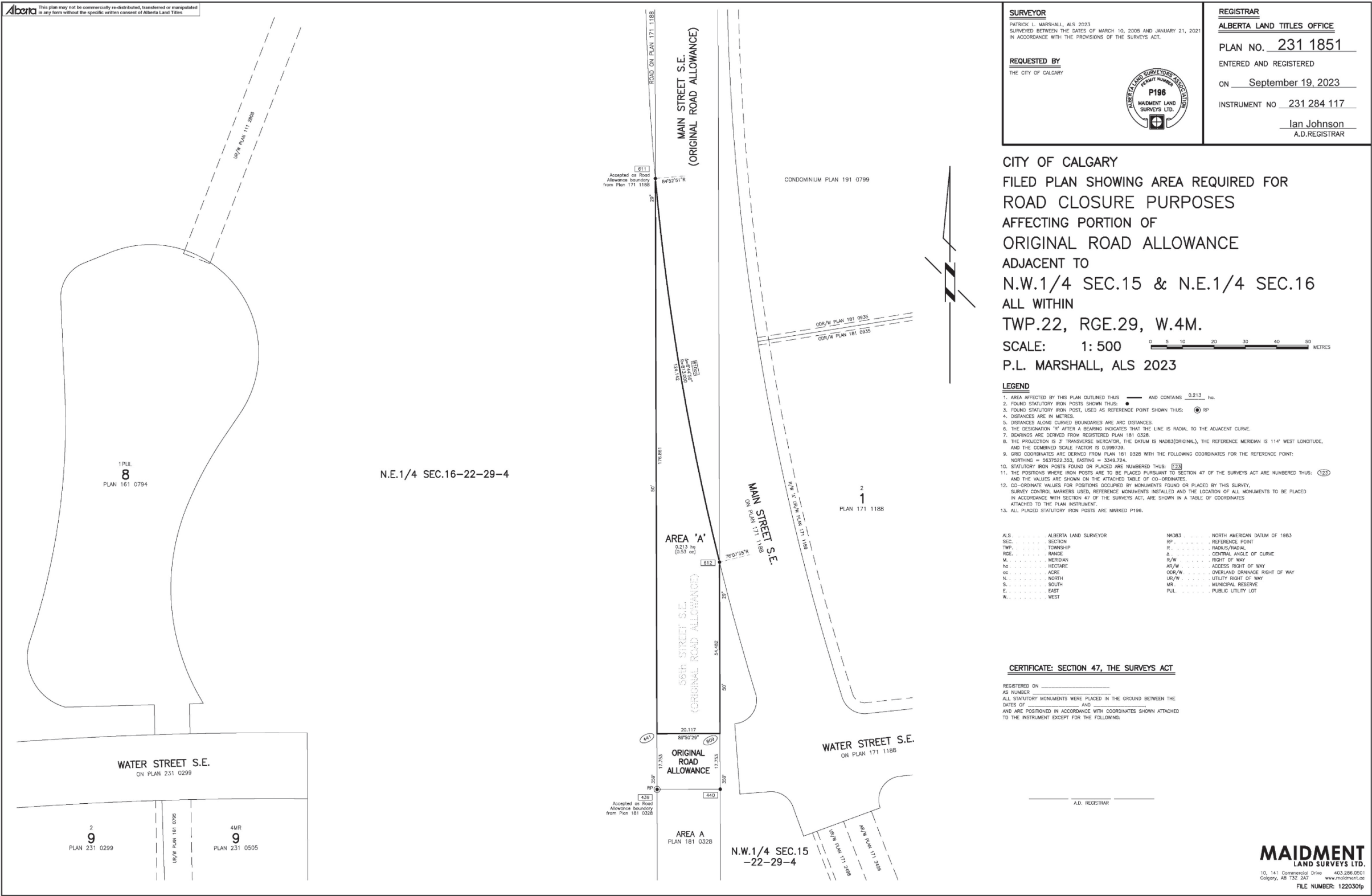
The community of Seton, located in southeast Calgary, has been a focus for development within the city. The area offers a variety of housing options and amenities that encourage livability, walkability, and convenience. Growth is continuing within the area, and the proposed applications seek to cater to market demand for a wider range of housing options available in the community. Additionally, the applications seeks to recognize the level of employment intensive development that has been achieved within the community and proposes to amend the Southeast Centre ASP to recognize achieving the identified employment density target.

The applications propose an amendment to the Southeast Centre ASP to remove references to the Minimum Employment Intensity Target. The purpose of the proposed amendment is to recognize the achievement of the minimum employment intensity targets within the plan area through the construction of approved employment land uses and planned development of vacant land for employment uses. Given the employment intensities that have been achieved within the plan area to date, it is appropriate that these policies be removed from the policy framework as they are no longer relevant to the evaluation and analysis of future development applications.

The application also proposes a land use redesignation for the subject properties with the intent of providing a broader range of land uses within this area of Seton Community. The land use redesignation seeks to respond to an ever-changing marketplace and demand for different land uses. Furthermore, the redesignation seeks to align development on the subject properties with Administration's encouragement and direction to modernize land uses within the original 2004 Seton Direct Control By-law. The proposed land use redesignation will also assist in creating a complete community which features a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service and transit facilities. The proposed redesignation will assist in achieving the policy objectives of the Rangeview and Southeast Centre ASP's. The proposed land use amendment will have the effect of redesignating the subject properties with the parent land use designations (MU-1, M1 & M2) without restriction beyond those contained in the parent Land Use By-law 1P2007 which has been in effect since June 1, 2008. The proposed Land Use Amendment seeks to apply a more contemporary and appropriate land use designations to the subject properties and eliminates the need for an additional Direct Control District to be added to the Seton Community. The proposed land use designation is considered to be appropriate and represents good planning.

Finally, the proposed land use redesignation will perform the administrative function of aligning the historical parcel fabric and associated land use designations with the existing, approved and constructed road network resulting from the active subdivision of the subject properties. This administrative function will recognize the approval of the Outline Plan which eliminated the original 56th Street SE right of way (ROW) and its realignment as Main Street SE, which has shifted eastward. As such, previous land use designation boundaries under the existing Land Use By-law are generally not aligned with the approved road alignment.

Registered Road Closure Plan



Summary of Proposed Amendments to the Southeast Centre Area Structure Plan

Policy / Section	Original Text	Proposed Revision
3.1 - Employment Precinct	The physical qualities of the Employment Precincts may take on either an ‘urban’ or ‘suburban’ character depending upon market requirements. The attractiveness of the Employment Precincts within the marketplace will be supported and enhanced by the provision of amenities and services such as the LRT, a regional recreation centre, the Main Street, regional park, and regional retail development. Most significantly, development of a regional health care facility will provide an ‘anchor’ to attract related and complementary economic activity. Medium to high density residential development may also be allowed within Employment Precincts subject to consideration of progress toward the strategic target of 70,000 m2 (750,000 sq. ft.) of employment intensive development and provided that appropriate interface conditions can be provided between residential and non-residential development.	The physical qualities of the Employment Precincts may take on either an ‘urban’ or ‘suburban’ character depending upon market requirements. The attractiveness of the Employment Precincts within the marketplace will be supported and enhanced by the provision of amenities and services such as the LRT, a regional recreation centre, the Main Street, regional park, and regional retail development. Most significantly, development of a regional health care facility will provide an ‘anchor’ to attract related and complementary economic activity. Medium to high-density residential development may also be allowed within Employment Precincts provided that sufficient employment intensive development has been or can be achieved to maintain the overall employment intent for SEC and that appropriate interface conditions can be provided between residential and non-residential development. The Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 m² (750,000 sq.ft).
4.1.2 (b)	Employment Precinct - to accommodate a range of employment-intensive businesses such as offices, research and development facilities, laboratories, clean manufacturing, medical clinics, post-secondary institutions, etc. in an office park or a mixed-use environment. In addition, medium-high density housing may also be accommodated on a conditional basis as set out in Sections 4.6.3 and 4.6.4.	Employment Precinct - to accommodate a range of employment-intensive businesses such as offices, research and development facilities, laboratories, clean manufacturing, medical clinics, post-secondary institutions, etc. in an office park or a mixed-use environment. In addition, medium-high density housing may also be accommodated in accordance with Sections 4.6.3 and 4.6.4.
4.2 Attract Employment-Intensive Development	Provide sufficient land for a regional health care facility and a choice of locations for other employment-intensive development. In addition to the regional health care facility, a minimum of 70,000 square metres (750,000 sq. ft.) of employment-intensive development should be accommodated within the Southeast Centre.	Provide sufficient land for a regional health care facility and a choice of locations for other employment-intensive development. In addition to the regional health care facility, the Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 m² (750,000 sq.ft) within the Southeast Centre.
4.2 Attract Employment-Intensive Development	Achieving an improved job to population balance south of the Marquis of Lorne Trail and east of the Bow River is fundamental to supporting better travel choices and providing options for shorter trips for the continuing population growth in this part of the city. Enabling the SEC to become an employment centre is the central principle underpinning planning for this mixed-use area. A minimum of 5,500 non-retail jobs have been targeted for the SEC including employment generated by the regional health care facility. It is anticipated that the regional health care facility will generate approximately 2,500 - 3,000 job in the first phases of operation. Ultimately, it may accommodate up to 4,300 jobs. In addition, it is desirable to provide opportunities to attract a minimum of another 2,500 nonretail jobs to the SEC. This is equivalent to approximately 70,000 square metres (750,000 sq. ft.) of employment intensive development or a minimum of 17 net hectares (43 acres) of land. While a minimum target has been established, it is desirable to accommodate a greater amount of employment-intensive development if the market is favorable.	Achieving an improved job to population balance south of the Marquis of Lorne Trail and east of the Bow River is fundamental to supporting better travel choices and providing options for shorter trips for the continuing population growth in this part of the city. Enabling the SEC to become an employment centre is the central principle underpinning planning for this mixed-use area. A minimum of 5,500 non-retail jobs have been targeted for the SEC including employment generated by the regional health care facility. It is anticipated that the regional health care facility will generate approximately 2,500 - 3,000 jobs in the first phases of operation. Ultimately, it may accommodate up to 4,300 jobs. In addition, it is desirable to provide opportunities to attract a minimum of another 2,500 non-retail jobs to the SEC. This is equivalent to approximately 70,000 m² (750,000 sq. ft.) of employment intensive development.
4.2.6	Medium-high density housing may also be allowed within Employment Precincts provided that the provisions of Section 8.5 have been fulfilled to the satisfaction of the Approving Authority.	Medium to high-density housing may also be permitted within Employment Precincts, in accordance with Section 4.6
4.6.3	Medium to high density housing can also be accommodated within Employment Precincts 1 and 2 as set out in Figure 9 provided that the Approving Authority is satisfied that:	Medium to high density housing can also be accommodated within Employment Precincts 1 and 2 as set out in Figure 9 provided that the Approving Authority is satisfied that:
4.6.3 (a)	a) A minimum of 17 hectares (43 acres) of land will be available for employment-intensive uses on lands located within an Employment Precinct as shown on Map 1; and	Sufficient employment intensive development has been provided in accordance with Section 8.5; and

4.6.4	Medium to high density housing may be allowable within Employment Precinct 3 provided that the Approving Authority is satisfied that a minimum of 70,000 sq. metres (750,000 sq. ft.) of gross floor area (GFA) have been or will be developed for employment-intensive land uses, exclusive of the Regional Health Care Facility.	Medium to high density housing may also be permitted within Employment Precinct 3 provided that sufficient employment intensive development has been or can be provided in accordance with Section 8.5.
Section 8.5 - Employment-Intensive Development Review	Arising from the Calgary Plan, a key strategic objective for development of the SEC is to ensure that a minimum amount of employment-intensive development is achieved within the Centre. The approach to ensuring that the target will be met has five components:	Arising from the Calgary Plan, a key strategic objective for development of the SEC is to ensure that a minimum amount of employment-intensive development is achieved within the Centre, and that employment-intensive development is maintained through any future redevelopment within Employment Precincts to a minimum of 70,000 m ² (750,000 sq.ft). Some types of employment intensive development may also be accommodated in the Main Street and Region Retail Precincts, such as offices and medical clinics.
	exclusive of the regional health care precinct, up to 36 hectares of land have been identified for employment intensive development (Employment Precincts 1, 2 and 3);	remove
	a minimum of 17 hectares of the 36 hectares of land must be reserved for employment-intensive development until the target of 70,000 square metres (750,000 sq. ft.) has been achieved (Employment Precinct 3);	remove
	as progress toward the total target is achieved, land may be released for residential development in three increments based on approximately 23,225 square metres (250,000 sq. ft.) of employment-intensive development being confirmed;	remove
	a flexible land use approach may be taken on the remaining 19 hectares of land in order to allow the developer to establish appropriate development phasing and respond to market conditions (Employment Precincts 1 and 2); and	remove
	some types of employment-intensive development may also be accommodated in the Main Street and Regional Retail Precincts (primarily offices and medical clinics).	remove
	The following policies identify the information required to be submitted in order to allow the Approving Authority to evaluate a proposal to include residential development within Employment Precinct 3. This information will take the form of an Employment-Intensive Development Analysis submitted as part of a Development Permit application for a discretionary use residential development.	remove
8.5.1	The City and the Developer will enter into a Special Development Agreement (Appendix 5):	remove
	a) confirming the Developer's agreement to limit development on lands within Employment Precinct 3 to employment-intensive uses; and	remove
	b) serving as notice to prospective purchasers and/or applicants that residential development is not permitted on lands within Employment Precinct 3;	remove
	until such time as the employment-intensive development target has been satisfied in accordance with Section 4.6.4 either in whole or on a phased basis.	remove
8.5.1 (NEW)		Prior to Outline Plan / Land Use Amendment / Development Permit approval for the redevelopment of lands within an Employment Precinct for the purpose of medium to high density housing, a review shall confirm that a minimum of 70,000 m ² (750,000 sq. ft) of employment intensive development is maintained within the SEC.
8.5.2	In conjunction with a Development Permit application for residential development, information shall be submitted identifying the:	remove
	a) amount of employment-intensive development that is confirmed within Employment Precincts 1 and 2 and the Main Street and Regional Retail Precincts through the amount of existing built space and/or the release of Development Permits;	remove

	b) minimum amount of employment-intensive development required within Employment Precinct 3 to achieve the objective of a minimum target of 70,000 sq. metres (750,000 sq. ft.) located within the SEC;	remove
	c) minimum amount of land required to accommodate the minimum required amount of employment-intensive development assuming a FAR of 0.4;	remove
	d) method or process through which the minimum amount of employment-intensive development will be achieved; and	remove
	e) appropriate interface conditions between residential and employment-intensive land uses ensuring that the two types of uses will be compatible with one another.	remove
8.5.3	Employment Precinct 3 lands may be released for residential development in up to three increments based upon confirmation of:	remove
	a) approximately 23,225 square metres (250,000 sq. ft.) of employment-intensive development in accordance with the provisions of 4.6.4; and	remove
	b) a minimum amount of land within Employment Precinct 3 to achieve the balance of the overall target of 70,000 square metres (750,000 sq. ft.) of employment-intensive development assuming a FAR of 0.4.	remove
8.5.4	Subject to the provisions of 8.5.3, development permit applications for residential development may be considered for lands within Employment Precinct 3 on a priority basis as follows:	remove
	a) Employment Precinct 3A and/or 3B;	remove
	b) Employment Precinct 3C.	remove
Additional Items		
Removal of Appendix 5		

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Brookfield - Seton Multi Res Land Use Amendment

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 Summary updated on June 11, 2024 to provide updated information on Outreach Strategy.

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 undertook a targeted stakeholder engagement process which focused engagement efforts on the immediately adjacent properties which are predominantly multi residential developments and/or institutional land uses.

A communication memo was provided which outlined the proposed development and the land use approvals that are required to implement the proposal. The communication memo also provided contact information for follow up should recipients require further information. Additionally, the required land use application notification sign has been posted on site with City and Applicant contact information.

In total 5 letters were sent out to the affected parties with the request to share this information with client or stakeholders.

Affected Parties

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

The communication was provided to the following entities:

- Stile Flats - Blue Jean Corporation
- The Level Condos
- Wellspring Alberta - Randy O'Dell House
- Seton Fire Station No.41 - General mailbox
- Resolve Seton Project (HomeSpace)

Each letter provided a request to have the information distributed among interested parties in each organization.

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 communication memo was circulated in mid November 2023 and has not yet generated any commentary. Comments on the proposed land use application were provided directly to the City Planner prior to the communications memo being sent out and these comments were forwarded onto the applicant. The areas of concerns raised were:

- height and density;
- traffic will increase;
- closing any existing roads will worsen traffic;
- privacy concerns, and
- existing pond to the west should be made available to the public.

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.

As the application is for a policy and land use amendment only, the comments provided have little negative effect on the proposed amendments. The commentary will be revisited during future development permit applications for individual buildings to determine where specific design measures can be implemented to mitigate potential impacts resulting from the proposed development.

Additional information was provided in the mailout which addressed concerns with respect to road closures.

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)

In response to the noted concerns, an explanation letter was prepared and has been submitted to the City to provide to respondents.

calgary.ca/planningoutreach

PROPOSED

CPC2024-1178
ATTACHMENT 8

BYLAW NUMBER 4C2025

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2311851, AREA 'A')
(CLOSURE LOC2022-0058/CPC2024-1178)**

WHEREAS The City of Calgary has decided to close from public use as a road and to sell or to hold those portions of road described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

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

1. Immediately upon passage of this Bylaw, the following described road shall be closed from use as a road:

PLAN 2311851
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2024-1178
ATTACHMENT 9

BYLAW NUMBER 23D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0058/CPC2024-1178)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

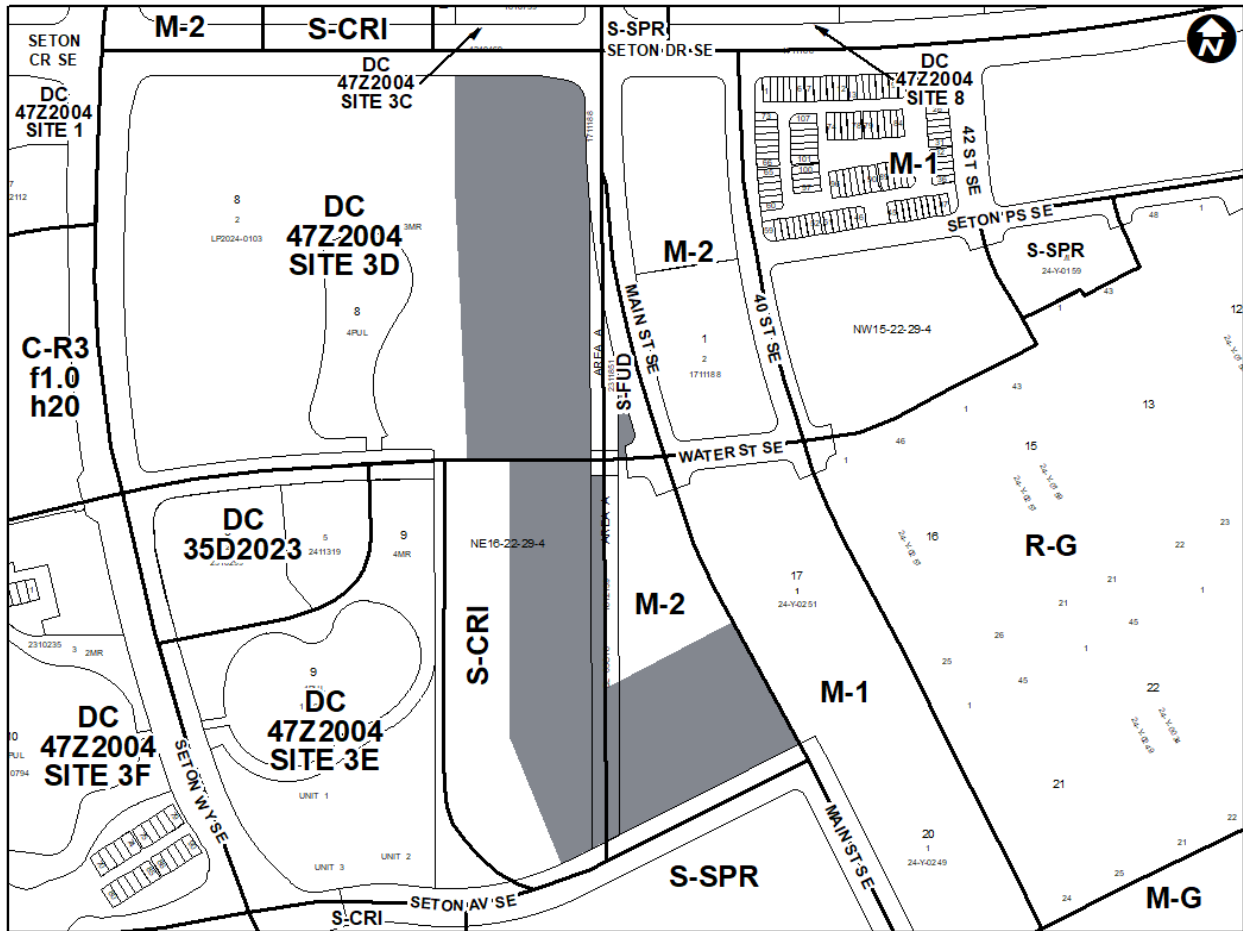
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2022-0058/CPC2024-1178
BYLAW NUMBER 23D2025

SCHEDULE A

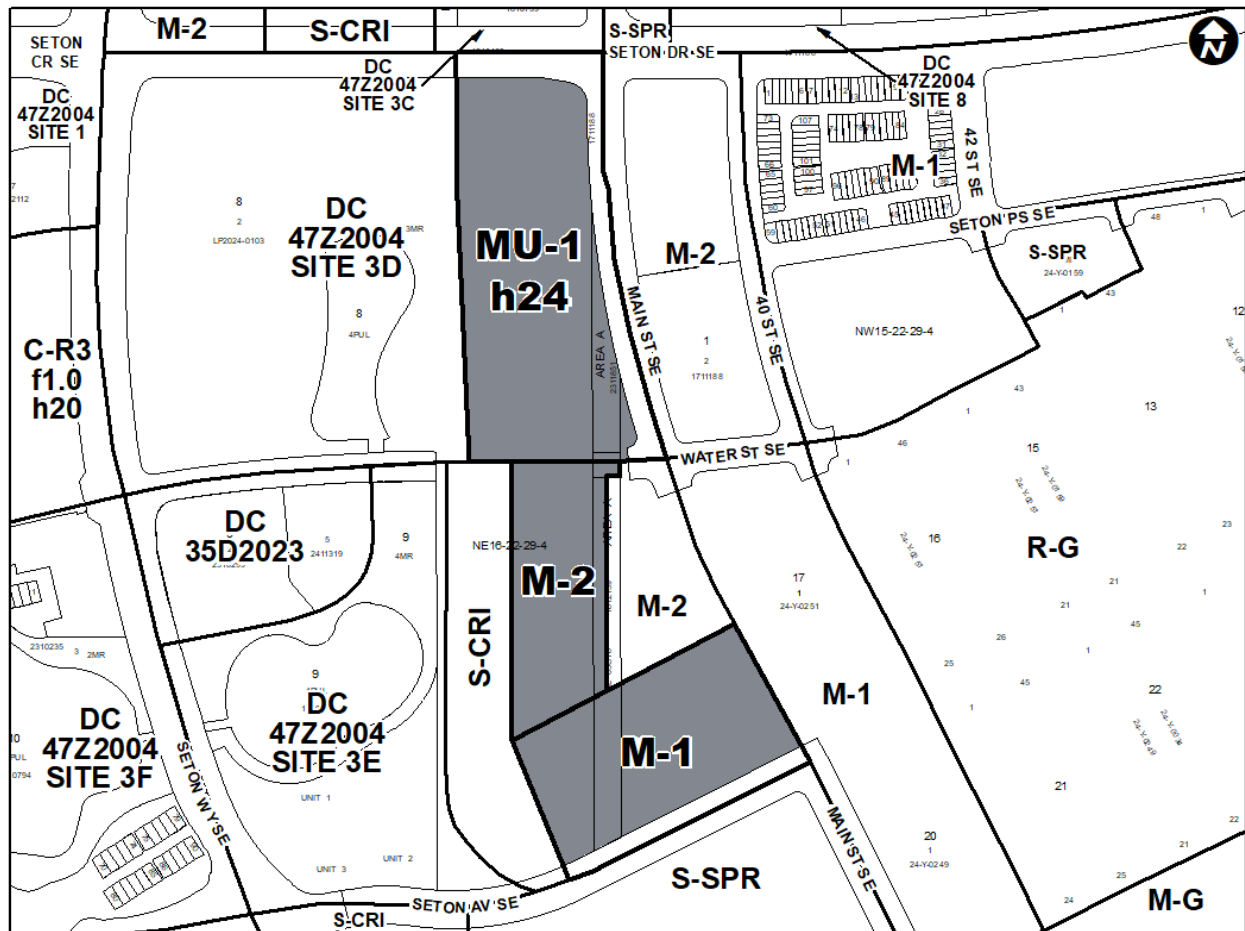


PROPOSED

AMENDMENT LOC2022-0058/CPC2024-1178

BYLAW NUMBER 23D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1178 / LOC2022-0058
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">I voted for this application because I try not to vote against housing, but I found this application frustrating. <p>This site is ~50m from a future LRT Station within a Major Activity Centre and the end of the Green Line (because the road designs will not allow it to be extended farther south). Allowing more homes in this location aligns with the Municipal Development Plan's Key Direction 3 to "Direct land use change within a framework of nodes and corridors" (MDP, 2.2).</p> <p>Yet, the maximum heights of the proposed Land Use Districts are 14m, 16m, and 24m (probably 4-6 storeys, with the lowest heights closest to the future LRT Station). This seems rather low for what would be considered the Core Station Area if it was in an LRT Station Area in the established areas. It seems even more odd because this area has been planned specifically for an LRT Station and Transit-Oriented Development. During Commission's review, Administration acknowledged that they would have asked for more height. The Applicant talked about pushing the density to the north to minimize casting shadows and not wanting as much height on the south where it would be closer to the future school.</p> <p>During Commission's review, I asked Administration and the Applicant how many people or units they expected would be built in the LRT Station Area before and after this application. Both could only point to the units/hectare that are required in the Area Structure Plan.</p>

**Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW,
LOC2024-0242**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 18D2025** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for secondary suites, backyard suites, duplex dwellings and rowhouses, in addition to the building types already listed in the existing district (e.g. single detached dwellings).
- The proposal represents an appropriate density increase of a residential site, allows 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 Residential – Low Density Mixed Housing (R-G) 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 R-G 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 Secondary Suite has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest community of Bridlewood was submitted by the landowner, April Toth, on 2024 September 23 for the intention of developing a secondary suite within the existing single detached dwelling (Attachment 2). A development permit (DP2024-06800) to add a secondary suite in the basement was submitted on 2024 September 18 and is under review.

The 0.04 hectare (0.09 acre) mid-block parcel is located on Bridlewood Avenue SW, within one kilometre of the Shoppes of Bridlewood commercial area. Surrounding development includes one and two-storey single-detached homes to the north, east and west, and two-storey rowhouse developments to the south. A playground and park area designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District is immediately south of the subject site, across Bridlewood Avenue SW.

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1264
Page 2 of 3**

**Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW,
LOC2024-0242**

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 their immediate neighbours and neighbours within the community. 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 49 letters of opposition, two letters of support, and two letters of a neutral stance from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- effect on the value of the existing neighbouring homes;
- an increase in height may not fit the existing character of the community;
- rowhouse and other multi-dwelling uses do not fit the character of the community; and
- public infrastructure and amenities such as roads, may not be able to accommodate an increase in users.

The letters of support noted general support for the change in land use for the intention of developing a secondary suite on the subject site.

The Somerset/Bridlewood Community Association did not provide any comments. Administration followed up with the Community Association 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.

**Planning and Development Services Report to
Calgary Planning Commission
2024 November 28**

**ISC: UNRESTRICTED
CPC2024-1264
Page 3 of 3**

**Land Use Amendment in Bridlewood (Ward 13) at 260 Bridlewood Avenue SW,
LOC2024-0242**

IMPLICATIONS

Social

The proposed R-G District would support a wider range of housing types than the existing Direct Control (DC) District (Bylaw 26Z2004), and better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future development on the subject site with applicable climate resilience strategies is being explored and encouraged through the development permit review.

Economic

The application would allow development up to two dwelling units with the option to include secondary suites and/or backyard suites which may result in a more efficient use of land, existing infrastructure, and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 18D2025**
- 5. CPC Member Comments**

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 Bridlewood along Bridlewood Avenue SW. The parcel is approximately 0.04 hectares (0.09 acres) in size measuring approximately 11 metres wide and 32 metres deep. The laned parcel is located mid-block and is currently developed with a single detached dwelling and detached garage.

Surrounding development is primarily characterized by single detached residential development of one to two storeys and a rowhouse/multi-family development south of the subject parcel. Also directly south of the subject site is a playground/park area designated as Special Purpose – School, Park and Community Reserve (S-SPR) District. The subject site is located within 550 metres (about a six-minute walk) from Bridlewood School (Grades K-6), and within one kilometre of the Shoppes of Bridlewood commercial area and 162 Avenue SW, which is classified as an arterial street.

Community Peak Population Table

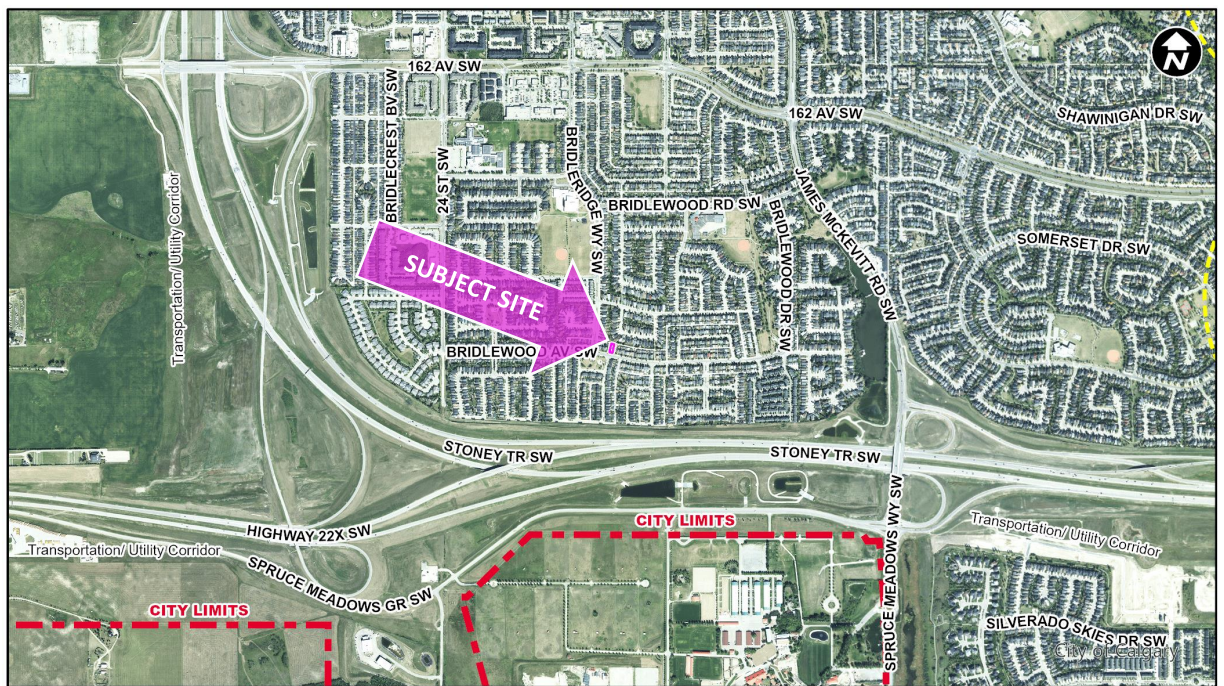
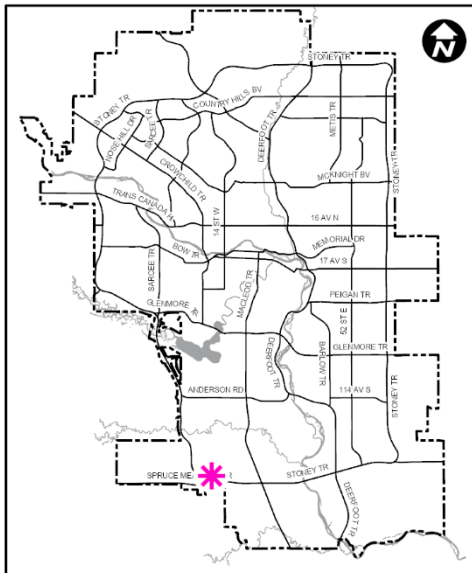
As identified below, the community of Bridlewood reached its peak population in 2015.

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

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject parcel is currently designated as a Direct Control (DC) District ([Bylaw 26Z2004](#)) for low-density development in the form of single detached dwellings on narrow lots with vehicle access and parking from the rear lane only. With this current designation, the subject parcel can accommodate a maximum building height of 9.0 meters and a maximum density of one dwelling unit. Secondary suites and backyard suites are not listed uses within the Direct Control District as these uses were not included in the 2P80 Land Use Bylaw.

The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and cottage housing clusters. The R-G District allows for a maximum height of 12 metres and a minimum parcel area of 150 square metres per dwelling unit. Based on the parcel area, this would allow up to two dwelling units on the site. Much of the surrounding parcels in the area were re-designated to R-G under the citywide rezoning ([Bylaw 21P2024](#)).

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

Development and Site Design

The rules of the proposed R-G District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the lane, including garage access; and
- building massing, height, and relationship with the adjacent residential parcels.

Transportation

The subject site is located along Bridlewood Avenue SW, which is classified as a Collector Road.

Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on Bridlewood Avenue SW.

The proposed development is located within close proximity to transit service with the east/westbound Route 14 (Bridlewood/Cranston SW) transit stops located within 110 metres of the site (a one-minute walk) on Bridlewood Avenue SW.

Vehicular access to the subject site is provided from the rear lane. On-street parking is available on Bridlewood Avenue SW with no current parking restrictions.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm services exist to the site within the adjacent public road right-of-way on Bridlewood Avenue SW. 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.

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

The subject site is located within the Plan Area and Interface Area as identified on Map 2: Interface Area in the [Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). As per the policies of the IDP, the application was circulated to the Municipal District (MD) of Foothills for review and comment, however, no comments were received from the MD of Foothills. This application aligns with the applicable policies of the IDP.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Planned Greenfield areas are typically characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally-oriented retail in the form of strip developments located at the edges of communities. The road network is curvilinear, with a hierarchical streets system. The proposal is in keeping with relevant MDP policies as the R-G District provides for the use of single detached development and development 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 is being explored and encouraged through the development permit.

Midnapore III Community Plan (Non-statutory – 1997)

The [Midnapore III Community Plan](#) (the Plan) identifies the subject site as being part of the Neighbourhood Area category (Map 2: Land Use Concept). Neighbourhood Areas are characterized by primarily single detached or semi-detached residential developments, joint use sites, and open spaces. Neighbourhood Areas may also include a variety of dwelling units, other than single detached, in each community. The proposed land use amendment is in alignment with the applicable policies of the *Midnapore III Community Plan*.

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

April Toth

Date:

Sept. 14., 2024

Address: 260 Bridlewood Avenue SW, Calgary AB T2Y 4L5

I, April Toth, purchased this house June of 2024. The basement is completely undeveloped.

My son has finished university this year and I was trying to find a place that already had a secondary suite for him to have his own place. Unfortunately, with the expense and bidding wars in the realty market, it was not feasible. When I found 260 Bridlewood Ave house, we were excited to develop the basement.

The intent is to make it a legal suite, which will give my son a starting point in life to have his own place where he can be fully functional on his own, as well as adding value and future possibilities to my new house.

The double garage has a tenant parking spot, as well as plenty of street parking. There is a park across the street and is on a bus route. Shopping and schools are near by.

I am not aware of the addresses, but the City Planner made me aware of other homes near by that have legal secondary suites, and suggested that my application for redesignation should hopefully be approved.

Proposed Plan to develop the basement:

- Legal suite
- 2 bedroom, living room, kitchen, bathroom,, laundry area with a separate entrance.
- garage parking

Supplementary information will be added in the form of a proposed basement design plan

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: April Toth - 260 Bridlewood 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)

Spoke to neighbors

Affected Parties

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

Next door neighbors

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.

There was no issues raised. Positive reaction from the neighbors

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.

Felt good to know there was support

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)

I shared that I wanted to put a secondary suite in the basement as it was not developed at all when originally built, which they were aware of from the previous owners. I had positive reactions especially when I said my son would move down to the basement and have his own space to start his life off.

calgary.ca/planningoutreach

PROPOSED

CPC2024-1264
ATTACHMENT 4

BYLAW NUMBER 18D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0242/CPC2024-1264)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2024-0242/CPC2024-1264
BYLAW NUMBER 18D2025**

SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0242/CPC2024-1264
BYLAW NUMBER 18D2025

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2024-1264 / LOC2024-0242
heard at Calgary Planning Commission
Meeting 2024 November 28



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would change the Land Use District to allow the construction of a secondary suite (see Attachment 2). Given Council's past direction on secondary suites, this is straightforward. <p>The current Direct Control District is based on the 1980 Land Use Bylaw (2P80). According to Administration, the current District allows "low-density development in the form of single detached dwellings on narrow lots with vehicle access and parking from the rear lane only. With this current designation, the subject parcel can accommodate a maximum building height of 9.0 meters and a maximum density of one dwelling unit. Secondary suites and backyard suites are not listed uses within the Direct Control District as these uses were not included in the 2P80 Land Use Bylaw" (Attachment 1, page 3).</p> <p>The proposed Residential - Low Density Mixed Housing (R-G) District, which is the default District in Developing Areas, would allow Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Cottage Housing Clusters, and Rowhouse Buildings. Administration notes that, "The proposed R-G District allows for a broader range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and cottage housing clusters. The R-G District allows for a maximum height of 12 metres and a minimum parcel area of 150 square metres per dwelling unit. Based on the parcel area, this would allow up to two dwelling units on the site. Much of the surrounding parcels in the area were re-designated to R-G under the citywide rezoning" (Attachment 1, page 3).</p> <p>Council's support for the R-G district with the Upzoning for Housing decision suggests that a variety of low-density housing forms are appropriate in low-density areas. This application aligns with that thinking.</p>

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10 Tuscany Hills Road NW (Plan 9511068, Block 1, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 26D2025** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 10 Tuscany Hills Road NW (Plan 9511068, Block 1, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (primarily rowhouses and townhouses but also single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal 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 *Revised West Scenic Acres Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? Integrating child care services within communities leads to more convenient lives for Calgarians and supports positive social and economic outcomes.
- A development permit for a new Child Care Service has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Tuscany, was submitted by the landowner, Muhammad Javed Iqbal, on 2024 March 27. A development permit (DP2024-02097) for a new Child Care Service proposing care for 39 children was also submitted on 2024 March 27 and is currently under review. The Applicant Submission can be found in Attachment 3.

The 0.05 hectare (0.12 acre) site is located at 10 Tuscany Hills Road NW, just south of Tuscany Boulevard NW, and is currently developed with a single detached dwelling with a front attached garage. The site also has rear lane access. The proposed DC District would allow for Child Care

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1260
Page 2 of 4**

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

Service as an additional discretionary use. The site is within walking distance of a school and several community park spaces to the north and west and is well-served by transit.

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. In response, the applicant contacted adjacent neighbours and discussed the proposed redesignation on local social media pages. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received 62 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking concerns given the site's proximity to a school;
- greater number of children in the area increases safety concerns;
- commercial use of a residential property;
- ecological and environmental considerations including wildlife and pest management;
- congestion of waste bins and waste collection vehicles;
- operational nuisances, including dust, parking enforcement, snow management, lighting, privacy, property maintenance and noise;
- lack of sufficient public engagement or community consultation; and
- general unsuitability of the site for a Child Care Service.

Administration was also made aware of an online petition against the proposed redesignation with 490 signatures at the time of writing.

The Tuscany Community Association provided a letter in opposition on 2024 August 27 (Attachment 5) identifying the following concerns:

- lack of support for the use of a Direct Control District;
- lack of sufficient public engagement;
- scale of the proposed development;

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1260
Page 3 of 4**

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

- parking, site design and anticipated traffic generation;
- surface coverage, snow storage, garbage collection and noise; and
- location next to a school and busy collector road.

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 children, outdoor play areas and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use would allow for Child Care Service within a residential community at a scale that is compatible with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

Environmental

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

Economic

The proposed redesignation would allow for a new Child Care Service. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities within 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 Bylaw 26D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **CPC Member Comments**
7. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2024 December 12**

**ISC: UNRESTRICTED
CPC2024-1260
Page 4 of 4**

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Tuscany on Tuscany Hills Road NW, just south of the intersection with Tuscany Boulevard NW. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 15 metres wide by 34 metres deep. It is currently developed with a single detached dwelling with a front attached garage and also has lane access from the rear.

Lands to the south and east are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings with attached front garages. Lands immediately to the north are designated Special Purpose – Urban Nature (U-N) District and contain a regional pathway, serving as the entrance to Twelve Mile Coulee natural area park. Lands across the street to the west are designated Special Purpose – School, Park and Community Reserve (S-SPR) District and contain open green space, a ball diamond and the Twelve Mile Coulee school which is approximately 150 metres (a three-minute walk) from the subject parcel.

Lands to the north of Tuscany Boulevard NW are designated R-CG District and Special Purpose – Recreation (S-R) District. The Tuscany Residents' Association facility containing a splash park, outdoor rink and tennis courts is located approximately 250 metres (a four-minute walk) to the northwest.

Community Peak Population Table

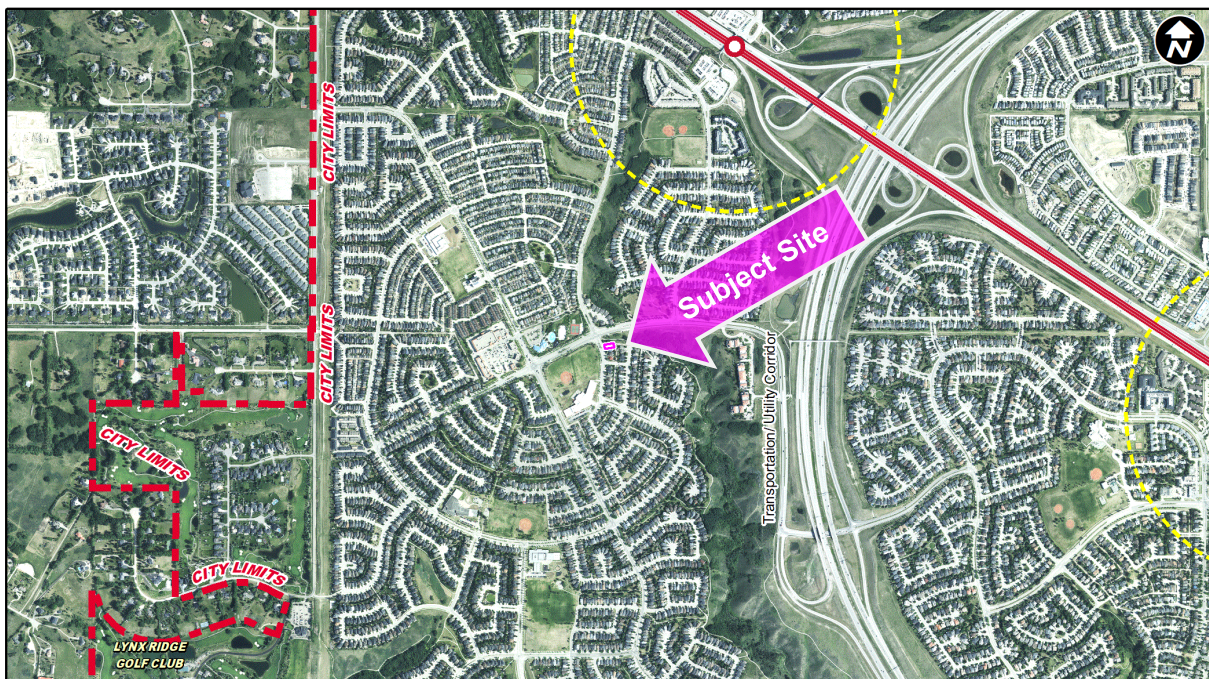
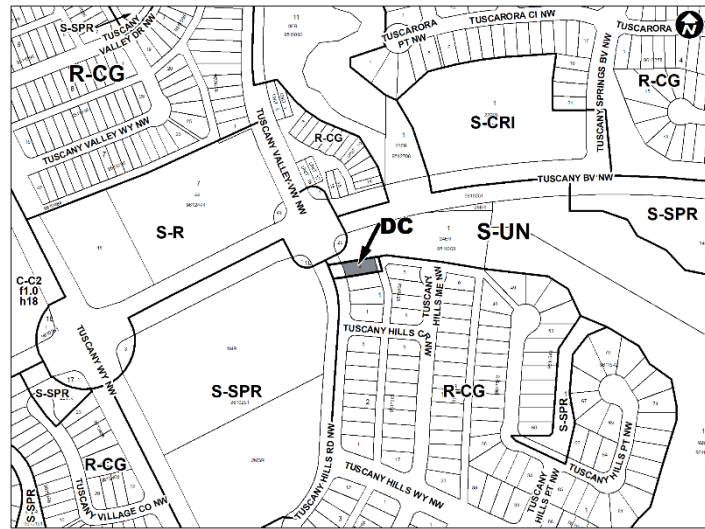
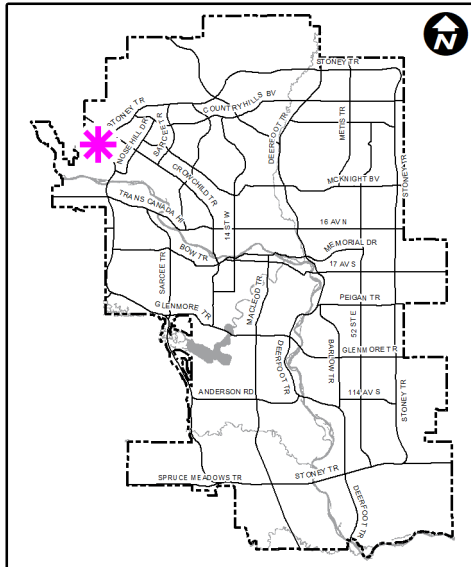
As identified below, the community of Tuscany reached its peak population in 2019.

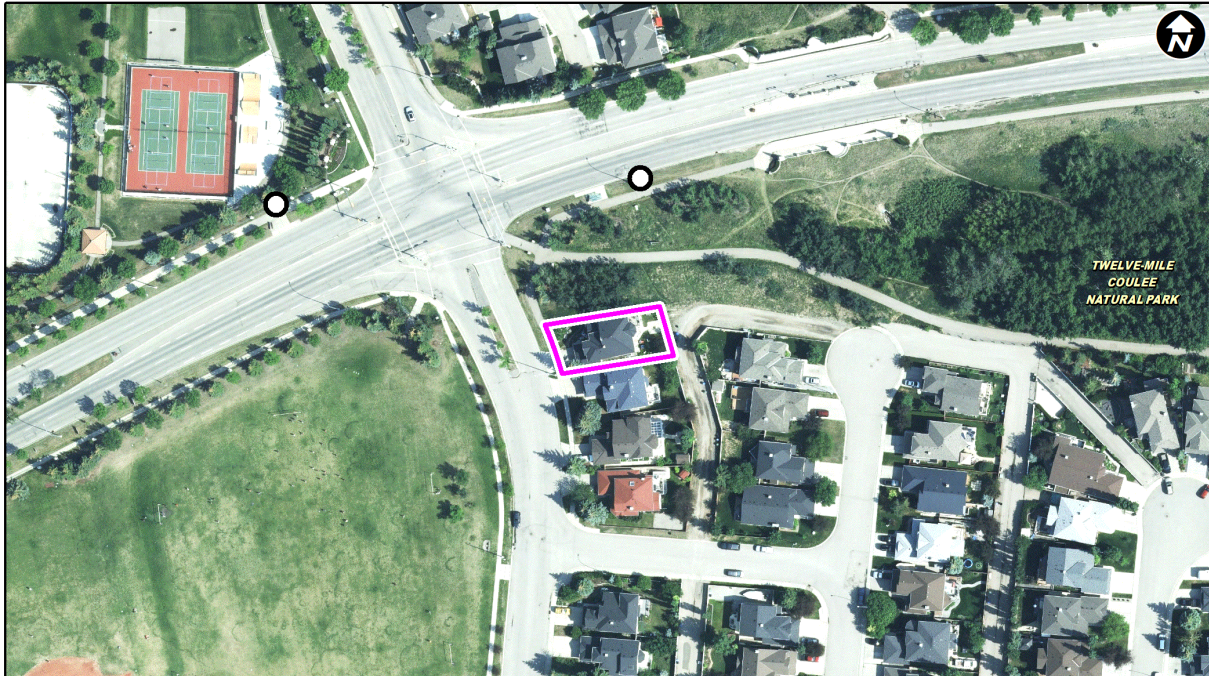
Tuscany	
Peak Population Year	2019
Peak Population	19,884
2019 Current Population	19,884
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Tuscany 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 proposed Direct Control (DC) District is based on the existing R-CG District with the additional discretionary use of Child Care Service. The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage in accordance with Provincial licensing requirements.

The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit.

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 providing for the Child Care Service use within a residential context. This proposal allows for a Child Care

Service to operate while maintaining the R-CG District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that would allow 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 of relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District and the *Child Care Service Policy and Development Guidelines* would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable a Child Care Service at this location. The number of children, location and number of pick-up and drop-off stalls and outdoor play areas would be confirmed through the development permit process. The maximum number of children will be managed by balancing provincial licensing requirements for pick-up and drop-off stalls, number of staff and outdoor play space. Further issues to be addressed through the development permit review include screening for play areas, waste and recycling management and privacy mitigation for adjacent residential dwellings.

The Child Care Service operator will require provincial licensing and will be evaluated under the [Early Learning and Child Care Act](#).

Transportation

Pedestrian access to the site is provided by a public sidewalk on Tuscany Hills Road NW. An existing pathway forming part of the Always Available for All Ages and Abilities (5A) Network is located immediately north of the site.

The site is located approximately 100 metres (a two-minute walk) from transit stops on Tuscany Boulevard NW served by Route 26 (Sarcee Trail Crosstown), Route 74 (Tuscany), Route 174 (Tuscany), Route 722 (Bowness / Tuscany Ravine), Route 724 (Bowness / Tuscany North), Route 810 (St. Francis / Tuscany Glen / Ravine) and Route 811 (St. Francis / Tuscany).

Future vehicle access to the site will be by the lane and existing driveway and will be confirmed at the time of the development permit. On-street parking is available adjacent to the subject site on Tuscany Hills Road NW.

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

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing and waste and recycling management will be considered and reviewed as part of the development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

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

These lands are subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP, however, no response was received. The proposed land use amendment is in keeping with the overall policy objectives of the IDP.

Municipal Development Plan (Statutory – 2009)

The site is within the Developing Residential - Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#). These areas are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail located at the edges of communities.

The proposed DC District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for Child Care Service within a residential area. The proposed land use amendment is in keeping with the overall policy objects of the MDP.

Calgary Climate Strategy (2022)

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

Revised West Scenic Acres Area Structure Plan (Statutory – 1993)

The site is within the Residential area as identified on Map 2: Land Use/Transportation of the [Revised West Scenic Acres Area Structure Plan](#) (ASP). Child care services are considered a residential and related use and the exact location, size and configuration of these uses shall be established at the outline plan stage. The proposed land use amendment is in keeping with the overall policy objectives of the ASP.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The assessment of this application has been reviewed in accordance with the [Child Care Service Policy and Development Guidelines](#), a non-statutory framework designed to guide the development of Child Care Services.

The primary objective of this policy is to effectively manage the impacts of Child Care Service in low-density residential districts. Land use amendments to enable Child Care Service are reviewed against the site selection criteria and development guidelines. The site aligns with 6 of the 7 applicable site selection criteria as identified in the guidelines.

The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied as intended.

PROPOSED

CPC2024-1260
ATTACHMENT 2

BYLAW NUMBER 26D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0093/CPC2024-1260)

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

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

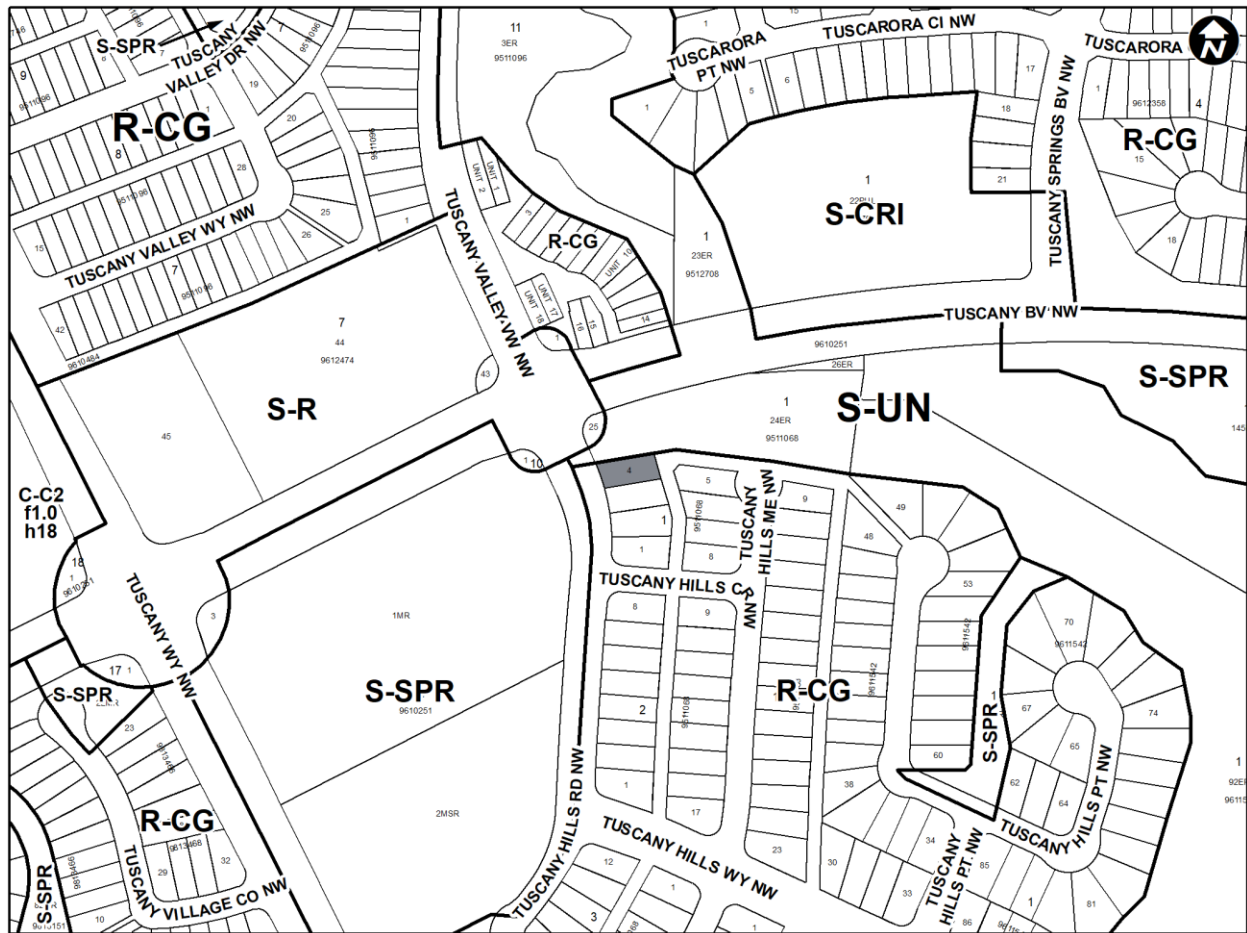
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2024-0093/CPC2024-1260
BYLAW NUMBER 26D2025**

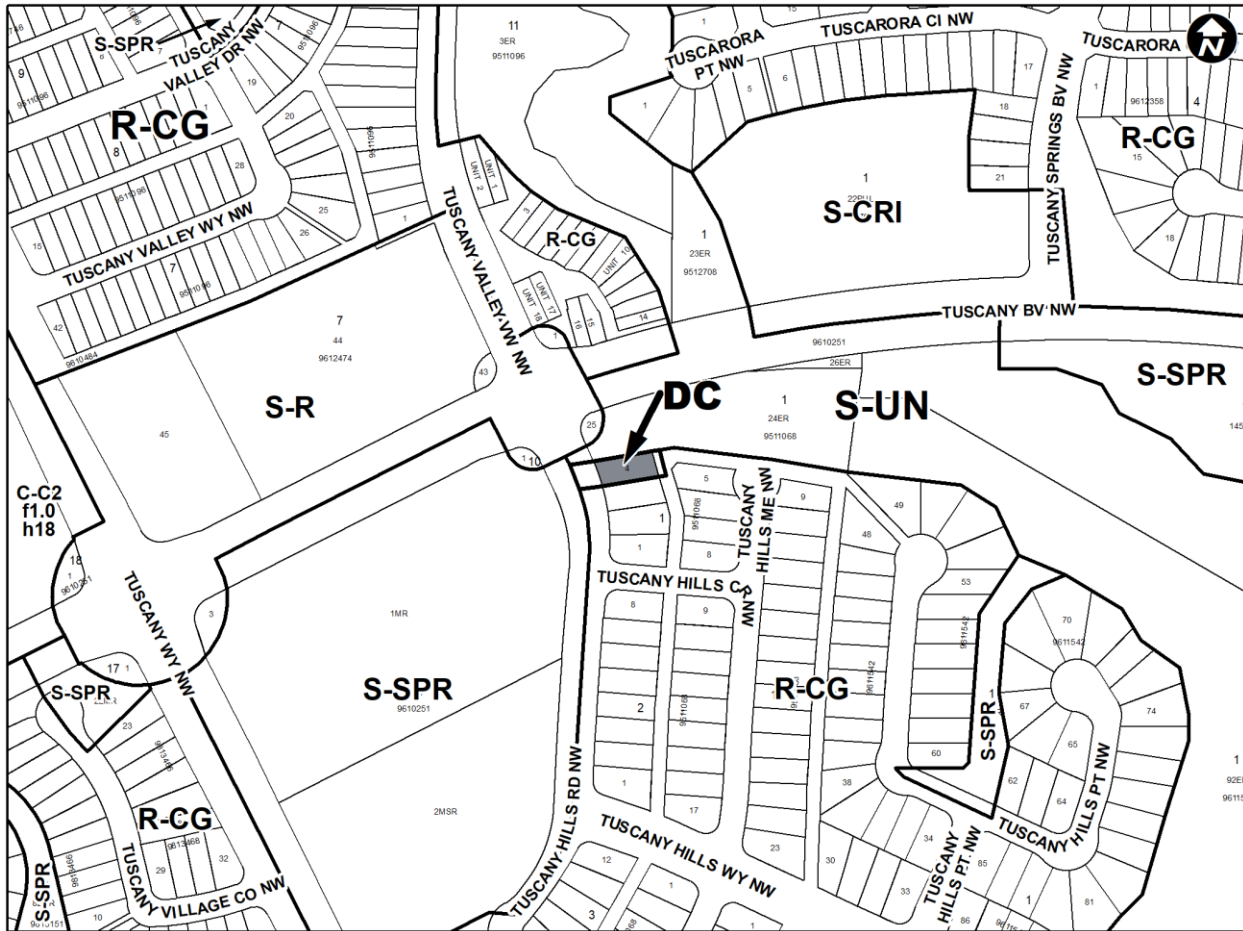
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0093/CPC2024-1260
BYLAW NUMBER 26D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of child care service.

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.

PROPOSED

AMENDMENT LOC2024-0093/CPC2024-1260
BYLAW NUMBER 26D2025

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 with the addition of:

(a) **Child Care Service.**

Bylaw 1P2007 District Rules

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

Relaxations

7 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

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Muhammad Javed Iqbal

Date:

2024 01 22

We're running this home based day-home for past 6 years. We realized that there is high demand for commercial daycare in this community because there is no commercial daycare in the whole Tuscany NW Area. Many parents go to Royal Oak NW / Rocky Ridge NW / Neighborhood to drop their kids which becomes cumbersome for them. So converting this home into commercial daycare will provide great comfort to such families.

Applicant Outreach Summary

2024 July 30



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Tuscany Daycare (Child Care Service)

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 spoke with our neighbors, and we also used the Tuscany Community pages on the social media to discuss it with the Tuscany community at large. This was a very useful interaction and it helped people understand how the daycares are regulated and approved. Most of the concern raised by people were based on the disinformation about the project. We addressed each of these concerns and found that most of the people agreed with our answers. We got appreciation from so many parents who are excited to see a proper daycare in this community.

Affected Parties

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

Neighbors and the Tuscany Community members who are in 1000s on the Tuscany Community Pages on the Facebook. They were able to spread it further by sharing the post on other social media platforms and we were able to reach the whole Tuscany community. It was result of this large engagement that so many people actual spoke to the City against this project. However a vast majority supported this project.

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Community Outreach on 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 summarized the concerns in 12 points and answered each of that point in detail. All those points and our answers have been addressed in the last section of this document. Major concerns were based on disinformation. Most of the people did not know that daycares are regulated and regularly inspected by the City. And that there is dedicated department in the City which regulates and inspects all the daycares. They did not know that there is a limit on staff to child ratio and group sizes for each age group. Most of the people believed that the number of kids should be reduced from 59 kids. Now we have amended the plan to cater only 39 kids.

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.

Based on the public opinion and feedback we have amended the plan now and did a 40% reduction in number of kids as compared to our initial plan. There was similar direction from the City as well.

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)

Our best strategy was to listen to all the points, and summarize all of them then replied each point raised and then posted it on the same community pages. It helped us to get great support from the majority. It also helped us that the major pivot point was number of kids which have been drastically reduced from the initial plan. Details of all that discussion has been summarized below.

1- There should not be a business in the residential area.

Answer. Schools and Pre-schools don't seem good fit in commercial areas. This is not like a grocery shop or bar where public will be visiting. This will be a daycare with known capacity and just registered parents visiting in specific hours on the known working days only. It's in front of a large school anyway.

2- The traffic in this street is already crazy at rush hours because of school pick n drops and this will add further to the problem.

Answer: The daycare hours start 6 AM and parents drop their kids an hour before the school starts. Similarly they pick them at 5-6 PM when the street is free from the school rush. While the parents coming at school will be mostly those who are already coming here to drop their kids at TMC School. So, it will not add any additional traffic at any time.

3- This will make it noisy for the neighbors.

Answer: this daycare will be just in front of the playground of TMC School and its play area will be on the open/green side opposite to our neighbors. Kids age will be 2-5 years and the play hours will be same as of the school. So, it won't add any decibel to the existing noise in the area.

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Community Outreach on Planning & Development Applicant-led Outreach Summary

4- Since it will be adding parking slots in the backyard side, the back alley's quiet street will have high traffic.

Answer: the backyard parking slots will be for the staff parking so it will still remain quiet. Most of the pick and drop will be on the front (school) side which will be adding only two additional slots in the front side.

5- The planned 59 kids are too many for this property.

Answer: After lots of discussion with many community members and also following the city directions, we have amended our plan to cater 39 kids only. Please note due to the limit on the staff to child ration, the average occupancy is 60-70 percent of the allocated capacity in most of the daycares. We also have to consider that reducing the size of the daycare any further will make it totally uneconomical and it won't be able to sustain.

6- This will not be safe for so many kids at one place.

Answer: Now this was the comment when we proposed 59 kids now we have reduced it to 39. However it's important to note that this place will be modified to meet the safety standards. It will have fire alarms and proper exits and ventilation as per the city guidelines. City has a special department to monitor and control daycares. It's bound to have a proper licensed daycare manager/director and trained staff with continuous supervision and surveillance to meet the city requirements. Those who are knowledgeable about how it operates, know that daycare centers are much safer and better regulated compared to the day-homes. And that's why government is promoting such facilities.

7- The owners should find a commercial property for this activity.

Answer: unfortunately the commercial area in Tuscany is very small with no further room available. That's why hundreds of Tuscany parents go to Dalhousie and Royal Oak to drop their kids in daycares.

8- This location is very busy and not suitable for a daycare.

Answer: This location is best possible in whole Tuscany since its corner of a large crossing with Tuscany Club on one corner and School ground on the other and green belt on the side. This is in front of the school play area and a preschool and daycare is best suited next to the similar activity. Also there are 2 bus stops next to it which is a great plus for parents and staffs who prefer to come by bus.

9- The property value of the neighbors will go down.

Answer: it depends on who is the buyer. We also bought this property because our kids were able to walk to the school. Most of the families with younger kids prefer such locations where they don't have to worry about pick and drops.

10- There is no precedent in the city for a commercial daycare in residential areas.

Answer: There are hundreds of similar daycares in almost all communities in residential areas, mostly on corner slot. Even in Tuscany, there is a similar daycare few hundred meters

calgary.ca/planningoutreach



Community Outreach on Planning & Development Applicant-led Outreach Summary

from this property. (Search on Google maps) They are licensed for 30 kids because that is smaller house with no parking options.

11- It will effect the business of existing day-homes.

Answer: The new \$10 per day per child program is for daycares and it will benefit so many families financially. Some people still prefer day-home environment. It will definitely help families going outside Tuscany for their kids daycare needs.

12 - So many people talking against this proposed daycare.

Answer: daycares have much stricter regulations and controls from the city compared to day-homes. There are hundreds of families with younger kids who are excited and happy to see if it is coming here. We also respect what people think and respect their opinion but we don't want to rally for our opinion and don't want to influence anyone on social media or elsewhere. We will be happy with whatever City decides at the end of the day. Its important to note that the Facebook post against this proposal only got 29 Likes while our post with the above answers got 64 Likes and so many people defended and encouraged us to open this daycare for the community. (proofs can be provided on request)

calgary.ca/planningoutreach

Community Association Response



August 26, 2024

Hello,

I am writing on behalf of the Tuscany Community Association (TCA) regarding the Subject LOC 2024-0093 / DP2024-02097 updated DP application. The TCA submitted comments to the initial application and this document has been updated to reflect the re-submission by the applicant.

The TCA has very significant concerns with the application as described below.

As the Development Permit (DP) is tied closely to the land use in this specific case, we will add all comments in one submission for your holistic consideration.

The TCA has been approached by several of the neighbours to the subject site with their concerns. As this updated application comments time frame falls in the holiday period prior to the start of school, many families are currently away on vacation. As such, it is our hope that previously submitted comments by residents regarding the LOC 2024-0093 / DP2024-02097 be considered.

Areas of Concern:

Land Use: As per Land Use Bylaw 1P2007: Direct Control Districts

20 (1) Direct Control Districts must only be used for the purpose of providing for [developments](#) that, **due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.** (2) Direct Control Districts must not be used:

(a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or

(b) to regulate matters that are regulated by subdivision or [development permit](#) approval conditions.

(3) An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results can not be achieved through the use of a land use district in this Bylaw.

(4) The [General Manager](#) must review each application for a Direct Control District and advise [Council](#) as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.

This application does not meet the necessary criteria for a Direct Control district necessary to override the planning outlined in the Revised West Scenic Acres Area Structure Plan as commercial zoning exists in and around the community of Tuscany to accommodate commercial use.

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The request to change the parcel to a Direct Control (DC) in order to accommodate commercial development is significant. Unlike rezoning to allow for other types of housing, this is an entirely different use than was originally contemplated for this lot/area and so there must be adequate consideration of whether the proposal fits within proper planning principles.

Commercial child care facilities exist in Tuscany, in neighbouring communities, and a new development in the Gateway commercial area in the Haskayne Area Structure Plan allows for further development of commercial areas in proximity to the community of Tuscany.

When considering whether to change a land use from residential to commercial, it is important to understand whether the new land use would meet an extenuating need in the community. There are currently 14 City of Calgary licensed Home Based Child Care providers in Tuscany, as well as the Shining Wonders Montessori Preschool and Childcare. Kaleidoscope Kids Pre-School runs a program from the Tuscany Market, the Coded Minds Program runs at Tuscany School and the Tuscany Club offers an Out of School child care program. Daycare spaces are available in surrounding communities including Royal Oak, Arbour Lake, Scenic Acres and Silver Springs. Numerous companies also provide pick up service for after school care at schools across Tuscany including the Tuscany Residents Association. We do not believe that the need for this type of facility outweighs taking a residential home out of current housing stock.

Engagement:

Prior to the initial application and also before the re-submission, neither the Tuscany Community Association nor neighbouring residents were engaged on this matter by the applicant as recommended by The City when undertaking this type of application.

Initial application: Local residents became aware of the original application via the on street sign boards and due to the DMAP outage and May long weekend many felt they had little time to understand the application and appropriately respond.

Local residents posted the details of the application to the community Facebook page to make neighbours aware so they had time to respond. It was only after this post that the applicant provided information in response to raised concerns on the same Facebook page. A copy of some comments the applicant has posted can be found at the end of this letter. The applicant comments to residents does not correspond to the application details on numerous design details as noted below.

Re-submitted application. The applicant again did not engage with neighbours or the TCA regarding the updated application. The applicant did not update their comments on their social media posts to reflect differences between their initial statements and the proposed application.

Scale: The permitted use for child care in Tuscany is currently Home Based Child Care – Class 1 which allows for up to 6 children per dwelling unit resulting in 12 trips per day. A home base

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business per Home Occupation – Class 2 permits up to 3 business associated vehicle visits per week.

This proposal is to provide supervision to 39 children with 7 staff members. This is a size and scale that is far greater than would otherwise exist on a residential lot in the community. 39 children with a drop off and pick up each per day results in 78 trips per day just for clients. This volume of traffic far exceeds the delivery and visit limits for current permitted uses on residential lots.

Additionally, the staff number noted on the application is 7. The staff traffic volume can be estimated at 4 trips per day (arrival, lunch departure and arrival, departure) to be an additional 28 additional trips per day for staff.

The minimum trip count would be 106 trips per day which far exceeds the current permitted use allowances counting students and 1 staff rotation.

As the applicant has stated on social media, the facility will be open from 6 am to evening pickup. This suggests a 12 hour a day operation which would result in overlap staff times impacting parking and access requirements. Additionally, it can be suggested that the staff count indicate only staff at any given time, not the total staff count accessing the property per day further increasing the anticipated trip count.

It is unknown what additional delivery or support services are expected at this proposed location such as for material delivery, cleaning services or facility maintenance. Such services will result in additional trip/parking requirements over and above the minimum trip count noted.

Facility Vehicle: The applicant has noted in response to questions on the community social media page that the facility will have a 'special child care vehicle' to pick up and drop off children. Where will this vehicle be parked and what is the size? There is no designated parking spot for the child care vehicle noted on the application drawings.

Parking Design: Further to the issues noted regarding volume, the TCA has concerns with the parking design for 8 parking spots. These includes 3 parking spots (2 employee, 1 client drop off) and 2 bike parking spots (unknown users) at the back, 2 parking spots in the garage (both for employees) and 3 parking spots at the front (all for clients).

Backyard Parking (3: 2 staff, 1 client) are proposed for the backyard. The staff/client trip volume would have a significant impact on the lane use, lane safety and the reasonable use by neighbouring properties. The back lane is a gravel lane. The rear yard parking is of out of context and will impede City garbage and recycling vehicles as well as emergency response vehicles if no enforcement of on property parking is provided. Furthermore, residential gravel lanes have not been designed to accommodate the increased vehicular volumes that will accompany this

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TUSCANY

community association

commercial development deteriorating the reasonable enjoyment of use by adjacent property owners.

We also note a contradiction in what the applicant has said about the proposed parking in back and what is presented on the DP application. In comments on the community social media page the applicant stated:

[Applicant]: the backyard parking slots will be for the staff parking so it will still remain quiet. Most of the pick and drop will be on the front (school) side which will be adding only two slots in the front.



Front Parking (5: 2 staff, 3 client) The two employee parking spots in the garage area are potentially blocked from access if client parking is being utilized at the front as shown in the design. As a community association we do not have the knowledge to review bylaws in detail, but feel that the design may be in contravention of the Calgary Parking Bylaw which states in 3 (1) (g) that "a driver of a vehicle shall not stop or park that vehicle... within 1.5 meters of an access to a garage, private road or driveway, or vehicle crossway over a Sidewalk". The Parking Plan is unclear as to the sizing of the width and length allowances for each vehicle. As the neighbouring property driveway is very close to the property line it would seem that client vehicles in this location would also be blocking safe access for the neighbouring property.

There is a change to the area in the front of the property to the west of the Play Area marked in grey with a different marking than the driveway on the design. It is unclear where the sidewalk is located, what material is intended, or the intended purpose/use of the area. If the area is to be hard-scaped it would create a confusion for both pedestrians and car users.

The expected traffic volume at the front of the property and parking is a safety concern creating a potential pedestrian safety issue, especially considering the volume of young children entering/existing vehicles. The travelling public are not accustomed to this type of use in such close proximity to a signalized intersection.

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Surface Coverage: We are concerned with the increase of impermeable surface area as well as the removal of almost all soft landscaping on the property. The Storm water runoff will be increased with no consideration of adequate accommodation via existing City storm water infrastructure or impact to the neighbouring properties.

Snow Storage: There is no area available for holding snow. As almost all of the lot is to be utilized and require snow removal, where will the snow be stored to not impact the neighbouring properties? Shovel snow from private property is not permitted to be shovelled onto public spaces.

Location / General: The subject lot is not located on a typical corner lot. It is not located on a collector road. It is not a bus route and does not receive priority route snow clearing. Clients will have to circle through residential areas including a gravel lane for access/egress. There is very limited drop off and parking areas on the lot side of the street due to the proximity of a major community intersection at Tuscany Blvd NW and Tuscany Hills Rd NW.

There are no pavement markings on Tuscany Hills Rd NW creating safety issues for NB to WB traffic and for NB to EB turning movements on Tuscany Blvd NW. The Mobility Department at the City of Calgary should be consulted and costs estimated to upgrade the traffic signal at this location which has been corridor optimized to prioritize through movements on Tuscany Blvd NW. Neither the community or the City of Calgary should bear the costs, direct or indirect of the mobility impairment resulting from approving this commercial development.

Location / Across from a CBE school: The property is across the street from Twelve Mile Coulee School (TMC), a very busy middle school. In the coming school year TMC will welcome approximately 800 Grade 6-9 students from Tuscany, Rockland Park and Scenic Acres. The addition of Scenic Acres students this school year will result in additional busses from previous years. The school drop off and pick up times around TMC are already very busy especially during inclement weather and can result in hundreds of vehicles in and around the school. As well, TMC is proud to be one of the highest bike use schools in Calgary with additional bike racks installed to accommodate the use. A high pedestrian, bike, scooter, school bus and car traffic zone exists in this area.

The clientele of this proposed development will all be primarily dropped off and picked up by vehicles. There will be increased potential for incidents with vulnerable road users simply due to increased and inappropriate increase to volumes at this key intersection.

Location / Access and Safety: This is an issue of major consideration noted by the TCA and many residents which have commented on the application. The intersection of Tuscany Blvd NW and Tuscany Hills Rd NW is very busy at peak times. On turning from Tuscany Blvd NW to Tuscany Hills Rd NW, a median initially divides the road. This will result in a high number of U-turns in a high traffic/high pedestrian area further exasperating vulnerable road user safety. Should clients park

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on the west side of Tuscany Hills Rd, many may jaywalk rather than going back to the intersection cross walk, particularly in times of inclement weather when driver visibility is already reduced. Due to the proximity of the intersection on the north side and neighbouring homes on the south side, on street parking in front of the lot is limited to 1-2 spots. Depending on traffic volume clients may start utilizing the lane for access or to turn around. The scale of the proposal along with the safety issues at this location are a very significant concern.



Garbage Collection: A commercial facility of this scale will require appropriate garbage, recycling and green bin collection. No commercial garbage location nor garbage pick up area is noted on the plans which currently shows only 5 standard residential garbage bins. Adding commercial garbage, recycling and green bin collection will add further strain to the back lane access. The property sides 12 Mile Coulee Natural Park Area which is a significant corridor for wildlife. Managing garbage in this scenario is an important consideration.

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Outdoor Play Area Location / Noise: In response to the question of noise and outdoor play area noise by residents following the initial application, the applicant responded as:

[Applicant]: this daycare will be just in front of the playground of TMC School and its play area will be on the green belt side. Kids age 2-5 years and play hours will be same as of the school. So it won't add any decibel to the existing noise in the area.

The on-property Play Area is split into two sections, one at the front and one at the back. Both impact neighbours and noise levels are a concern.



The application drawing titled "Play Area/Park" notes a 'neighbour community kids play area'.

This noted "neighbour community kids play area" is Twelve Mile Coulee School (CBE School Board) land. This is an open field with no fencing on the east side and some fencing on the north side. The field is used for children from TMC during recess, lunch, gym and other outdoor class use and playtime. The use of school lands during the school day is restricted to school use. The CBE has confirmed the fields noted only become open for public booking on evenings starting at 6:00pm or on weekends. This land is not available for use by the applicant.

The land to the NW of the property is the Tuscany Club managed by the Tuscany Residents Association (TRA). The TRA General Manager submitted the following comments regarding the proposal. "We are opposed to the Land use change if the applicant is making the assumption that their approved day care will be permitted with full access to the Tuscany Club, without following the admission rules and policies."

The green space to the north and east of the property is 12 Mile Coulee Natural Area Park, an environmentally sensitive and protected green-space that is well used by residents with dogs, bikes and as a running path. It is not an appropriate play space for young children and is open and sided by Tuscany Blvd NW, a very busy major roadway in the community.

The applicant has not designated an appropriate outdoor play area for the facility.

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Summary:

The TCA supports home-based child care services that follow current regulations. Neither we, nor the neighbours, have any issues with the dayhome on this site that is currently operating.

However, we are very concerned with commercial development in a home that is well above currently accepted levels for other home-based businesses. This level of intensity exceeds the safe capacity for this area and poses an unacceptable hazard to existing adjacent land uses, the travelling public and the adjacent land owners that have a reasonable right to the enjoyment of their property.

Given the significant traffic and safety concerns affecting both the childcare facility families, the families travelling to Twelve Mile Coulee School, and adjacent property owners, The TCA requests traffic and safety studies to be completed and funded by the applicant prior to consideration of the application and to be reviewed by appropriate City of Calgary experts. Further to the issues noted, the safety review should ensure there is adequate access for emergency services to the property given the volume of vehicles, fencing, narrow outdoor walk ways and numerous access doors/gates on the outside of the property.

Thank you for taking these concerns into account when considering this application.

Sincerely,

Erin Chrusch, President, Tuscany Community Association

Monika Furtado, Director, Planning and Development

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Applicant posted comments on the Talking about Tuscany Facebook Page:

May 21, 3:30 pm

Request the @admins to allow our point of view.

This is about the ongoing discussion about the proposed commercial Daycare in front of the TMC school with zone change of a residential property. We have applied for this application for Daycare with the help of a professional company who planned this proposal. They have done similar jobs before and are well-aware of the City regulations for such DP applications. Before we applied, there is a pre-application stage where city does the preliminary screening for a location and the proposed plan. Once they approve it in pre-screening, they allow to submit a proper proposal. We had briefed some neighbors about it and just saw this campaign against this proposal. We respect the opinion of all the neighbors and residents and believe this is there fundamental right to raise their concerns. I saw some concerns posted on the social media and thought it would be appropriate to answer all the concerns which I have seen in different comments. Please see those concerns and our answers to each of them. Regards,

1- There should not be a business in the residential area.

Answer: Schools and Pre-schools don't seem good in commercial areas. This is not like a grocery shop or bar where public will be visiting. This will be a daycare with known capacity and just registered parents visiting. It's in front of a large school anyway.

2- The traffic in this street is already crazy at rush hours because of school pick n drops and this will add further to the problem.

Answer: the daycare hours start 6 AM and parents drop their kids an hour before the school starts. Similarly they pick them at 5-6 PM when the street is free from the school rush. So it will not add any additional traffic at any time.

3- This will make it noisy for the neighbors.

Answer: this daycare will be just in front of the playground of TMC School and its play area will be on the green belt side. Kids age 2-5 years and play hours will be same as of the school. So it won't add any decibel to the existing noise in the area.

4- Since it will be adding parking slots in the backyard side, the back alley's quiet street will have high traffic. Answer: the backyard parking slots will be for the staff parking so it will still remain quiet. Most of the pick and drop will be on the front (school) side which will be adding only two slots in the front.

5- The planned 59 kids are too much for this property.

Answer: Numbers of kids and size of play area are decided on the basis of an algorithm designed by the subject specialist in the City's planning department and it's pretty much standard in the whole North America. As per that standard, the actual number was calculated to be over 80 kids. The limitation of 59 kids is based on the limited possible parking slots. And there is number of daycare providers for each age group. For example, for toddlers, there must be one educator for maximum 3 children.

6- This will not be safe for so many kids at one place.

Answer: this place will be modified to meet the safety standards. It will have water sprinklers for fire safety and proper exits and ventilation as per the city guidelines. City has a special department to monitor and control daycares. It's bound to have a proper licensed daycare manager/director and trained staff with continuous supervision and surveillance to meet the city requirements. Those who are knowledgeable about how it operates, know that daycare are much safer and better regulated compared to day-homes. And that's why government is promoting such facilities.

7- The owners should find a commercial property for this activity.

Answer: unfortunately the commercial area in Tuscany is very small with no further room available. That's why hundreds of Tuscany parents go to Dalhousie and Royal Oak to drop their kids in daycares.

8- This location is very busy and not suitable for a daycare.

Answer: This location is best possible in whole Tuscany since its corner of a large crossing with Tuscany Club on one Corner and School ground on the other and green belt on the side. This is in front of the school play

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area and a preschool and daycare is best suited next to the similar activity. Also there are 2 bus stops next to it which is a great plus for parents and staffs who prefer to come by bus.

9- The property value of the neighbors will go down.

Answer: it depends on who is the buyer. We also bought this property because our kids were able to walk to the school. Most of the families with younger kids prefer such locations where they don't have to worry about pick and drops.

10- There is no precedent in the city for a commercial daycare in residential areas.

Answer: There are hundreds of similar daycares in almost all communities in residential areas, mostly on corner slot. Even in Tuscany, there is a similar daycare few hundred meters from this property. (Search on Google maps) They are licensed for 30 kids because that is smaller house with no parking options.

11- It will affect the business of existing day-homes.

Answer: The new \$10 per day per child program is for daycares and it will benefit so many families financially. Some people still prefer day-home environment. It will definitely help families going outside Tuscany for their kids daycare needs.

12 - So many people talking against this proposed daycare.

Answer: daycares have much stricter regulations and controls from the city compared to day-homes. There are hundreds of families with younger kids who are excited and happy to see if it is coming here. However we trust the judgment by the city experts and don't want to run similar campaign in our favor. We also respect what people think and respect their opinion but we don't want to rally for our opinion and don't want to influence anyone on social media or elsewhere. We will be happy with whatever City decides at the end of the day.

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Calgary Planning Commission Member Comments



For CPC2024-1260 / LOC2024-0093
heard at Calgary Planning Commission
Meeting 2024 December 12



Member	Reasons for Decision or Comments
Commissioner Hawryluk	<p>Reasons for Approval</p> <ul style="list-style-type: none">According to Administration, "The primary objective of this policy is to effectively manage the impacts of Child Care Service in low-density residential districts. Land use amendments to enable Child Care Service are reviewed against the site selection criteria and development guidelines [in the Child Care Service Policy and Development Guidelines]. The site aligns with 6 of the 7 applicable site selection criteria as identified in the guidelines. The development guidelines are intended to inform more specific site and building design details at the development permit review stage. This includes parking, orientation of access/activities within the parcel and building, window placement and privacy considerations, orientation and enclosure of any outdoor play areas, and signage. A preliminary review indicates the site's characteristics would allow for these development guidelines to be applied as intended" (Attachment 1, page 6).

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]Chuan-Ming

Last name [required]Lee

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersLand Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW, LOC2024

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Opposition and Defense-Land Use Amendment in Tuscany,Ward 1, at 10 Tuscany Hills Road NW LOC2024-0093.pdf

ATTACHMENT_02_FILENAME

We have strong concerns regarding the plans.docx

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposal to convert a residential property into a commercial daycare center lacks proper consideration and community engagement. With sufficient daycare options already available in Tuscany, this change prioritizes personal gain over community interests, disrupting peace and safety. Alternative locations exist without compromising residential integrity.

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

We have strong concerns regarding the plan to convert the residence at 10 Tuscany Hills Road into a commercial daycare center.

To Calgary City Council,

The property is currently located in a residential area, and the proposal to forcibly change it to a commercial daycare center is clearly lacking in thorough consideration. While we understand the city's intent to support working mothers by improving the overall economy, the need for peace and order in residential areas must also be carefully balanced.

Before submitting the application to the city, the property owner did not engage in sufficient communication with the neighbors. They vaguely claimed to have the support of the majority of the community, which is grossly misleading and has misinformed the city's judgment. There are already 18 homecare facilities in the Tuscany community, and daycare centers are not uncommon in the area. The owner's actions clearly aim to reduce costs by turning a residential property into a commercial daycare center, focusing on personal gain while neglecting the broader community's interests. This also creates unfair competition with the existing daycare centers.

We do not oppose the establishment of family-oriented daycare centers within the community, but we strongly oppose the rough conversion of a residential property into a commercial daycare center. Such an action disregards the community's need for quietness and safety and violates the original design intent of the community.

The Tuscany community already has two commercial centers and four schools. If the owner is truly committed to this plan, there are suitable locations for a commercial daycare center, and there is no need to forcibly change the land use in a residential area, which would lead to confusion and insecurity in the community.

Thank you for your time and consideration.

January 11, 2025

Opposition and Defense:

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

To Calgary City Council,

I am one of the neighbors living directly beside the site proposed for this Land Use Amendment. While my spouse and I strongly oppose this rezoning for many reasons, this letter primarily addresses the lack of community engagement and the misleading or still concerning comments submitted by the applicant in their Community Engagement Package..

I have set up this letter to include the twelve comments the applicant posted on Facebook as their evidence of satisfying community concern, followed by what is Still At Issue with each section. Some of their comments focus on specific plans for the daycare centre, and various versions of their Development Permit, which I know isn't up for discussion at this meeting, but I included these sections in order to submit a complete response to their full record.

Introductory Social Media Statement from Applicant: *Our best strategy was to listen to all the points, and summarize all of them then replied each point raised and then posted it on the same community pages.*

It helped us to get great support from the majority. It also helped us that the major pivot point was number of kids which have been drastically reduced from the initial plan. Details of all that discussion has been summarized below.

Still At Issue:

The property owner has failed to genuinely address the concerns of neighbors and has proceeded unilaterally with their plans. Surrounding residents strongly oppose this proposal. While the owner claims to have reduced the planned number of children from 59 to 39—a seemingly significant decrease—this is merely a superficial adjustment. Their actual intent is to transform a small, home-based daycare with an original capacity of 6 children into a fully commercial daycare center for 39 children, representing a more than six-fold increase.

This drastic change disregards the voices of the community and poses significant disruptions to residents' daily lives. It reflects a lack of consideration for the neighborhood's concerns and priorities, undermining the trust and cohesion within the community. We are very aware there is not "great support from the majority", one of their misleading statements.

Concern 1- There should not be a business in the residential area.

Applicant Answer. *Schools and pre-schools don't seem good fit in commercial areas. This is not likes a grocery shop or bar where public will be visiting. This will be a daycare with known capacity*

and just registered parents visiting in specific hours on the known working days only. It's in front of a large school anyway.

Still At Issue:

This application is not about a school nor a pre-school so we're not sure how including this in their answer it relates to the concern. The property is located beside a major intersection near (but not, as indicated, in front of) the main entrance of a school, where traffic is already heavily congested during peak hours. Adding a daycare center at this location will significantly worsen traffic conditions and heighten safety risks for both children and residents.

Furthermore, the primary purpose of a residential area is to provide a peaceful and secure environment for living. Introducing large commercial businesses into such space will disrupt the neighborhood's tranquility, diminish the quality of life for residents, and undermine the community's character.

This proposal ignores critical traffic and safety concerns while directly contradicting the original intent of residential zoning. For these reasons, the proposed conversion is not only inappropriate but also poses long-term harm to the community.

Concern 2- The traffic in this street is already crazy at rush hours because of school pick-ups and drop offs and this will add further to the problem.

Applicant Answer: *The daycare hours start 6 AM and parents drop their kids an hour before the school starts. Similarly, they pick them at 5-6 PM when the street is free from the school rush. While the parents coming at school will be mostly those who are already coming here to drop their kids at TMC School. So, it will not add any additional traffic at any time.*

Still At Issue:

This argument seems merely an attempt to downplay the issue. In reality, the times when parents drop off and pick up their children often coincide with peak traffic hours. Forty+ pick-up and drop-off (plus staff), twice a day, is absolutely an addition of additional traffic through the community. It is also highly impractical to expect parents to avoid the school's peak hours for childcare transportation. Such an arrangement not only fails to address traffic concerns but could also exacerbate congestion.

Concern 3- This will make it noisy for the neighbors.

Applicant Answer: *This daycare will be just in front of the playground of TMC School and its play area will be on the open/green side opposite to our neighbors. Kids age will be 2-5 years and the play hours will be same as of the school. So, it won't add any decibel to the existing noise in the area.*

Still At Issue:

In fact, the current daycare center with only 6 children has already generated a noticeable level of noise, which neighbors have had to endure silently. I am retired and home all day, in extremely close proximity to this site (compared to hearing students playing across the street twice daily). Now, the owner plans to increase the number of children by more than six-fold, which will make the noise issue even more unbearable and significantly impact the quality of life for community residents. This drastic expansion clearly demonstrates a disregard for the rights and well-being of the neighbors.

Concern 4- Since it will be adding parking slots in the backyard side, the back alley's quiet street will have high traffic.

Applicant Answer: *the backyard parking slots will be for the staff parking so it will still remain quiet. Most of the pick and drop will be on the front (school) side which will be adding only two additional slots in the front side.*

Still At Issue:

There have been three versions of the planned daycare centre shared on the City's DPMaps site. All three are illustrated with labels designating pick-up and drop-off spots in the backyard so this answer does not make sense, nor is it therefore believable. The owner's latest plan to convert the front yard into a playground will severely undermine the overall aesthetic of the community. This property is particularly prominent as it is the first house at the entrance of our Tuscany neighborhood, serving as the face of the community. Transforming the yard into a playground will not only disrupt the original landscape design but also negatively impact the community's overall image and potentially lower the value of surrounding properties.

Furthermore, the back alley is designated for garbage collection, and repurposing it as a parking area will hinder access for garbage trucks, causing inconvenience to waste disposal operations and further degrading the quality of life for residents. Traffic and parking in the back lane would be impeded on garbage disposal day, with the proposed 5 bins pulled out into the lane.

This proposed change disregards both the visual harmony and functional needs of the community.

Concern 5- The planned 59 kids are too many for this property.

Applicant Answer: *After lots of discussion with many community members and also following the city directions, we have amended our plan to cater 39 kids only. Please note due to the limit on the staff to child ration, the average occupancy is 60-70 percent of the allocated capacity in most of the daycares. We also have to consider that reducing the size of the daycare any further will make it totally uneconomical and it won't be able to sustain.*

Still At Issue:

Reducing the number of children enrolled from 59 to 39 is a 30% decrease on the surface not 40% as previously statement in their documents) but regardless, this is merely a numbers game designed to mislead the public. One can't decrease what didn't exist. In reality, they plan to

convert the current family daycare, which enrolls only 6 children, into a commercial daycare center with a significant increase in capacity to 39 children—more than six times the original number. We strongly advocate for maintaining the current enrollment scale.

Community Concern 6- This will not be safe for so many kids at one place.

Applicant Answer: Now this was the comment when we proposed 59 kids now we have reduced it to 39. However it's important to note that this place will be modified to meet the safety standards. It will have fire alarms and proper exits and ventilation as per the city guidelines. City has a special department to monitor and control daycares. It's bound to have a proper licensed daycare manager/director and trained staff with continuous supervision and surveillance to meet the city requirements. Those who are knowledgeable about how it operates, know that daycare centers are much safer and better regulated compared to the day-homes. And that's why government is promoting such facilities.

Still At Issue:

Although the owner proposed reducing the number of children from 59 to 39 and claims compliance with municipal regulations by installing fire alarms, emergency exits, and ventilation systems, these measures fail to address the fundamental issues. Currently, the daycare center operates only in the walk-out basement of the property, while the first and second floors of the house are designed with high ceilings. While this design is aesthetically appealing, the overall structure of the house is not suitable for use as a daycare center and poses safety risks. Common sense dictates that concentrating 39 children in a residential building, especially with some children potentially being assigned solely to activities on the first or second floors, will inevitably increase risk. These include difficulties in emergency evacuation and potential hazards for children engaging in activities at elevated levels.

Furthermore, if this property is converted into a commercial daycare center, the owner will no longer be able to reside on-site, contradicting the original purpose of establishing community-based daycare facilities / home-based businesses. This plan undermines the intended purpose of the community daycare centers, which are located in commercial areas, making it an inappropriate initiative.

Concern 7- The owners should find a commercial property for this activity.

Answer: unfortunately the commercial area in Tuscany is very small with no further room available. That's why hundreds of Tuscany parents go to Dalhousie and Royal Oak to drop their kids in daycares.

Still At Issue:

The property owner claims that Tuscany lacks sufficient commercial spaces for establishing a daycare center. However, Tuscany has two commercial areas and four schools, all of which are entirely suitable for such a facility as vacancies present. There are currently 18 other childcare

options operating out of homes, schools and The Tuscany Club. The owner's decision to convert their private residence into a commercial daycare center is their own a cost-saving measure rather than a genuine consideration of community needs.

We question their claim / data that "hundreds" of parents seek childcare elsewhere due to the lack of space. Anyone's decision for a non-Tuscany options cannot be assumed as there are variables related to social factors, location relative to a parent's commute, reputation / reviews and cost that would certainly also play an impact.

Furthermore, the owner made this decision without adequately consulting the community, disregarding the interests and opinions of its residents, especially immediate neighbors. The claim of insufficient commercial space seems merely an excuse; the owner's true intent is to convert a private residence into a commercial enterprise for personal gain at their convenience. This approach not only contradicts the original purpose of residential zoning but also significantly harms the community environment and the rights of its residents.

For these reasons, this proposal should be rejected. The owner should prioritize establishing the daycare center in a suitable commercial location.

Concern 8- This location is very busy and not suitable for a daycare.

Applicant Answer: *This location is best possible in whole Tuscany since its corner of a large crossing with Tuscany Club on one Corner and School ground on the other and green belt on the side. This is in front of the school play area and a preschool and daycare is best suited next to the similar activity. Also there are 2 bus stops next to it which is a great plus for parents and staffs who prefer to come by bus.*

Still At Issue:

The property owner claims that this location is the most suitable site in Tuscany for a daycare center due to its proximity to a major intersection, nearby schools, green spaces, and a bus stop. However, proximity to a public bus stop should not be a primary consideration. Most clients would still rely on private vehicles for twice daily drop-offs and pick-ups which amounts to significant traffic.

This location is not on a true corner and experiences extremely heavy traffic during peak hours already, especially its setback to the intersection. There is a concrete median in front of the home which doesn't allow for left turns onto their drive pad. With only 6-children attending now, we already witness illegal activity such as U-turns and jaywalking. The addition of a daycare center would significantly increase traffic congestion and impede community residents' egress to work and entry to the Twelve Mile Coulee School drop-off.

Moreover, the daycare center's yard space is extremely limited and cannot accommodate the outdoor activity of high numbers of children. The application indicates using the green space across the street, which is a school field. Even if it were allowed (which the Calgary Board of Education says it is not) this would likely require children to cross the street to access the school playground through a busy crosswalk, which is not only inconvenient but also greatly increases

the risk of accidents. The green space beside them is an environmentally protected area beside a busy road where users are to stay on designated pathways, and The Tuscany Club is for residents and guests only.

As such, this location is entirely unsuitable for a daycare center. The owner's proposal disregards critical traffic and safety concerns and rules about the use of nearby green spaces.

Concern 9- The property value of the neighbors will go down.

Applicant Answer: *it depends on who is the buyer. We also bought this property because our kids were able to walk to the school. Most of the families with younger kids prefer such locations where they don't have to worry about pick and drops.*

Still At Issue:

The property owner claims that proximity to a school makes this location attractive to families with children, but this is not the sole measure of a desirable living environment. Common sense suggests that most people prefer quiet, clean neighborhoods over ones adjacent to a commercial daycare center. Given the choice between buying two identical homes, one beside a busy daycare or one on the quiet street, buyers would choose the quiet street unless the other was, perhaps, highly discounted. Establishing a daycare center would inevitably bring noise, traffic congestion, and environmental disruption, all of which would negatively impact the quality of life in the community another variable related to home resales.

Furthermore, the operational model of a commercial daycare center is incompatible with the peaceful atmosphere of a residential neighborhood, potentially leading to community conflicts and further eroding neighborly relations. The owner's proposal disregards the rights of community residents and risks causing long-term harm to the overall value of the neighborhood. Their business gains would come at a penalty to the rest who live nearby.

Concern 10- There is no precedent in the city for a commercial daycare in residential areas.

Applicant Answer: *There are hundreds of similar daycares in almost all communities in residential areas, mostly on corner lots. Even in Tuscany, there is a similar daycare few hundred meters from this property. (Search on Google maps) They are licensed for 30 kids because that is smaller house with no parking options.*

Still At Issue:

The property owner claims that establishing a commercial daycare center in residential areas is a common practice and points out that there are similar facilities within the Tuscany community. As mentioned, with 18 already established childcare options in Tuscany, the community is not lacking for service.

Unlike the owner's proposed daycare center, the other, larger facilities referenced are not located in high-traffic areas, resulting in a relatively smaller impact on the community. The one with 30

children is on a true corner lot where available street parking (and access stairs) off the collector road results in minimal impact on neighboring properties.

Concern 11- It will effect the business of existing day-homes.

Answer: *The new \$10 per day per child program is for daycares and it will benefit so many families financially. Some people still prefer day-home environment. It will definitely help families going outside Tuscany for their kids daycare needs.*

Still At Issue:

The \$10-per-day childcare program is irrelevant to the core issues. Tuscany already has 18 childcare options, and the addition of another large-scale daycare risks saturating the market, potentially harming smaller, home-based providers. Of the existing 18, several currently offer subsidy. The proposal's potential to disrupt existing businesses further highlights the lack of need for such a facility in this location.

Concern 12 - So many people talking against this proposed daycare.

Applicant Answer: *daycares have much stricter regulations and controls from the city compared to day- homes. There are hundreds of families with younger kids who are excited and happy to see if it is coming here. We also respect what people think and respect their opinion but we don't want to rally for our opinion and don't want to influence anyone on social media or elsewhere. We will be happy with whatever City decides at the end of the day. Its important to note that the Facebook post against this proposal only got 29 Likes while our post with the above answers got 64 Likes and so many people defended and encouraged us to open this daycare for the community. (proofs can be provided on request)*

Still At Issue:

The applicant's reliance on Facebook Likes as evidence of support is neither credible nor appropriate. Social media metrics do not reflect the broader community's opinion, nor do they replace proper consultation. In contrast, the city has received 62 letters opposing this proposal and an online petition with 490 signatures, primarily from local residents. This demonstrates strong community opposition, which should be given greater weight than online interactions.

Furthermore, the owner failed to adequately consult their direct neighbors (at minimum) before submitting the application. They approached us outside briefly, one time last May, and one day before the City's published deadline to send feedback online. They offered vague reassurances and claims that were grossly inconsistent with the actual plans filed.

This lack of transparency disregards the rights of community residents and violates principles of fairness and justice.

Overall, I am dismayed this project proceeded to this point without proper community engagement or any advance discussion with adjacent neighbors. The application includes inaccurate or possibly purposely vague and misleading details. I do not object to 10 Tuscan Hills Road remaining a home based dayhome for the current number of children. I do object to major upheavals to my home and the rest of my neighbors. Please oppose this Land Use Amendment.

Thank you for your time and consideration.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]

Bryan

Last name [required]

Romanesky

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Rd, LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME2024-07-30_CITYTREND.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please accept the attached letter, also submitted previously to the City Planning Department. Because a Development Permit was submitted concurrently, the attached letter also references rationale for opposition to the (since slightly amended) DP2024-02097. However, it is understood, details of the DP are not relevant at the public hearing.

July 3, 2024

City of Calgary 800 Macleod Trail S.E., Calgary, Alberta

Reference: 10 Tuscany Hills Road NW

CITYTREND was retained by the landowner located at 20 Tuscany Hills Mews NW to provide a planning review of the issues associated with a proposed land use redesignation and development permit. The proposed rezoning of 10 Tuscany Hills Road NW seeks to transform a Single-Detached Dwelling into a Commercial Child Care Service use. This report aims to assess the implications of this change on the local community and infrastructure.

Purpose of Residential-Contextual One Dwelling District (R-C1)

The Residential-Contextual One Dwelling District (R-C1) is designed to maintain and support the character of existing residential neighborhoods within the Developed Area. The specific purposes of this district as stated in Section 384 of the Land Use Bylaw are as follows:

- (1) The Residential — Contextual One Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.
- (2) Parcels designated R-C1s are intended to accommodate a Secondary Suite as a permitted use on the same parcel as a Single Detached Dwelling.

Residential Development and Contextually Sensitive Redevelopment: The R-C1 district is intended to accommodate existing residential development and allow for contextually sensitive redevelopment in the form of Single-Detached Dwellings. This ensures that any new development or redevelopment aligns with the existing character and context of the neighborhood.

Secondary Suites: Parcels designated as R-C1s are intended to accommodate a Secondary Suite as a permitted use on the same parcel as a Single Detached Dwelling. This provision allows for increased density while maintaining the Single-Family Dwelling character of the area.

Permitted and Discretionary Uses

Within the R-C1 district, specific uses are permitted to ensure the residential nature of the area is preserved:

- Home Based Child Care – Class 1: Defined in Section 206.1, this use is permitted as an incidental use of a Dwelling Unit for the purpose of providing temporary care or supervision to a maximum of 6 children. The criteria for this use are:



- o Care for up to 6 children under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care, for periods of less than 24 consecutive hours.
- o A maximum of one non-resident employee is allowed to work at the residence where the use is located.

The purpose of allowing Home Based Child Care – Class 1 is to support families by providing accessible childcare within a residential setting, without significantly altering the residential character of the neighborhood.

Inconsistency with Existing Zoning

The proposed rezoning to allow for a Commercial Child Care Service Use accommodating up to 59 children is inconsistent with the purpose of the R-C1 District for several reasons:

Increasing Child Capacity: The maximum allowable number of children for Home Based Child Care – Class 1 under the current District is 6. The proposal to accommodate 59 children far exceeds the current regulations, introducing a scale of use that is not compatible with the purpose of the current District to support Single-Detached Dwellings.

Employee Limitations: The proposal includes plans for 10 employees – a tenfold increase from the 1 non-resident employee allowed under Home Based Child Care – Class 1 of the current District. This increase in staff further intensifies the use beyond what is permitted in the R-C1 district.

Impact on Residential Character: The scale and intensity of the proposed Commercial Child Care Service Use is inconsistent with the R-C1 district's purpose of maintaining a contextually sensitive residential environment. The introduction of a commercial facility with high traffic volumes, significant noise levels, and increased demand for parking is not in line with the residential character intended by the R-C1 zoning.

Child Care in LUB

Location of Child Care in R-C1 District

The Land Use Bylaw matrix shows that Child Care is listed in only 3 of the 16 low density residential districts: R-C1, R-C1s, and R-C2. In all cases, Child Care is a discretionary use only where the building is or was used as a Community Recreation Facility¹ or School².

¹ Community Recreation Facility is defined at LUB section 169: “generally serves the residents of a specific neighbourhood...”, “has recreation space within a building”, “may have outdoor sports fields...on the same parcel...”, “requires...bicycle parking stalls”.

² School Authority – School is defined at LUB section 291: “may have...Child Care Service”, “will include any building and related playing fields”, “requires...a minimum of 5.0 pick-up and drop-off stalls”, “requires...bicycle parking stalls”.

The suitability of these institutional buildings to a Child Care Service is obvious. The buildings are large. They include indoor recreation space. They are surrounded by fields and playgrounds, which provide ample frontage for offsite parking. They have onsite parking with drop-off/pick-up stalls. They have bicycle parking stalls. These amenities make them suitable for Child Care Services.

Most importantly to neighbours, these institutional buildings are typically situated at a distance from Single-Detached Dwellings. The distance creates an appropriate interface – buffering traffic, parking, and noise impacts on surrounding residences.

Buffering of Child Care in all Districts

Outside the City center, the other districts consistently buffer residential properties from Child Care uses through both distance and landscaping.

The multi-residential districts require 3.0-metre side and rear setbacks³ to be soft-surfaced, treed in a linear arrangement, and irrigated.⁴ The commercial and industrial districts require the same⁵ in 3.0 to 15.0-metre setbacks. The special purpose and mixed-use districts require specified landscaping in 3.0 to 6.0-metre setbacks.

The subject site provides no buffering for any of the adjacent residential properties from the Commercial Child Care Service Use – contrary to the entire regulatory scheme of the LUB.

Area Structure Plan and Community Impact

The Revised West Scenic Acres Area Structure Plan governs land use in the area. It states that the community is intended to be predominantly single-family residential area and provides for non-residential uses.

Community uses: Community uses are placed in the central portion of the planning area – including a recreation centre, a sector shopping centre, and a large open space for a school.⁶ Five joint use sites were planned in the community and four have been developed for schools.⁷

Residential vs Related Uses: Under the Area Structure Plan, the term “residential and related uses” includes homes, parks, and related uses.⁸ The non-residential “related uses” include child care facilities, neighbourhood shopping centres, churches, police and fire stations. Where not designated, their locations were to be established at the subsequent outline plan stage.⁹

³ LUB section 714(1)(c), 715(1)(b).

⁴ LUB section 716(3).

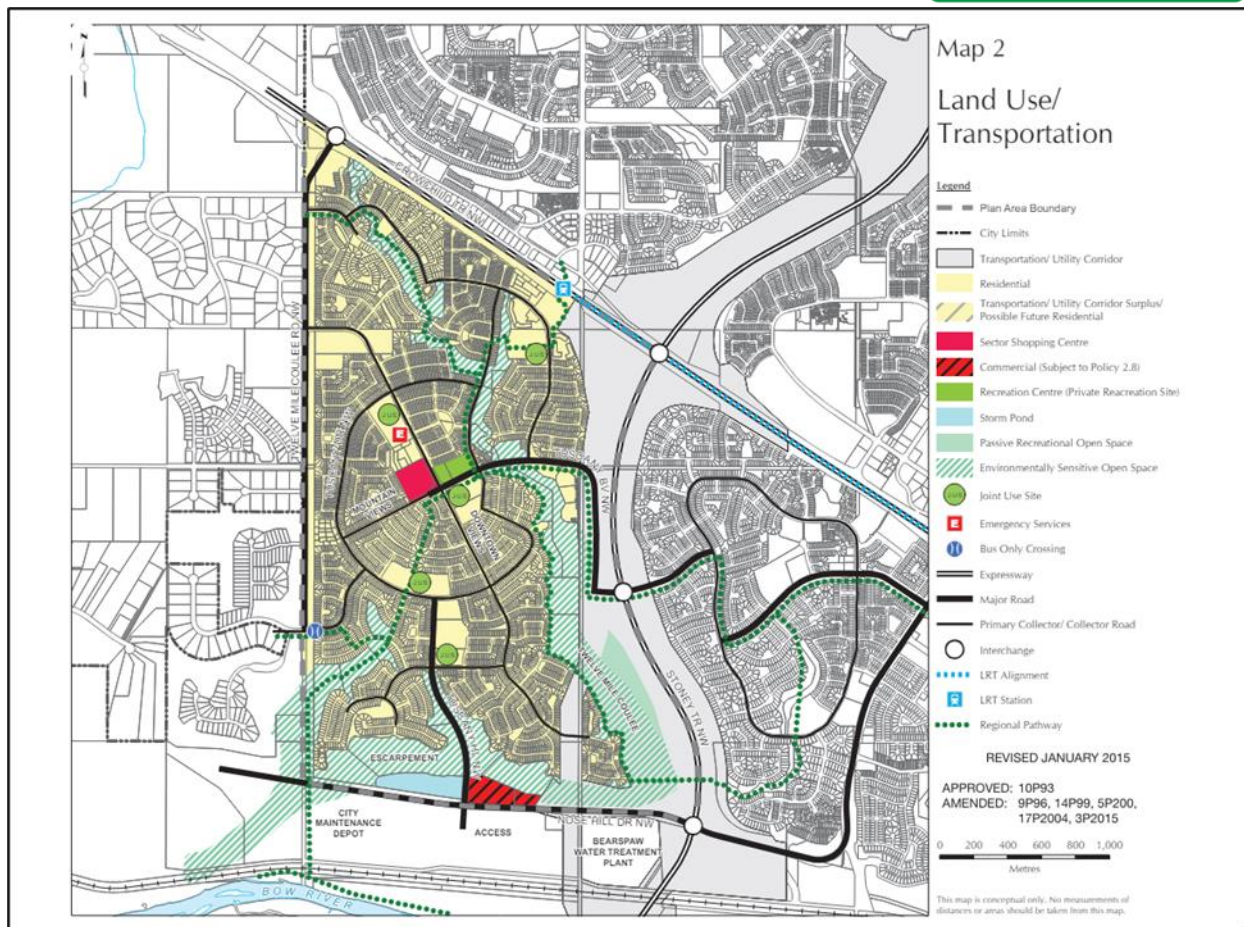
⁵ LUB section 873(2)(d) also requires a fence.

⁶ ASP section 1.0.

⁷ ASP section 2.4.1 and Map 2.

⁸ ASP section 2.0.

⁹ ASP section 2.1(a),(b), 2.3(b).



Subject Site Residential: The subject site is identified in yellow on Map 2 as residential. Nearby is extensive non-residential land including a joint use site, the sector shopping centre, and the recreation centre.

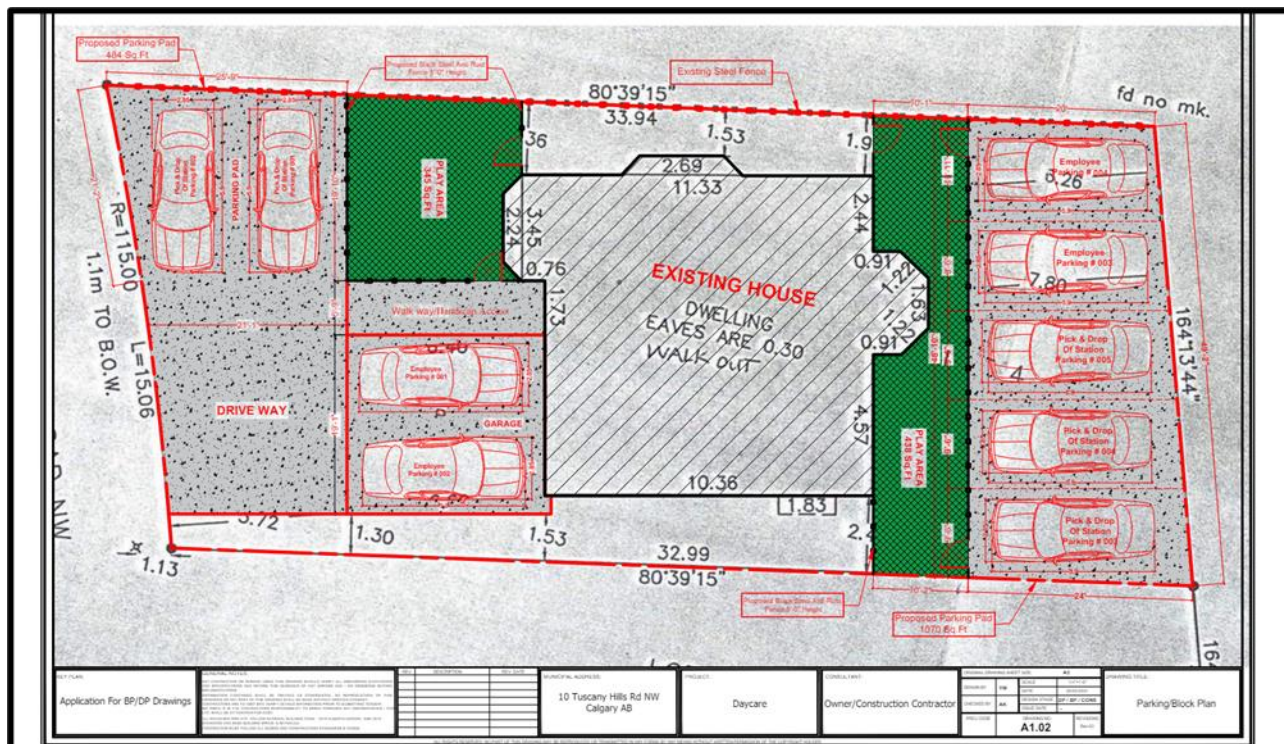
The introduction of a Commercial Child Care Service Use within this context disrupts the planned residential character and increases traffic and safety concerns. The high number of vehicle trips generated by the proposed Commercial Child Care Service Use, along with the associated safety risks at key intersections, is inconsistent with the planned use of the area.

Additionally, the Subject Site's designation for residential use under the Area Structure Plan further restricts its development to uses that are consistent with maintaining the residential environment, which does not include large-scale Commercial Child Care Service Use.

Development Permit and Site Plan

A development permit was submitted concurrently with the land use redesignation. Development Permit DP2024-02097 provides a site plan illustrating the proposed parking on the site. It shows that the existing driveway, which provides access to a 2-car garage, is to be extended over the entire front yard along the front property line. The site plan also illustrates

the parking layout, showing cars backing into the newly paved area. Below is an extract from the Development Permit application submitted to the City of Calgary showing the proposed parking.



Inconsistencies with Current Context

It is our opinion that the proposed front parking is not consistent with the current front yard context and creates unsafe traffic movement for several reasons:

Loss of Front Yard Landscaping: The proposed changes would completely remove the existing front yard landscaping to pave the area. This is inconsistent with the current context of the neighborhood, where front yards are typically landscaped. The removal of greenery not only alters the visual appeal but also impacts the environmental quality of the area.

Loss of a Mature Tree: The proposal includes removing a mature tree from the front yard. Each home on the block face has a pattern of landscaped front yard, driveways and trees. This pattern improves the relationship to the street, mitigates the visual impact of driveways, and provides a better environment for pedestrians along Tuscany Hills Road NW. The loss of mature trees and landscaped areas would negatively impact the streetscape and the neighborhood's overall aesthetic.

Unsafe Traffic Movement: With a single-detached dwelling, the vehicle movement from the garage to the street is a movement done by the resident every day. A resident would have the benefit of driving daily and learning safe driving patterns, thus reducing the risk of accidents. The proposed parking layout for the Commercial Child Care Service Use, which shows cars

backing into the newly paved area, creates unsafe traffic movement. Backing out onto Tuscany Hills Road NW by multiple non-resident drivers could increase the risk of accidents, especially with increased traffic volumes from the proposed use. The current use and configuration help to maintain safe and predictable traffic patterns.

Encroachment into Sidewalk: The current garage is 5.72 meters from the property line. A resident would typically use the garage, while parents dropping off or picking up children or staff may attempt to park in the driveway for convenience. This can be expected to result in a car overhanging the property line and encroaching into the sidewalk, creating a hazard for pedestrians and reducing the usable width of the sidewalk.

Negative Impact on Pedestrian Environment: The front yard landscaping and trees contribute to a pedestrian-friendly environment. Paving the entire front yard for parking disrupts this environment, making it less pleasant and potentially more hazardous for pedestrians. The visual impact of a large, paved area in place of a landscaped yard detracts from the neighborhood's character and reduces the overall quality of the pedestrian experience.

Traffic Flow and Safety Issues: The property and its driveway are located along Tuscany Hills Road NW, which has a median limiting the ability for southbound traffic to reach the driveway. This median also forces traffic to head northbound when leaving the site. This context will create situations where drivers will have to perform a U-turn or make an illegal movement to reach the front driveway. Such maneuvers increase the risk of traffic accidents and disrupt the flow of traffic, further exacerbating safety concerns for both drivers and pedestrians in the area.

Rear Parking Concerns

The Development Permit proposes 5 parking spots in the rear of the property, with access from the residential lane. Although the property in question is at the north end of the block along Tuscany Hills Road NW, the lane access will be from Tuscany Hills Crescent NW and/or Tuscany Hills Mews NW.

Mix of Commercial and Residential Traffic: Reducing the mixing of commercial and residential traffic is both common practice and one of the reasons for selecting corner sites for commercial uses. In this case, the rear access for pick-up and drop-off and/or staff will mix with the entire residential block. The proposed rear parking forces commercial traffic to navigate through residential lane and streets, increasing the potential for conflicts and safety issues between residential and commercial traffic.

Lack of Familiarity with Road Conditions: Unlike residents who use the road and lane every day and are familiar with its conditions, commercial traffic such as parents and staff may not be as accustomed. This lack of familiarity can increase the likelihood of accidents or problematic behavior. Additionally, the lane is graveled, and conditions become challenging during the winter, which may incite patrons to use the street for drop-off and pick-up, further complicating traffic patterns and pedestrian safety.

Proximity to Multi-Family Development

The selection of an appropriate site is critical in ensuring that the development is consistent with the context and the policies. As part of the location selection, the ability to be in proximity to multi-family development is essential. Proximity to high-density residential areas allows for a higher number of potential clients who can access the facility by walking, thereby reducing vehicle traffic and its associated impacts.

Assessment of Proposed Location in Tuscany

Tuscany is characterized by its low-density development, predominantly consisting of single-family homes. The proposed Commercial Child Care Service Use is not in proximity to any multi-family developments. The closest multi-family development is over half a kilometer away, which is not within a practical walking distance for most clients.

Impact on Vehicle Traffic: Due to the lack of nearby multi-family developments, the majority of clients will need to drive to the facility. This increases vehicle traffic, exacerbating congestion and safety concerns, especially during peak drop-off and pick-up times.

Reduced Walkability: The distance from the closest multi-family development means that walking to the facility is not a feasible option for most clients. This reduces the potential benefits of having a walkable community facility, leading to higher reliance on cars and contributing to traffic and parking issues in the neighborhood.



The proposed rezoning of the property to accommodate the proposed use for 59 children does not align with the purposes and uses of the Residential-Contextual One Dwelling District (R-C1). It significantly increases the number of children allowed in a Single-Detached Dwelling and introduces a level of intensity that is not compatible with the residential character of the area. The current zoning supports maintaining the neighborhood's integrity and ensuring that any redevelopment is contextually sensitive and in keeping with the existing residential environment.

The proposed parking changes associated with Development Permit DP2024-02097 are not consistent with the existing front yard context in the neighborhood and create unsafe traffic movement. The complete removal of front yard landscaping and a mature tree, along with the introduction of extensive paving, would significantly alter the visual and environmental quality of the area. Furthermore, the proposed parking layout increases the risk of traffic accidents and negatively impacts the pedestrian environment along Tuscany Hills Road NW. The rear parking proposal introduces commercial traffic into residential lanes, contrary to best practices for minimizing traffic conflicts in residential communities. In light of these considerations, it is recommended that the development permit and associated parking changes be denied to preserve the neighborhood's character and ensure the safety and well-being of residents and pedestrians.

We strongly believe that the City of Calgary should refuse the application and request for the applicant to select a more appropriate site.

Sincerely,



BRYAN ROMANESKY
CEO

CITYTREND

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]Hsiu Fang

Last name [required]Kao

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersRe: LOC2024-0093 Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Land Use Amendment in Tuscany at 10 Tuscany Hills Road NW, LOC2024-0093 .docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed rezoning plan, centered on daycare expansion, fundamentally differs from initiatives aimed at increasing population density. This proposal's primary objective is to convert residential properties into commercial use, disrupting the community's balance. If all home-based daycare centers were to follow this precedent, it would blur the boundaries between residential and commercial zones, undermining community order and tranquility. Additionally, forcibly converting residential land into a commercial daycare center creates unfair competition for the existing home-based daycare centers, including one operated by the applicant.

January 13, 2025

Re: LOC2024-0093(Land Use Amendment in Tuscany (Ward 1) at 10 Tuscany Hills Road NW)

Dear City of Calgary Mayor and Council,

As a Tuscany resident of 27 years, who lives beside this proposed site for rezoning, the following are my list of reasons for my opposition.

1. Daycare Expansion Will Lead to Severe Community Issues

The daycare center is located at the busy intersection of Tuscany Hills Road, where traffic pressure is already significant, and vehicles lack sufficient turning space, making it prone to congestion and accidents. If rezoning is approved, the plan to expand from 6 children to 39 children will drastically increase the frequency of vehicles entering and exiting, further exacerbating traffic problems and threatening the safety of community residents and children. Additionally, the owner plans to convert the backyard into a parking lot, the front yard into a playground, and drastically alter fencing, which will severely damage the community's overall integrity and aesthetic appeal.

2. Owner Prioritizes Personal Gain Over Community Interests

The proposed daycare center is the first house on Tuscany Hills Road, a property that holds significant symbolic importance as the gateway to this part of our community. As mentioned, the owner's expansion plans to convert the front yard into a playground will severely damage the property's appearance and the overall aesthetic of the community. This degradation could have a devastating impact on Tuscany's property values, as the first house sets the tone for the entire neighborhood. A poorly maintained or mismanaged entrance will make the community appear neglected and unappealing, directly harming the financial interests of all homeowners.

- The purpose of the owner's daycare expansion is to secure high government subsidies, towards personal profit rather than serving the community. This selfish act will force the entire community to bear the costs in terms of traffic, environment, and the economy.
- Environmental Degradation: Traffic congestion, noise pollution, and increased garbage will disrupt the community's peace and cleanliness. The location is directly beside the Twelve Mile Coulee Natural Environmental Park.
- Reduction in Property Values: The deterioration of the community environment and decline in its appeal will directly lead to a drop-in neighboring property prices, harming the financial interests of nearby homeowners.
- Social Conflict: Such unexpected and unfair behavior may spark neighborhood disputes, undermining community harmony.

By prioritizing personal gain over the community's well-being, the owner is not only destroying the visual integrity of Tuscany but also jeopardizing the financial stability of every other resident. This behavior is a betrayal of community trust and should not be condoned.

3. Over 500 Residents Have Clearly Opposed; Public Opinion Should Not Be Ignored

In stark contrast to the owner's claims of Facebook support, 490 people expressed their strong opposition to the daycare expansion plan through a petition. Additionally, the city has received 62 letters of opposition, clearly demonstrating that the vast majority of community residents firmly oppose this plan. Facebook likes are easily manipulated and misleading, completely unreliable, and should not be considered in the public hearing. The hearing should be based on reliable data and facts, not solely the owner's claims.

4. Preserving Residential Harmony:

Opposing the Rezoning of a Home-Based Daycare into a Commercial day care Center

The proposed rezoning plan, centered on daycare expansion, fundamentally differs from initiatives aimed at increasing population density. This proposal's primary objective is to convert residential properties into commercial use, disrupting the community's balance. If all home-based daycare centers were to follow this precedent, it would blur the boundaries between residential and commercial zones, undermining community order and tranquility. Additionally, forcibly converting residential land into a commercial daycare center creates unfair competition for the existing home-based daycare centers, including one operated by the applicant.

- Residential properties should not be easily converted for commercial use. Within the Tuscany community, there are already two commercial districts, four schools, and the Tuscany Club, all of which provide ample opportunities to establish a commercial daycare. The push to rezone residential land for commercial purposes appears to be driven by personal interests rather than the genuine needs of the community. Furthermore, such actions contradict the City's efforts to address the housing shortage, as it removes a residential property from availability.
- This precedent must not be set lightly, as it risks long-term negative impacts on the community environment, disrupts the peace of residential neighborhoods, and prioritizes individual gain over collective well-being.

5. Call for Immediate Action by the City Government

To protect the overall interests of the community, I ask City Council to oppose the Land Use Amendment. Otherwise, please consider limiting the daycare expansion plan by:

- Prohibit Unauthorized Modifications: Ensure the integrity and aesthetics of the community entrance are preserved by banning the conversion of the courtyard into a parking lot or playground.

- Strengthen Oversight: Prevent the owner from sacrificing community interests for personal gain; ensure any child care operation aligns with community needs.

Conclusion

- The proposed daycare expansion plan poses significant risks to the Tuscany community, including traffic congestion, environmental degradation, and declining property values, all of which undermine the interests of its residents. This plan prioritizes personal profit over community well-being, as evidenced by the reliance on superficial metrics like Facebook Likes, which are unreliable and should not influence critical decisions.
- Furthermore, the proposal threatens the safety, tranquility, and harmony of the neighborhood, compromising the collective welfare of the community. The City of Calgary has a duty to uphold the integrity of residential neighborhoods, preserve the distinction between residential and commercial zones, and protect the interests of the majority. Approving this rezoning to Direct Control would set a harmful precedent, endangering the livability and stability of Tuscany residential districts.
- Public opinion ought to be respected. Reject the expansion plan based on the opposition of over 500 people (letter writing residents and petition signers), safeguarding the community's livability and property values.
- I strongly urge our city government to reject this rezoning application to safeguard the future development and overall interests of the Tuscany community.

Thank you for your consideration.

Sincerely,

Sincerely,

A Concerned Tuscany Resident

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First name [required]

wendy

Last name [required]

Rubner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Loc2024-0093 bylaw 26D2025

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Members of the Planning Committee,

I am writing as a concerned resident of Tuscany regarding the proposed daycare facility at 10 Tuscany Hills 'Road' NW. While I recognize the need for quality childcare in our community, this specific location is inappropriate and poses significant risks to safety, traffic congestion, and the overall well-being of local residents.

This home is located on the corner of a BUSY residential street with minimal parking and is just a few houses away from entering a school Zone, an area already experiencing heavy traffic during peak hours. The addition of a daycare with 46 children will only worsen congestion, creating dangerous conditions for pedestrians, cyclists, and local drivers. Pick-up and drop-off times will lead to vehicles idling, blocking driveways, and creating hazards for children walking to and from school. Please review a map to see the location paying special attention to Tuscany Blvd (4 lanes) and the location of this 'residential' home in conjunction with the school and school zone on a very short road. Additionally, the proposed daycare is close to a ravine path filled with wildlife. Increased noise levels, traffic, and activity will undoubtedly disturb the natural ecosystem and disrupt the peace and enjoyment of neighboring homes. Property values could decline as families seeking quiet residential living may reconsider settling in an area now burdened with commercial-level noise and activity.

What makes this proposal even more concerning is that just one block away, there is a perfectly suited alternative—the Tuscany Community Centre. This facility already has the necessary space, parking, and infrastructure, including a fenced park area, to accommodate a daycare, without burdening local homeowners or compromising safety. It is baffling why this option is being overlooked in favor of squeezing an unsuitable business into a residential home.

For these reasons, I strongly urge the Planning Committee to reject this proposal and encourage the applicant to consider the Tuscany Community Centre or another appropriate location that aligns with both community needs and safety standards. This is an issue that affects not just a few residents, but the character and livability of our entire neighborhood.

Thank you for your time and consideration. I hope you will prioritize the well-being and safety of our community when making your decision.

Sincerely,
Wendy Rubner

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First name [required] Heather

Last name [required] Robinson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Putting 38 children & staff in a residential home on a busy street

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is a ridiculous proposal. That is a residential home that should be left that way. Putting 38 kids & staff in a home is a ridiculous idea. The house is on a very busy street across from a junior high school. The traffic is already out control. This will make traffic, noise, garbage, parking that is already bad way worse. This should be done in a commercial area zoned for this. Also there is not enough space for any outdoor play. They can't use the junior high playground. It isn't age appropriate or all aloud by the school.

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First name [required] Neil

Last name [required] Smith

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Proposed Bylaw26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME proposal for daycare.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please see attach document.

Agenda Item: Proposed Bylaw26D2025 / LOC2024-0093
10 Tuscany Hills Road NW, Tuscany.

We write to you today to voice our concern for the **proposed commercial daycare for 10 Tuscany Hills Road NW, in Tuscany, Ward 1**. This home, currently used for a six-child day home, wants to instead be rezoned to become a commercial 39-child daycare in a residential neighbourhood bringing it **from R-CG to Direct Control (DC) District**. As neighbours, we have many concerns about this proposal, mainly scale, but we want to touch on one of the most important issues is the safety of pedestrians and vehicles. A traffic safety report has not been done at this stage of the proposal, but as people that live in this area (corner of Tuscany Hills Rd and Tuscany Hills Mews) we have several concerns. We have highlighted our house on the attached map in green. Our view is of Tuscany Hills Cr/ Tuscany Hills Road intersection, the gravel laneway in this proposal, and Tuscany Hills Cr/Tuscany Hills Mews intersection.

This area is very busy for both vehicle and pedestrian traffic – what neighbours call the morning and afternoon mayhem, as parents drop off and pick up their middle school kids at Twelve Mile Coulee Middle School (TMC.) Most neighbours will tell you that we all avoid travel during this peak mayhem either from our homes or coming into the neighbourhood. We live on the Indy route where parents drop their kids off at TMC and zoom around the block onto Tuscany Hills Cr and loop back onto Tuscany Hills Road and out to the Blvd, which happens to be right in front of the proposed daycare. Any cars parked near these intersections (yes, even on the intersection) cause pinch points which seems to make people make dangerous driving decisions risking the lives of children. The “No U-turn” signs have done nothing to stop this practice daily. Vehicles form two queues to exit the area on to the main boulevard or to go straight across.

Why is traffic safety a problem for this proposal:

U-turns in a playground/school zone to access drop-off area due to a traffic island in front of this house.

Parking on the street in front of this commercial daycare would add to narrowing the road during peak congestion, causing danger for the daycare user, pedestrians (walking, biking, scootering), and vehicles trying to get around to the traffic signals.

Using the driveway to drop daycare kids off and then backing across a very busy sidewalk onto a busy road. Note: proposal site drawing is inaccurate as it doesn't show the sidewalk that crosses in front of this house, which is used by students to access the Bus Stop around the corner on Tuscany Blvd, namely high school kids going to Bowness High School or people travelling to the C-Train station, in addition to kids coming and going to TMC. Many of the 900 TMC kids are on foot or bikes.

Counter to traffic flow onto Tuscany Hills Cr, the alley, or Tuscany Hills Mews are all left-hand turns. The corner at Tuscany Hills Cres into Tuscany Hills Mews is uncontrolled, adding to right of way confusion. In addition, TMC officially designated the beginning of Tuscany Hills Cr as a drop off zone. This short stretch of road is highly used as pick up in the afternoon on the north side but not for student drop-off in the morning on either side as it is unsafe and inconvenient to traffic flow.

Adding more traffic to the school zone drop off, coming around onto Tuscany Hills Cr, down Tuscany Hills Mews cul-de-sac and into the alley for drop-off in the rear of the proposed site. This is unsafe for TMC students on all roads and paths.

Naturally pushing daycare clients to use the alleyway for safety reasons causing high traffic on a gravel alley. This is not a straight alley but curves around a house on Tuscany Hills Mews on two sides and into a cul-de-sac. The proposed daycare and parking stalls are opposite this curve, so cars leaving will be backing into a right-angle corner with restricted visibility. In fact, in the drawing provided for this proposal, they allot for one drop-off stall at the front and three in the alley. A gravel alley is not a proper roadway. This causes undo noise and dust to multiple neighbours as the prevailing winds are NNW. Also, the proposed owner stated on Facebook that most people will drop off in the front. Which is it? 39 kids and one place in front just won't work.

Daycare drop-off as we likely all have experienced is not a drop and run exercise. Carrying additional kids to and from the car, dealing with coats and boots, settling the child down, and exiting all take a few precious minutes. This will undoubtedly add minutes of congestion and traffic impacts in front of the building during prime time for the increased number of children being proposed. Traffic already backs up around the corner on Tuscany Hills Cr and down to the school so any further disruption will only add to the driver's daily rituals and potential risks.

So what?

Very simply, the focus of students is to get to and from school quickly and safely. Are they always paying attention to that safety? Vehicles, bikes, scooters, little daycare kids may not be their top priority. The rest of us are obligated to look out for all these potential risks. There are many: vehicle to pedestrian accidents, vehicle to vehicle accidents and even pedestrian to pedestrian accidents.

At least three roadways and one alley are affected by this proposal. This is a lot to ask of a residential neighbourhood. There is no priority snow clearing in this area and certainly not in the alley or the Mews. In our ten years of living here we have never seen a snowplow in our alleys, never mind the abysmal snow clearing on our streets. Another risk with more traffic! Who will be liable for the safety of the daycare kids on these streets?

We are not averse to the current daycare operation; however the scale of the new proposal is simply not well matched for the residential area being contemplated.

We hope going forward the city will give careful consideration to amending Land Use from Residential to Commercial. There are serious impacts to citizens and real concerns of safety.

Thank you for your time and consideration.



Figure 1 Typical TMC traffic patterns and proposed Day Care routes

Green routes – Twelve Mile Coulee recommended school drop off and pick up zone, plus the observed route that parents typically use to drop off their kids

Blue route – Day care – not recommended approach to the front of the building

Purple route – Day care – drop off in rear alley coming from the Boulevard

Red route - Day care – drop off in rear alley when coming from the south on Tuscany Hills Way

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First name [required] J John

Last name [required] Stone

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Agenda Item - Bylaw26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

In reference to Agenda Item- Bylaw26D2025_LOC2024-0093.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

J. JOHN STONE
30 TUSCANY HILLS ROAD NW • CALGARY, AB • T3L 1Z8
[REDACTED]

In reference to Agenda Item - Bylaw26D2025 / LOC2024-0093

I am writing to register my opposition and express my very significant concerns with the application as described below.

Areas of Concern:

Land Use: As per Land Use Bylaw IP2007: Direct Control Districts

20 (1) Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

(2) Direct Control Districts must not be used:

(a) In substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or

(b) to regulate matters that are regulated by subdivision or approval conditions.

(3) An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a land use district in this Bylaw.

(4) The General Manager must review each application for a Direct Control District and advise Council as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.

This application does not meet the criteria required for a Direct Control district necessary to override the planning outlined in the Revised West Scenic Acres Area Structure Plan, as commercial zoning exists in and around the community of Tuscany to accommodate commercial use.

The request to change the parcel to a Direct Control (DC) to facilitate commercial development is significant. Unlike rezoning to allow for other types of housing, this entails an entirely different use than what was initially considered for this lot/area. Therefore, it is crucial to adequately consider whether the proposal aligns with proper planning principles.

Commercial childcare facilities are already present in Tuscany and neighboring communities. A new development in the Gateway commercial area within the Haskayne Area Structure Plan permits further commercial area development near Tuscany.

When evaluating whether to change a land use from residential to commercial, it is important to assess if the new land use addresses an extenuating need within the community.

J. JOHN STONE
30 TUSCANY HILLS ROAD NW • CALGARY, AB • T3L 1Z8

Currently, there are 14 City of Calgary licensed home-based Child Care providers in Tuscany, along with the Shining Wonders Montessori Preschool and Childcare. Kaleidoscope Kids Pre-School operates from the Tuscany Market, the Coded Minds Program runs at Tuscany School, and the Tuscany Club offers an Out of School childcare program. Daycare spaces are also available in surrounding communities, including Royal Oak, Arbour Lake, Scenic Acres, and Silver Springs. Additionally, several companies provide pick-up services for after-school care at schools across Tuscany, including the Tuscany Residents Association.

I believe that the demand for this type of facility does not outweigh the importance of maintaining the current housing stock.

Engagement:

Prior to the initial application and before the re-submission, neighbouring residents were not engaged by the applicant.

Residents became aware of the original application through a City of Calgary on-street sign board. They then shared the details of the application on the community Facebook page to inform neighbours about the urgent opportunity to respond. Following this post, the applicant provided information on the same Facebook page in response to concerns raised.

Similarly, the applicant did not engage with neighbours regarding the updated application. Residents again became aware of the re-submitted application through a City of Calgary on-street sign board.

The applicant has not updated their comments on social media posts to reflect differences between their initial statements and the newly proposed application.

Scale:

The permitted use for childcare in Tuscany is Home Based Child Care - Class 1, allowing up to six children per dwelling unit, resulting in 12 trips per day. For a home business under Home Occupation - Class 2, up to three business visits per week are allowed.

This proposal supervises 39 children with seven staff members, resulting in significantly more traffic than a typical residential lot. With drop-offs and pick-ups, client traffic would amount to 78 trips per day. Staff traffic, estimated at four trips per staff member (arrival, lunch break, and departure), adds 28 more trips per day, totaling a minimum of 106 trips.

The facility's operating hours from 6 am to evening imply overlapping staff shifts, affecting parking and access. This traffic volume exceeds current residential lot allowances. Moreover, additional services such as material delivery, cleaning, or maintenance could further increase the trip count beyond the estimated minimum.

The applicant has mentioned on the community social media page that the facility will have a 'special childcare vehicle' to transport children. Where this vehicle will be parked and what are its dimensions?

J. JOHN STONE
30 TUSCANY HILLS ROAD NW • CALGARY, AB • T3L 1Z8
[REDACTED]

Further to the issues noted regarding volume, I have serious concerns with the parking design for eight parking spots. These includes three parking spots for client drop off and two bike parking spots (unknown users) at the back, two parking spots in the garage (both for employees) and three parking spots at the front (all for clients).

The anticipated traffic volume and vehicle dwell time at the front of the property and parking area pose potential pedestrian safety issues, particularly due to the number of young children entering or exiting vehicles.

The traveling public is not accustomed to this type of use in such close proximity to a signalized intersection.

As backyard parking is proposed, the staff/client trip volume would have a significant impact on the lane use, lane safety and the reasonable use by neighbouring properties. The back lane is a gravel lane. Winter access is questionable and, at times, dangerous. The rear yard parking is out of context and will impede City garbage and recycling vehicles as well as emergency response vehicles if no enforcement of on property parking is provided.

Furthermore, residential gravel lanes have not been designed to accommodate the increased vehicular volumes that will accompany this commercial development.

Back lane access for pick up/drop off and parking would lead to a substantial deterioration of reasonable enjoyment of use by adjacent property owners.

Location:

The subject lot is not located on a typical corner lot. It is not situated on a collector road, nor is it a bus route, and does not receive priority snow clearing.

Access/egress will require clients to travel through residential areas, including a gravel lane. There is limited drop-off and parking space on the lot side of the street due to the proximity of a major intersection at Tuscany Blvd NW and Tuscany Hills Rd NW.

There are no pavement markings on Tuscany Hills Rd NW, which could present safety issues for northbound to westbound traffic and northbound to eastbound turning movements onto Tuscany Blvd NW. The traffic signal at this location has been optimized to prioritize through movements on Tuscany Blvd NW. The community and the City of Calgary should not be responsible for any costs, direct or indirect, associated with mobility impairments resulting from the approval of this commercial development.

This property is situated across from Twelve Mile Coulee School (TMC), a busy middle school. In the upcoming academic year, TMC will accommodate approximately 800 Grade 6-9 students from Tuscany, Rockland Park, and Scenic Acres. The inclusion of Scenic Acres students will lead to an increase in school buses compared to previous years. The drop-off and pick-up times around TMC are already highly congested, especially during inclement weather, resulting in hundreds of vehicles in the vicinity. This area experiences significant pedestrian,

J. JOHN STONE
30 TUSCANY HILLS ROAD NW • CALGARY, AB • T3L 1Z8

bicycle, scooter, school bus, and car traffic. Additionally, TMC is notable for being one of the highest bike-use schools in Calgary, necessitating the installation of extra bike racks to meet demand. Consequently, a commercial enterprise of this size will create traffic chaos with child daycare drop-offs and pick-ups intermingling with student drop-offs and pick-ups at Twelve Mile Coulee School.

The clientele of the proposed development will primarily be dropped off and picked up by vehicles, leading to a potential rise in incidents involving vulnerable road users due to increased and inappropriate traffic volumes at this key intersection.

The intersection of Tuscany Blvd NW and Tuscany Hills Rd NW experiences significant congestion during peak hours. A median initially divides Tuscany Hills Rd NW at Tuscany Blvd NW, which likely results in numerous U-turns in an area with high vehicle and pedestrian traffic. This configuration compromises safety. If clients park on the west side of Tuscany Hills Rd, many may choose to jaywalk rather than use the crosswalk, especially during adverse weather conditions with reduced visibility. With limited on-street parking near the lot (only one-two spots), clients will use the back lane for access or turning around.

Safe access is a critical concern.

The proposed scale and location of this commercial operation raise substantial safety concerns.

Garbage Collection: A commercial facility of this scale needs appropriate garbage, recycling, and green bin collection. The plans currently show only five standard residential bins, with no commercial garbage area noted. Adding commercial collection will strain back lane access. The property's proximity to 12 Mile Coulee Natural Park Area, which is a significant wildlife corridor, requires effective and comprehensive management of garbage.

Outdoor play area: The applicant has not designated an appropriate outdoor play area for the facility.

The on-property outdoor play area is split into two sections, one at the front and one at the back. Each option impacts neighbours and noise levels are a concern.

Both the Tuscany Residents Association and the Calgary Board of Education have commented that the park lands under their respective areas of control will not be available for use of the applicant's commercial facility.

The green space to the north and east of the property is 12 Mile Coulee Natural Area Park, an environmentally sensitive and protected greenspace that is well used by residents with dogs, bikes and as a running path. It is not an appropriate play space for young children and is open and sided by Tuscany Blvd NW, a very busy major roadway in the community.

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In summary, I support home-based childcare services that adhere to current regulations. I have not encountered any issues with the Day Home currently operating at this site.

However, I am very concerned about commercial development in a home that significantly exceeds the levels accepted for other home-based businesses. This level of intensity surpasses the safe capacity for this area and poses an unacceptable hazard to existing adjacent land uses, the traveling public, and nearby landowners, who have a reasonable right to enjoy their property.

Given the considerable traffic and safety concerns affecting both the childcare facility families, the families traveling to Twelve Mile Coulee School, and adjacent property owners, it is crucial to adequately consider whether the proposal aligns with proper planning principles.

I submit that formal traffic and safety studies must be conducted and funded by the applicant prior to any consideration of the application. These studies should be reviewed by appropriate City of Calgary experts. Furthermore, the safety review should ensure there is adequate access for emergency services to the property, considering the volume of vehicles, fencing, narrow outdoor walkways, and numerous access doors and gates on the outside of the property.

Thank you for taking my concerns into account when considering this application.

Sincerely,

J. John Stone

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]Mahsa

Last name [required]Mehrijou

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersBylaw 26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required]In opposition

ATTACHMENT_01_FILENAME	Comments on two of the Facebook posts about this daycare.pdf
ATTACHMENT_02_FILENAME	map.png
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear Sir/Madam, I would like to express my deep concern regarding the proposed location for the daycare at 10 Tuscany Hills Rd, Calgary, AB. While I understand that there may be a need for additional daycare facilities within the community, the chosen location is not ideal for this purpose. A poor decision regarding the operation of a community can lead to more negative outcomes for residents than it addresses individual needs. Converting a house into a daycare that will be occupied for at least 12 hours a day (from 6 AM to 6 PM) with 39 children, 7 staff members, and possibly the owner's family, along with the necessary commutes for service workers, deliveries, and parents, is unsuitable for a site that was designed primarily for single-family residential use. This change will likely have adverse effects on the community because the existing infrastructure, including roads, access points, plumbing, sewage, parking, and safety measures, was not intended to support such a high volume of activity and traffic for commercial purposes.</p> <p>It is like asking to drive 390 km/H which is 550% faster(going from 6 children scale to 39 children) on a road which was carefully designed to a max speed of 60 KM/H. And then expect the community to cooperate with the need of getting to the destination faster because it is more convenient to some of the residents.</p> <p>When Tuscany was developed, the goal was to create one of Calgary's safest, healthiest, and most enjoyable communities, which it is today. Altering a functional system without considering better alternatives will negatively impact everyone involved. If there is a genuine need for a daycare in Tuscany, as should be evaluated carefully, it would be more appropriate to build it in a safer area that is designated for such purposes. The technical infrastructure of this changing of land use was very well explained in the report by our Association.</p> <p>Moreover, as a resident of the Tuscany community, I went through all the answers that the applicant presented and I found them not accurate which raised more concerns for me.</p> <p>The proposed daycare location is near a busy intersection, with limited space for drop-off and pick-up, raising safety concerns for children. The applicant claims the daycare's hours won't impact traffic, but residents have observed significant traffic in the area, particularly during school-related times. The presence of 39 children and 7 staff members, along with other traffic, is ex</p>

I'm sorry but your answers about traffic don't alleviate my concerns. It's awful in there and after school programs and before school programs will exist. I'm not on that street but will have a child at TMC next yr. It's already super unsafe and wouldn't want any increase in traffic. I would support one elsewhere but that's just a horrible place to add more traffic regardless of timing.

would like to point out that being "across from a school park" is not a positive for this development as it is on school property and is used by the students throughout the day. I was on the parent council when it was planned for, money raised for and built. It was planned as a "fitness centre" not a "park" and is not geared to the age of child that would be in a daycare all day. It is geared towards the older kids that attend the school.

also how is it safe that these little children are sharing space at the same time? Often the school will prepare for their gym classes in advance by putting down pylons or whatever they need, so even if it's not at the exact same time this daycare is still intruding on their space.

Oh my this is turning into the age old issue we are all for bringing in new things as long as it's not in my neighborhood. lol I myself am very impressed with how fully planned out this endeavor is and think the location across from a school/park with lots of accessibility and with a signal light at corner to make turning an easier thing is great. And besides all that...it's not near me! (That's a joke) for anyone who actually knows what a joke is these days.

would just like to remind those of you who don't live where this will directly affect you, that you should consider how you would feel if this application went in for a property on your block. We bought where we did because of a myriad of reasons, but one being it's away from commercial spaces and what comes with that. Now suddenly we have to worry because one of our neighbors wants to change what their property is zoned to be. Which is very likely to affect our property values negatively. I don't believe anyone in Tuscany would be pleased or understanding about having to deal with that if it was on their block. There is plenty of space in the commercial area at Home Depot to add a building. If this is about providing daycare in the community, then perhaps look into whether an appropriate space can be added there, instead of trying to change a residential space into a commercial one.

I'm very close to the proposed space and even with a child who just left daycare this would not be something I would support. I appreciate the traffic response, however given you do not have the 60 children already there is no way for you to know that there will only be drop offs and pick ups before school and after 5/6. If they are all coming at once as you claim, there will be a traffic issue with more cars parking along the side of the road. I chose the location of our home because it was a cul de sac and now there will be parents or employees pulling through the alley driving directly into/through the cul de sac. We have young children who like to ride their bikes and throw a ball, knowing that the number of cars driving through is really only those coming to park. My concerns still remain. Can you also share how garbage will be managed? Will there be a larger collection? Will you have another company coming through for garbage, when we already have city trucks coming

twice a week. What will the Signage look like? Will it be an eye sore when entering our quiet community

As an early childhood educator and a director of a non-profit daycare, I have a number of concerns. I have just opened a childcare program with 60 spaces that operates days, evenings, and weekends, but is located in a commercial building. I previously worked in management at a before and after school program with 9 locations and between 25-70 children at each location (schools and community centers).

Will any renovations be done to the home to make it more suitable for a childcare space? For example, adding more washrooms/smaller toilets for young children? Adding open space for gross motor activities in the event of extreme weather and being unable to go outside?

60 children in a building intended to be a residential home on a residential street is quite frankly double the number of children that should reasonably be accommodated in such a space. Just because something CAN be done, doesn't mean it SHOULD be done.

Just looking at the increase in traffic for employees: if we average the staff ratios for all age groups to 1:6, that means 10 educators are needed at all times. To be open 12 hours a day, you will likely need 12-15/day. If only half of those drive, you will have an additional 5-8 cars on site for staff.

Parking and traffic will absolutely be an issue. Even if all 60 children arrive between 6-8am, before school, that will probably be 45+ cars in within that timeframe (accounting for siblings or those who walk). Parents will probably u-turn around the divider on Tuscany Hills Road and/or will jaywalk to get to the building, no matter how often you ask them not to. To me, the biggest safety concern is how close it is to a big intersection which will increase the likelihood of accidents.

Tuscany absolutely needs more childcare, but this isn't the way to do it. Frankly, it seems like a way to get the most profit out of the least work.

The daycare may think that they have ONLY staff parking at the back but as we all know... parents will just stop & double park anywhere & everywhere they can for "just a minute" to drop off &/or pick up their children. We see it every single day around the schools.

Not saying I don't support it but I do have a couple of concerns which I hope will be addressed. Guaranteed there will be people blocking people's driveways and I don't see how garbage will be managed by 1 black bin per every other week if the city is 'going to take care of it's'. Knowing for 100% what the garbage collection arrangement is critical as this is also right next to a wildlife corridor. 60 kids generate a lot of waste.

Thank you Javed appreciate your clarifications on the concerns previously mentioned, however some of your comments have raised other concerns that I will address directly with the City Case Manager.

I think what you may be missing here is that your direct neighbors do not support this project. If you'd like to run a big business, you should be considering a commercial space or perhaps move further out and buy a larger piece of property just outside of this community to accomplish your goal. There are many concerned and unhappy people.

I am strongly opposed to the proposed application (DP2024-02097) in my neighbourhood. While I am largely in favour of increased child care options for families, the scale and location of this commercial business proposal is completely unacceptable. The applicants have not considered the negative impact on the community beyond private business gains. Communities such as Tuscany were thoughtfully planned with established residential, commercial, school and green spaces designed for the well being of all residents. The city should work painstakingly to strike a balance between developer interests and environmentalists to preserve the essential beauty of the archaeologically significant area now called 12 Mile Coulee, while designing the community's "heart" around the commercial centre adjacent to recreational facilities. The beauty and function of this intentional design, complete with its high proportion of green natural spaces, is what continues to draw residents to this desirable and distinct community. The home that is proposed for this detrimental rezoning is at the primary entrance to the community and is highly visible, negatively impacting the aesthetic and safety of our community. The traffic implications at an already congested intersection due to school traffic is problematic for residents and dangerous for the young attendees of Twelve Mile Coulee School, with a capacity for 900 students. I urge you to reject this development application and to uphold the integrity of one of the largest communities in Calgary.

8 staff members with only 3 parking stalls for them. 59 kids and 4 stalls for parents. Did I get that right? And no one lives in the home that also needs to park?

I couldn't think of a worst spot for that development. The development is right by Buffalo park and will have impact on the park, as I'm sure the development plans to increase lot coverage. However the bigger concern in my opinion is the absolute shitshow it's going to be trying to find parking there when it's already crazy with the school and now you're going to add on 60 daycare kids and staff. Picking up and dropping off kids will be a nightmare. We can thank our council for passing the blanket rezoning, otherwise a development like this would be dead on arrival.

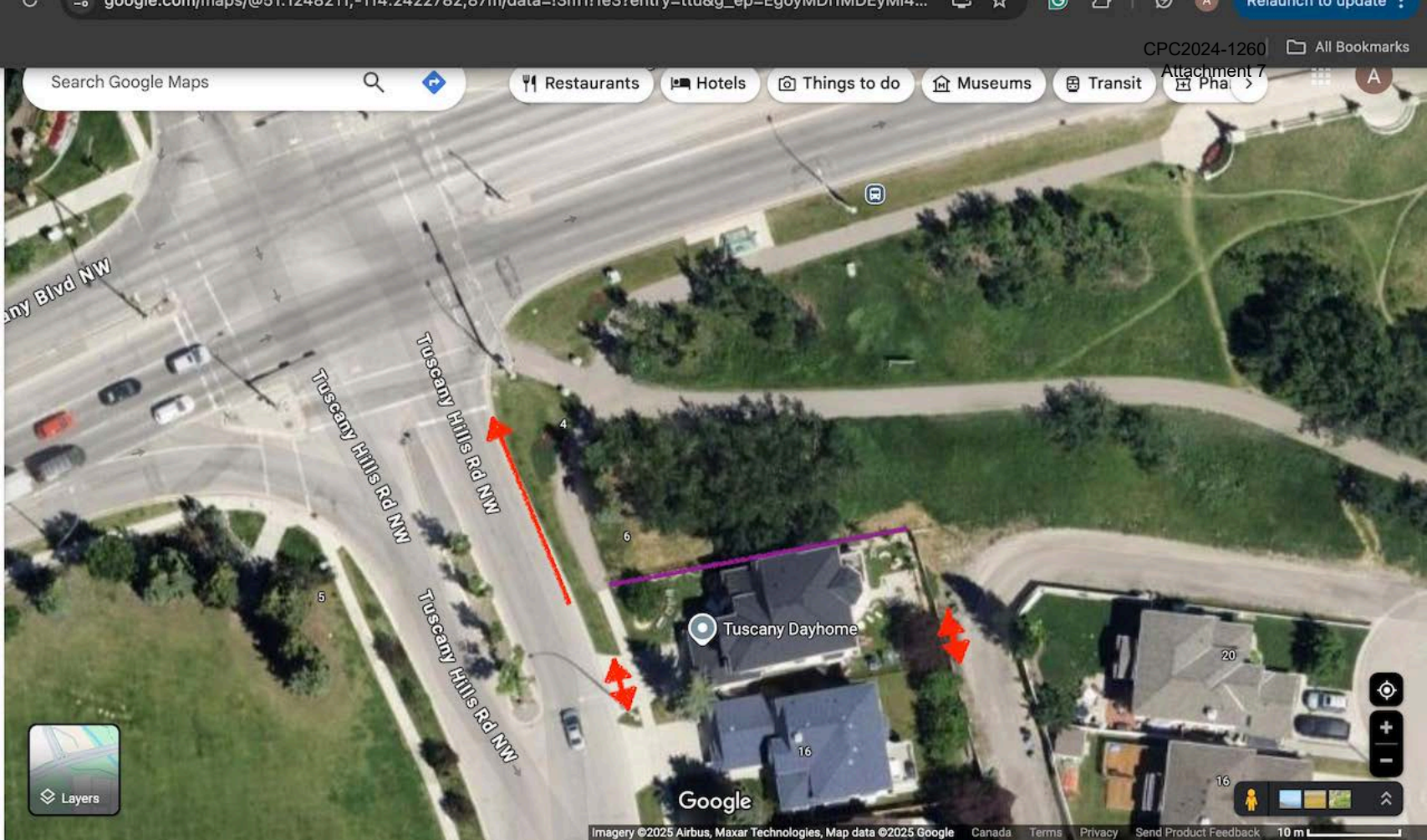
I highly encourage everyone to write a letter to Ward 1 Councillor Sonya Sharp. I believe she will be amenable on this issue.

We were wondering exactly how they are going to squeeze the parking spots in the front and back and mostly wonder how they are going to squeeze up to 59 children in that home. Unless they plan on bulldozing the home and replacing it with a multi story building that is not really a home at all?

I no longer have kids of daycare age. And soon we'll be advancing to TMC so I share your concerns. However, Tuscany is super short on daycare space. Hopefully they can scale it back or find another spot.

That is a terrible location. That does not sound like anywhere close to sufficient space for that many people?

How sad to have nearly 60 kids with no real place to play outside... most of the outdoor space has to be paved for parking spots... that would be a big red flag for me if I was looking for a daycare for my kids! 🙄



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Museums



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First name [required]

Ali

Last name [required]

Etemadi

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Proposed Bylaw26D2025 / LOC2024-0093

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Concerns Regarding Proposed Daycare at 10 Tuscany Hills Rd

Dear Madam/Sir

I am writing to express my concerns regarding the proposed location for a daycare at 10 Tuscany Hills Rd in Calgary, Alberta.

While I acknowledge the need for quality childcare options within our community, I believe the chosen location is unsuitable for a daycare center. Converting a single-family residence into a facility that will house 39 children, 7 staff members, and potentially the owner's family, along with the associated traffic from staff, deliveries, and parents, will significantly impact the character of the residential neighborhood.

The existing infrastructure on Tuscany Hills Rd, including roads, parking, and utilities, was designed to support a single-family home, not the high volume of activity and traffic generated by a commercial daycare operating from 6:00 AM to 6:00 PM daily. This change will likely lead to increased noise, traffic congestion, and potential safety hazards for both children and residents.

I urge the relevant authorities to carefully consider the potential negative impacts on the community and explore alternative locations that are better suited for a commercial daycare operation.

Based on discussions within the Tuscany community and the numerous inaccuracies identified in the application, I believe this proposal is detrimental to both residents and children.

Resident Concerns: The proposed operation will significantly impact the residential character of our neighborhood. Concerns raised by residents include increased traffic congestion, noise disturbances, parking issues, and potential safety hazards.
Child Welfare: The application proposes accommodating 39 children, which may exceed optimal child-to-staff ratios and potentially compromise the quality of care for young children, particularly those aged 2-5 years old.
Application Inaccuracies: The application contains several inaccuracies that require thorough investigation and correction before further consideration.
I urge the relevant authorities to carefully review these concerns and the application's inaccuracies before approving this proposal. The well-being of our community and the safety and well-being of children are paramount.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08**

**ISC: UNRESTRICTED
IP2025-0007**

Local Area Plan Reconnect

PURPOSE

This report seeks approval of amendments to the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan (Plans), reflecting changes directed through the Rezoning for Housing decision and Home is Here – The City of Calgary’s Housing Strategy.

PREVIOUS COUNCIL DIRECTION

As part of the Rezoning for Housing initiative ([CPC2024-0213](#)), City Council directed Administration to re-engage with communities within the three approved local area plans to assess whether additional community improvements are necessary to support the increased density. Administration was directed to report back with an interim update by Q1 2025.

In September 2023, Council approved Home is Here – The City of Calgary’s Housing Strategy ([CD2023-0749](#)). As part of this approval, Council directed Administration to immediately remove the Single-Detached Special Policy Area from the Guide for Local Area Planning (Guide), as well as from any relevant statutory plans, with the North Hill Communities Local Area Plan being the only applicable plan at the time of approval. Updates to the Guide were completed in 2023.

RECOMMENDATION:

1. Forward this Report to the 2025 February 04 Public Hearing of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the amended North Hill Communities Local Area Plan (Attachment 2);
3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);
4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4); and
5. REPEAL by resolution, the Fairview Land Use Study.

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08

ISC: UNRESTRICTED
IP2025-0007

Local Area Plan Reconnect

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 JANUARY 8:**

That with respect to Report IP2025-0007, the following be approved:

That Council:

1. Give three readings to **Proposed Bylaw 20P2025 to amend** the North Hill Communities Local Area Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 21P2025 to amend** the Westbrook Communities Local Area Plan (Attachment 3);
3. Give three readings to **Proposed Bylaw 22P2025 to amend** the Heritage Communities Local Area Plan (Attachment 4); and
4. Repeal by resolution, the Fairview Land Use Study.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,
2025 January 8:

“The following documents were distributed with respect to Report IP2025-0007:

- Revised Attachment 2;
- Revised Attachment 7; and
- A package of Public Submissions.

...

Moved by Councillor Walcott

That with respect to Report IP2025-0007, the following be approved, after amendment:

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2025 February 4 Public Hearing of Council; and

That the Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the amended North Hill Communities Local Area Plan (Revised Attachment 2);
3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);
4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4); and
5. REPEAL by resolution, the Fairview Land Use Study.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08**

**ISC: UNRESTRICTED
IP2025-0007**

Local Area Plan Reconnect

For: (6) Councillor Mian, Councillor Demong, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Walcott

Against: (3) Councillor Chabot, Councillor Chu, and Councillor Wong

MOTION CARRIED”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The amendments to the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan (Plans), will reflect changes directed through the Rezoning for Housing decision and Home is Here – The City of Calgary’s Housing Strategy.

HIGHLIGHTS

- The Local Area Plan Reconnect project “LAP Reconnect,” Administration reconnected with communities within the three approved local area plans: the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan.
- The LAP Reconnect aligns approved local area plans with Council’s Rezoning for Housing decision while incorporating new community improvements into Chapter 3 and Appendix A of each plan, providing Calgarians with greater certainty about small-scale growth and change in their communities.
- The vast majority of public feedback collected during the LAP Reconnect included ideas that built on those already found in the Plans. This is a good indication that approved local area plans continue to be reflective of communities’ ideas around community improvements and investment opportunities.
- A housekeeping amendment to repeal the Fairview Land Use Study is included in this recommendation to ensure all non-statutory plans are removed from the Heritage Communities Local Area Plan area. This plan was not included in the original repeal package.

DISCUSSION

The LAP Reconnect aligns the three local area plans with Council’s Rezoning For Housing decision, which allows for single-detached, semi-detached, rowhouse, and townhouse developments in communities across Calgary. As part of the LAP Reconnect, the Single-Detached Special Policy area has been removed from the North Hill Communities Local Area Plan, which brings the plan into alignment with Council’s Home is Here – The City of Calgary’s Housing Strategy. Through the LAP Reconnect, engagement was conducted with communities

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08**

**ISC: UNRESTRICTED
IP2025-0007**

Local Area Plan Reconnect

within the three local area plans to inform residents of the policy changes introduced in Chapter 2 of each respective plan.

Administration also sought community input on potential new improvements not included in the original approved plans that could support growth and change. Based on feedback received, policies were incorporated into each local area plan to reflect these new ideas and priorities identified by community members. A housekeeping amendment to repeal the Fairview Land Use Study is included in this recommendation to ensure all non-statutory plans are removed from the Heritage Communities Local Area Plan area.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Engagement

Administration conducted engagement from 2024 September 19 to 2024 October 06. Three in-person 'Conversation Series' events (one per Plan) were held, where interested parties signed up for one-hour time slots to provide feedback and ask questions of the project team. Additionally, three virtual meetings (one per Plan) were offered to community association board members. Administration used various methods to make people aware of the project including, mailed postcards, placing bold signs throughout impacted communities, emailing project subscribers and community associations and informing ward offices. Participants indicated that the existing policies within Chapter 3 and Appendix A represented the most desirable projects for each local area plan. They emphasized a preference for greater clarity on funding, timelines and construction, as well as expediting the implementation of these projects.

For a full synopsis of how engagement was conducted, see Engagement Summary (Attachment 5).

IMPLICATIONS

Social

Equity is one of the five key considerations when a local area plan is created, alongside trends, participant input, professional expertise and City policies. The Local Area Plan Reconnect engaged with communities to help identify community improvements to address potential gaps or barriers in the Plans, as well as support growth and change in communities, to provide for a more equitable city.

Environmental

Proposed amendments as part of the Local Area Plan Reconnect seek to increase tree planting, promote active forms of transportation and make access to transit easier for Calgarians. Buildings and vehicles are the two largest contributors to greenhouse gas (GHG) emissions in

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08**

**ISC: UNRESTRICTED
IP2025-0007**

Local Area Plan Reconnect

Calgary. Adding more homes in already-developed communities makes better use of existing infrastructure and services. Adding more residents to existing communities also provides a stronger customer base for transit, making it a more viable and desirable transportation option.

Economic

Proposed amendments seek to enable a more compact urban form with more efficient use of existing infrastructure and additional community improvements. Increased population in existing communities will increase local customers for businesses, improving their viability and promoting economic growth. Increased housing supply also supports creating more affordable housing options and additional community improvements would help attract new residents to Calgary.

Service and Financial Implications

No anticipated financial impact

RISK

If the proposed amendments are not approved, the Plans will not be aligned with the existing land use in these communities, nor with Calgary's Housing Strategy.

Additionally, there is a potential risk that site-specific amendments to the Plans may be required when development permit applications are submitted to The City as the approved land use would not be in alignment with specific policies of the local area plan.

Not updating Chapter 3 and Appendix A has a lower risk as these LAPs were recently approved in 2021 (North Hill Communities) and 2023 (Westbrook and Heritage Communities). While further community investment opportunities would not be identified, existing investment priorities still provide many opportunities for community improvement.

ATTACHMENTS

1. Previous Council Direction
2. **Proposed Bylaw 20P2025**
3. **Proposed Bylaw 21P2025**
4. **Proposed Bylaw 22P2025**
5. Engagement Summary
6. Presentation
7. Public Submissions
8. **Public Submissions Received at Committee**
9. **Public Submissions Received After Committee**

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 January 08**

**ISC: UNRESTRICTED
IP2025-0007**

Local Area Plan Reconnect

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve
Trudy Wobeser	Law	Consult

Author: W. S. Thompson, Community Planning

City Clerks: K. Picketts / C. Doi

Previous Council Direction

Context

The Local Area Plan Reconnect project is part of the Local Area Planning Program, arising from Council's decision to approve Home is Here – The City of Calgary's Housing Strategy 2024-2030, as well as the Rezoning for Housing citywide rezoning with amendments. To support the alignment between these decisions and local area plans, Council directed Administration to engage with communities that have approved local area plans.

Previous Council Direction

The table below provides details of Council direction since 2023 that have guided Administration's work on the Local Area Plan Reconnect project.

Timeline of Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2023 September 16	CD2023-0749	At the 2023 September 16 Special Meeting of Council, Council approved Home is Here – The City of Calgary's Housing Strategy 2024-2030 (CD2023-0749). As part of this approval, Council directed Administration to immediately remove the Single-Detached Special Policy Area from the Guide for Local Area Planning and from any relevant statutory plans. The North Hill Communities Local Area Plan is the only applicable plan.
2024 April 22	CPC2024-0213	At the 2024 April 22 Public Hearing Meeting of Council, Council adopted the recommendations in CPC2024-0213 (citywide rezoning) with amendments, which included 12 additional recommendations. Additional recommendation five directed Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1. Currently, there are three approved local area plans: the North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan, and Heritage Communities Local Area Plan.

PROPOSED

IP2025-0007
ATTACHMENT 2

BYLAW NUMBER 20P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL COMMUNITIES LOCAL AREA PLAN BYLAW 18P2020 (IP2025-0007)

WHEREAS it is desirable to amend the North Hill Communities Local Area Plan Bylaw 18P2020, as amended;

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

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

1. The North Hill Communities Local Area Plan attached to and forming part of Bylaw 18P2020, as amended, is hereby further amended as follows:
 - (a) In Section 2.2.1.6 Neighbourhood Local, under the heading 'Limited Scale Policies', subheading 'Policy', delete policy a, b, c, d, and e and replace with the following:
 - "a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form."
 - (b) In Section 3.2.3 Connecting The City, under the heading 'Implementation Options', subheading 'Improved Cycling and Pedestrian Connections', in policy b, after the last bullet add the following, and renumber the previous bullets accordingly:
 - "v. complete missing links for pedestrians by installing sidewalks where they currently do not exist."
 - (c) Delete the existing Appendix A entitled 'Implementation Options', and replace with the revised Appendix A entitled 'Implementation Options' as shown in Schedule 'A'.

PROPOSED

BYLAW NUMBER 20P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 20P2025

SCHEDULE A

Summary of Implementation Options

North Hill Communities Supporting Growth Goal	Implementation Options (What We've Heard)	Location
Creating Great Communities	Explore and realize opportunities for public art in public space or as part of private development.	Varies
	Improve Munro Park.	Winston Heights-Mountview
	Explore the feasibility of allowing complementary uses such as restaurants and/or other active uses within key parks in the area.	Varies
	Improve the Mount Pleasant Arts Centre to become an optimized recreation facility.	Mount Pleasant
	Provide additional dog parks.	Varies
	Explore opportunities for an optimized recreation facility for the Renfrew Aquatic and Recreation Centre.	Renfrew
	Improve the Mount Pleasant Outdoor Pool.	Mount Pleasant
	Provide additional tree plantings, benches and bathrooms in parks.	Varies
	Explore opportunities to upgrade the park located at 4307 Edmonton Trail NE with upgraded park amenities.	Thorncliffe
Realizing Excellence in Urban Design	Explore opportunities to provide for more appropriate vehicle speeds and on-street parking on Main Streets.	Varies
	Improve the pedestrian realm, connectivity and accessibility of 16 Avenue N by providing wider sidewalks and tree planting.	16 Avenue N
	Prioritize traffic calming in key areas such as schools, recreation centres, parks, community associations.	Varies
Connecting the City	Explore opportunities to provide additional park space and walking and cycling connections through the former Highland Park Golf Course lands.	Highland Park
	Improve walking connections between Bridgeland and Renfrew.	Renfrew
	Improve connectivity across 16 Avenue N for pedestrians and cyclists.	Varies
	Consider improving 2 Street NW as a comfortable walking and cycling route across the plan area.	Varies
	Improve 8 Avenue NE to create more comfortable conditions for walking and cycling and manage vehicle volumes and speeds.	Renfrew
	Invest in high-frequency, primary transit such as Green Line LRT and BRT.	Varies
	Improve walking and cycling connection from Centre Street N to Greenview Industrial.	Winston Heights-Mountview, Highland Park
	Create a comfortable walking and cycling route between Confederation Park and Nose Creek.	Varies

PROPOSED

BYLAW NUMBER 20P2025

North Hill Communities Supporting Growth Goal	Implementation Options (What We've Heard)	Location
	Consider a high-quality cycling route along or parallel to the Centre Street N corridor.	Varies
	Explore opportunities to provide for a dedicated pedestrian and wheel chair crossing over Nose Creek that connects north of 16 Avenue N.	Varies
	Improve pedestrian connections from Greenview Industrial to the multi-use pathway along Nose Creek.	Greenview Industrial
	Improve pedestrian connectivity on 35 Avenue NE by providing sidewalks along the avenue and traffic control at 2 Street NE.	Greenview Industrial
	Explore opportunities to improve the pedestrian crossing at 14 Street NW and 21 Avenue NW.	Capitol Hill
	Consider measure to improve the safety and comfort for people walking and cycling on or adjacent to 20 Avenue N.	Capitol Hill, Mount Pleasant, and Winston Heights-Mountview
	The Regal Crescent: With future updates to the Plan, explore improved pedestrian connections between Rotary Park to Tom Campbell's Hill while respecting the natural state of open spaces along the escarpment.	Crescent Heights and Renfrew
	Unite the Heights: Explore providing and enhancing pedestrian and cycling routes to connect the Blue Line Max Bell LRT Station to the Green Line 9 Avenue N LRT Station along 8 Ave NE.	Crescent Heights and Renfrew
	Improve park maintenance along east side of 10 Street NW.	Rosedale
	Investigate opportunities to acquire additional park space.	Varies
	Provide additional tree plantings, benches and bathrooms, in parks.	Varies
	Develop a large canopy tree lifecycle program to proactively replace declining large canopy trees and prevent canopy gaps.	Varies
	Develop an enhanced maintenance and operations program supporting the urban forest along higher activity streets.	Varies
	Explore 5A improvements along 8 Avenue N between 2 Street NW to Deerfoot Trail N, and 20 Avenue between 19 Street NW to 4 Street NE.	Capitol Hill, Mount Pleasant, Renfrew, and Tuxedo Park
	Explore improvements to the 5A network along 10 Street NW, in addition to 4 Street NW, north of 40 Avenue NW.	Mount Pleasant and Rosedale.
	Explore the feasibility of a new pedestrian and bike bridge east of 32 Avenue NE over the Nose Creek Pathway.	Greenview Industrial Park and Winston Heights / Mountview
	Explore traffic calming along 32 Avenue NE.	Highland Park, Mount Pleasant, Tuxedo Park, and Winston Heights/Mountview

PROPOSED

BYLAW NUMBER 20P2025

North Hill Communities Supporting Growth Goal	Implementation Options (What We've Heard)	Location
Greening the City	Develop an infrastructure delivery program to support sustainable tree planting in capital projects.	Varies
	Support public education projects to protect, maintain and plant trees on private land.	Varies

PROPOSED

IP2025-0007
ATTACHMENT 3

BYLAW NUMBER 21P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WESTBROOK COMMUNITIES LOCAL AREA PLAN BYLAW 5P2023 (IP2025-0007) *****

WHEREAS it is desirable to amend the Westbrook Communities Local Area Plan Bylaw 5P2023, as amended;

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

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

1. The Westbrook Communities Local Area Plan attached to and forming part of Bylaw 5P2023, as amended, is hereby further amended as follows:
 - (a) In Section 2.2.1.6 Neighbourhood Local, under the heading 'Limited Scale Policies', subheading 'Policy', delete policies a, b, c, and d and replace with the following:
 - "a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form."
 - (b) Delete the existing Appendix A entitled 'Implementation Options', and replace with the revised Appendix A entitled 'Implementation Options' as shown in Schedule 'A'.

PROPOSED

BYLAW NUMBER 21P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 21P2025

SCHEDULE A

Summary of Implementation Options

Supporting Growth Goal	Implementation Option	Location(s)
Recognize and build upon the role of the Westbrook LRT station as a focal point and mobility hub	Complete gaps in pedestrian and cycling infrastructure and improve pedestrian and cycling safety around Westbrook Station by widening existing sidewalks, adding lighting and surveillance.	Rosscarrock, Shaganappi, Killarney, Spruce Cliff, Glendale
	Improve streetscapes adjacent to the Shaganappi, Westbrook and 45 Street Stations by adding street trees with appropriate soil volumes, furniture, drinking fountains and washrooms.	Shaganappi, Rosscarrock, Killarney, Spruce Cliff, Westgate, Glendale
	Explore opportunities for temporary activities or events on the vacant lands surrounding Westbrook Station.	Rosscarrock
Support the development of high-quality and diverse housing types throughout the Plan Area	Explore opportunities to better utilize municipal land for affordable housing.	All communities
	Explore the inclusion of affordable housing with future renovation/construction of emergency services located at 45 Street SW and 17 Avenue SW.	Rosscarrock
Provide safe, comfortable, connected and accessible year-round mobility options	Construct missing sidewalks throughout all communities.	All communities
	Improve pedestrian and cycling safety around schools throughout all communities using improvements such as curb extensions, rapid flashing beacons, marked crosswalks, raised crosswalks, speed humps, reduced vehicle lane widths, wider sidewalks, and protected bike lanes.	All communities
	Improve the intersection of 45 Street SW and Bow Trail SW to improve pedestrian safety and improve safe vehicular access into and out of the communities (into Westgate during the PM peak and out of Wildwood during the AM peak).	Westgate/Wildwood
	Investigate road reconfigurations to improve pedestrian and cycling mobility, increase tree canopy, incorporate stormwater management features and add neighbourhood open space along avenues between 19 Avenue and 26 Avenue SW and 30 Street SW and 37 Street SW.	Killarney
	Improve paving, lighting and pedestrian and cycling safety along and to engineered walkways. Additionally, provide sidewalks along lanes that connect to engineered walkways where no walkway is present.	Spruce Cliff, Wildwood, Westgate, Glendale and Glenbrook
	Improve pedestrian crossings across 37 Street SW north of Bow Trail specifically at 5 Avenue SW, with improvements such as curb bump outs, rapid flashing beacons, painted crosswalks.	Spruce Cliff
	Widen and improve the pedestrian space on the north side of Bow Trail between 36 and 38 Street SW.	Spruce Cliff, Rosscarrock
	Pedestrian and Cycling Improvements to 26 Avenue SW from Crowchild Trail to Sarcee Trail.	Richmond, Killarney, Glendale, Glenbrook
	Reduce vehicle lane widths along roads with excessively wide lanes, such as 8 Avenue SW, 3 Avenue SW, 35 Avenue SW, and replace with elements such as widened sidewalks, improved boulevards and street trees with appropriate soil volumes.	All communities

PROPOSED

BYLAW NUMBER 21P2025

Supporting Growth Goal	Implementation Option	Location(s)
	Improve pedestrian safety at high traffic or excessively wide intersections such as Spruce Drive SW and 8 Avenue SW, Hemlock Crescent SW and Cedar Crescent SW, Cedar Crescent SW and Spruce Drive SW.	Spruce Cliff
	Improve Cycling and pedestrian mobility along 8 Avenue SW, 13 Avenue SW, 45 Street SW and 51 Street SW.	Wildwood, Westgate, Rosscarrock, Glendale, Glenbrook
	Improve the pedestrian corridor along 8 Avenue from Hemlock Drive to 37 Street.	Spruce Cliff
	Improve pedestrian safety at the intersections of Bow Trail and 33 Street/Spruce Drive and 37 Street SW.	Spruce Cliff, Shaganappi and Rosscarrock
	Provide a multi-use pathway along the east side of Glenbrook to connect Richmond Road SW to Optimist Park and on to 17 Avenue SW.	Glenbrook
	Improve the pedestrian overpass across Crowchild Trail SW connecting Oliver Quarry Park to Sunalta School.	Scarboro/ Sunalta West
	Improve the MAX Yellow Transit Stop at 17 and 26 Avenues SW.	Richmond
	Extend the multi-use pathway along the north side of Bow Trail SW between 26 Street SW and 33 street SW.	Shaganappi
	Upgrade the painted bicycle path on 12 Avenue SW to a separated cycle track.	Shaganappi
	Provide a multi-use pathway along the east side of Glenbrook to connect Richmond Road SW to Optimist Park and on to 17 Avenue SW.	Glenbrook
	Improve the pedestrian overpass across Crowchild Trail SW connecting Oliver Quarry Park to Sunalta School.	Scarboro/ Sunalta West
	Improve the MAX Yellow Transit Stop at 17 and 26 Avenues SW.	Richmond
	Extend the multi-use pathway along the north side of Bow Trail SW between 26 Street SW and 33 Street SW.	Shaganappi
	Upgrade the painted bicycle path on 12 Avenue SW to a separated cycle track.	Shaganappi
	Provide an off-street pedestrian and wheeling connection from Spruce Drive SW to Edworthy Park.	Wildwood
Invest in parks, open spaces, recreational, cultural, art and community spaces	Revitalize and/or upgrade neighbourhood parks to add additional recreational and leisure amenities such as plazas, splash parks, playgrounds, skating rinks, sports fields and courts, fire pits, community gardens, flower gardens, seating, shaded areas and other amenities.	All communities
	Explore opportunities to convert Richmond Road SW between 29 Street SW and 30 Street SW to open space.	Killarney
	Provide a pathway through Turtle Hill Park and the Glendale Community Association, taking into account steep slopes and recreational activities. Investigate the potential conversion of the rear lane behind Glenmere Road/Glenmount Drive to a pedestrian pathway.	Glendale
	Remove fences between Optimist Athletic Park and Turtle Hill Park to improve connectivity and mobility.	Glendale

PROPOSED

BYLAW NUMBER 21P2025

Supporting Growth Goal	Implementation Option	Location(s)
	Explore opportunities to provide infrastructure in Turtle Hill Park to facilitate events such as festivals, music performances, etc.	Glendale
	Improve cycling and pedestrian mobility along Spruce Drive and investigate a green corridor.	Wildwood
	Provide an accessible pathway along the linear park between 47 Street SW and 51 Street SW with improved lighting and seating.	Glenbrook
	Renovate Glenbrook Park to include additional amenities for all ages and abilities, improve safety and lighting and incorporate elements to take advantage of natural grades within the park.	Glenbrook
	Renovate Graham Park to include additional amenities for all ages and abilities, improve safety and lighting.	Glenbrook
	Add seating and other elements to Oliver Quarry Park.	Sunalta West
	Explore Shaganappi Golf course to add additional recreational amenities, civic facilities and open spaces.	Shaganappi
	Explore upgrades to the open space at the intersection of 8 Avenue SW and 40 Street SW to create a park space.	Rosscarrock
	Explore opportunities for additional off-lease areas within the Plan Area	All communities
Protect open spaces and historic natural resources	Enhance natural protection within Shaganappi Park.	Shaganappi
	Protect natural areas from erosion and overuse in the Douglas Fir Trail.	Wildwood, Spruce Cliff

PROPOSED

IP2025-0007
ATTACHMENT 4

BYLAW NUMBER 22P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE HERITAGE COMMUNITIES LOCAL AREA PLAN BYLAW 32P2023 (IP2025-0007)

WHEREAS it is desirable to amend the Heritage Communities Local Area Plan Bylaw 32P2023, as amended;

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

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

1. The Heritage Communities Local Area Plan attached to and forming part of Bylaw 32P2023, as amended, is hereby further amended as follows:
 - (a) In Section 2.2.1.6 Neighbourhood Local, under the heading 'Limited Scale Policies', subheading 'Policy', delete policies a, b, c, and d and replace with the following:
 - "a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form."
 - (b) In Section 3.2.3 Foster Vibrant Transit Station Areas, under the heading 'Implementation Options', subheading 'Transit Station Area Improvements', in policy a, delete bullet "i" and replace with the following:
 - "i. prioritize access to transit stations through safe and convenient transit, walking, wheeling, and barrier-free connections."
 - (c) Delete the existing Appendix A entitled 'Investment Opportunities', and replace with the revised Appendix A entitled 'Investment Opportunities' as shown in Schedule 'A'.
 - (d) In Chapter 2 Enabling Growth, delete footers "1 Visualizing Growth" and replace with "2 Enabling Growth".
 - (e) In Chapter 3 Supporting Growth, delete footers "1 Visualizing Growth" and replace with "3 Supporting Growth".

PROPOSED

BYLAW NUMBER 22P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 22P2025

SCHEDULE A

Summary of Investment Opportunities

Heritage Communities Supporting Growth Core Values	Investment Opportunities (What We Heard)	Location(s)
Improve Connectivity Between Communities	Improve the pedestrian experience along Community Corridors by widening sidewalks, providing street furniture and planting areas and improving accessibility.	Elbow Drive SW, Bonaventure Drive SE, Fairmount Drive SE, Acadia Drive SE, and 90 Avenue SE
	Improve the 5A network regional pathway along the south side of Heritage Drive S by widening the pathway, providing seating areas, removing barriers and enhancing the separation between the pathway and the road.	Heritage Drive S
	Integrate wayfinding signage at key locations along Macleod Trail S, Heritage Drive S, around Transit Station Areas and Community Corridors that could include information about destinations, distances and routes for each mode.	Varies
	Explore functional improvements and potential realignments to the 5A Network by making use of linear parks and laneways, engineered walkways and the setback area of the Freight Rail Corridor, especially along Sacramento Drive SW.	Southwood
	Improve the interface between the Haddon Road Depot/Heritage Station Garage and Haysboro community.	Haysboro
	Explore opportunities for publicly-accessible viewpoints and pathways along the Blackfoot Bluff between Heritage Drive S and Southland Drive S.	Acadia
	Identify, design and build new east-west cycling and pedestrian connections to allow for safe and direct travel to the Glenmore Reservoir and the Bow River regional pathway network.	Varies
	Complete missing sidewalk links and explore sidewalk widening along key pedestrian corridors, especially along Elbow Drive SW, Bonaventure Drive SE, Fairview Drive SE, Acadia Drive SE, Haddon Road SW, Horton Road SW and Flint Road SE.	Varies
	Improve the pedestrian experience along Community Corridors by widening sidewalks, providing street furniture and planting areas and improving accessibility.	Elbow Drive SW, Bonaventure Drive SE, Fairmount Drive SE, Acadia Drive SE, and 90 Avenue SE
	Improve the 5A network regional pathway along the south side of Heritage Drive S by widening the pathway, providing seating areas, removing barriers and enhancing the separation between the pathway and the road.	Heritage Drive S
	Integrate wayfinding signage at key locations along Macleod Trail S, Heritage Drive S, around Transit Station Areas and Community Corridors that could include information about destinations, distances and routes for each mode.	Varies
	Explore functional improvements and potential realignments to the 5A Network by making use of linear parks and laneways, engineered walkways and the setback area of the Freight Rail Corridor, especially along Sacramento Drive SW.	Southwood

PROPOSED

BYLAW NUMBER 22P2025

Heritage Communities Supporting Growth Core Values	Investment Opportunities (What We Heard)	Location(s)
Improve Connectivity Between Communities	Improve the interface between the Haddon Road Depot/Heritage Station Garage and Haysboro community.	Haysboro
	Explore opportunities for publicly-accessible viewpoints and pathways along the Blackfoot Bluff between Heritage Drive S and Southland Drive S.	Acadia
	Identify, design and built new east-west cycling and pedestrian connections to allow for safe and direct travel to the Glenmore Reservoir and the Bow River regional pathway network.	Varies
	Complete missing sidewalk links and explore sidewalk widening along key pedestrian corridors, especially along Elbow Drive SW, Bonaventure Drive SE, Fairview Drive SE, Acadia Drive SE, Haddon Road SW, Horton Road SW and Flint Road SE.	Varies
	Improve pedestrian crossings at major intersections, particularly at Macleod Trail S and Southland Drive S and Heritage Drive S and 14 Street SW.	Varies
	Explore opportunities to complete east-west pedestrian and cycling connections through improved laneways, engineered walkways, pedestrian bridge approaches/landings, on-street connections and off-street connections such as multiuse pathways between 14 street SW and Blackfoot Trail SE.	Varies
	Enhance the public realm between LRT stations and major community destinations, especially around Heritage LRT Station, recreation facilities, Lord Beaverbrook High School and Acadia Athletic Park.	Varies
	Prioritize traffic calming around schools, recreation facilities, parks, community associations and along Community Corridors.	Varies
	Improve connectivity, protection, and legibility of those walking and wheeling at crossings of major roads like Southland Drive S and Heritage Drive S.	Varies
	Consider on-street parking opportunities along Community Corridors near commercial developments, especially along Bonaventure Drive SE and Elbow Drive SW.	Varies
	Formalize a pedestrian connection linking 4a Street SW along the eastern edge of the former Kingsland School site.	Kingsland
Improve Connectivity Between Communities	Explore pedestrian and wheeling upgrades to the underpass of 78 Avenue S Macleod Trail S for greater east-west connectivity	Kingsland and Fairview Industrial
Enhance the Macleod Trail S Urban Main Street Area	Undertake a streetscape master plan for key sections of Macleod Trail S to support a comfortable, accessible and safe public realm by including publicly- accessible amenity spaces, wider sidewalks, new trees and seating areas.	Macleod Trail S
	Consider opportunities to convert curb lanes to on-street parking along Macleod Trail S to create a buffer between the public realm and the road as well as to support local businesses.	Varies
	Consider opportunities to activate vacant parcels or large parking lots with temporary and pop-up uses, especially when located near transit stations.	Varies
	Explore partnership opportunities between the City and private partners to realize temporary, flexible and seasonal use of vacant, publicly-owned sites.	Varies

PROPOSED

BYLAW NUMBER 22P2025

Heritage Communities Supporting Growth Core Values	Investment Opportunities (What We Heard)	Location(s)
	Integrate wayfinding at key intersections, especially near Major Activity Centres, Transit Station Areas and key destinations beyond the Plan Area.	Varies
	Improve connections from and across Macleod Trail S to adjacent communities by widening sidewalks, adding street trees and enhancing the separation between pedestrians and traffic.	Varies
	Integrate public art in public spaces or as part of private development.	Varies
Foster Vibrant Transit Station Areas	Incorporate improvements to the interface between residential areas and the Freight Rail Corridor and LRT right-of-way by including fencing, landscaping, and public art, especially in Kingsland Athletic Park, Haysboro linear park and Southwood linear park.	Varies
	Explore opportunities for redeveloping large surface parking areas including Park and Ride facilities and accommodating parking in above-grade parking structures or underground.	Varies
	Prioritize pedestrian infrastructure upgrades, including upgrades to the existing pedestrian bridges in and around Transit Station Areas to include weather protection element, improve safety and aesthetics, especially around Anderson LRT Station.	Anderson LRT Station
	Improve connectivity and pedestrian crossings between transit stations and key destinations in the community.	Varies
	Explore functional improvements and enhancements to LRT stations and platforms and MAX BRT stations and bus stops including, but not limited to, improvements to shelters, seating areas, and bus-zone aprons.	Varies
	Explore the feasibility of allowing complementary uses, such as small retail businesses, within transit stations.	Varies
Promote Inclusive and Diverse Housing Choices	Incentivize the inclusion of affordable and accessible housing in development.	Varies
Enhance Civic Facilities, Parks, Open Spaces and Natural Areas	Develop a framework to explore opportunities to connect, enhance and expand the park and open space network.	Varies
	Support community-led art projects such as murals and art installations at City facilities.	Varies
	Explore opportunities for creating multi-purpose and multi-use amenities.	Varies
	Continue the renovation and modernization work in the Kohn/Condon Arena to optimize service provision and sustainability.	Kingsland
	Explore opportunities for functional and accessibility improvements to existing recreational facilities, including the Acadia Aquatic and Fitness Centre and the Acadia Recreational Complex and Athletic Park.	Acadia
	Improve the user experience throughout Sue Higgins Park by providing seating areas, lighting, wayfinding signage and weather protective elements along the pathway and other high uses areas such as the Carburn Park pedestrian bridge.	Acadia
	Provide spaces for people to sit, gather, enjoy and walk along Community Corridors and in Neighbourhood Activity Centres.	Varies

PROPOSED

BYLAW NUMBER 22P2025

Heritage Communities Supporting Growth Core Values	Investment Opportunities (What We Heard)	Location(s)
	Promote opportunities associated with urban agriculture and community gardens in parks and open spaces between Blackfoot Trail SE and 14 Street SW.	Varies
	Investigate opportunities to protect, rehabilitate and expand riparian areas along the Bow River.	Varies
Enhance Civic Facilities, Parks, Open Spaces and Natural Areas	Provide upgrades to Kingsland Park.	Kingsland

Local Area Plan Reconnect

Engagement Summary



Engagement Guiding Principles and Focus of Engagement

In May 2024, Council approved citywide rezoning amendments to allow for single-detached, semi-detached, townhomes and rowhouses in communities across Calgary. Existing approved local area plans (North Hill Communities, Westbrook Communities and Heritage Communities) align with this decision and several policies were removed as a result.

As part of this work, Council also directed Administration to re-engage with communities with approved local area plans to discuss and collect feedback on additional community improvements which will further support these communities as they experience growth and change.

The Local Area Plan Reconnect efforts focused on connecting with community members and community association representatives in-person and online to share information, answer questions and collect feedback. Specifically, community members had the opportunity to:

- Learn about updates being made to their local area plan to ensure alignment with the recent Council-approved citywide rezoning to allow for single-detached homes, semi-detached homes, townhomes and rowhomes across Calgary.
- Review the community improvements outlined in Chapter 3 and Appendix A of local area plans and provide feedback on additional new ideas for community improvements.
- Provide additional comments or questions about their local area plan.

The vast majority of feedback received during the Local Area Plan Reconnect engagement related to community improvements and investment opportunities were already included in each respective approved Plan, which indicates that engagement during the initial development of each local area plan remains reflective of communities' ideas around community improvements and investment opportunities. This was expected, given that the North Hill, Westbrook and Heritage Communities LAPs are all less than two years old, and significant engagement was undertaken during their initial development.

New ideas that were submitted were reviewed internally for feasibility and scope, and if appropriate, included in Chapter 3 or Appendix A of the applicable Plan.

When planning the engagement process, needs of participants were considered throughout and the project team removed as many barriers to participation as possible. Effort was made to ensure public engagement was accessible to all, despite potential limitations that might prevent them from being included in the process. One key objective was to ensure that at the very least, people within the Plan area were aware of the opportunity to participate and understood we were interested in hearing from them. Another key objective was to ensure topics being discussed and opportunities for involvement were presented and discussed in ways that were clear, understandable and inviting, and the project team open, honest and transparent in all conversations.

Transparency and an open process was demonstrated through clear reporting and connecting the dots between the input that was provided and how it was considered as decisions were made through the process. What We Heard reports share verbatim feedback and themes were created and shared following engagement. What We Did reports were also created for each local area plan that was part of the Local Area Plan Reconnect which outlined how the project team considered and responded to each of the key themes.



Highlights: Public Participation

From September 16 to October 6, 2024, Administration reconnected with the North Hill, Westbrook and Heritage Communities to share information about updates that were made to the local area plans and collected ideas for additional community improvements.



3 community
association
board **sessions**

1 **phase**
of public
participation



3 in-person
engagement
sessions

29
Curbex signs within
the three Plan areas

1K+
contributions
submitted

21 **days**
of **online engagement**

44K+
postcards mailed

2K+
instances of
involvement

489
instances of
direct engagement
participation



Opportunities for Involvement

A variety of opportunities for involvement were available through the process that aimed to accommodate a range of participation interest and intensities (medium, low) and remove a range of barriers to participation (time, understanding, trust, audio/visual, mobility, internet, language, etc.).

Public In-Person Engagement Sessions

In-person public sessions were offered for the Local Area Plan Reconnect project. The in-person Community Conversations allowed members of the public to register for 50 minute slots to review information, ask questions of the project team and provide input.

Virtual Community Association Board Engagement Sessions

Virtual sessions were held on Microsoft Teams and were offered to all community association board members within each Plan area.

Mailed Postcards

More than 44,000 postcards were mailed to households and businesses within the three Plan areas to ensure people were aware of the project, and had a point of reference to go to for information about the project and changes being made to the Plans, upcoming public engagement sessions as well as the online Engage portal.

Online Engagement

Online engagement at calgary.ca/LAPreconnect was available from Sept. 16 to Oct. 6, 2024. Within this timeframe, two questions were asked, one about new community improvement ideas and the second asked if there were any additional questions or comments about their local area plan. Online engagement provided people with a quick and easily accessible opportunity to get involved.

“Thoughtful planning that doesn’t just consider the immediate need to build more housing. Think: choice of commute (bike,walk,transit) green spaces, dog parks, multi use structures (residential/commercial).”

— Participant



Building Awareness

Tools used to build awareness of the project and opportunities to get involved included:

- Twenty-nine large format (Curbex) signs placed throughout the communities and at high-traffic intersections.
- Councillor and Community Association updates.
- Mailed postcards to residences and businesses in the Plan areas.
- Email newsletter updates through the North Hill, Westbrook and Heritage Communities subscriber list.
- Communications toolkits provided to Ward Councillors to make it easy to help spread the word through their established communications channels and networks.

"I think a community by community portal to show what's being done for improvements. This is too large an area and I think you do yourself a disservice by not having a comms hub and being able to show the community at a micro level what you're actually doing."

— Participant



Engagement Timeline

Local Area Plan Reconnect

- Sep. 9, 2024 ● Postcards mailed to residences and businesses within all three Plan areas
- Sep. 16, 2024 ● Online engagement open for feedback
- Sep. 23, 2024 ● Heritage Communities Conversation Series (in-person)
- Sep. 25, 2024 ● Westbrook Communities Conversation Series (in-person)
- Oct. 3, 2024 ● North Hill Communities Conversation Series (in-person)
- Oct. 8, 2024 ● North Hill Communities Community Association Board Session (virtual)
- Oct. 9, 2024 ● Westbrook Communities Community Association Board Session (virtual)
- Oct. 16, 2024 ● Heritage Communities Community Association Board Session (virtual)



Key Themes and Key Changes Made

It is important to note that many of the themes that we heard during the Local Area Plan Reconnect opportunities across all three of the approved Local Area Plans reflect what is currently in the approved North Hill Communities Local Area Plan, Westbrook Communities Local Area Plan and Heritage Communities Local Area Plan.

North Hill Communities

Key Themes

- Participants expressed a desire to maintain community feel and invest in supporting heritage guidelines.
- Participants sought improvements and protection of park spaces, playgrounds and investment into the tree canopy within the Plan area.
- Participants shared interest in improvements to pedestrian infrastructure and accessibility to transit within the Plan area.
- Participants shared interest in the investment and revitalization of public and commercial spaces.
- Participants shared interest in the investment and maintenance of parks, playgrounds and tree canopy.
- Participants want safety within the Plan area addressed, primarily focusing on pedestrian safety.
- Participants highlighted parking and traffic issues specifically noting a desire for traffic calming and increased parking with developments to alleviate current problems.
- Participants emphasized concerns and questions about the development process.
- Participants shared concerns and appreciation for engagement with some questioning if their input is being heard and others in favour of in-person opportunities.
- Participants shared questions and concerns about decision making and implementation of local area plans.

Key Changes Made

Key changes made to the North Hill Communities Local Area Plan based on community improvement feedback include:

- Explore opportunities for more tree planting within Confederation Park.
- Complete missing links for pedestrians by installing sidewalks where they currently do not exist.
- Explore opportunities to upgrade the park at 4307 Edmonton Trail NE with upgraded park amenities.
- Explore 5A improvements along 8 Avenue N between 2 Street NW to Deerfoot Trail N, and 20 Avenue between 19 Street NW to 4 Street NE.
- Explore improvements to the 5A network along 10 Street NW, in addition to 4 Street NW, north of 40 Avenue NW.
- Explore traffic calming along 32 Avenue NE.
- Explore the feasibility of a new pedestrian and bike bridge east of 32 Avenue NE over the Nose Creek Pathway.

Westbrook Communities

Key Themes

- Participants expressed concerns about safety and crime in the Plan area with participants noting traffic safety, homelessness, and petty crime as issues.
- Participants shared a desire for improvements around Westbrook LRT station.
- Participants shared concerns with the Rezoning for Housing decision and its potential future impact in the Plan area.
- Participants expressed an interest in increased traffic calming measures with a focus on pedestrian safety.
- Participants highlighted the need for the protection of tree canopy and investment into parks and green spaces.
- Participants desire investment and improvements around Westbrook LRT station.
- Participants asked questions about housing affordability within the Plan area and related impact of the Rezoning for Housing decision.
- Participants expressed concerns about developers and the development process.
- Participants shared frustration and support for the Rezoning for Housing decision with comments noting impact on the engagement process.
- Participants highlighted a lack of faith in engagement process after the Rezoning for Housing decision.

Key Changes Made

Key changes made to the Westbrook Communities Local Area Plan based on community improvement feedback include:

- Explore upgrades to the open space at the intersection of 8 Avenue SW and 40 Street SW to create a park space.
- Explore opportunities for additional off-leash areas within the Plan area.
- Provide an off-street pedestrian and wheeling connection from Spruce Drive SW to Edworthy Park.



Heritage Communities

Key Themes

- Participants expressed a desire for improvements to pedestrian pathways and bike lanes where safety for pedestrians and general maintenance of pedestrian infrastructure were highlighted.
- Participants shared a need for investment, maintenance and protection of parks and green spaces within the communities.
- Participants shared concerns about infrastructure with increased density mostly related to utilities as well as parking.
- Participants highlighted traffic concerns with requests for increased transit services, traffic calming and other safety measures to be implemented.
- Participants shared safety concerns with mentions of safety around transit stations and for cyclists.
- Participants expressed concerns with the Rezoning for Housing decision with participants sharing frustration and disagreement with the decision.
- Participants shared issues with decision making and trust where some noted concerns with their input not being heard and their time previously spent not being respected.
- Participants shared about communication and engagement where participants both shared lack of faith in the outcome of engagement and appreciation for engagement efforts.
- Participants expressed concerns and shared suggestions about parking availability with increased density.
- Participants asked questions related to the development process and desire for clear information on future developments in their communities.

Key Changes Made

Key changes made to the North Hill Communities Local Area Plan based on community improvement feedback include:

- Prioritize access to transit stations through safe and convenient transit, walking and wheeling, and barrier-free connections.
- Provide upgrades to Kingsland Park.
- Explore pedestrian and wheeling upgrades to the underpass of 78 Avenue S and Macleod Trail S for greater east-west connectivity.



"I am pleased that we are trying to accelerate development. Need to work as a city and community to develop the community at a quicker pace and allow developers to quickly build to densify the areas around main routes (16th Avenue, Centre Street, Edmonton Trail)."

— Participant

"We need to be cognizant of the added traffic that community improvements will bring and ensure the properly infrastructure is in place and impact to home owners/residents need to be considered."

— Participant

"Beautified public realm on main streets: benches, greenery, community signage/pageantry, pedestrian lighting, public art, ambient lighting."

— Participant

"Covid should have taught us that space is important and we need some private green space. Developers need to put trees back. If they remove a tree during construction they need to be legislated to be replaced within the community, not in Sandy Park or another place outside of where the original tree was. Our community trees are part of the city canopy and they should be protected."

— Participant



What We Heard and What We Did Reports

The original local area plans were informed by input provided by thousands of participants over multiple phases and multiple years. They set the vision for the next 30+ years – providing direction on future development and investment that residents, landowners, builders/developers, City Planners and Council can commonly refer to as new development and investment ideas are proposed.

Local area plans are intended to be updated over time to respond to the changing needs of the communities. The Local Area Plan Reconnect shared information about changes being made to the local area plans as result of Council's Rezoning for Housing decision and engaged on potential new community improvements to help support future growth and change.

For more detailed information about the project's feedback or to learn more about the Local Area Plan Reconnect, please review the What We Heard and What We Did reports for each local area plan.

[Local Area Plan Reconnect Heritage What We Heard Report](#)

[Local Area Plan Reconnect North Hill What We Heard Report](#)

[Local Area Plan Reconnect Westbrook What We Heard Report](#)





Local Area Plan Reconnect

IP2025-0007

08 January 2025

Previous Council Direction

- Direction from Rezoning for Housing
 - Engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1.
- Direction from Home is Here (North Hill Communities)
 - Removal of Single-Detached Special Study Area





Recommendations

1. Forward this Report to the 2025 February 04 Public Hearing of Council; and

That Infrastructure and Planning Committee recommend that Council:

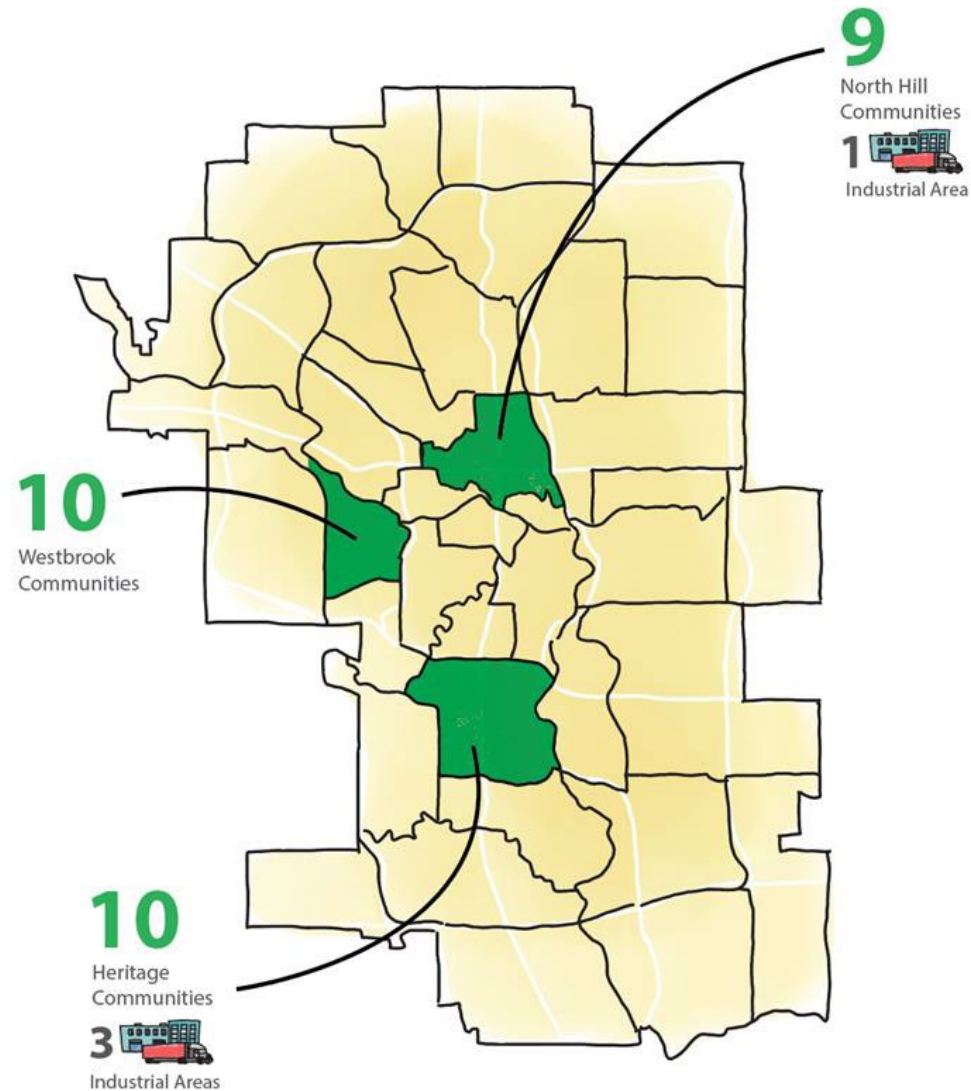
2. Give three readings to the amended North Hill Communities Local Area Plan (Attachment 2);

3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);

4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4); and

5. REPEAL by resolution, the Fairview Land Use Study.

Impacted Local Area Plans



- Proposed amendments will:
 - Bring approved local area plans into alignment with Rezoning for Housing;
 - Remove the Single-Detached Special Study Area; and
 - Incorporate new community improvement/investment opportunity ideas.



What We Heard

- Most ideas submitted were already found in the approved local area plans
- Remaining ideas were reviewed/added to the local area plan
- People want to see more of these ideas constructed sooner

"I am pleased that we are trying to accelerate development. Need to work as a city and community to develop the community at a quicker pace and allow developers to quickly build to densify the areas around main routes."

"Beautified public realm on main streets: benches, greenery, community signage/pageantry, pedestrian lighting, public art, ambient lighting."



Additional Community Investments

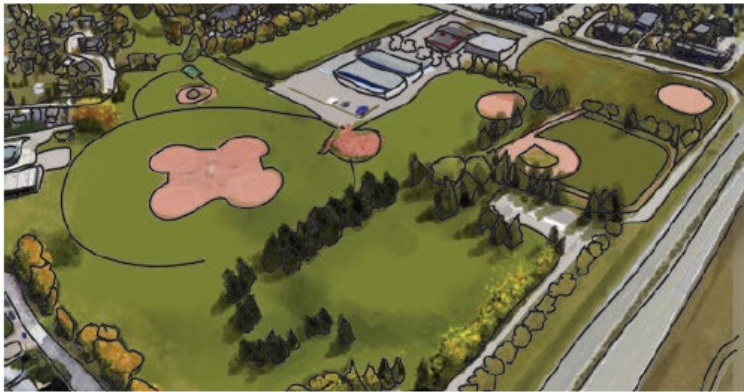
North Hill Communities Local Area Plan

- Tree planting in Confederation Park
- Complete missing links
- 5A network improvements



Additional Community Investments

Westbrook Communities Local Area Plan



- Explore additional parks upgrades
- Additional off-leash areas
- Active mode connections to Edworthy Park

Additional Community Investments

Heritage Communities Local Area Plan

- Barrier free connections to transit stations
- Explore new 5A network upgrades
- Kingsland Park upgrades



Recommendations

1. Forward this Report to the 2025 February 04 Public Hearing of Council; and

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the amended North Hill Communities Local Area Plan (Attachment 2);

3. Give three readings to the amended Westbrook Communities Local Area Plan (Attachment 3);

4. Give three readings to the amended Heritage Communities Local Area Plan (Attachment 4);

5. Following third reading of the proposed bylaw to adopt the amended Heritage Communities Local Area bylaw, REPEAL by resolution, the Fairview Land Use Study.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Doug
Last name [required]	McNeill
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jan 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Local Area Plan Reconnect Project, Heritage Communities Local Area Plan
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a member of the Local Area Planning committee for Heritage, that devoted 3 years to reviewing, commenting, challenging, listening and working long and hard to create a densification strategy, I submit this comment respectfully. It was incredible frustrating and disappointing to have attended the LAP update at the Rose Kohn arena to ask the question, what was the result of all that work to make a plan, only to have it over-ridden by a blanket densification initiative. I actually felt sorry for the City representatives in attendance. They absolutely no answer to this question. It is shameful to have engaged citizens, collaborating for a better plan, only to dismiss those efforts for no plan, with no consideration or engagement by Administration and Council on this critical issue.

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First name [required]	Roland
Last name [required]	Kirzinger
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jan 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Reconnect - Westbrook Communities Local Area Plan
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME

Westbrook Communities Local Area Plan Reconnect Comment.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached document.

Blanket rezoning flies in the very face of the Local Area Plan developed by the City of Calgary. If this rezoning policy was a fit there would be no need to "Reconnect" and "Redo" the local area plans that are still so new implementations have barely begun. The City completely ignored the voice of the people regarding concerns over the rezoning policy and how it would negatively impact our communities. This is plain to see when one reviews the "What We Heard - What We Did Report" where there were a variety of concerns raised regarding rezoning and not single one was addressed in the "What We Did" portion.

Bad Policy and Lazy Administration are two descriptors that come to mind regarding blanket rezoning and the negative impacts it will have on Area Plans and Calgary communities. This policy is akin to the provincial UCP wanting to introduce provincial policing and taking over CPP to create a provincial pension; both bad ideas; both things the people never asked for. Calgarians never asked for blanket rezoning; councillors and mayoral candidates never had it as a major platform and Calgarians clearly do not want it.

Blanket rezoning gives all the power to developers and takes away voice and authority of the people and the community. Developers care only about the money, they don't have to care about the community. Of course the city has no issue with this as they see increased tax revenues and can pat themselves on the back for creating more housing. Well, sorry, but the City's job is not to support developers, it is to support the electorate. The City is not our Mother; it doesn't know best or know what's good for us. We did not give council license to change the very face and fabric of our communities. Engagement shows the City is not listening and doing what the residents want.

I own a home on a quiet cul-de-sac in Glenbrook, one of the communities with highest number of recent row house and other multi-unit developments in the city. All of the increased development has not brought any benefits to our community. We don't see decreased crime, better snow removal, improved transit. We see increased traffic, parking issues and many structures that are out-of-place on our streets. There is currently a development proposal in our cul-de-sac for two adjoined properties both single detached homes each with secondary suites. The proposal would see the homes demolished and replaced with two back-to-back row houses totaling 16 units. This development if approved will nearly **DOUBLE** the number of households on our cul-de-sac, double the vehicles, and double the traffic. Oh and there are only a proposed 8 parking stalls for the 16 units. Where will people park? **This is a cul-de-sac of 18 houses that will nearly double to 32 households!** No homeowner asked for this, no homeowner supports this. Every home owner on the cul-de-sac, many concerned neighbours from surrounding streets, the community association and the area councillor all oppose this development and yet it could be approved. How is this acceptable? How does the city think it has the right, the authority to make such decisions?

Again Council is not our mother, it is not there to do what it thinks is best. Council is there to represent the people, to listen to the people and do what the people want. Council needs to start listening to the people and stop thinking it knows best.

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First name [required]	Eytan
Last name [required]	Donsky
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jan 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Local Area Plan Reconnect
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

Pages from Westbrook Communities Local Area Plan (Neighbourhood Local Policy) (1).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It has been brought to my attention that the highlighted policy in the local area plan will be rescinded at the upcoming meeting. As a resident living in a neighborhood under the limited scale modifier, I am in strong opposition to the idea of removing the restriction on larger scale developments. Section 2.2.1.6 Policy C is well thought out and appropriate for a residential area such as ours. If there are no restrictions on the size of developments for certain residential streets, the number of residents in a given area could grow by anywhere from 4 times to 8 times larger. Restricting large developments to main streets, corner parcels, or across from schools/parks makes perfect sense based on issues related to parking and traffic. Rescinding this policy would be a huge mistake and result in dangerous conditions for pedestrians and vehicles. In addition, there will be pressure put on existing infrastructure for utilities such as hydro and electric.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

The Neighbourhood Local category is the most common category and is applied to the primarily residential areas of the Westbrook Communities.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas:
 - i. within transit station area Core Zones and Transition Zones;
 - ii. along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
 - iii. on corner parcels; or,
 - iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

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First name [required]	Liza
Last name [required]	Mintz
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jan 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.1 Local Area Plan (Glenbrook)
Are you in favour or opposition of the issue? [required]	In opposition

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IPC Letter.docx

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Community planning involves a delicate balance between growth and stability, requiring a thorough understanding of residents' expectations and needs while considering the interests of the City of Calgary. Recent proposals concerning the Westbrook Communities Local Area Plan (LAP) have sparked significant discussions in our Glenbrook neighbourhood, raising concerns about premature policy changes and transparency in the rezoning process.

The existing Westbrook Community LAP was adopted in 2023, less than two years ago. The proposed amendments to the LAP seem premature and overlook the community's commitments to stability and predictability. Moreover, the recent rezoning law (August 2024) has faced widespread public criticism for fast-tracking high-density approvals without adequate community consultation. Therefore, we request that amendments to the LAP be suspended until the real-world impacts of rezoning can be effectively assessed.

Concerns about the City of Calgary's transparency in its processes arose when we learned about two proposed multi-unit developments. These developments do not meet the criteria outlined in policy 2.2.1.6 of the LAP. Regardless of the implications of the proposed amendments, allowing the permit applications to reach circulation status before finalizing those amendments undermines the current democratic planning process and erodes residents' trust in ongoing and future city planning. Both permit applications should be denied, as the proposed developments must conform to existing LAP policies, not speculative changes that have yet to be debated or approved. Therefore, we insist that the City Council and the IPC uphold the public's trust by ensuring that existing policies remain in force until officially amended, providing citizens with clear and predictable rules during development reviews.

We support Glenbrook's thoughtful and gradual densification, including the duplexes with basement suites currently being constructed in our neighbourhood. These smaller-scale dwellings balance growth with livability in our community. We urge the IPC to consider alternative dwelling forms that align with Glenbrook's scale and character.

January 5th, 2025

To: Infrastructure and Planning Committee (IPC)
City of Calgary
[Councillors]

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee,

Community planning requires a thoughtful balance between fostering growth and preserving stability—one rooted in transparent processes, meaningful public engagement, and adherence to carefully developed policies.

Recently, residents of Glenbrook became aware of proposed amendments to the Westbrook Communities Local Area Plan (LAP) through development applications (DP2024-08468) that rely on anticipated changes to this framework. These amendments directly conflict with **Section 2.2.1.6** of the LAP, which emphasizes gradual, context-sensitive densification as the guiding principle for development in our neighbourhood.

We, the residents of Glenbrook, respectfully oppose the proposed amendments and urge the IPC to suspend any changes to the LAP until the rezoning appeal process is concluded and the impacts of recent policy changes can be fully assessed.

Prematurity of Policy Changes and Procedural Concerns

The Westbrook Communities Local Area Plan (LAP) was adopted in April 2023 following a deliberate and collaborative planning process. Less than two years later, the City is proposing amendments that would fundamentally alter the LAP's intent and vision for the community.

Specifically, **Section 2.2.1.6** of the LAP establishes clear expectations for development patterns in Glenbrook, prioritizing gradual, context-sensitive densification. This framework was designed to provide stability and predictability for residents and developers alike. Altering it so soon after adoption undermines the commitments made to the community and sets a troubling precedent for reactive, short-term planning.

Further, these proposed amendments are based on a **2024 rezoning policy** that has faced widespread public criticism and remains under **legal appeal**. Moving forward with LAP changes before the rezoning decision is finalized is not only **premature** but also **legally and procedurally irresponsible**. It introduces uncertainty, exposes the City to legal and financial risks, and threatens the enforceability of the LAP should the appeal overturn the rezoning decision.

We strongly urge the IPC to:

1. **Pause any amendments to the LAP** until the rezoning appeal process is concluded and the long-term implications of the policy can be properly assessed.
 2. **Maintain the enforceability of the 2023 LAP, including Section 2.2.1.6**, as the governing framework for development reviews until amendments, if any, are formally debated, approved, and transparently communicated.
-

Transparency and Public Trust in the Planning Process

The proposed amendments raise broader concerns about transparency and public trust. Residents engaged in good faith during the LAP development process, expecting that its policies would provide clear and enforceable guidelines for growth. The rapid push to amend the LAP so soon after its adoption contradicts those expectations and signals a lack of accountability in the planning process.

We emphasize that:

- **The 2023 LAP policies, including Section 2.2.1.6, remain enforceable** and must not be set aside in favor of speculative amendments based on contested zoning changes.
 - **Premature amendments weaken public confidence** in the City's commitment to democratic planning processes and clear rules for development.
 - **A moratorium on LAP amendments** is necessary to protect procedural fairness and avoid irreversible decisions that may conflict with future rulings on the rezoning appeal.
-

Environmental and Infrastructure Concerns

In addition to procedural issues, we question whether the proposed amendments account for environmental sustainability and infrastructure capacity.

Higher-density developments should prioritize energy efficiency, tree preservation, and green building standards, yet there has been no clear evaluation of how these principles will be addressed under the proposed changes. Similarly, the potential strain on existing infrastructure—including parking, traffic, and utilities—has not been adequately assessed.

We call on the IPC to:

- **Require infrastructure and environmental impact assessments** before approving any amendments that permit increased density.
- **Incorporate sustainability standards** into the LAP to ensure that growth aligns with Calgary's Climate Resilience Strategy and broader environmental goals.

Affordability and Livability Concerns

The justification for higher-density zoning often centers on addressing housing affordability, yet the proposed amendments lack any guarantees that new developments will meet these goals. Without safeguards, increased density may result in speculative developments and luxury rentals, further exacerbating affordability challenges.

We recommend that the IPC:

- **Tie future density allowances to affordability commitments**, ensuring that development supports Calgary’s housing needs rather than fueling speculation.
- **Encourage gradual and incremental densification strategies**, such as duplexes and rowhouses, which preserve neighborhood character while promoting affordability.

Proposed Alternative Approach

We are not opposed to growth, but we believe it must be gradual, thoughtful, and reflective of community needs. Instead of sudden and large-scale densification, we propose alternative approaches such as duplexes with secondary suites—forms that integrate well within our existing neighborhood context.

This approach:

- **Balances growth with livability**, reducing disruption to infrastructure and neighborhood character.
- **Supports affordability and sustainability** without compromising long-term stability.

We urge the IPC to explore these alternatives in partnership with residents, ensuring that any changes to the LAP prioritize thoughtful, community-driven development.

Conclusion

We respectfully request the Infrastructure and Planning Committee to:

1. **Suspend amendments to the Westbrook LAP until the rezoning appeal process is resolved.**
2. **Maintain the enforceability of existing LAP policies** until amendments are formally debated, approved, and transparently communicated.
3. **Require comprehensive impact assessments** for infrastructure, environmental sustainability, and affordability before revising density allowances.

4. **Promote gradual, incremental densification strategies** that balance growth with livability and affordability.

Premature amendments to the LAP risk undermining public trust, destabilizing established planning frameworks, and enabling irreversible decisions based on contested policies. We urge the IPC to prioritize transparency, accountability, and sustainable growth by halting amendments until the rezoning appeal process is complete.

Sincerely,
Liza Mintz

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]Amin

Last name [required]Fardi

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]Jan 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersWestbrook Local Area Plan Reconnect (7.1)

Are you in favour or opposition of the issue? [required]In opposition



ATTACHMENT_01_FILENAME Letter to IPC.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached.

January 5, 2025

To: Infrastructure and Planning Committee (IPC)

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee,

Community planning requires a thoughtful balance between fostering growth and preserving stability—one rooted in transparent processes, meaningful public engagement, and adherence to carefully developed policies.

I am a resident of Glenbrook and became aware of proposed amendments to the Westbrook Communities Local Area Plan (LAP) through development applications DP2024-07376 and DP2024-08468 (directly across from my home). The proposed developments rely on anticipated changes to this LAP. These amendments directly conflict with Section 2.2.1.6 of the LAP, which emphasizes gradual, context-sensitive densification as the guiding principle for development in our neighborhood.

I respectfully **oppose** the proposed amendments and urge the IPC to suspend any changes to the LAP until the rezoning appeal process is concluded and the impacts of recent policy changes can be fully assessed.

Prematurity of Policy Changes and Procedural Concerns

The Westbrook Communities Local Area Plan (LAP) was adopted in April 2023 following a deliberate and collaborative planning process. Less than two years later, the City is proposing amendments that would fundamentally alter the LAP's intent and vision for the community.

Specifically, Section 2.2.1.6 of the LAP establishes clear expectations for development patterns in Glenbrook, prioritizing gradual, context-sensitive densification. This framework was designed to provide stability and predictability for residents and developers alike. Altering it so soon after adoption undermines the commitments made to the community and sets a troubling precedent for reactive, short-term planning.

Further, these proposed amendments are based on a 2024 rezoning policy that has faced widespread public criticism and remains under legal appeal. Moving forward with LAP changes before the rezoning decision is finalized is not only premature but also legally and procedurally irresponsible. It introduces uncertainty, exposes the City to legal and financial risks, and threatens the enforceability of the LAP should the appeal overturn the rezoning decision.

I strongly urge the IPC to:

1. **Pause any amendments to the LAP** until the rezoning appeal process is concluded and the long-term implications of the policy can be properly assessed.
2. **Maintain the enforceability of the 2023 LAP, including Section 2.2.1.6**, as the governing framework for development reviews until amendments, if any, are formally debated, approved, and transparently communicated.

Transparency and Public Trust in the Planning Process

The proposed amendments raise broader concerns about transparency and public trust. Residents engaged in good faith during the LAP development process, expecting that its policies would provide clear and enforceable guidelines for growth. The rapid push to amend the LAP so soon after its adoption contradicts those expectations and signals a lack of accountability in the planning process.

I emphasize that:

1. **The 2023 LAP policies, including Section 2.2.1.6, remain enforceable** and must not be set aside in favor of speculative amendments based on contested zoning changes.
2. **Premature amendments weaken public confidence** in the City's commitment to democratic planning processes and clear rules for development.
3. **A moratorium on LAP amendments** is necessary to protect procedural fairness and avoid irreversible decisions that may conflict with future rulings on the rezoning appeal.

Environmental and Infrastructure Concerns

In addition to procedural issues, I question whether the proposed amendments account for environmental sustainability and infrastructure capacity. Higher-density developments should prioritize energy efficiency, tree preservation, and green building standards, yet there has been no clear evaluation of how these principles will be addressed under the proposed changes. Similarly, the potential strain on existing infrastructure—including parking, traffic, and utilities—has not been adequately assessed.

I call on the IPC to:

1. **Require infrastructure and environmental impact assessments** before approving any amendments that permit increased density.
2. **Incorporate sustainability standards** into the LAP to ensure that growth aligns with Calgary's Climate Resilience Strategy and broader environmental goals.

Affordability and Livability Concerns

The justification for higher-density zoning often centers on addressing housing affordability, yet the proposed amendments lack any guarantees that new developments

will meet these goals. Without safeguards, increased density may result in speculative developments and luxury rentals, further exacerbating affordability challenges.

I recommend that the IPC:

1. **Tie future density allowances to affordability commitments**, ensuring that development supports Calgary's housing needs rather than fueling speculation.
2. **Encourage gradual and incremental densification strategies**, such as duplexes with basement suites, which preserve neighborhood character while promoting affordability.

Proposed Alternative Approach

I am not opposed to growth, but I believe it must be gradual, thoughtful, and reflective of community needs. Instead of sudden and large-scale densification, I propose alternative approaches such as duplexes with secondary suites—forms that integrate well within our existing neighborhood context. This approach balances growth with livability, reducing disruption to infrastructure and neighborhood character, while supporting affordability and sustainability without compromising long-term stability.

I urge the IPC to explore these alternatives in partnership with residents, ensuring that any changes to the LAP prioritize thoughtful, community-driven development.

Conclusion

I respectfully request the Infrastructure and Planning Committee to:

1. **Suspend amendments to the Westbrook LAP until the rezoning appeal process is resolved.**
2. **Maintain the enforceability of existing LAP policies** until amendments are formally debated, approved, and transparently communicated.
3. **Require comprehensive impact assessments** for infrastructure, environmental sustainability, and affordability before revising density allowances.
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Premature amendments to the LAP risk undermining public trust, destabilizing established planning frameworks, and enabling irreversible decisions based on contested policies. I urge the IPC to prioritize transparency, accountability, and sustainable growth by halting amendments until the rezoning appeal process is complete.

Sincerely,

Amin Fardi
Resident of Glenbrook

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First name [required] Caitlin

Last name [required] Kausche

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What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 7.1 Local Area Plan Reconnect - Westbrook Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME IPC Letter - Jan 8 2025 Meeting.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

January 6, 2025

To: Infrastructure and Planning Committee (IPC)

City of Calgary

Sonya Sharp, Courtney Walcott, Andre Chabot, Sean Chu, Peter Demong, Jasmine Mian, Evan Spencer and Jennifer Wyness

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee,

Community planning requires a thoughtful balance between fostering growth and preserving stability—one rooted in transparent processes, meaningful public engagement, and adherence to carefully developed policies.

Recently, residents of Glenbrook became aware of proposed amendments to the Westbrook Communities Local Area Plan (LAP) through development applications (DP2024-08468) that rely on anticipated changes to this framework. These amendments directly conflict with **Section 2.2.1.6** of the LAP, which emphasizes gradual, context-sensitive densification as the guiding principle for development in our neighbourhood.

We, the residents of Glenbrook, respectfully oppose the proposed amendments and urge the IPC to suspend any changes to the LAP until the rezoning appeal process is concluded and the impacts of recent policy changes can be fully assessed.

Prematurity of Policy Changes and Procedural Concerns

The Westbrook Communities Local Area Plan (LAP) was adopted in April 2023 following a deliberate and collaborative planning process. Less than two years later, the City is proposing amendments that would fundamentally alter the LAP's intent and vision for the community.

Specifically, **Section 2.2.1.6** of the LAP establishes clear expectations for development patterns in Glenbrook, prioritizing gradual, context-sensitive densification. This framework was designed to provide stability and predictability for residents and developers alike. Altering it so soon after adoption undermines the commitments made to the community and sets a troubling precedent for reactive, short-term planning.

Further, these proposed amendments are based on a **2024 rezoning policy** that has faced widespread public criticism and remains under **legal appeal**. Moving forward with LAP changes before the rezoning decision is finalized is not only **premature** but also **legally and procedurally irresponsible**. It introduces uncertainty, exposes the City to legal and financial risks, and threatens the enforceability of the LAP should the appeal overturn the rezoning decision.

We strongly urge the IPC to:

1. **Pause any amendments to the LAP** until the rezoning appeal process is concluded and the long-term implications of the policy can be properly assessed.
 2. **Maintain the enforceability of the 2023 LAP, including Section 2.2.1.6**, as the governing framework for development reviews until amendments, if any, are formally debated, approved, and transparently communicated.
-

Transparency and Public Trust in the Planning Process

The proposed amendments raise broader concerns about transparency and public trust. Residents engaged in good faith during the LAP development process, expecting that its policies would provide clear and enforceable guidelines for growth. The rapid push to amend the LAP so soon after its adoption contradicts those expectations and signals a lack of accountability in the planning process.

We emphasize that:

- **The 2023 LAP policies, including Section 2.2.1.6, remain enforceable** and must not be set aside in favor of speculative amendments based on contested zoning changes.
 - **Premature amendments weaken public confidence** in the City's commitment to democratic planning processes and clear rules for development.
 - **A moratorium on LAP amendments** is necessary to protect procedural fairness and avoid irreversible decisions that may conflict with future rulings on the rezoning appeal.
-

Environmental and Infrastructure Concerns

In addition to procedural issues, we question whether the proposed amendments account for environmental sustainability and infrastructure capacity.

Higher-density developments should prioritize energy efficiency, tree preservation, and green building standards, yet there has been no clear evaluation of how these principles will be addressed under the proposed changes. Similarly, the potential strain on existing infrastructure—including parking, traffic, and utilities—has not been adequately assessed.

We call on the IPC to:

- **Require infrastructure and environmental impact assessments** before approving any amendments that permit increased density.
- **Incorporate sustainability standards** into the LAP to ensure that growth aligns with Calgary's Climate Resilience Strategy and broader environmental goals.

Affordability and Livability Concerns

The justification for higher-density zoning often centers on addressing housing affordability, yet the proposed amendments lack any guarantees that new developments will meet these goals. Without safeguards, increased density may result in speculative developments and luxury rentals, further exacerbating affordability challenges.

We recommend that the IPC:

- **Tie future density allowances to affordability commitments**, ensuring that development supports Calgary’s housing needs rather than fueling speculation.
 - **Encourage gradual and incremental densification strategies**, such as duplexes and rowhouses, which preserve neighborhood character while promoting affordability.
-

Proposed Alternative Approach

We are not opposed to growth, but we believe it must be gradual, thoughtful, and reflective of community needs. Instead of sudden and large-scale densification, we propose alternative approaches such as duplexes with secondary suites—forms that integrate well within our existing neighborhood context.

This approach:

- **Balances growth with livability**, reducing disruption to infrastructure and neighborhood character.
- **Supports affordability and sustainability** without compromising long-term stability.

We urge the IPC to explore these alternatives in partnership with residents, ensuring that any changes to the LAP prioritize thoughtful, community-driven development.

Conclusion

We respectfully request the Infrastructure and Planning Committee to:

1. **Suspend amendments to the Westbrook LAP until the rezoning appeal process is resolved.**
2. **Maintain the enforceability of existing LAP policies** until amendments are formally debated, approved, and transparently communicated.
3. **Require comprehensive impact assessments** for infrastructure, environmental sustainability, and affordability before revising density allowances.

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Sincerely,

Caitlin Kausche

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First name [required] Heather

Last name [required] Draper

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Local Area Plan Reconnect (7.1)

Are you in favour or opposition of the issue? [required] In opposition



ATTACHMENT_01_FILENAME IPC Letter.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

January [Insert Date], 2025

To: Infrastructure and Planning Committee (IPC)
City of Calgary
[Councillors]

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee,

Community planning requires a thoughtful balance between fostering growth and preserving stability—one rooted in transparent processes, meaningful public engagement, and adherence to carefully developed policies.

Recently, residents of Glenbrook became aware of proposed amendments to the Westbrook Communities Local Area Plan (LAP) through development applications (DP2024-08468) that rely on anticipated changes to this framework. These amendments directly conflict with **Section 2.2.1.6** of the LAP, which emphasizes gradual, context-sensitive densification as the guiding principle for development in our neighbourhood.

We, the residents of Glenbrook, respectfully oppose the proposed amendments and urge the IPC to suspend any changes to the LAP until the rezoning appeal process is concluded and the impacts of recent policy changes can be fully assessed.

Prematurity of Policy Changes and Procedural Concerns

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Specifically, **Section 2.2.1.6** of the LAP establishes clear expectations for development patterns in Glenbrook, prioritizing gradual, context-sensitive densification. This framework was designed to provide stability and predictability for residents and developers alike. Altering it so soon after adoption undermines the commitments made to the community and sets a troubling precedent for reactive, short-term planning.

Further, these proposed amendments are based on a **2024 rezoning policy** that has faced widespread public criticism and remains under **legal appeal**. Moving forward with LAP changes before the rezoning decision is finalized is not only **premature** but also **legally and procedurally irresponsible**. It introduces uncertainty, exposes the City to legal and financial risks, and threatens the enforceability of the LAP should the appeal overturn the rezoning decision.

We strongly urge the IPC to:

1. **Pause any amendments to the LAP** until the rezoning appeal process is concluded and the long-term implications of the policy can be properly assessed.
2. **Maintain the enforceability of the 2023 LAP, including Section 2.2.1.6**, as the governing framework for development reviews until amendments, if any, are formally debated, approved, and transparently communicated.

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We emphasize that:

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We call on the IPC to:

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We recommend that the IPC:

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Proposed Alternative Approach

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This approach:

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Conclusion

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Sincerely,
Chris and Heather Draper

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First name [required]	Larry
Last name [required]	Gessner
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jan 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Local Area Plan Reconnect (7.1)
Are you in favour or opposition of the issue? [required]	In opposition



ATTACHMENT_01_FILENAME IPC Letter.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

January 06, 2025

**To: Infrastructure and Planning Committee (IPC)
City of Calgary Councillors**

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee:

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Sincerely,

Erin Pezderic & Larry Gessner

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First name [required]	Corine
Last name [required]	Jansonius
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jan 8, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.1 North Hill Local Area Plan Reconnect
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

2025-01-08 Council Comments.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have provided an attachment with comments about the updates to the North Hill LAP.

Short Summary:

First, I have identified gaps in the proposed updates (as compared to what specific updates you said you were going to make to our LAP)

I feel we are losing valuable policies that would benefit R-CG developments. The increased hard surfaces of R-CG along with loss of 2.2.6.1 policies, will also negatively impact our tree canopy (but I see no suggestions for mitigating the impact, even though our tree canopy is already shrinking).

Please review my document for more details.

I don't like the changes being made to section 2.2.6.1 of the North Hill LAP.

If the blanket rezoning had followed the original North Hill LAP policies, which were developed between the city and our communities, I think the blanket rezoning would have been more successful, and the developments in our neighbourhoods more welcome...

It was very difficult to find the actual wording changes. I read through much of the background material, after the holidays were over (I wish the timing had been different, so it didn't conflict with the holidays/New year!). But I couldn't find anything about the actual wording until Sunday, January 5, when the agenda was published. This is very short notice! And it's very difficult to comment on changes to the LAP without seeing the final wording!!)

NEIGHBOURHOOD LOCAL:

The policies for the North Hill LAP "Neighbourhood Local" have been watered down to "grade-oriented form"...

I am especially disappointed that we have taken away all wording about being "designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following: i. access to sunlight and shade on adjacent parcels; and, ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate".

As succinctly stated by the Crescent Heights Community Association, most of these policies should be as relevant to R-CG as it was before (esp 2.2.1.6.d.i: consideration of the context, shading, tree canopy, etc.)

You can see CHCA's verbatim comments in the NHLAP Reconnect [document](#), pp 39-40 (pp 40-41 in the PDF).

Shouldn't we expect developers to consider the parcel (and its trees), as well as the parcel's neighbours, when they develop their plans?

GREENING THE CITY:

The 2021 NHLAP noted that we have been losing tree canopy over the past 10 years, and had plans to address this.

But the R-CG changes, which allows for more lot coverage (buildings and other hard landscaping), will make this even more challenging. *As will your removal of tree-protection from 2.2.1.6: “protection of existing, healthy trees or landscaping on the parcel, where appropriate.”*

Given these negative (from a canopy standpoint) changes to the NHLAP, shouldn't you be adding other means for growing our tree canopy and greening our neighbourhood? For example

- Protecting private trees on neighbouring land (against the impact of construction on neighbouring parcel (protecting the roots), and placement (setback) / design of new homes that favours private tree protection?
- Providing and promoting a list of native trees and shrubs that are drought-tolerant and support native wildlife
- Promoting trees with a broad coverage, over columnar trees
- In addition to trees, considering the impacts of shrubs and other soft landscaping....
 - Promoting taller / broader shrubs over low-growing shrubs
 - Promoting native grasses and plants, rather than lawns, where appropriate (I've noticed this in some areas of Confederation Park, it's beautiful!). It could also benefit new developments, where the grassy areas are too small or not well-located for children's play or other social uses.

I know you plan to add more trees to Confederation Park, which will be lovely. But please don't try to address any tree-canopy shortage by overplanting this (and other) parks with trees, while letting the rest of the neighbourhood's greenery continue to dwindle...

TRANSIT:

Given density is increasing, onsite parking is decreasing (0.5 cars/unit, with R-CG), and the Green Line is still being debated... Could you add wording about needing more transit?

In particular, increasing frequency of feeder routes like the #2, #4, #5, #17, et al throughout the day (and MO, in the evenings).

GAPS / ERRORS in the LAP Updates: re Key Changes Made

- 2 items mentioned in Attachment 5, the Engagement Summary, were overlooked in the proposed LAP changes
 - Explore opportunities for more tree planting within Confederation Park.
 - Explore traffic calming along 32 Avenue NE.
- Also, the groupings were changed (erroneously?) so that a number of Green initiatives are now in the Connecting Calgary section

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First name [required] Chelsea

Last name [required] Windle

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jan 8, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Local Area Plan Reconnect (7.1)

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

IPC Letter.docx

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are very concerned about the proposed rezoning changes that would allow for 8-plex housing units in our area of Glenbrook. It will increase congestion on the streets and parking, as well as lead to more stress on roads, nearby schools, water and utilities. Our biggest concern is that this is a community with lots of young families and the increased traffic and congestion would lead to more worry from parents about children safety when playing outside, riding their bikes, etc. This will also impact the community charm as these high-density developments will conflict with the existing community aesthetic and drive out families who prefer quieter streets and communities.

January 8, 2025

To: Infrastructure and Planning Committee (IPC)
City of Calgary
[Councillors]

Re: Opposition to Proposed Amendments to the Westbrook Communities Local Area Plan (LAP)

Dear Members of the Infrastructure and Planning Committee,

Community planning requires a thoughtful balance between fostering growth and preserving stability—one rooted in transparent processes, meaningful public engagement, and adherence to carefully developed policies.

Recently, residents of Glenbrook became aware of proposed amendments to the Westbrook Communities Local Area Plan (LAP) through development applications (DP2024-08468) that rely on anticipated changes to this framework. These amendments directly conflict with **Section 2.2.1.6** of the LAP, which emphasizes gradual, context-sensitive densification as the guiding principle for development in our neighbourhood.

We, the residents of Glenbrook, respectfully oppose the proposed amendments and urge the IPC to suspend any changes to the LAP until the rezoning appeal process is concluded and the impacts of recent policy changes can be fully assessed.

Prematurity of Policy Changes and Procedural Concerns

The Westbrook Communities Local Area Plan (LAP) was adopted in April 2023 following a deliberate and collaborative planning process. Less than two years later, the City is proposing amendments that would fundamentally alter the LAP's intent and vision for the community.

Specifically, **Section 2.2.1.6** of the LAP establishes clear expectations for development patterns in Glenbrook, prioritizing gradual, context-sensitive densification. This framework was designed to provide stability and predictability for residents and developers alike. Altering it so soon after adoption undermines the commitments made to the community and sets a troubling precedent for reactive, short-term planning.

Further, these proposed amendments are based on a **2024 rezoning policy** that has faced widespread public criticism and remains under **legal appeal**. Moving forward with LAP changes before the rezoning decision is finalized is not only **premature** but also **legally and procedurally irresponsible**. It introduces uncertainty, exposes the City to legal and financial risks, and threatens the enforceability of the LAP should the appeal overturn the rezoning decision.

We strongly urge the IPC to:

1. **Pause any amendments to the LAP** until the rezoning appeal process is concluded and the long-term implications of the policy can be properly assessed.
 2. **Maintain the enforceability of the 2023 LAP, including Section 2.2.1.6**, as the governing framework for development reviews until amendments, if any, are formally debated, approved, and transparently communicated.
-

Transparency and Public Trust in the Planning Process

The proposed amendments raise broader concerns about transparency and public trust. Residents engaged in good faith during the LAP development process, expecting that its policies would provide clear and enforceable guidelines for growth. The rapid push to amend the LAP so soon after its adoption contradicts those expectations and signals a lack of accountability in the planning process.

We emphasize that:

- **The 2023 LAP policies, including Section 2.2.1.6, remain enforceable** and must not be set aside in favor of speculative amendments based on contested zoning changes.
 - **Premature amendments weaken public confidence** in the City's commitment to democratic planning processes and clear rules for development.
 - **A moratorium on LAP amendments** is necessary to protect procedural fairness and avoid irreversible decisions that may conflict with future rulings on the rezoning appeal.
-

Environmental and Infrastructure Concerns

In addition to procedural issues, we question whether the proposed amendments account for environmental sustainability and infrastructure capacity.

Higher-density developments should prioritize energy efficiency, tree preservation, and green building standards, yet there has been no clear evaluation of how these principles will be addressed under the proposed changes. Similarly, the potential strain on existing infrastructure—including parking, traffic, and utilities—has not been adequately assessed.

We call on the IPC to:

- **Require infrastructure and environmental impact assessments** before approving any amendments that permit increased density.
- **Incorporate sustainability standards** into the LAP to ensure that growth aligns with Calgary's Climate Resilience Strategy and broader environmental goals.

Affordability and Livability Concerns

The justification for higher-density zoning often centers on addressing housing affordability, yet the proposed amendments lack any guarantees that new developments will meet these goals. Without safeguards, increased density may result in speculative developments and luxury rentals, further exacerbating affordability challenges.

We recommend that the IPC:

- **Tie future density allowances to affordability commitments**, ensuring that development supports Calgary's housing needs rather than fueling speculation.
- **Encourage gradual and incremental densification strategies**, such as duplexes and rowhouses, which preserve neighborhood character while promoting affordability.

Proposed Alternative Approach

We are not opposed to growth, but we believe it must be gradual, thoughtful, and reflective of community needs. Instead of sudden and large-scale densification, we propose alternative approaches such as duplexes with secondary suites—forms that integrate well within our existing neighborhood context.

This approach:

- **Balances growth with livability**, reducing disruption to infrastructure and neighborhood character.
- **Supports affordability and sustainability** without compromising long-term stability.

We urge the IPC to explore these alternatives in partnership with residents, ensuring that any changes to the LAP prioritize thoughtful, community-driven development.

Conclusion

We respectfully request the Infrastructure and Planning Committee to:

1. **Suspend amendments to the Westbrook LAP until the rezoning appeal process is resolved.**
2. **Maintain the enforceability of existing LAP policies** until amendments are formally debated, approved, and transparently communicated.
3. **Require comprehensive impact assessments** for infrastructure, environmental sustainability, and affordability before revising density allowances.

4. **Promote gradual, incremental densification strategies** that balance growth with livability and affordability.

Premature amendments to the LAP risk undermining public trust, destabilizing established planning frameworks, and enabling irreversible decisions based on contested policies. We urge the IPC to prioritize transparency, accountability, and sustainable growth by halting amendments until the rezoning appeal process is complete.

Sincerely,
Chelsea and Jeff Windle
4419 35 Ave SW, Calgary, Alberta

[REDACTED]

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First name [required] Richard

Last name [required] Johnsen

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters The Local Area Plan Reconnect project - Westbrook Communities

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to voice my continued opposition to the rezoning of the Westbrook Communities, including Wildwood. We have had the Local Area Plan and City wide Rezoning foisted upon us, against our will, by the current city council and without a community spokesman, as Richard Pootmans was unwilling to pursue anything but his own woke agenda, as aligned with Mayor Gondek and the publicly derided, 'Hateful 8' which continue to drive our city into the ground with their policies. As a result, I may have an H-Go 4 story behemoth and all the parking issues, beside our tiny bungalow, in the near future. We are trying to move out of Wildwood as a result and are so upset by the deafness of our current city council. I again implore you to put a stop to all this madness, and remove all new local area plan and city wide rezoning and allow us to have our communities and safety back. Of course, you will probably do nothing but what you want, but I feel that there has to be some pushback to these horrific policies which are destroying our city, communities, safety and culture.

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First name [required] Roland

Last name [required] Kirzinger

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters The Local Area Plan Reconnect project, including the Westbrook Communities

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

Westbrook Communities Local Area Plan Reconnect Comment.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Blanket rezoning flies in the face of the area plans just recently released and proves blanket rezoning is not in the interest of Calgary communities. See attached document for further comment.

Blanket rezoning flies in the very face of the Local Area Plan developed by the City of Calgary. If this rezoning policy was a fit there would be no need to "Reconnect" and "Redo" the local area plans that are still so new implementations have barely begun. The City completely ignored the voice of the people regarding concerns over the rezoning policy and how it would negatively impact our communities. This is plain to see when one reviews the "What We Heard - What We Did Report" where there were a variety of concerns raised regarding rezoning and not single one was addressed in the "What We Did" portion.

Bad Policy and Lazy Administration are two descriptors that come to mind regarding blanket rezoning and the negative impacts it will have on Area Plans and Calgary communities. This policy is akin to the provincial UCP wanting to introduce provincial policing and taking over CPP to create a provincial pension; both bad ideas; both things the people never asked for. Calgarians never asked for blanket rezoning; councillors and mayoral candidates never had it as a major platform and Calgarians clearly do not want it.

Blanket rezoning gives all the power to developers and takes away voice and authority of the people and the community. Developers care only about the money, they don't have to care about the community. Of course the city has no issue with this as they see increased tax revenues and can pat themselves on the back for creating more housing. Well, sorry, but the City's job is not to support developers, it is to support the electorate. The City is not our Mother; it doesn't know best or know what's good for us. We did not give council license to change the very face and fabric of our communities. Engagement shows the City is not listening and doing what the residents want.

I own a home on a quiet cul-de-sac in Glenbrook, one of the communities with highest number of recent row house and other multi-unit developments in the city. All of the increased development has not brought any benefits to our community. We don't see decreased crime, better snow removal, improved transit. We see increased traffic, parking issues and many structures that are out-of-place on our streets. There is currently a development proposal in our cul-de-sac for two adjoined properties both single detached homes each with secondary suites. The proposal would see the homes demolished and replaced with two back-to-back row houses totaling 16 units. This development if approved will nearly **DOUBLE** the number of households on our cul-de-sac, double the vehicles, and double the traffic. Oh and there are only a proposed 8 parking stalls for the 16 units. Where will people park? **This is a cul-de-sac of 18 houses that will nearly double to 32 households!** No homeowner asked for this, no homeowner supports this. Every home owner on the cul-de-sac, many concerned neighbours from surrounding streets, the community association and the area councillor all oppose this development and yet it could be approved. How is this acceptable? How does the city think it has the right, the authority to make such decisions?

Again Council is not our mother, it is not there to do what it thinks is best. Council is there to represent the people, to listen to the people and do what the people want. Council needs to start listening to the people and stop thinking it knows best.

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First name [required] David

Last name [required] McGibbon

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Heritage Communities Local Area Plan Updates - Rezoning For Housing

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

Heritage Local Area Plan Section 2.2.1.6 (From 2023)- Reconnect - Update - Feb 2025.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

When the Heritage Communities Local Area Plan was approved in 2023, it included limited-scale policies under the Neighborhood Local category (Section 2.2.1.6, page 29). These policies provide location criteria for building forms containing three or more units.

Why is the city pretending to seek input and hold engagement meetings? The administration and council seem indifferent to homeowners' concerns, despite relying on property taxes to fund their salaries. This was made clear with the blanket rezoning and the dismissal of the Heritage Communities' completed plan after years of planning and community collaboration.

The Heritage Communities Local Area Plan was approved in 2023, it included limited-scale policies under the Neighborhood Local category (Section 2.2.1.6, page 29). These policies provide location criteria for building forms containing three or more units as shown below

2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development patterns and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

In the Heritage Communities, the Neighbourhood Local urban form category is the most common category and is applied to the primarily residential areas of the Plan Area.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in the Neighbourhood Local, Limited Scale area.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in any one or more of the following areas:
 - i. Within Transition Zones in transit station areas;
 - ii. On corner parcels; and,
 - iii. Adjacent to or separated by a road or lane from a school, park or open space greater than 0.5 hectare in size with no dimension less than 25 metres.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

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First name [required] Simonetta

Last name [required] Acteson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters RE: Local Area Plan Reconnect - North Hill Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME	October 15, 2024 Attachment 1 - NHLAP Reconnect - Response from CHCA.pdf
ATTACHMENT_02_FILENAME	NHCLAP Response from CHCA Jan 26, 2025.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached the Response from Crescent Heights Community Association as well as our original feedback to the Reconnect team which I am submitting on behalf of the community association. Members of our CA will be signing up to speak to this at the Public Hearing.



City of Calgary,
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

January 26, 2025

Mayor Gondek and Members of City Council,

RE: Local Area Plan Reconnect - North Hill Communities Local Area Plan

Representatives of the Crescent Heights Community Association (CHCA) attended an engagement session with administration on October 3, 2024, and submitted the attached letter dated October 8th, 2024, to express our concerns and input on the proposed revisions to the NHCLAP. We are disappointed that there is no evidence to suggest that administration either read, heard, or responded to our concerns in their reports to council.

As detailed in our letter from October 8th, we see no evidence that policy 2.2.1.6 as written refutes the rezoning that has occurred, and no change is required. Neighbourhood Local, Limited Scale definition expressly include for the allowance of the R-CG form on residential lots as referenced on page 57 of the NHCLAP:

"Limited Scale accommodates developments that are three storeys or less. This modifier includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings."

After the rezoning for housing public hearing and subsequent decision by council, Council directed administration to make Rowhouse a discretionary use in R-CG (Rezoning for Housing Council Decision Summary: June 11, 2024, Item 7.8). Additional Council amendments were agreed upon including the **Applicant Outreach Toolkit; Rowhouse How-to Guide**. Specifically, we note:

"1. b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4; "

The toolkit has not been produced (and no timeline evident for its publication) but R-CG applications are proliferating in our community and others. Our sole ability to influence positive outcomes of these redevelopments is through the DP process by appealing to file managers to implement discretion. We do this in part by using the language from statutory documents that currently exist including the NHCLAP and the MDP. Both documents are now under scrutiny, with plans to make changes in language and policy that will remove contextual references and effectively nullify CAs' and affected residents' ability to participate meaningfully in the development permitting process. The policy we feel is the most important to retain is 2.2.1.6 'd':

"2.2.1.6 d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:

- I. access to sunlight and shade on adjoining parcels; and,*
- II. protection of existing, healthy trees or landscaping on the parcel, where appropriate."*

After 3 short years as an adopted statutory plan the city now wants to remove this policy. The proposed replacement for Section 2.2.1.6 completely obliterates any contextual considerations. We do not support this and strongly encourage Council to consider our arguments. By making R-CG discretionary Council committed to allow residents and CAs a voice in redevelopment that directly impacts them through the development permit process.

Even with the few tools CAs and residents have at their disposal to influence applications to be contextual and respectful of existing homes and their occupants, heritage resources and the tree canopy, we are hard pressed to make positive changes without resorting to the Appeal process. We strongly believe file managers are in the same position, where they have a reduced number of tools to influence positive changes that enhance both the technical and visual quality of new developments and the lives of all people who live, and will come to live, in the planning area. Policy 2.2.1.6 'd' provides us a tool we cannot afford to lose.

The "What we Heard" report dismisses our further concerns over Heritage asset and tree canopy loss and the associated suggestions we made regarding our experiences with using the North Hill Heritage Guidelines or retaining our urban forest. We made six (6) meaningful suggestions in our original feedback, which we hope you will revisit.

The policies referred to in Section 3.2.4 as offering Tree canopy protection by administration are aspirational only and speak to work still to be done at the city level. Policy 2.2.1.6 d II at the very least gives it the weight of "should" in policy hierarchy. Nothing else in the NHCLAP does this. A proposed tree planting in Confederation Park, though valued, in no way protects the existing urban forest in residential lots.

Again, we urge you to reconsider the proposed revisions to the NHCLAP.

Sincerely,

Marie Semenick-Evans
President, Crescent Heights Community Association
president@crescentheightsyyc.ca
403.620.6562





October 8, 2024

City of Calgary Administration
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Re: Reconnect – North Hill Communities Local Area Plan

Dear Administration;

On behalf of the Crescent Height Community Association (CHCA) and its Planning and Heritage Committees, we would like to submit the following comments on the proposed changes to the North Hill Communities Local Area Plan (NHCLAP). In addition, we are submitting comments on areas we feel need to be revisited that have not been included in the "Reconnect" revisions.

The CHCA strongly objects to the removal of the policies under Section 2.2.1.6. on pages 41 and 42 of the existing NHCLAP. Our most strenuous objection is to the removal of policy "d", but the removal of any of these policies is not supported. None of these policies contravene the recent R-CG blanket upzoning of Calgary residential parcels.

- Policy "a" reflects the existing verbiage under "Limited Scale Policies".
- Policy "b" is still applicable according to the revised bylaw which includes the ability to build single family and duplex forms.
- Policy "c" is still applicable and encourages the use of densification in the most appropriate places.
- Policy "d" is still relevant and applicable, and in no way contravenes the fact that R-CG is now the base land use.

During the development of the NHCLAP, there were many community members who devoted significant hours to the process as well as going back to their communities and looking for feedback as the LAP evolved. The above referenced policies were informed by that process and served to address many of the concerns existing residents had with the variety of residential forms. They continue to be important policies in the redevelopment of parcels in established areas. The most important one of these remains "d" as it looks for building context and impact as well as the protection of our mature tree canopy. It was always clear that the intent was to make R-CG the base land use under Neighbourhood Local, though it was never directly stated.

These policies support future redevelopment while also supporting the existing dwellings and residents.

It is inappropriate to have made a commitment to these policies, that in no way contravene the new base R-CG zoning, and then remove them at will and without a similar effort to engage the communities impacted. It is a disregard for the process we undertook in good faith.

We would also recommend the city refrain from initiating changes to statutory documents until the current judicial review applications before the courts are resolved.

Additional Comments for NHCLAP Reconnect:

1. Add direct control options for Heritage Guideline Areas in North Hill Communities with a minimum of 3 houses. The heritage assets on the North Hill are under immense pressure from developers and are disappearing at an alarming rate. There are very few blocks left that have more than 3-4 houses in a row. According to information on the City's website, Direct Control is not available to North Hill communities:

"We are currently piloting a community led request process in the Riley Communities Local Area Plan and West Elbow Local Area Plan areas. Requests for a Direct Control Heritage Area will only be considered from those communities at this time." (<https://www.calgary.ca/planning/heritage/incentives.html>)

Crescent Heights has a large concentration of heritage assets - the largest north of the Bow River. In the past 5 years since the heritage asset windshield survey was completed, the city has done very little to help conserve and preserve these heritage assets.

2. Make municipal heritage resource designation for heritage assets in heritage guideline areas quicker and easier. These homes have already been identified in the 2019 windshield survey. Heritage Calgary has informed us that they do not have the capacity to consider more than 40 properties per year, so we are in danger of losing more. Assist communities in educating residents on the value of having their home designated.
3. Send amended drawings to community associations for comments prior to final approval. We recently went to SDAB because a Development Permit approval did not meet the heritage guidelines, and we feel this could have been avoided if we had received amended plans from the City file manager.

4. Heritage Guidelines: Ensure file managers understand what the heritage guidelines are and how to apply them. Although the Crescent Heights Planning Committee submits a detailed heritage check sheet, many file managers do not understand how the heritage guidelines should be applied.
5. The appalling loss of private tree canopy through redevelopment in established communities such as ours is not adequately addressed in the NHCLAP or elsewhere in city policy. Most applications are achieving the bare minimum of plantings that in no way replace the canopy loss and will continue to impoverish the city totals and have combined negative effects on community health and resilience in the future.

We also request that Administration ensure that future engagement requires that the city contact the community associations by email a **minimum of two weeks, and preferably four weeks prior** to an event so that the event can be advertised to the residents.

Thank you for your consideration of our recommendations.

Sincerely,

Marie Semenick-Evans
President, Crescent Heights Community Association

cc. Terry Wong, Ward 7
Mount Pleasant Community Association
Renfrew Community Association
Rosedale Community Association
Bridgeland-Riverside Community Association
Tuxedo Park Community Association
Highland Park Community Association
Winston Heights-Mountview Community Association
Thorncliffe-Greenvue Community Association

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Simonetta

Last name [required] Acteson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Local Area Plan Reconnect - North Hill Communities Local Area Plan

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I fully support the CHCA submittals regarding the proposed revisions and object to the removal of existing Section 2.2.1.6. I do NOT support the revised Section 2.2.1.6 'a' as proposed. I am a member of our planning committee and see how little influence we can have on redevelopment and the affect it is having on neighbouring properties. The need for discretionary and contextual approaches to infill is very much needed and is inadequate even with current policy. What was needed was better tools to force better integration and design considerations. As our community representative on the NHCLAP process, I am incredibly disappointed at the inadequate efforts at engagement that the city took on the 'reconnect' when volunteers spent months (years) agreeing to the terminology in our LAP only 3 and a half years ago. Though I continue to be disappointed by the LAP and its ability to guide good redevelopment, we have very little else to fall back on at this time and to remove nuance and contextual language even more is not supportable. Council agreed to support discretionary R-CG so residents and CAs had some tools to review and improve contextual redevelopment. Now council and administration seem to be systematically removing any tools to improve outcomes. We can do so much better!!

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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First name [required] Jeanne

Last name [required] Kimber

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Local Area Plan Reconnect re: North Hill Communities Local Area Plan

Are you in favour or opposition of the issue? [required] Neither



ATTACHMENT_01_FILENAME HPCA Letter to Council January 2025.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4

January 28, 2025

City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

Mayor Gondek and Members of City Council

RE: North Hill Communities Local Area Plan – Local Area Plan Reconnect

With regard to the proposed removal of the Limited Scale Policies described in section 2.2.1.6 (pg. 41) of the *North Hill Communities Local Area Plan* we offer the following opinions:

- Policy **a** should be removed insomuch as it is redundant to the current overall R-CG land use designation. In particular, the phrase that secondary suites should not be considered units will eventually become obsolete when the new Zoning Bylaw has been finalized and approved.
- Policy **b** should be removed because it is redundant to the current R-CG land use.
- Policy **c** should remain. As a “should” policy statement it provides guidance on the areas that are most acceptable to community residents for higher density development. Where we encounter greater pushback to proposed multi-unit (3+) residential developments is in the interior of the community.
- Policy **c** sub-section **iv** should be revised. It is quite feasible – and there are examples existing in Tuxedo Park and Mt. Pleasant – for 3 or 4-unit rowhouses to be constructed with garages incorporated into the structure. A back laneway is not absolutely necessary for parking spaces to be provided onsite. The R-CG land use requires 0.5 parking spaces per dwelling unit (with suites included in the count), however there needs to be policy direction to strengthen this requirement in the bylaw and give guidance to the developers and the Development Authority.
- Policy **d** should remain and be amended to include an additional sub-section focused on “the quiet use and enjoyment of their properties by the residents of the adjacent parcels”. There are proposed rowhouse projects wherein all 4 units and all 4 suites have access to their units via a walkway that is immediately adjacent to the fence separating the project from the neighbouring house and backyard. This creates a potential situation where excessive noise and activity can disrupt the neighbour’s quiet use and enjoyment of their backyards. Pedestrian activity along the shared fence line should be reduced as much as possible.
- The Single Detached Special Study Area in Crescent Heights and Rosedale has no impact on Highland Park, which was formerly an R-C2 zoned community.

Respectfully submitted

A handwritten signature in blue ink that reads 'D. Jeanne Kimber'.

D. Jeanne Kimber, Development Director
Highland Park Community Association

Corporate Planning and Financial Services Report to
Public Hearing Meeting of Council
2025 February 04

ISC: UNRESTRICTED
C2025-0149

Tabulation of Bylaw 44M2024

Background: The first reading of Bylaw 44M2024 was held at the 2024 October 29 Regular Meeting of Council.

Ineligible to Vote: None.

RECOMMENDATION(S):

That Council give second and third readings to Proposed Bylaw 44M2024.

Excerpt from the Minutes of the Regular Meeting of Council held 2024 October 29

*The following documents were distributed with respect to Report C2024-1098:

- A document titled "Timeline update"
- A document titled "New Franchise Fee Structure for Natural Gas"
- A Proposed Bylaw 44M2024
- A document titled "New Franchise Agreement: Natural Gas"
- A presentation titled "New Franchise Agreement for Natural Gas"

People in attendance during the Closed Meeting discussions with respect to Confidential Report C2024-1098:

Clerks: K. Martin, J. Fraser, and M. A. Cario. Chief Administrative Officer: D. Duckworth. Law: J. Floen, D. Mercer, and C. Van Hell. Advice: S. Dalglish, L. Tochor, C. Arthurs, K. Black, D. Hamilton, D. Morgan, M. Thompson, C. Stewart, A. Patil, S. Chow, S. Kongnetiman, K. Wyllie, and M. Rowe. External: D. Evanchuk.

Revised Confidential Attachment 3 was distributed with respect to Confidential Report C2024-1098.

- **Moved by** Councillor Chabot

Seconded by Councillor Sharp

That with respect to Confidential Report C2024-1098, the following be adopted, **after amendment**:

That Council:

4. Direct that the Cover Report and Attachments 1, 2, **Revised Attachment 3**, 4, 5, and 7 be held confidential pursuant to Section 23 (Local public body confidences) of the *Freedom of Information and Protection of Privacy Act*, to be released publicly when Council rises and reports; and

Corporate Planning and Financial Services Report to
Public Hearing Meeting of Council
2025 February 04

ISC: UNRESTRICTED
C2025-0149

Tabulation of Bylaw 44M2024

For: Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor
(14) Spencer, Councillor Walcott, Councillor Pootmans, Councillor McLean, Councillor
Wyness, Councillor Mian, Councillor Penner, Councillor Chabot, Councillor Wong,
and Councillor Dhaliwal

MOTION CARRIED

- **Moved by** Councillor Chabot

Seconded by Councillor Sharp

That with respect to Confidential Report C2024-1098, the following be
adopted, **after amendment**:

That Council:

1. Authorize a new franchise agreement for natural gas (**Revised Attachment 3**) aligned to the Quantity Only methodology;
2. Give first reading to Bylaw 44M2024 (Attachment 4);
3. Withhold second and third readings of Bylaw 44M2024 until the Alberta Utilities Commission approves a new franchise agreement between The City of Calgary and ATCO Gas;
5. Direct that the Closed Meeting discussions and **Attachments 3** and 6 remain confidential pursuant to Section 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed no later than 2026 December 31.

For: Councillor Chu, Councillor Demong, Mayor Gondek, Councillor Sharp, Councillor
(14) Spencer, Councillor Walcott, Councillor Pootmans, Councillor McLean, Councillor
Wyness, Councillor Mian, Councillor Penner, Councillor Chabot, Councillor Wong,
and Councillor Dhaliwal

MOTION CARRIED

- That Bylaw 44M2024 be introduced and read a first time.

MOTION CARRIED

Corporate Planning and Financial Services Report to
Public Hearing Meeting of Council
2025 February 04

ISC: UNRESTRICTED
C2025-0149

Tabulation of Bylaw 44M2024

ATTACHMENT(S)

1. Proposed Bylaw 44M2024

Author: Regulatory Affairs

BYLAW NUMBER 44M2024

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER TO GRANT A RIGHT TO PROVIDE A GAS UTILITY SERVICE BY AGREEMENT

WHEREAS a municipal council may, by agreement, grant a right, exclusive or otherwise, to a person to provide a utility service in all or part of the municipality, pursuant to section 45 of the Municipal Government Act, R.S.A. 2000, c.M-26;

AND WHEREAS Council may by bylaw delegate any of its powers, duties and functions pursuant to section 203 of the Municipal Government Act;

AND WHEREAS Council has considered C2024-1098 and deems it necessary to pass a bylaw authorizing the Chief Administrative Officer to, by agreement, grant a right to ATCO to provide a gas utility service;

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

1. This Bylaw may be cited as the “Gas Utility Service Agreement Bylaw”.
2. In this Bylaw:
 - (a) “Act” means the Municipal Government Act, RSA 2000, c. M-26;
 - (b) “Chief Administrative Officer” means the person holding the position established by bylaw 52M2022, or that person’s delegate;
 - (c) “City” means the municipal corporation of The City of Calgary, and includes the geographical area within the boundaries of The City of Calgary where the context so requires; and
 - (d) “ATCO” means ATCO Gas and Pipelines Ltd., a corporation having its head office at the City of Edmonton, in the Province of Alberta.
3. The *Chief Administrative Officer* is authorized to enter into, amend or renew any agreement necessary to grant a right to ATCO to provide a gas utility service in the *City*.
4. An agreement made by the *Chief Administrative Officer* pursuant to section 3 of this bylaw must first be advertised by the *City* and approved by the Alberta Utilities Commission pursuant to section 45(3) of the *Act*.
5. This Bylaw comes into force on the date it is passed.

PROPOSED

C2025-0149
Attachment 1

READ A FIRST TIME ON 2024 October 29

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____