



AGENDA

CALGARY PLANNING COMMISSION

February 13, 2025, 1:00 PM
IN THE COUNCIL CHAMBER

Members

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

SPECIAL NOTES:

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

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 January 23
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 – 2 Avenue NE, LOC2024-0281, CPC2025-0116

5.3 Land Use Amendment in Forest Lawn (Ward 9) at 1509 – 37 Street SE, LOC2024-0266, CPC2025-0143

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246, CPC2025-0079

7.2.2 Land Use Amendment in Banff Trail (Ward 7) at 2364 – 23 Street NW, LOC2024-0279, CPC2025-0179

7.2.3 Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269, CPC2025-0144

7.2.4 Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248, CPC2025-0176

7.2.5 Policy and Land Use Amendment in Mission (Ward 8) at 101 – 25 Avenue SW, LOC2024-0176, CPC2025-0070

7.2.6 Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169, CPC2025-0057

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Closed Session - Aurora Area Structure Plan, CPC2025-0129

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

**January 23, 2025, 1:00 PM
IN THE COUNCIL CHAMBER**

- PRESENT:** Director T. Goldstein, Chair
Director T. Mahler, Vice-Chair
Commissioner L. Campbell-Walters
Commissioner R-M. Damiani
Commissioner C. Hardwicke
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
- ABSENT:** Commissioner J. Gordon
Commissioner K. Wagner
- ALSO PRESENT:** A/Principal Planner S. Jones
Senior Legislative Advisor J. Palaschuk
Legislative Specialist A. Lennox

1. CALL TO ORDER

Chair Goldstein called the meeting to order at 1:00 p.m.

ROLL CALL

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

Absent from Roll Call: Commissioner Gordon and Commissioner Wagner

2. OPENING REMARKS

Chair Goldstein provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2025 January 23 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 **DECLARATIONS - CONFLICT OF INTEREST**

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

Commissioner Small and Commissioner Hardwicke declared a conflict of interest with respect to Item 7.2.7.

Commissioner Damiani and Commissioner Montgomery declared a conflict of interest with respect to Items 7.2.3 and 7.2.8

Commissioner Pink declared a conflict of interest with respect to Item 7.2.4.

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 January 9

Moved by Commissioner Hawryluk

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

MOTION CARRIED

5. **CONSENT AGENDA**

Moved by Commissioner Campbell-Walters

That the Consent Agenda be approved as follows:

5.1 **DEFERRALS AND PROCEDURAL REQUESTS**

None

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

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

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

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

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084

A presentation entitled "LOC2024-0249 / CPC2025-0084 Land Use Amendment" was distributed with respect to Report CPC2025-0084.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0084, the following be approved:

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

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

MOTION CARRIED

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

The following documents were distributed with respect to Report CPC2025-0068:

- Revised Attachment 2; and
- A presentation entitled "LOC2024-0185 / CPC2025-0068 Land Use Amendment".

Jamal Ahmed (on behalf of applicant) answered questions of Commission with respect to Report CPC2025-0068.

Moved by Commissioner Small

That with respect to Report CPC2025-0068, Revised Attachment 2 be amended as follows:

Delete Section 8 titled "Development Permit Requirement for Secondary Suite" in its entirety and renumber the subsequent Section accordingly.

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

MOTION CARRIED

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0068, the following be approved, **as amended**:

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

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Montgomery

MOTION CARRIED

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

Commissioners Damiani and Montgomery declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2024-1224.

Commissioners Damiani and Montgomery left the meeting at 1:41 p.m. and returned at 1:57 p.m. after the vote was declared.

A presentation entitled "LOC2023-0219 / CPC2024-1224 Outline Plan & Land Use Amendment" was distributed with respect to Report CPC2024-1224.

A clerical correction was noted on page 7 of Attachment 1 in Report CPC2024-1224, on page 7, under Environmental Site Considerations, by deleting the words "8.75 hectares" and by substituting with the words "8.71 hectares".

Moved by Commissioner Remtulla

That with respect to Report CPC2024-1224, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 10011 – 68 Street NE and 6221 Country Hills Boulevard NE (portion of SE1/4 Section 23-25-29-4;

portion of NE1/4 Section 23-25-29-4) to subdivide 69.28 hectares \pm (171.19 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

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

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

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

Commissioner Pink declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0043.

Commissioner Pink left the meeting at 1:57 p.m. and returned at 2:03 p.m. after the vote was declared.

A presentation entitled "LOC2024-0262 / CPC2025-0043 Land Use Amendment" was distributed with respect to Report CPC2025-0043.

Moved by Commissioner Small

That with respect to Report CPC2025-0043, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.4 hectares \pm (3.4 acres \pm) located at 4321 – 15 Street SE (Portion of Plan 7710607, Block C) from Industrial – Heavy (I-H) District to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

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

Commissioner Remtulla declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0077.

Commissioner Remtulla left the meeting at 2:03 p.m. and returned at 2:28 p.m. after the vote was declared.

A presentation entitled "LOC2024-0149 / CPC2025-0077 Land Use Amendment" was distributed with respect to Report CPC2025-0077.

Jennifer Duff (applicant) answered questions of Commission with respect to Report CPC2025-0077.

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0077, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.87 hectares ± (4.62 acres ±) located at 8306 Horton Road SW (Plan 2904HQ, Blocks 1, 2 and 5) from Direct Control (DC) District to Multi-Residential – High Density Medium Rise (M-H2) District.

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Small

MOTION CARRIED

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

The following documents were distributed with respect to Report CPC2025-0074:

- A presentation entitled "LOC2024-0223 / CPC2025-0074 Land Use Amendment"; and
- A document entitled "New opportunities for residential development".

Lei Wang (applicant) answered questions of Commission with respect to Report CPC2025-0074.

Moved by Commissioner Pink

That with respect to Report CPC2025-0074, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (8): Director Mahler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

Against: (1): Commissioner Damiani

MOTION CARRIED

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

Commissioners Hardwicke and Small declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0081.

Commissioners Hardwicke and Small left the meeting at 2:53 p.m. and returned at 3:00 p.m. after the vote was declared.

A presentation entitled "LOC2024-0212 / CPC2025-0081 Land Use Amendment" was distributed with respect to Report CPC2025-0081.

Moved by Commissioner Remtulla

That with respect to Report CPC2025-0081, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.57 acres \pm) located at 121 – 17 Avenue SE (Plan 2011170, Block 7, Lot 42) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.0h24) District.

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Remtulla

MOTION CARRIED

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

Commissioners Damiani and Montgomery declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0053.

Commissioners Damiani and Montgomery left the meeting at 3:00 p.m. and did not return.

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

The following documents were distributed with respect to Report CPC2025-0053:

- A presentation entitled "LOC2024-0104 (CPC2025-0053) Outline Plan, Policy Amendment & Land Use Amendment"; and
- A collection of photos.

Moved by Commissioner Pink

That with respect to Report CPC2025-0053, the following be approved:

That Calgary Planning Commission:

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

That Calgary Planning Commission recommend that Council:

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

For: (7): Director Mahler, Commissioner Campbell-Walters, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, and Commissioner Small

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Director Mahler

That this meeting adjourn at 3:21 p.m.

MOTION CARRIED

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

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Glendale (Ward 6) at 4515 – 17 Avenue SW, LOC2024-0187, CPC2025-0090
- Land Use Amendment in Killarney-Glengarry (Ward 8) at 2608 – 31 Street SW, LOC2024-0247, CPC2025-0089
- Policy and Land Use Amendment in Ramsay (Ward 9) at 2109 – 6 Street SE, LOC2023-0270, CPC2025-0013
- Land Use Amendment in Huntington Hills (Ward 4) at 6600 – 4 Street NE, LOC2024-0249, CPC2025-0084
- Land Use Amendment in Temple (Ward 10) at 140 Templemont Circle NE, LOC2024-0185, CPC2025-0068
- Outline Plan and Land Use Amendment in Cornerstone (Ward 5) at multiple addresses, LOC2023-0219, CPC2024-1224
- Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 4321 – 15 Street SE, LOC2024-0262, CPC2025-0043
- Land Use Amendment in Haysboro (Ward 11) at 8306 Horton Road SW, LOC2024-0149, CPC2025-0077
- Land Use Amendment in Inglewood (Ward 9) at 1511 – 8 Avenue SE, LOC2024-0223, CPC2025-0074

- Land Use Amendment in Mission (Ward 8) at 121 – 17 Avenue SE, LOC2024-0212, CPC2025-0081
- Outline Plan, Policy and Land Use Amendment in Yorkville (Ward 13) at 19515 Sheriff King Street SW, LOC2024-0104, CPC2025-0053

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 February 13 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED

**Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 – 2 Avenue NE,
 LOC2024-0281**

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).

HIGHLIGHTS

- This application seeks a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan (ARP)* to exempt the subject parcel from the requirement of 1.25 parking spaces per unit and allow Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the Land Use Bylaw and aligns with the *Municipal Development Plan (MDP)* policies.
- What does this mean to Calgarians? The proposal would allow for a more efficient use of the land by allowing for the use of different mobility options in the area.
- Why does this matter? The proposed policy amendment would help encourage and support ridership by generating higher levels of transit use around 1 Avenue NE and Edmonton Trail NE.
- A concurrent development permit for a multi-residential development as been submitted and is ready for decision pending Council's decision on this policy amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application in the northeast community of Crescent Heights was submitted by Calgreen Homes on behalf of the landowner 411 Ave Alberta LTD on 2024 November 19. The subject site consists of two parcels with a combined area of approximately 0.06 hectares (0.14 acres) that is approximately 15 metres wide and 36 metres deep. The subject site is designated as Multi-Residential – Contextual Medium Profile (M-C2) District which includes Multi-Residential Development as a discretionary use.

A concurrent development permit (DP2024-02583) for an eight dwelling unit development has been submitted and Administration is ready to approve the development pending Council's decision on this policy amendment application. The development provides four parking stalls, which meets the parking requirements of Land Use Bylaw 1P2007. However, the subject site is within the Non-Family Oriented Redevelopment Area of the ARP, which requires 1.25 parking spaces per unit. This requirement translates to 10 parking stalls for the eight proposed dwelling units. As outlined in the Applicant Submission (Attachment 3), this application seeks to amend the ARP to exempt the subject site from the requirements of 1.25 parking spaces per unit and allow Land Use Bylaw 1P2007 to determine the parking requirements.

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

Planning and Development Services Report to
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CPC2025-0116
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Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 - 2 Avenue NE, LOC2024-0281

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 [Applicant Outreach Toolkit](#) to assess which level of the outreach with the public/interested parties and the respective community association was appropriate. The applicant determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary, Attachment 4, for rationale as to 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 one letter in opposition noting the following areas of concern:

- impact on parking and increased traffic congestion;
- increased pressure on local schools, parking and community spaces; and
- potential loss of neighborhood character.

The Bridgeland-Riverside Community Association did not respond to the circulation. Administration followed up with the Community Association and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the policy amendment to be appropriate. The alignment of the parking rates with the Land Use Bylaw would allow for better use of the land. The building and site design, number of units and on-site parking is being reviewed and determined through the development permit process.

Following Calgary Planning Commission, notifications of 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

This policy amendment encourages a diverse use of mobility alternatives like public transportation, which can help promote walkability and reduce traffic congestion.

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 strategies were encouraged at the development permit stages but were not considered in the design.

**Planning and Development Services Report to
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2025 February 13**

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**Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 - 2 Avenue NE,
LOC2024-0281**

Economic

The proposed minor policy amendment 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 Amendment to the Bridgeland-Riverside Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Crescent Heights between Edmonton Trail NE and 3 Street NE. It is comprised of two parcels with a combined area of approximately 0.06 hectares (0.14 acres). The site is approximately 15 metres wide and 36 metres deep.

The surrounding area consists of a mix of single detached and multi-residential buildings designated as Mixed Use – General (MU-1) District and Mixed Use – Active Frontage (MU-2) District and a variety of multi-residential buildings to the west of the subject site designated as Multi-Residential – Contextual Low Profile (M-C1) District and Multi-Residential – Contextual Grade-Oriented (M-CG) District. A variety of commercial designated parcels are located further south of the subject site along Memorial Drive NE.

The subject site is located approximately 210 metres (a three-minute walk) west of Edmonton Trail NE and 750 metres (a 11-minute walk) east of Centre Street North. These streets are both classified as Urban Main Streets in the *Municipal Development Plan (MDP)*, with Edmonton Trail NE also being part of the Primary Transit Network. These streets offer a wide range of commercial and retail services, in addition to multi-residential development the subject site is located approximately 500 metres (a seven-minute walk) from Riverside School, a kindergarten to Grade 9 Calgary Board of Education school, and 400 metres (a four-minute walk) from the Calgary Classical Academy, Bridgeland Campus, a Kindergarten to Grade 9 charter school.

The subject site is well served by transit stops with regular service. Route 90 (Bridgeland/University of Calgary) runs along 1 Avenue NW, with a transit stop located approximately 350 metres (a six-minute walk) from the subject site. Route 4 (Huntington) and Route 69 (Deerfoot Centre) run along 4 Street NE with transit stops located approximately 240 metres (a four-minute walk) from the subject site. Route 5 (North Haven) is accessible along Edmonton Trail, with a transit stop located approximately 350 (a six-minute walk) from the subject site.

Community Peak Population Table

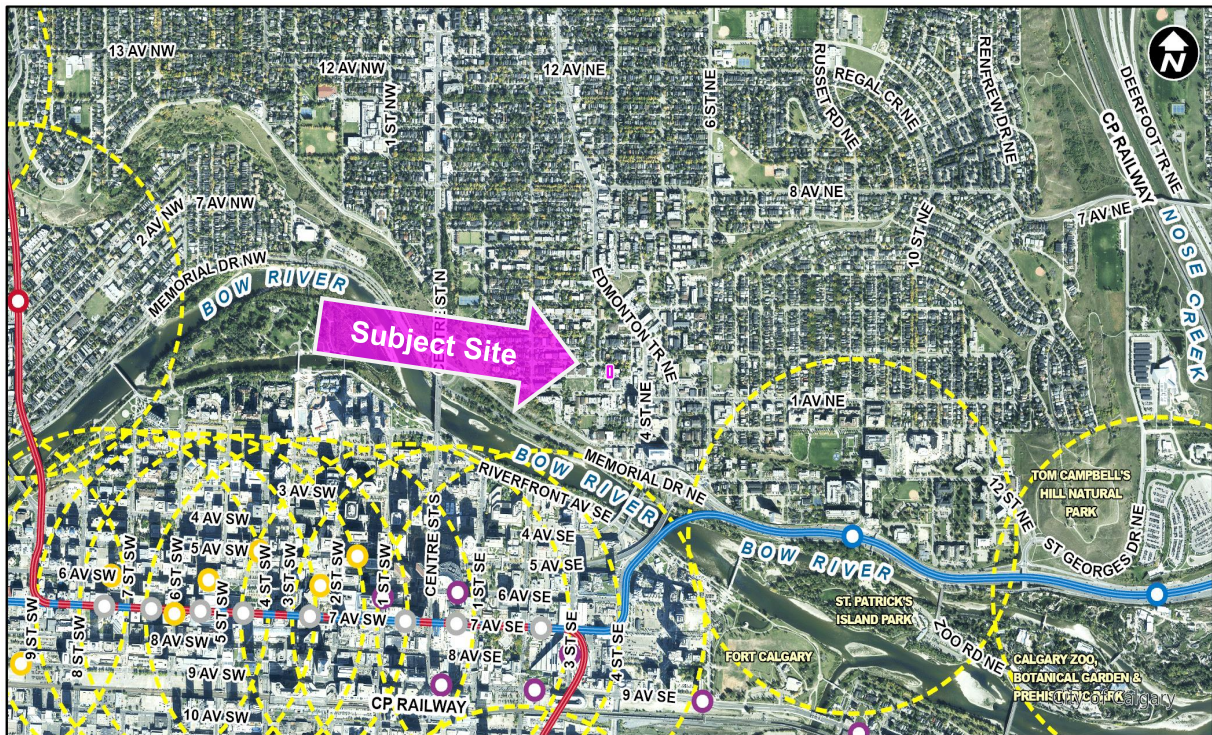
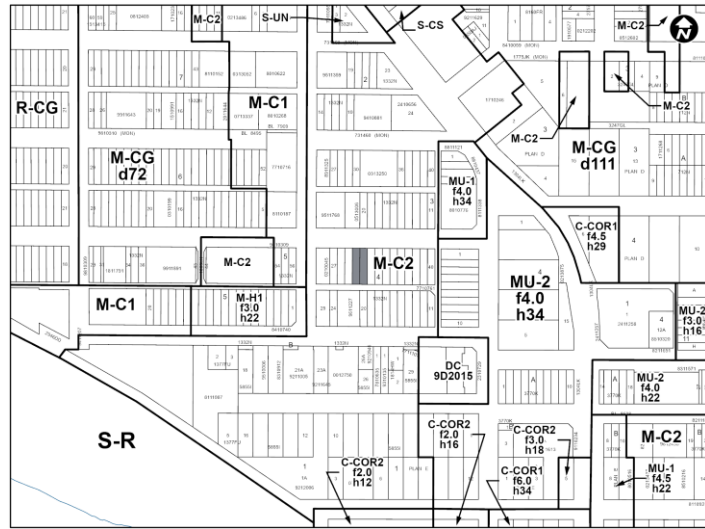
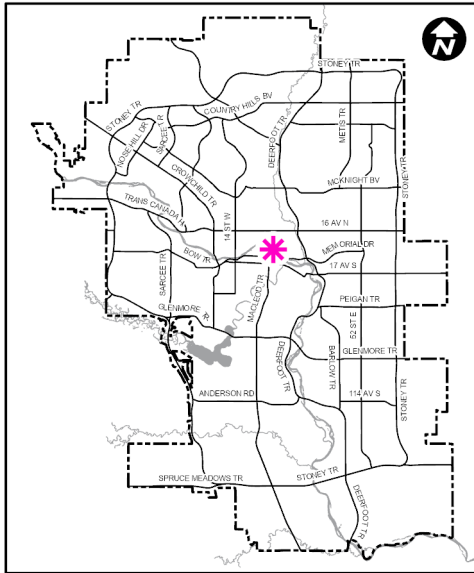
As identified below, the community of Crescent Heights reached its peak population in 2019.

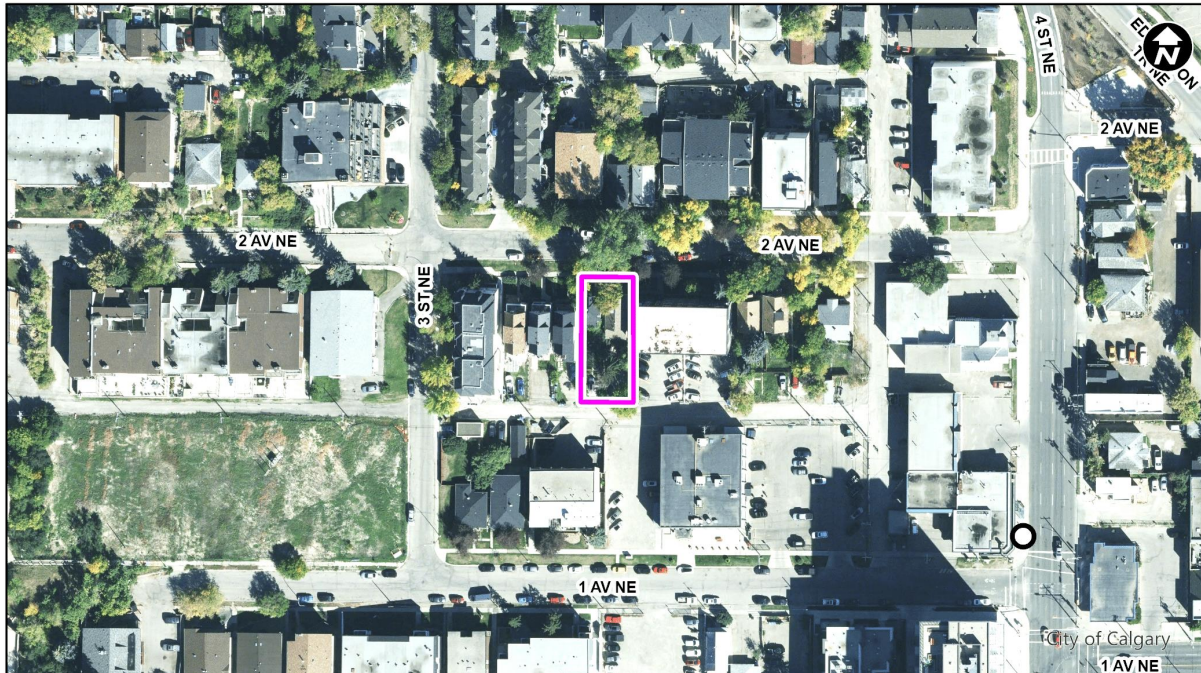
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than lower profile multi-residential land use districts. 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). The District does not have a maximum density, and since no density modifier is applied, the maximum number of dwelling units would be dependent on unit size. The M-C2 District is typically located near community nodes and transportation corridors but is also intended to be located in close proximity to low-density residential development, as it provides for varied building height and setbacks which respond to the immediate context.

Transportation

Pedestrian access is available from the existing sidewalk along 2 Avenue NE. Vehicular access to the site is available off 2 Avenue NE and a rear lane accessed from 3 Street NE.

Calgary Transit service is available on 4 Street NE and Edmonton Trail NE, with bus stops for Routes 4 (Huntington) and 5 (North Haven) within approximately 250 metres (a four-minute walk) to the east. Edmonton Trail is identified as being a part of the Primary Transit Network as per the *Municipal Development Plan* (MDP).

An existing on-street bikeway is available along 3 Street NE approximately 100 metres (a two-minute walk) to the west and is a part of the Always Available for All Ages and Abilities (5A) Network.

A Transportation Impact Assessment was not required as part of this 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 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 Main Streets – Urban Main Street area as identified in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage different housing forms including apartments, mixed-used development and ground-oriented housing. 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 were encouraged at the development permit stages but were not considered in the design.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The subject site is located within the Non-Family Oriented Redevelopment Area as identified in Figure 3: Generalized Land Use Map in the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP). This Non-Family Oriented Redevelopment Area is intended to accommodate multi-residential housing similar to what was permitted in the RM-4 or RM-5 Districts of Land Use Bylaw 2P80, which included fourplexes, townhouses and duplexes.

The ARP contains policies for higher parking requirements than contained in Land Use Bylaw 1P2007. The higher parking requirements in the ARP were intended to help manage parking issues associated with the former Calgary General Hospital. Section 3.10 of the ARP states that within the Non-Family Oriented Redevelopment Area, if the development comprises of three or more units of non-senior citizen housing, parking shall be 1.25 spaces per unit. This amendment is required because the policy statement contains the word "shall", which must be adhered to. The proposed amendment, if approved, will exempt the subject site from this requirement, allowing the current land use bylaw to determine the parking for the proposed development. This will allow for consistency with all other development proposals across the city.

The proposed policy amendment is further supported because the current ARP policy does not align with current Council priorities regarding parking and mobility.

Proposed Amendment to the Bridgeland-Riverside Area Redevelopment Plan

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 10 and replace it with the following:
 - “10. That within the Non-Family Oriented Redevelopment Area, if the development comprises three or more units of non-senior citizen housing, parking shall be required at a rate of 1.25 spaces per unit with the exception of lands located at 123 – 4 Street NE, 69 – 6A Street NE and 411 and 413 – 2 Avenue NE.”

Applicant Submission

Company Name (if applicable):

Calgreen Homes

LOC Number (office use only):

Applicant's Name:

Nick Han

Date:

04 Nov 2024

Policy Change to the ARP - Minor Policy Amendment

This is a Policy Amendment Application to obtain approval for an exception to the Bridgeland-Riverside Area Redevelopment Plan. The requested exception is from Part 2 (Policy 10 - page 13) of the ARP, which states that "within the Non-family Orientated Redevelopment Area, if the development comprises of the three or more units of no-senior citizen housing parking shall be 1.25 spaces per unit with the exception of lands located at 123 4 Street NE". Figure 3 (Generalized Land Use) of the Bridgeland-Riverside ARP identifies the subject site as Non-Family Oriented Development.

Applicant Outreach Summary

2024 January 20



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Proposed policy 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.

The application is a Policy Amendment Application to obtain approval for an exemption to the Bridgeland - Riverside Area Redevelopment Plan. The requested exemption is form Part 2 (Policy 10 - Page 13) of the ARP about parking ratio. As the submitted policy amendment is only a minor amendment for an old policy and our proposal submitted in the Development Submission fulfilled current statutory requirement, outreach is not conducted for this project.

Outreach Strategy

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

[Empty text box for Outreach Strategy]

Affected Parties

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

[Empty text box for Affected Parties]

calgary.ca/planningoutreach

Land Use Amendment in Forest Lawn (Ward 9) at 1509 – 37 Street SE, LOC2024-0266

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1509 – 37 Street SE (Plan 5428GG, Block 9, Lot 3) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

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

DISCUSSION

This land use amendment application in the southeast community of Forest Lawn was submitted by CivicWorks on behalf of the landowner, Tony Dhaliwal on 2024 October 28. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intention is to consolidate this site with a recently rezoned property to the south at 1511 – 37 Street SE, which is also designated as H-GO District. This consolidation aims to enable a comprehensive development comprising 12 dwelling units and eight secondary suites.

The 0.06 hectare (0.14 acre) mid-block site is located on 37 Street SE, approximately 350 metres (a five-minute walk) north of International Avenue (17 Avenue SE), which is an identified Urban Main Street in the MDP. The site is also within close walking distance to MAX Purple stations and several frequent bus routes along 17 Avenue SE.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and at a scale consistent with low density residential districts. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Land Use Amendment in Forest Lawn (Ward 9) at 1509 - 37 Street SE, LOC2024-0266

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 Ward 9 Councillor's Office, the Forest Lawn Community Association and surrounding residents. Custom signage was posted on the site, and postcards were distributed to residents within a 200-metre radius. A dedicated phone line, email inbox and feedback portal were also provided to allow interested parties to submit their comments or inquiries. 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. No public comments were received at the time of writing this report. No comments from Forest Lawn Community Association were received. Administration contacted the Community Association to follow up and no response was received.

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

IMPLICATIONS

Social

The proposed H-GO District would allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 February 13**

**ISC: UNRESTRICTED
CPC2025-0143
Page 3 of 3**

Land Use Amendment in Forest Lawn (Ward 9) at 1509 - 37 Street SE, LOC2024-0266

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located within the southeast community of Forest Lawn on 37 Street SE between 14 Avenue SE and 16 Avenue SE. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The site is currently developed with a single detached dwelling and a detached garage accessed from the lane.

The surrounding area is primarily characterized by single and semi-detached dwellings, although recent redevelopment efforts are introducing rowhouses and townhouses. The subject parcel, along with other residential properties between 14 Avenue SE and 16 Avenue SE, was largely designated as Residential – Grade-Oriented Infill (R-CG) District in 2018 as part of the 17 Avenue SE Main Street project. This designation was intended to create a transitional zone between the higher-density, activity-focused 17 Avenue SE Urban Main Street and the lower-density residential areas to the north. Following 2024 August 6, the surrounding properties were also designated Residential – Grade-Oriented Infill (R-CG) District in accordance with Council's approval of the citywide rezoning for housing.

In 2024, the parcel immediately to the south of this site was redesignated to Housing – Grade Oriented (H-GO) District.

The subject site is located approximately 350 metres (a five-minute walk) north of the 17 Avenue SE Urban Main Street, as outlined in the *Municipal Development Plan* (MDP). This Main Street offers a diverse range of retail, dining and service options within walking distance, in addition to a MAX Purple station situated approximately 450 metres south of the site (a seven-minute walk). The site is also just 140 metres from primary transit service along 36 Street SE, with both northbound and southbound stops located less than 300 metres away (a five-minute walk). Nearby schools include Patrick Airlie School, approximately 350 metres to the east (a six-minute walk) and Forest Lawn High School, about 850 metres to the northeast (a 14-minute walk). Forest Lawn Outdoor Pool is located approximately 400 metres southeast (a five-minute walk), while Radisson Playground and Greens is approximately 350 metres to the west (a six-minute walk) from the subject property.

Community Peak Population Table

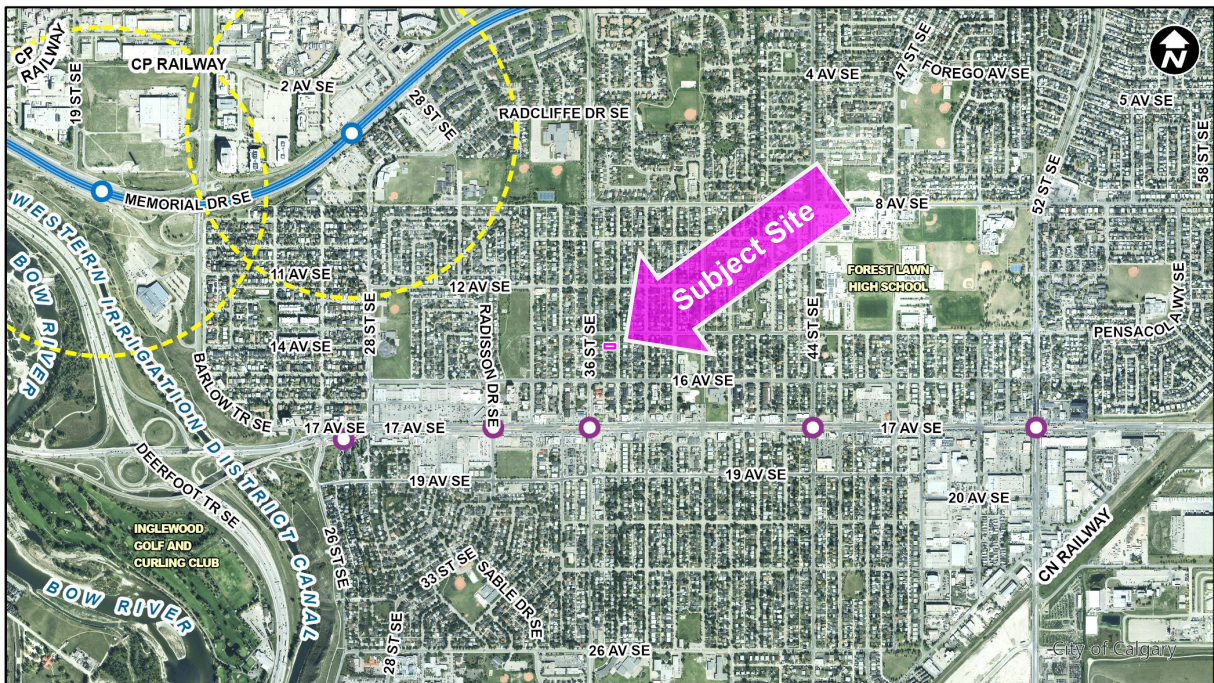
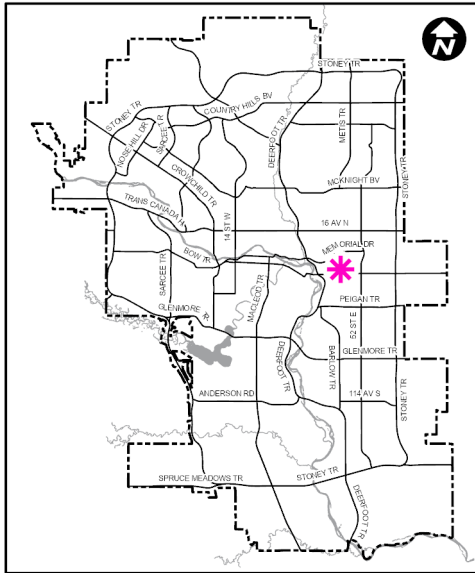
As identified below, the community of Forest Lawn reached its peak population in 1982.

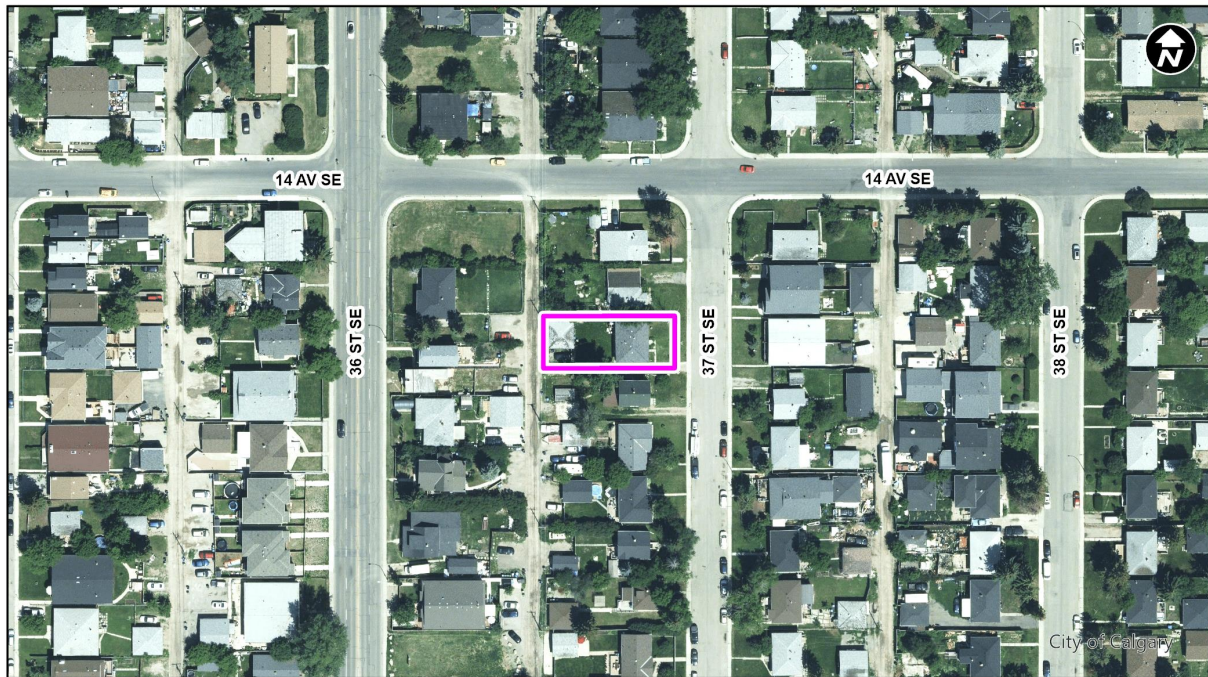
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Forest Lawn 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.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low-density areas. The district includes rules for building height, parcel coverage, and amenity space that are intended to mitigate massing and shadowing impacts on neighbouring parcels. The proposed H-GO District accommodates grade-oriented development. Dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts. The H-GO District also provides rules for:

- a maximum parcel area to floor area ratio (FAR) of 1.5, or a total building floor area of approximately 877 square metres (9,447 square feet) for the subject site;
- a maximum building height of 12 metres;
- a minimum separation distance of 6.5 metres between a residential building on the front portion of the parcel and a residential building on the rear portion to ensure functional courtyard amenity space; and
- a minimum of 0.5 parking stalls per unit and suite.

Section 1386(d) of Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. Sites that are located in areas that support the development form in an approved Local Area Plan (LAP) as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories meet the location criteria of the H-GO District.

The subject site meets the location criteria of the H-GO District as it is identified as Neighbourhood Connector Urban Form Category in the *East Calgary International Avenue Communities Local Area Plan* (LAP).

Development and Site Design

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

- establishing the layout and configuration of dwelling units;
- creating an engaging built interface along 37 Street SE;
- mitigating shadowing, overlooking and privacy concerns;
- providing quality amenity space for residents;
- ensuring appropriate waste storage and collection; and
- providing suitable mobility options, including motor vehicle parking, bicycle parking and alternative mobility storage lockers.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 37 Street SE. An on-street bikeway along 40 Street SE is located three blocks to the east of the subject site. Additionally, both 36 Street SE and 16 Avenue SE are planned for future pathways and bikeways under the Always Available for All Ages and Abilities (5A) Network.

The site is approximately 300 metres from transit stops located on 36 Street SE, both north and south of 14 Avenue SE. These stops host Route 43 (McKnight/Chinook), Route 87 (Applewood/17 Avenue SE) and Route 135 (Erin Woods/36 St SE).

The site is also located approximately 400 metres from transit stops on 17 Avenue SE, which serve Route 1 (Bowness/Forest Lawn), Route 87 (Applewood/17 Avenue SE), Route 440 (Chateau Estates/Franklin) and MAX Purple (City Centre/East Hills).

On-street parking is available along 37 Street SE and is unrestricted. Upon redevelopment of the subject parcel, vehicular access is anticipated to be 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, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management, will be considered as part of the development permit application review.

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 – 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 established communities to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed H-GO District 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.

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

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses while some commercial and work from home opportunities exist in the area. It encourages a broad range and mix of housing types, unit structures and forms. Within the Neighbourhood Connector category, the Low building scale policies support building forms such as apartments, stacked townhouses and mixed-use developments. The proposed land use is in alignment with applicable policy of the LAP.

Applicant Submission

2025 January 17



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 E info@civicworks.ca

Proposed Land Use Change Applicant Summary

Project Location: 1509 37 ST SE
Existing Land Use: Residential – Grade-Oriented Infill (R-CG) District
Proposed Land Use: Housing – Grade-Oriented (H-GO) District

APPLICATION SUMMARY

On behalf of Tony Dhaliwal and EC Living, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the property at 1509 37 ST SE from the existing Residential – Grade-Oriented Infill (R-CG) District to the Housing - Grade-Oriented (H-GO) District. This application follows an approved Land Use Redesignation application on the adjacent parcel to the south at 1511 37 ST SE (LOC2023-0338). The intent of this development vision is to assemble the two parcels (1509 and 1511 37 ST SE) into a comprehensive development, enabling greater design flexibility for site layout, landscaping, amenity space, parking, waste and recycling, etc. The proposed land use change and development vision will realize new and much needed 'Missing Middle' rental housing options in Forest Lawn. EC Living will develop the proposed project using the Canada Mortgage & Housing Corporation's (CMHC) *Rental Construction Financing Program*, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

WHAT IS PROPOSED?

A courtyard-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: 4 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

Residential Units: 20 (Four 4-bedroom townhome units, four 2-bedroom townhouse units, four 1-bedroom at-grade flats, and eight 1-bedroom basement units)

Vehicle Parking Stalls: 10, contained within a parking pad (0.5 parking stalls / unit or suite)

Secure Bike / Scooter / Stroller Storage Units: 20, incl. Class 1 bike stalls (1 per unit/suite without an assigned vehicle parking stall)
Resident Amenity Space: 6.5m wide interior common courtyard

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings, available online at: www.ecliving.ca/engage

These preliminary plans and concept drawings will inform a new supporting Development Permit (DP) application for the assembled site that will be submitted by the project team in the coming months, 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 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/housingchoice

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 organize waste and recycling collection from the lane.

Nearby Transit Service: The project site is within 280m (~3 min. walk) of MAX Purple BRT, Routes 1, 87, 440 on 17 AV SE, and Routes 43 and 135 on 36 ST SE. 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.

Proximity to Urban Main Street or Community Activity Centre: The project site is located within ±350m (±5 min. walk) of International Avenue (17 Avenue SE) Main Street corridor providing easy access to employment and entertainment opportunities.

Nearby Open Spaces & Community Amenities: The project site is within a short 10 minute walk of a variety of local area destinations and amenities, including the Immigrant Education Society, Forest Lawn Public Library, five schools, and the Royal Canadian Legion, Forest Lawn Outdoor Pool, Forest Lawn Community Park, Tennis Courts, and Radisson Playground & Greens.

Nearby Multi-Unit Development: The project site is located within a City-Initiated R-CG District related to the 17 AV Main Streets project. The project site is also nearby to existing multi-residential developments within ±150-275m, including along 37 AV SE.

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 falls within the boundary of the East Calgary International Avenue Communities Local Area Plan (LAP). The LAP identifies the site as within the '*Neighbourhood Connector*' and 'Limited (Up to 3 Storeys) Urban Form and Building Scale Categories, supporting the H-GO District and redevelopment of up to 3 Storeys at this location. On December 17, 2024, Calgary City Council voted unanimously in favour of approval of the LAP.



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 web portal, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers 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, and also published on the dedicated web portal for broader public access. 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.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing 1509 37 ST SE.

Applicant Outreach Summary



460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

01.17.2025

ATTN: Fatemeh Shahraki | Planner 2, Community Planning

—

RE: DTR1 | LOC2024-0266 (15109 37 ST SE); R-CG to H-GO

The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

APPLICANT-LED OUTREACH SUMMARY

CivicWorks and EC Living are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted the local Ward 9 Councillor's Office, Forest Lawn Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions, or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed December 11, 2023). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line.

Neighbour Postcards: *Delivered to ~200 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residential and adjacent property owners (delivered December 9, 2023) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line, email inbox, or project website. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

WHAT WE HEARD

Community Member Feedback

The project team did not receive any comments or inquiries from the public on this proposal.

Forest Lawn Community Association

An information rich project summary memo was shared with the Forest Lawn Community Association at the outset of the application. The project team did not receive any response, comments or inquiries from the Forest Lawn Community Association.

Ward 9 Councillor's Office

An information rich project summary memo was shared with the Ward 9 Councillor's Office at the outset of the application.



OUTREACH MATERIALS

Neighbour Postcards



Proposed Land Use Change

1509 37 ST SE
R-CG to Housing - Grade Oriented (H-GO) District
City of Calgary Application Reference: LOC2024-0266

Hello Neighbour

We are proposing a land use change at 1509 37 ST SE from the existing Residential Contextual - Grade Oriented (R-CG) District to the Housing - Grade Oriented (H-GO) District. This application follows a previous Land Use Redesignation application on the parcel to the south at 1511 37 ST SE (LOC2023-0338) that approved 5 Townhouse Units and 5 Secondary Suites.

The intent of this development vision is to assemble the two parcels (1509 and 1511 37 ST SE) into a comprehensive development, enabling greater design flexibility for site layout, landscaping, amenity space, parking, waste and recycling. The proposed change will enable another two building footprints-oriented stacked townhouse development with a total of 4 townhouse units, 2 at-grade flats, and 4 basement units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

A supporting concurrent Development Permit (DP) application will be submitted by the project team in the coming weeks, will be reviewed for completeness by the City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

ecliving.ca

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving.ca/engage
engage@eciveworks.ca
587.747.0317
Reference: FL1509
1509 37 ST SE

City of Calgary Application Info:
developmentmap.calgary.ca



Figure calculation and subject to change

Custom On-Site Signage





Proposed Land Use Change

1509 37 ST SE
R-CG to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 1509 37 ST SE from the existing Residential Contextual - Grade Oriented (R-CG) District to the Housing - Grade Oriented (H-GO) District. This application follows a previous Land Use Redesignation application on the parcel to the south at 1511 37 ST SE (LOC2023-0338) that approved 5 Townhouse Units and 5 Secondary Suites.

The intent of this development vision is to assemble the two parcels (1509 and 1511 37 ST SE) into a comprehensive development, enabling greater design flexibility for site layout, landscaping, amenity space, parking, waste and recycling. The proposed change will enable another two building footprints-oriented stacked townhouse development with a total of 4 townhouse units, 2 at-grade flats, and 4 basement units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

A supporting concurrent Development Permit (DP) application will be submitted by the project team in the coming weeks, will be reviewed for completeness by the City of Calgary, and available to surrounding area residents and broader public for additional review and comment.

ecliving.ca/engage
engage@eciveworks.ca
587.747.0317
Reference: FL1509 - 1509 37 ST SE

City of Calgary Application Information Portal: developmentmap.calgary.ca
Application Reference: LOC2024-0266




Land Use Amendment in Parkdale (Ward 7) at 503 – 35 Street NW, LOC2024-0246

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 503 – 35 Street NW (Plan 8321AF, Block 44, portions of Lots 15 and 16) 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 where dwelling units may be attached or stacked in a form and scale consistent with low density residential districts.
- The proposal represents an appropriate density increase for 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 will allow for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District will accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Parkdale was submitted by Tricor Design Group Inc., on behalf of the landowner, Tetyana Halushko on 2024 October 2. No development permit has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 2), the intent is to allow for housing that may be two or three storey buildings of varying sizes.

The approximately 0.05 hectare (0.13 acre) site is located on the northwest corner of 35 Street NW and 3 Avenue NW. It is currently developed with a single detached dwelling with an attached garage accessed from 35 Street NW. Future vehicle access is available from the rear lane.

The site meets the locational criteria in Land Use Bylaw 1P2007 for the district by being within 200 metres of primary transit service (3 Avenue NW) as it directly fronts onto the street and will support the development of a greater variety of housing near existing transit service.

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

Land Use Amendment in Parkdale (Ward 7) at 503 - 35 Street NW, LOC2024-0246

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 Parkdale Community Association and delivered letters to residents along 35 Street NW and 3 Avenue NW. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received three letters of opposition citing concerns including increased density and loss of neighbourhood character and impacts to on-street parking and traffic visibility along Parkdale Boulevard NW, noting Parkdale Boulevard transitions into 3 Avenue NW.

No comments from the Parkdale 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 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

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 will be explored and encouraged at the subsequent development approval stages.

**Planning and Development Services Report to
Calgary Planning Commission
2025 February 13**

**ISC: UNRESTRICTED
CPC2025-0079
Page 3 of 3**

Land Use Amendment in Parkdale (Ward 7) at 503 - 35 Street NW, LOC2024-0246

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Parkdale along 3 Avenue NW and 35 Street NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 34 metres wide by 16 metres deep with future vehicular access available from the rear lane. The site is currently developed with a single detached dwelling and an attached garage with access from 35 Street NW.

Surrounding development is characterized by low density residential, multi-residential and commercial districts. Parcels designated as Residential – Grade-Oriented Infill (R-CG) District surround the subject site, and southeast of the site are parcels designated as Multi-Residential – Contextual Low Profile (M-C1), Multi-Residential – Contextual Medium Profile (M-C2) and Multi-Residential – Medium Profile Support Commercial (M-X2) Districts. In addition, there are parcels designated as Commercial – Neighbourhood 1 (C-N1) and Commercial – Neighbourhood 2 (C-N2) Districts located along 3 Avenue NW southeast of the site.

The site is ideally located near community amenities, parks and public transit. The Parkdale Neighbourhood Activity Centre is approximately 300 metres (a five-minute walk) southeast of the site. The Parkdale Community Association, Parkdale Outdoor Rink and Parkdale Park are approximately 210 metres (a four-minute walk) northeast of the site. The Westmount Charter Elementary School is approximately 650 metres (an 11-minute walk) southeast of the site. The site is directly adjacent and has access to public transit located along 3 Avenue NW, which is a part of the Primary Transit Network (PTN).

Community Peak Population Table

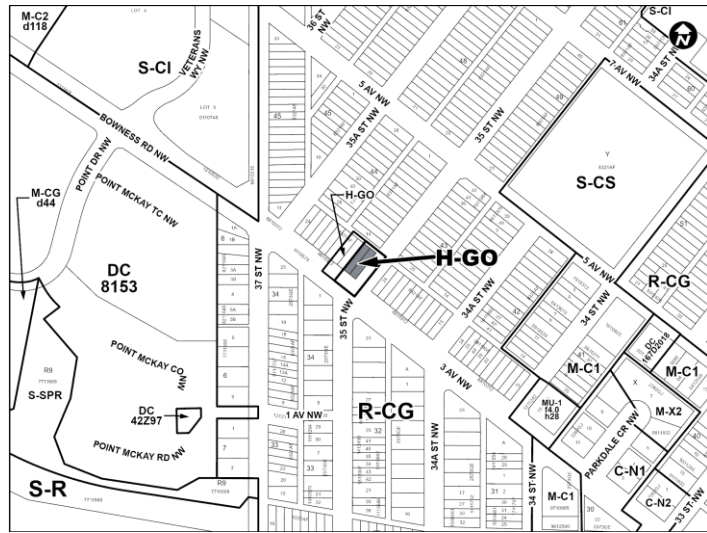
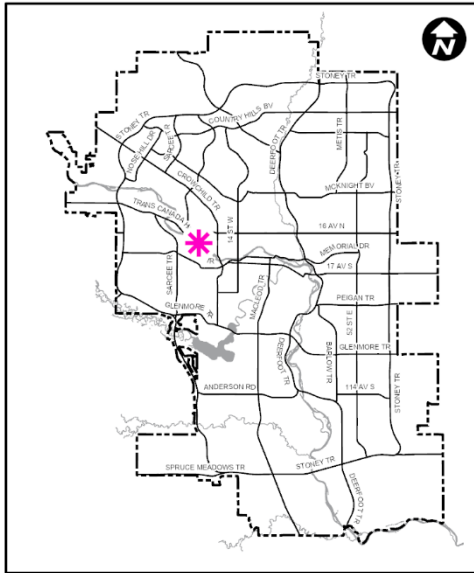
As identified below, the community of Parkdale reached its peak population in 2018.

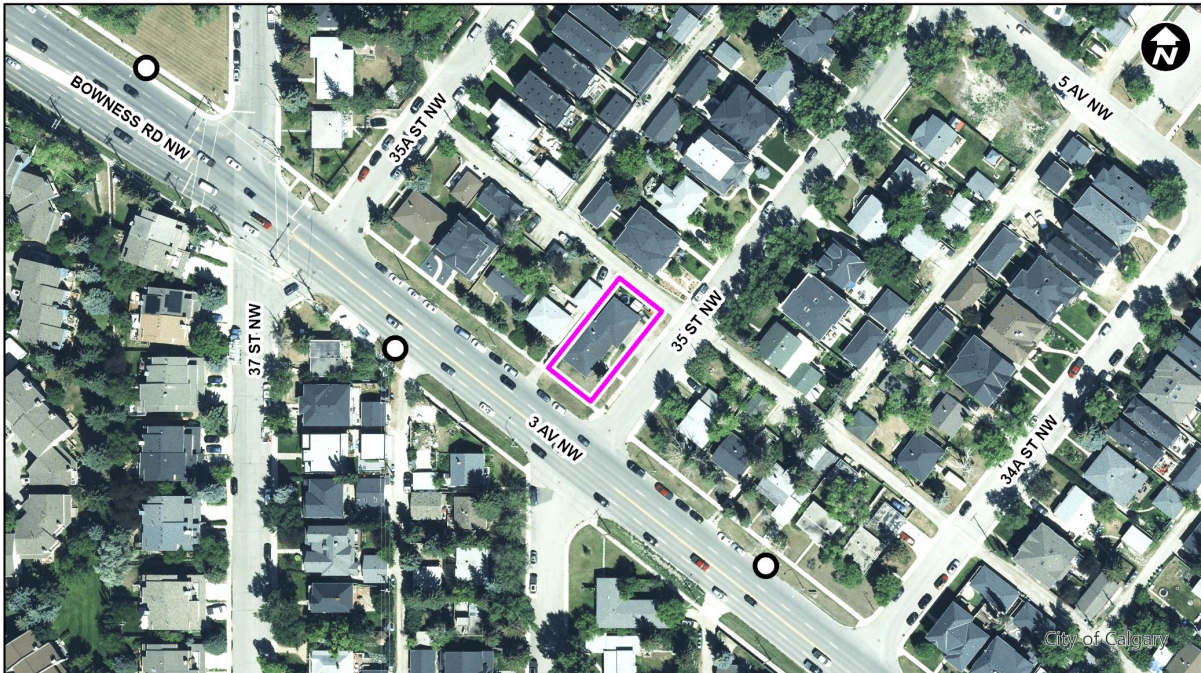
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.4%

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 for up to three dwelling units. Secondary suites are permitted uses within the R-CG District and do not count towards allowable density.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwelling units to be developed in a wide range of housing forms where 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. In the H-GO District, development scale and intensity are managed through a combination of:

- a maximum floor area ratio (FAR) of 1.5 that would allow for a total developable area of approximately 797 square metres (8,579 feet squared);
- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure a functional courtyard amenity space;
- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

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 *Municipal Development Plan* (MDP);
- within 600 metres of an existing or capital-funded LRT platform;
- within 400 metres of an existing or capital funded BRT station; or
- within 200 metres of primary transit service.

The subject site is considered appropriate for the H-GO District as it is located within an Inner City Area and is directly adjacent to 3 Avenue NW, which is identified as being a part of the Primary Transit Network (PTN). Therefore, the subject site is appropriate for redesignation to the H-GO District.

Development and Site Design

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

- ensuring an engaging interface along 3 Avenue NW and 35 Street NW;
- mitigating shadowing and privacy concerns with neighbouring parcels;
- protecting existing mature trees wherever possible; and
- ensuring appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via 35 Street NW and the adjacent lane. On-street parking is restricted along 35 Street NW from Monday to Friday during 7:00 a.m. to 6:00 p.m.

There are existing Calgary Transit bus stops approximately 100 metres away (a two-minute walk) along 3 Avenue NW including Route 1 (Bowness/Forest Lawn) and Route 40 (Crowfoot Station/North Hill). These stops are also the future location for future MAX Bus Rapid Transit (BRT) stations.

The Always Available for All Ages and Abilities (5A) Network is available via the Bow River Pathway system and is approximately 500 metres away (an eight-minute walk) south of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanity sewer mains are available to service the subject site. Details of the site servicing, as well as appropriate stormwater management, will be considered 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 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 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 established communities, especially in areas close to Primary Transit Network (PTN) to make more efficient use of existing infrastructure, public amenities and transit.

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

Calgary Climate Strategy (2022)

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

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

The subject site is located within the Inner City Residential – Developed Areas and is within the 600 metre Neighbourhood Activity Centre (NAC) Buffer Area associated with the Walkshed Network as per Map 3: Development Strategy and Urban Structure.

The application is in keeping with relevant policies and objectives identified within the [South Shaganappi Communities Area Plan](#) by providing an additional housing type near an Activity Centre and multi-modal transportation options such as cycling and public transit.

South Shaganappi Communities Local Area Planning Project

Administration presented the proposed [South Shaganappi Communities Local Area Plan](#) (LAP), which includes Parkdale and surrounding communities, to the Infrastructure and Planning Committee on 2025 January 30. The proposed LAP will be presented to Council on 2025 March 4 with a recommendation for approval. The proposed land use is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. 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.

Applicant Submission

2024 December 24

Applicant Submission

Project location: 503 35th Street NW
Existing Land use Designation: R-CG
Proposed land use designation: H-GO

Application Summary

On behalf of *Tetyana Halusko.*, Tricor Design Group Inc. is making an application to transition the current property land use designation of *R-CG* to the new designation of *H-GO*. The proposed land use change represents a *minor* uptake in density and will provide for a variety of housing forms much needed in the *Parkdale Community*.

We have completed the "Community Outreach Assessment" and the project impact score is ("*1B*"). Because of the location and development in the immediate area we (*do not anticipate a push back.*)

Project Proposal

The redesignation proposal will allow for a variety of housing concepts, they may be 2 or 3 storeys buildings, multiple buildings and multiple units, all of varying sizes. This not only creates density in the community, but with the diversity of the units, affordability in different forms of housing can also be achieved. The area of the proposed lot, along with the current City of Calgary bylaws, will guide and govern the final housing outcome, whatever form that takes. The city bylaws have been evolving over the years primarily aimed at the market demand for more types of housing in established area rich with amenities.

Site Alignment With Community Policies

Applications for land redesignation do not generally include concept plans and building proposals as the proposal is for a land use only. The rezoning of a parcel is aimed at whether the redesignation meets the requirements of all the policies in place for the community. The Development Permit process then becomes applicable when the rezone is granted.

In order to support greater housing choices for more complete communities, the MDP), encourages growth and change in low density residential neighborhoods noted in Policy 2.3.1 (a) and 2.2.5(a).

Application Outreach

As part of the outreach process, information is provided to affected parties. This includes the community planning committee, neighbors and the local Ward office. Flyers describing the land use and other are distributed to the addresses listed in the outreach summary.

Application Summary

Given the location and characteristics of 503 35 Street NW, and the outreach program in place for this parcel, this proposed land use change is in keeping with city-wide goals, the MDP and will give the developer an opportunity to introduce innovative housing options for individuals looking to live in established areas. This lot would be a neighborhood connector or neighborhood flex which would support Low or Low modified building scale. Low is up to 3 stories and Low modified is up to 4 storeys. It would support HGO. For these reasons we respectfully request your support for our application.

Applicant Outreach Summary

2024 December 24



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 503 35th Street 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)

We engaged the community association by way of email as listed on the community website.

PARKDALE COMMUNITY ASSOCIATION
#3512 5th Avenue NW
Calgary, AB T2N-0V7
(403)283-5767

office@parkdaleyc.com

No letters or response received from neighbors or community association

Stakeholders

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

Hand delivered letters to the following addresses:

513,511,515,519 521 35th Street NW
3520, 510 514,516 35th Street NW
3516,3512,6515,3517 3rd Ave NW
3528,3532,3536,3538 3 Ave NW
167,163 35th Street NW

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.

[Empty text box for summary of main issues and ideas]

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.

The opposition concerns to be handled at the time of Development permit application 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)

Hand delivered letters to the following addresses:

513,511,515,519 521 35th Street NW
3520, 510 514,516 35th Street NW
3516,3512,6515,3517 3rd Ave NW
3528,3532,3536,3538 3 Ave NW
167,163 35th Street NW

And reached out to community association via email to notify of intent to re-zone.

calgary.ca/planningoutreach

Land Use Amendment in Banff Trail (Ward 7) at 2364 – 23 Street NW, LOC2024-0279

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2364 – 23 Street NW (Plan 91110GI, Block 6, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject parcel to a Direct Control (DC) District based on the Housing – Grade Oriented (H-GO) District to address unusual 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 in proximity 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.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northwest community of Banff Trail, was submitted on 2024 November 13 by Horizon Land Surveys on behalf of the landowner, Courtney German. The application proposes a redesignation to a DC District to enable grade-oriented housing in a range of 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 districts, as indicated in the Applicant Submission (Attachment 3).

The approximately 0.06 hectare (0.14 acre) site is located at the east corner of 23 Avenue NW and 23 Street NW and is currently developed with a single detached dwelling and detached garage. 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 parcel is subject to a restrictive covenant that restricts the use of the parcel to a single detached, semi-detached or duplex dwelling. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions. However, they do

Land Use Amendment in Banff Trail (Ward 7) at 2364 - 23 Street NW, LOC2024-0279

present a potential impediment to redevelopment at the time of construction should another landowner choose to enforce the restrictive covenant.

The *Banff Trail ARP* states for parcels subject to a restrictive covenant that are not in alignment with the goals and objectives of the policy, 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).

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 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;
- traffic and parking impacts;
- 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.

The CA did not submit any comments. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, overall number of units, parking and traffic impacts and waste and recycling would be considered through a future development permit application.

Land Use Amendment in Banff Trail (Ward 7) at 2364 - 23 Street NW, LOC2024-0279

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, including on the [City of Calgary’s website](#).

IMPLICATIONS

Social

The proposed DC District will provide additional certainty that Land Use Bylaw rules listed in the H-GO District can be applied, and it may facilitate transit-oriented development, which would better accommodate the housing 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*. The applicant has expressed that the project will seek LEED Gold Certification. 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 the project’s climate resilience. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged through a future development permit process.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Banff Trail at the east corner of 23 Avenue NW and 23 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage accessed from 23 Avenue NW.

Surrounding development is characterized by residential development designated as the Residential – Grade-Oriented Infill (R-CG) District. Parcels located west of the subject site along 23 Avenue NW are designated as a Direct Control (DC) District based on the Mixed Use - General (MU-1) District. Properties to the east of the site along 23 Avenue NW are designated as a DC District based on the R-CG District.

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 uses are located approximately 250 metres (a four-minute walk) west of the site.

Many parcels in Banff Trail are subject to a restrictive covenant registered in 1952, restricting development on the affected parcels to one and two-unit 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*



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 the City-initiated redesignation (Bylaw 269D2017) of several blocks along strategic corridors in Banff Trail to the R-CG District. This action supported the implementation of 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 the restrictive covenant that limited development to one or two dwelling units.

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, 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 four dwelling units with the potential for secondary suites.

The proposed land use district is a DC District based on the H-GO District. The intent of the district is to allow for development that requires a minimum density of 80 units per hectare (minimum of four dwelling units) with a maximum floor area ratio is 1.5. The DC District also excludes Dwelling Unit as a use and adds the Multi-Residential Development use to clarify that the DC District supports multi-residential development on this site.

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; or
- within 200 metres of primary transit service.

The subject site is considered appropriate for the H-GO District 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 DC District is necessary to enable future development due to the unusual site constraint created by the restrictive covenant on title, which limits development to one or two dwelling units 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 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 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 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 ARP would enable a multi-residential development on the subject site.

Given the corner site context in close proximity to the Banff Trail LRT Station additional items that will be considered through a future 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;
- ensuring an engaging interface along 23 Street NW and 23 Avenue NW; and
- implementation of the climate resilience measures to support climate goals.

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 the Banff Trail LRT Station located 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) located 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 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 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 the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant has expressed that the project will seek LEED Gold Certification. 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 the project’s climate resilience. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The site is located within the Medium Density Low-Rise area, identified on 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.

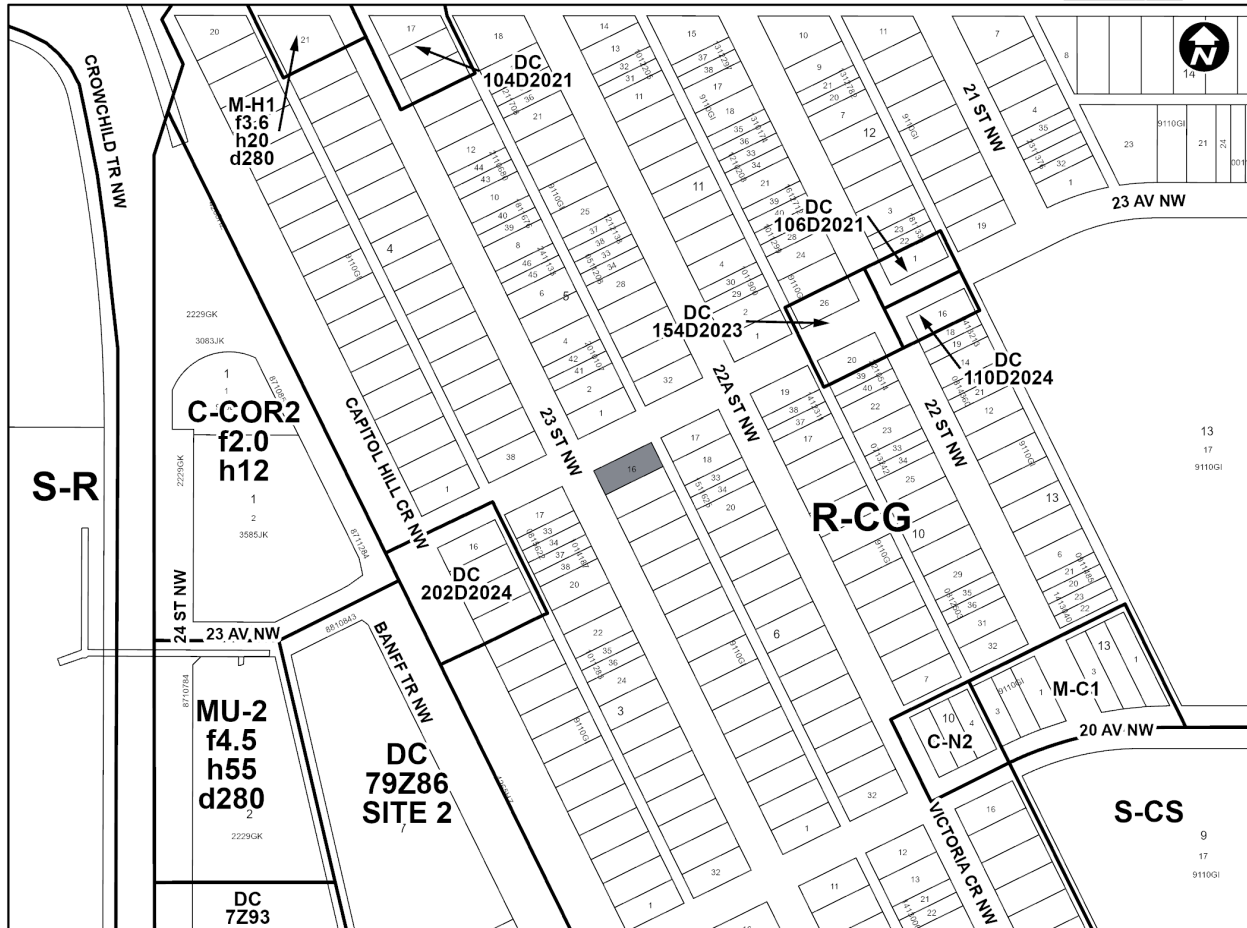
South Shaganappi Communities Local Area Planning Project

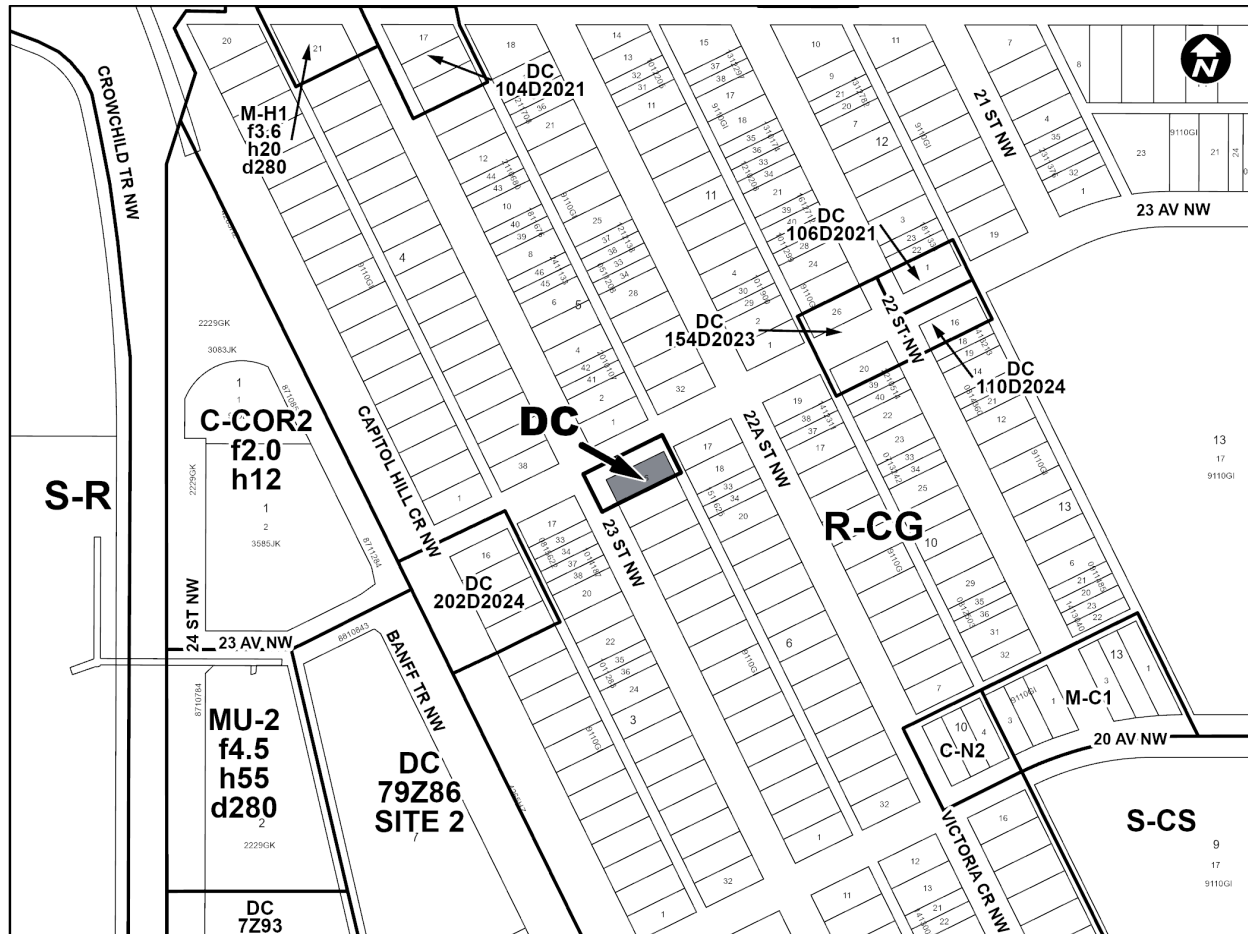
Administration presented the proposed [South Shaganappi Communities Local Area Plan](#) (LAP) which includes Banff Trail and surrounding communities) to the Infrastructure and Planning Committee on 2025 January 30. The proposed LAP will be presented to Council on 2025 March 4 with a recommendation for approval. The proposed land use is in alignment with the applicable urban form category and building scale modifier for the subject site in the proposed LAP. 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 *Banff Trail ARP*.

Proposed Direct Control District

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to 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.

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 Development Notice Posting Requirement

8 Subsection 27(2)(f) of Bylaw 1P2007 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 +/-0.056 hectare site from R-CG to Direct Control (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, 2364 23 Street NW, is a corner lot along 23 Ave and 23 Street in the community of Banff Trail. The site is currently developed with a single detached dwelling built in 1952. Surrounding houses are mostly single detached. There are a few corner lots along 23 Ave and 22 Street that were previously approved for direct control due to restrictive covenant. A three lots assembly along Capitol Hill were recently approved for Direct Control for multi-residential developments. An ongoing Direct Control based on H-GO zoning exists on the opposition side of 23 Ave and 23 Street.

The site is approximately 0.056 hectares in size. Lane exists to the north of the site. The site is well serviced by public transit with C-train station within 120 meters of the site. Site is also within community main street. Restrictive covenant 1358GL is commonly registered in the area which is the reason we seek Direct control zoning instead of H-GO directly.

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 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



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2364 23 Street 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 "1A". So we are implementing a direct approach to reach to community association, local residents within a 100 meters radius and also Ward Councilor Office.

On October 31st, 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.

On Oct. 25th, we meet with Councilor Wong and his staff. While overall supporting more density along 23rd, Councilor emphasize on engagement effort.

We have also contacted community association. Until today, we haven't received any response yet.

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1804 – 34 Street SE (Plan 5682GI, Block 2, Lot 19) from Commercial – Corridor 1 (C-COR1f2.5h16) District to Mixed Use – General (MU-1f4.5h23) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for higher density multi-residential development while maintaining flexibility for mixed-use development of up to six storeys in height.
- This proposal would allow for an appropriate building form and set of uses in close proximity to the 17 Avenue (International Avenue) SE Urban Main Street and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing options in the community and would allow for more efficient use of existing infrastructure and nearby amenities.
- 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 regarding this proposal.

DISCUSSION

This application, in the southeast community of Southview, was submitted by Arup Datta Architect LTD on behalf of the landowner, Eagle Rock Builders Inc., on 2024 November 1. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to redesignate the site to the Mixed Use – General (MU-1f4.5h23) District to accommodate a future six-storey multi-residential development with 25 units.

The site is approximately 0.06 hectares (0.14 acres) in size and is located on 34 Street SE, one block south of 17 Avenue SE, an Urban Main Street corridor along the Primary Transit Network (PTN). It is also less than 150 metres (a three-minute walk) from 36 Street SE, another corridor on the PTN. The site may be accessed via lanes along both north and east sides of the property. The proposed MU-1 District allows for higher density and taller buildings. It also provides flexibility from a land use perspective as commercial uses are allowed on the ground floor but not required.

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

Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269

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 distributed approximately 13 to 15 pamphlets that showcased the applicant's development vision for the site to adjacent neighbours within a 100-metre radius and the Southview 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 one letter of opposition from the public. The concerns are around the following:

- a six-storey building is too tall for this area;
- increased parking will exacerbate the already difficult parking situation in this area; and
- increased population density in the area.

No comments from the CA were received. Administration contacted the CA, but no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it aligns with applicable policies. The building and site design, as well as 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 higher density development to accommodate the housing needs of different age groups, lifestyles and demographics. It also provides flexibility for a range of uses, including residential, on the ground floor facing the street.

**Planning and Development Services Report to
Calgary Planning Commission
2025 February 13**

**ISC: UNRESTRICTED
CPC2025-0144
Page 3 of 3**

Land Use Amendment in Southview (Ward 9) at 1804 – 34 Street SE, LOC2024-0269

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 stage.

Economic

This proposal would provide greater housing options and increase housing supply, making more efficient use of infrastructure and services. It would also increase transit ridership and support local business and employment opportunities within 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

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 Southview on 34 Street SE, a block south of 17 Avenue (International Avenue) SE. The site is approximately 0.06 hectares (0.14 acres) in size, and measures approximately 15 metres wide by 36 metres deep. There are lane access points along the north and east sides of the site. The parcel is currently developed with a single-storey building that had been temporarily used as a place of worship until 2022 November 25. A detached garage is accessed off the north lane.

Surrounding development is characterized by a mix of commercial and residential uses. High-intensity mixed-use buildings along 17 Avenue SE and 36 Street SE transition to multi-residential and lower-density residential developments to the south, supported by city-initiated land use amendments associated with the *International Avenue Area Redevelopment Plan* in 2017. The parcels across the north and east lanes are designated as Mixed Use – General (MU-1) District, with varying floor area ratio (FAR) and building height modifiers. The parcel across 34 Street SE to the west is currently vacant and zoned under the Multi-Residential – Contextual Low Profile (M-C1) District, allowing for future multi-residential development of low height and medium density.

The site is located less than 60 metres (a one-minute walk) from the 17 Avenue SE Urban Main Street corridor, which includes a broad range of commercial services with active frontage. It is also less than 100 metres (a two-minute walk) from the MAX Purple BRT station at the intersection of 17 Avenue SE and 36 Street SE, both of which are part of Primary Transit Network. The site has excellent access to open space amenities, schools and recreation facilities. Radisson Heights Park, the Southview Community Association centre, Slater Park Off-Leash Dog Park, Southview Park, Holy Cross School, Ian Bazalgette School, and Valley View School are all within a 20-minute walk to the site.

Community Peak Population Table

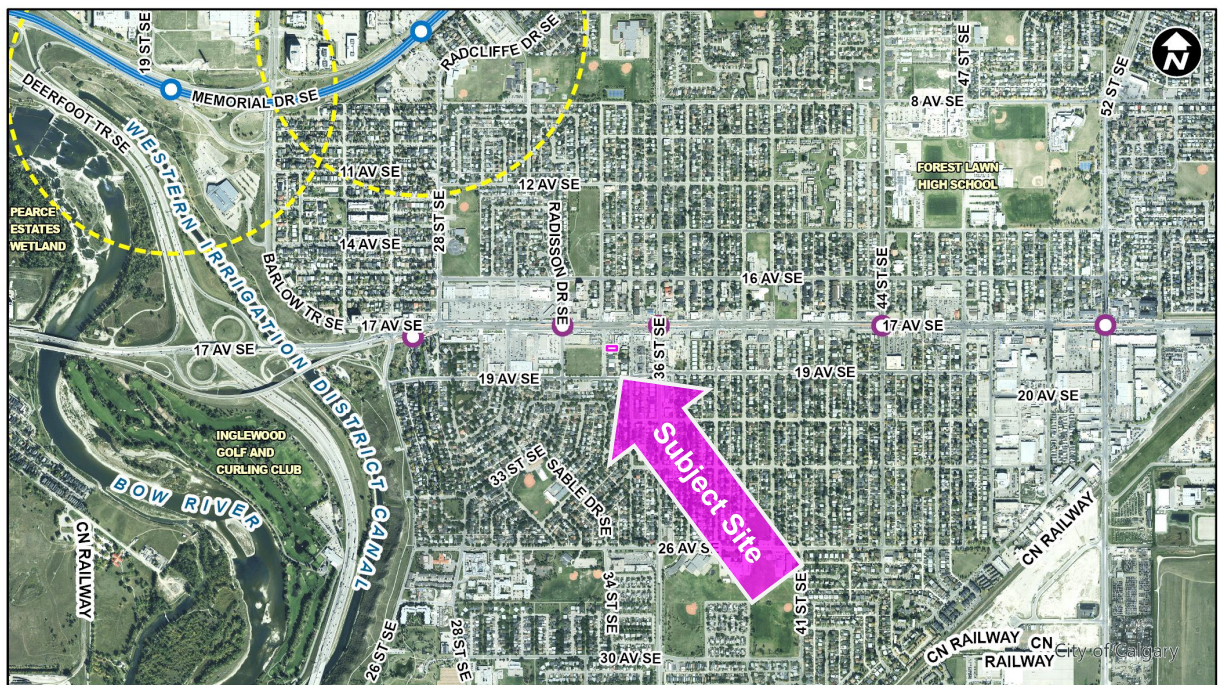
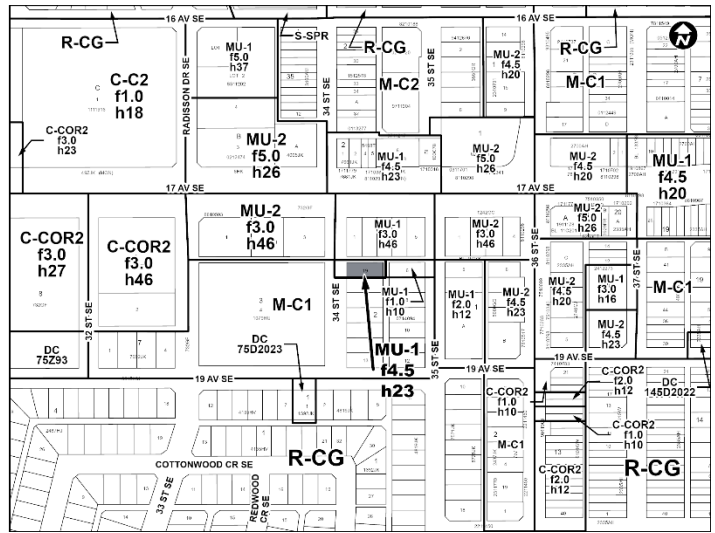
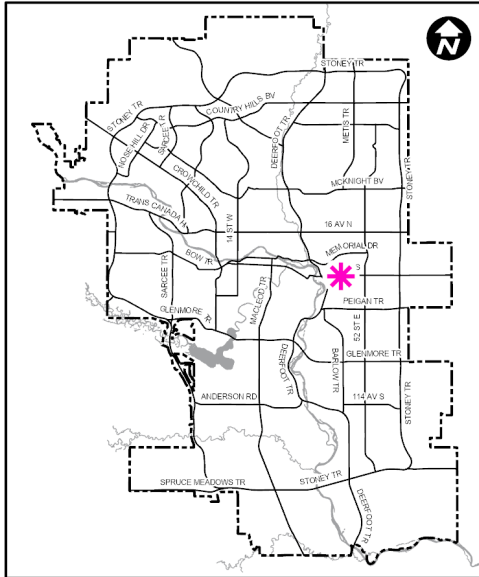
As identified below, the community of Southview reached its peak population in 1970.

Southview	
Peak Population Year	1970
Peak Population	3,464
2019 Current Population	1,805
Difference in Population (Number)	-1,659
Difference in Population (Percent)	-47.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District features a wide range of commercial and residential uses with storefronts along a continuous block face. It requires a minimum of 20.0 percent of the gross floor area of buildings be dedicated to commercial uses, which the applicant's development vision would not meet. The maximum FAR within the existing land use is 2.5, and the maximum building height is 16 metres (about four storeys).

The proposed Mixed Use – General (MU-1f4.5h23) District is intended to accommodate a mix of residential and commercial uses in the same building where both are supported at grade facing the street. With a maximum FAR of 4.5 and the building height of 23 metres, it would allow for a development of approximately 2,507 square metres of gross floor area and approximately six storeys in height. This would provide a transition between the high building scale development along 17 Avenue SE to the north, and mid to low building scale development to the south.

Development and Site Design

If approved by Council, the rules of the proposed MU-1f4.5h23 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- creating an engaging built interface along 34 Street SE;
- building massing and relationship with the adjacent residential parcel to the south;
- site access and layout in relation to adjacent properties;

- waste and recycling facilities locations; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the site is available from existing sidewalk on 34 Street SE. An existing on-street bikeway connecting the Always Available for All Ages and Abilities (5A) Network on 19 Avenue is less than 100 metres (a two-minute walk) south of the site.

Vehicular access to the site is available via the lanes along north and east sides of the site. On-street parking is available on both sides of 34 Street SE.

The site has good access to transit service, with a number of routes running along 17 Avenue SE and 36 Street SE, part of Primary Transit Network. The following routes have bus stops within a five-minute walk:

- MAX Purple (City Centre/East Hills)
- Route 1 (Bowness/Forest Lawn)
- Route 43 (McKnight – Westwinds Station/Chinook Station)
- Route 135 (Erin Woods/36 ST S)
- Route 155 (West Dover/Forest Lawn)
- Route 440 (Chateau Estates/Franklin Station)

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 site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The MDP supports modest redevelopment, especially in areas that are located in close proximity to high-intensity active streets or frequent transit. The site is less than 70 metres (a two-minute walk) from 17 Avenue SE, an Urban Main Street and part of Primary Transit Network, and less than 150 metres (a three-minute walk) from 36 Street SE, another Primary Transit Network corridor. This allows for a more efficient use of existing infrastructure, public amenities and transit. The proposal aligns 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](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

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

The site is contained within the [East Calgary International Avenue Communities Local Area Plan](#) (LAP). The 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 up to 12 storeys in building height. The LAP speaks to providing flexibility for commercial and residential uses in street-oriented buildings in this land use typology and allows both commercial and residential uses on the ground floor. It also notes that when adjacent parcels have different scale modifiers, development should provide an appropriate transition that considers existing site context. The proposed land use amendment is in alignment with the applicable LAP policies.

Applicant Submission

Received on 2024 November 15

1804 34 Street SE

Proposal Description

- The subject site is currently zoned Commercial - Corridor 1 (C-COR1) District which requires that 20 percent of the building must contain commercial uses, and the building height not exceed four-storeys.
- The proposed use for the site is to provide 25 residential units in a six-storey building that will meet the Mixed Use – General (MU-1) District bylaw requirements for setbacks, building height, density, and parking and biking stalls. The proposed multi-residential building development will therefore require a Land Use Redesignation to Mixed Use - General (MU-1f4.5h23) District.
- The site is located within the East Calgary International Avenue Communities Local Area Plan (LAP) project area which will allow for up to a 12-storey building, per the Building Scale Map in the LAP. The site is also identified as Neighbourhood Flex which will allow for commercial development to be optional rather than required, as it is within the current C-COR1 zoning.
- The subject property has a site area of 556.5 sq m or 0.055 ha.
- The subject parcel is generally flat, located on a lot with lane access facing 34 Street.

Rationale

- Per the Calgary Municipal Development Plan (2020 – adopted 2009 and updated 2020), the policy direction has been to encourage redevelopment and intensification of inner city and established communities to make more efficient use of existing infrastructure, public amenities, and transit.
- Within the Calgary Municipal Development Plan and Calgary Transportation Plan, the subject property is part of the Urban Main Street and Transit Corridor areas, within walking distance of the 36 Street Station for the MAX Purple Bus Rapid Transit (BRT) Line.
- The East Calgary International Avenue Communities LAP aims to provide diverse housing options and well connected mobility choices. The subject parcel is identified as Neighbourhood Flex, immediately adjacent to the high intensity 17 Avenue corridor. Flex areas are strategically applied in areas where active uses are required. This presents an opportunity to provide a higher density residential housing option to integrate with the 36 Street Station Transit Hub. Residential uses are proposed on the upper five floors of the building and the development has been designed to align with the policies of the LAP with respect to streetscape, landscaping, sidewalk connections, building massing, edge conditions and architectural design.
- The LAP received unanimous approval for First Reading by Calgary City Council on September 10, 2024 and is expected to receive Second and Third Readings in early 2025 following CMRB review. Approval will bring the subject site into alignment with the policy direction for this area.
- A Development Permit has been submitted for a similar six-storey multi-residential building, in a location just east of 36 Street, under the MU-1 District and is currently pending decision.

Applicant Outreach Summary

Received on 2025 February 03



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Proposed Residential Development

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

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

Outreach Strategy

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

The client distributed about 13-15 pamphlets to the adjacent residential and commercial/business neighbors within 100m radius describing the project objective and intent including brief project information to the adjacent neighbors and to the Community Association.

Affected Parties

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

The client distributed pamphlet describing the project objective and intent including brief project information to the adjacent neighbors and to the Community Association.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

From the time of our application and the duration of the Notice Posting, there is no feedback received from the neighbors and from the Community Association.

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.

Since we have not received any comment or feedback from the adjacent neighbors and from the Community Association, our client's objective is to develop a multi-residential building with 25 units in a 6-storey 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)

There is no feedback received from the neighbors and from the Community Association.

calgary.ca/planningoutreach

Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 15717 and 16028 – 37 Street SW (Portion of SE1/4 Section 36-22-2-5; Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) to subdivide 14.21 hectares \pm (35.11 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 5.14 hectares \pm (12.71 acres \pm) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District, Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 8).
3. Give three readings to the proposed bylaw for the redesignation of 6.70 hectares \pm (16.55 acres \pm) located at 16028 – 37 Street SW (Portion of Section 31-22-1-5, Legal Subdivision 3, 4, and 6) from Special Purpose – Future Urban Development (S-FUD) to Direct Control (DC) District to accommodate commercial development, with guidelines (Attachment 9).

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the subject site to allow for residential and commercial development within the community of Alpine Park and provides the framework for the relocation of existing major utility infrastructure.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Providence Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice and provide commercial opportunities within a developing area of the city.
- Why does this matter? Compact development of a greenfield site and additional commercial development will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits and providing employment opportunities.
- A development permit for stripping and grading was approved on 2024 November 8.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment and outline plan application was submitted on 2024 October 7 by Stantec Consulting on behalf of the landowner, Dream Asset Management Corporation. The site is located in the southwest community of Alpine Park and is considered the third stage (Stage 3B) of development in Alpine Park (Attachment 3). The site is situated south of 154 Avenue SW,

Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248

west of Stoney Trail SW, north of the future 162 Avenue SW and east of the future 45 Street SW.

As indicated in the Applicant Submission (Attachment 4), the outline plan area is considered the second part of an outline plan that was approved by Calgary Planning Commission on 2024 June 20 (LOC2022-0225). The currently proposed outline plan was removed from the original outline plan application (LOC2022-0225) to allow further discussion and coordination of an existing Enmax substation and transmission lines located along the south boundary of the site (future 162 Avenue SW). Extensive coordination between the applicant, Enmax and Administration was required to ensure the detailed requirements for 162 Avenue SW, the interface with the substation at 37 Street SW and the future relocation of existing transmission lines could all be successfully implemented.

The outline plan meets the intent of the ASP, proposing high-density mixed-use and multi-residential developments within the Community Activity Centre (CAC) located near a future Bus Rapid Transit (BRT) station along the 162 Avenue SW Neighbourhood Corridor. Residential development located between 37 Street SW and the future Storm Park (stormwater management and wetland facility) consists of predominantly street-oriented, low-density dwelling units that provide a mix of housing options for the area. The proposed commercial area north of 162 Avenue SW and east of 37 Street SW is intended to accommodate future automobile dealerships through a Direct Control (DC) District that allows passenger vehicles that weigh more than the current weight limit permitted in the land use bylaw for these types of vehicles; this is required to accommodate the heavier weight of some electric vehicles. The DC District also regulates minimum and maximum building setback requirements, building façade treatment along 37 Street SW and minimum landscaping requirements to help ensure the site integrates, and is compatible with, the surrounding community and creates a more pedestrian-oriented interface with 37 Street SW.

Approximately 2.37 hectares (5.85 acres) of the outline plan area (west of 37 Street SW) does not have new community Growth Application approval. While an outline plan may be approved by Calgary Planning Commission, a land use application may not proceed to Council prior to Growth Application approval. Therefore, only land with Growth Application approval has been proposed for land use redesignation at this time (11.84 hectares/29.26 acres).

The proposed outline plan (Attachment 5) anticipates a total of 579 units, with approximately 458 multi-residential dwelling units and 121 low-density dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 6), the outline plan will achieve a density of 40.8 units per hectare (16.5 units per acre) and an overall intensity of 116 people and jobs per gross developable hectare. The application also meets the intensity requirements of the CAC and the TSPA as identified in the ASP.

The Land Use Amendment Plan (Attachment 7) anticipates a total of 121 low density dwelling units and 6.7 hectares (16.55 acres) of commercial development.

On 2024 July 16 an amendment to the Providence ASP was approved as part of the Stage 3A outline plan and land use application (LOC2022-0225) to amend portions of Map 2: Land Use

Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248

Concept to allow some Neighbourhood Area (residential uses) on the east side of 37 Street SW instead of requiring all the lands for Employment Area uses. This ASP amendment permits the residential portion of this proposed outline plan on the east side of 37 Street SW.

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. Since this proposed application is within a developing community, the applicant notified the adjacent landowners and developers in the surrounding area as part of the ongoing coordination of planning and development activities in the ASP lands and had regular meetings with Enmax to resolve questions and concerns with the substation and transmission lines. The Applicant Outreach Summary can be found in Attachment 10.

City-Led Outreach

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

There is no community association for the subject area. The application was circulated to the adjacent Evergreen Community Association, but no comments were received.

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

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Alpine Park and provides a framework for commercial development and a variety of housing types, including multi-residential, low-density residential development and mixed-use development. The development of these lands may support surrounding uses and provide additional amenities and employment opportunities to 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

Outline Plan and Land Use Amendment in Alpine Park (Ward 13) at multiple addresses, LOC2024-0248

on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of this site in the developing area contributes to Calgary’s overall economic health by housing new residents within Calgary’s city limits. This application would also allow commercial development to occur on the site, supporting business growth and contributing to the economic resilience of the area.

Service and Financial Implications

No anticipated financial impact.

RISK

A portion of the proposed outline plan does not have new community Growth Application approval. Additional infrastructure including a water reservoir, water feeder mains and pump station and a sanitary trunk are required to service the lands and are currently unfunded. The risk to the outline plan is that it may need to be revised when a Growth Application is approved and utility alignments are finalized. A land use amendment for areas without Growth Application may not proceed to Council for approval until a Growth Application has been approved.

The applicant is aware of this risk and is confident the outline plan will not require major revisions based on future utility alignments. Administration determined that an outline plan for the entire subject site was beneficial to understand the overall community layout.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Map of Alpine Park Community Stages 1-3
4. Applicant Submission
5. Proposed Outline Plan
6. Proposed Outline Plan Data Sheet
7. Proposed Land Use Plan
8. Proposed Direct Control District (R-Gm)
9. Proposed Direct Control District (C-COR2)
10. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Alpine Park and consists of approximately 14.21 hectares (35.11 acres). The site is situated west of Stoney Trail SW and south of 154 Avenue SW.

The north boundary of the subject site includes land within 'Stage 3A' of the Alpine Park community, designated for future residential uses and parks and open spaces. Adjacent residential land uses to the north include Residential – Low Density Mixed Housing (R-G) District and Direct Control (DC) District ([Bylaw 228D2024](#)). Further north of the site is a Direct Control District ([Bylaw 137D2021](#)) intended as a Centre for Sport and Wellbeing, including a future private secondary learning centre with opportunity for large-scale sporting facilities, convention and meeting space, offices and commercial spaces. Also located to the north and west of the Centre for Sport and Wellbeing is the approved Village Centre (Stage 2), a mixed-use commercial village with surrounding medium and high-density residential uses. On the east side of the proposed outline plan area is Storm Park, an approved stormwater management facility and regionally accessible public open space. Undeveloped land to the west of the site currently has outline plan approval but not land use approval. The No. 6 Enmax substation (containing high voltage electrical equipment, transformers, breakers and associated devices) and transmission lines are located directly south of the subject site. Other undeveloped land to the south of the site does not currently have planning approvals.

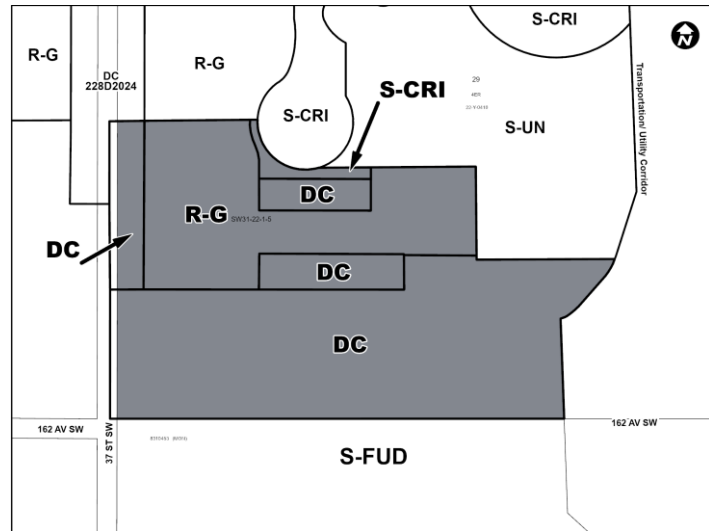
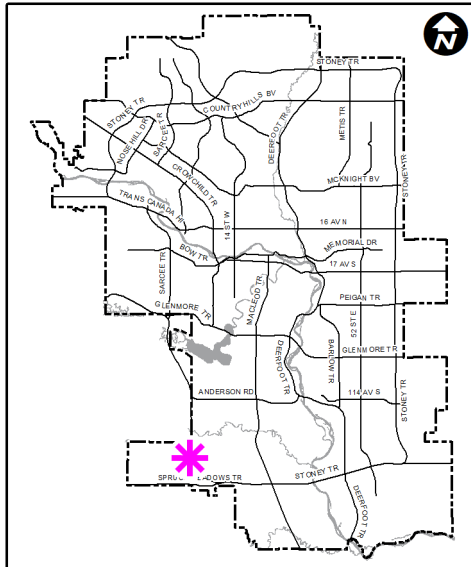
The plan area is currently accessible via Stoney Trail SW and 154 Avenue SW and 37 Street SW. Additional future access to the plan area is to be provided by the future 162 Avenue SW to the south.

The proposed application aims to establish a subdivision framework that integrates well with the surrounding Alpine Park community, providing both residential and commercial uses in an interconnected grid system. The outline plan area was previously included within the Stage 3A outline plan (LOC2022-0225), however, the area was removed prior to going to Calgary Planning Commission to allow further discussions and ensure the existing Enmax Substation No. 6 and its supporting infrastructure could be accommodated along with the requirements for 162 Avenue SW.

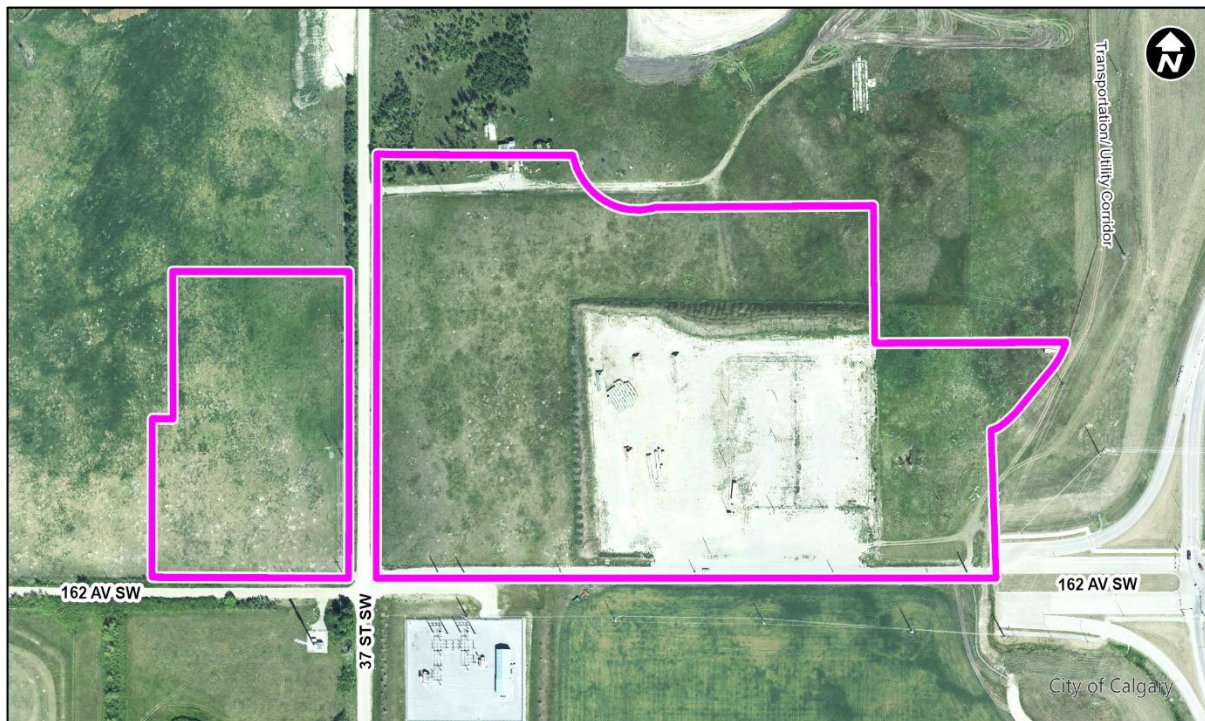
Community Peak Population Table

The community of Alpine Park is an actively developing community. No population data is available.

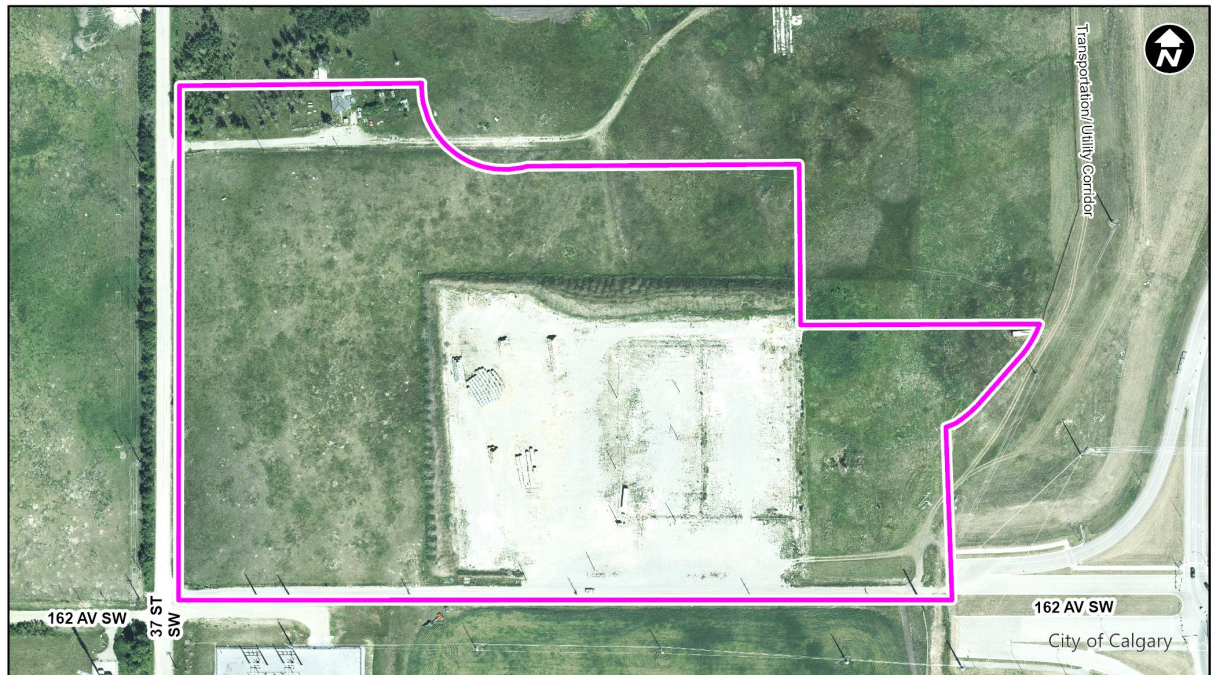
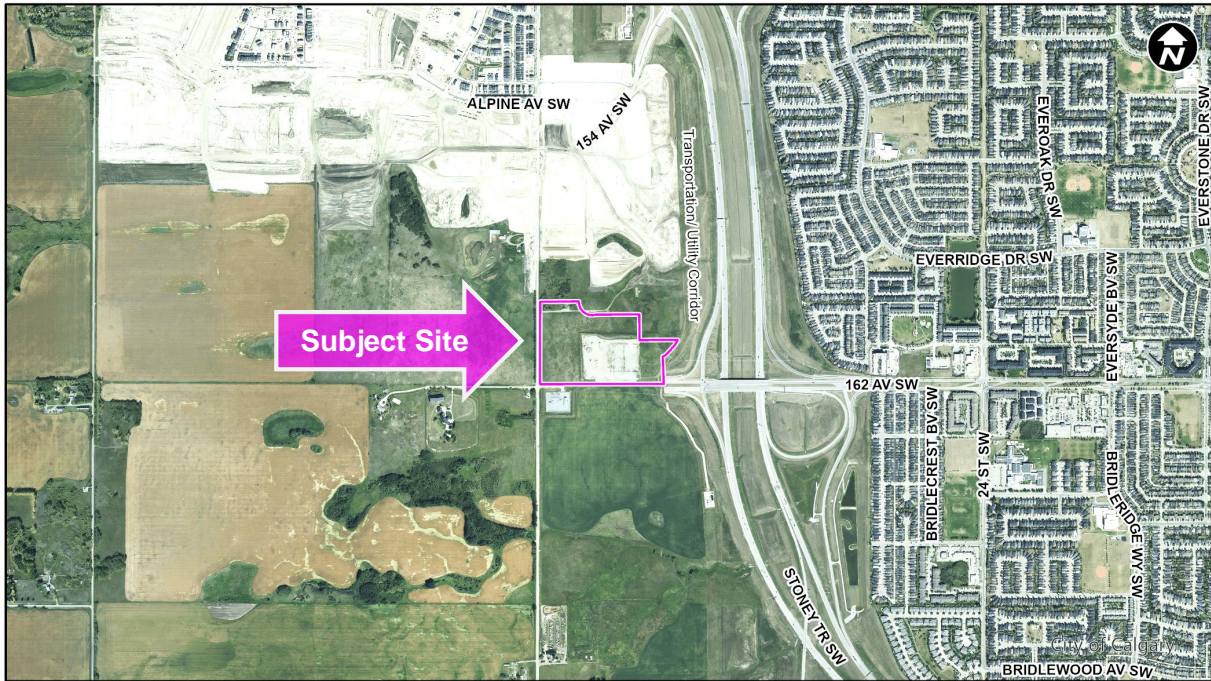
Location Maps



Outline Plan Boundary



Land Use Amendment Boundary



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use within the plan area is Special Purpose – Future Urban Development (S-FUD) District. This district is applied to lands that are awaiting urban development and utility servicing.

The total proposed land use redesignation area is approximately 11.84 hectares (29.26 acres) and is a portion of the total outline plan area (14.21 hectares/35.11 acres). The difference between the outline plan area and land use redesignation area is because land west of 37 Street SW can be included in the outline plan but cannot be considered for land use approval until a new community Growth Application has been approved by Council. A Growth Application is an evaluation process by The City (Administration, Infrastructure and Planning Committee, and Council) to review and make decisions on new growth and associated capital and operating investments. While an outline plan may be approved by Calgary Planning Commission, a land use application may not proceed to Council prior to Growth Application approval.

This application proposes Residential – Low Density Mixed Housing (R-G) District, a Direct Control District based on the Residential – Low Density Mixed Housing (R-Gm) District, a Direct Control (DC) District based on the Commercial – Corridor 2 (C-COR2) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The R-G District accommodates a range of low-density residential development including single-detached, semi-detached and rowhouse buildings with a maximum building height of 12 metres.

The S-CRI District is intended to provide for infrastructure and utility facilities. The S-CRI District is applied to a parcel of land to provide the appropriate buffer around the stormwater management facility, previously approved as part of Stage 2 (LOC2020-0163).

The proposed residential Direct Control (DC) District is based on the R-Gm District. The intent of the DC District is to accommodate rowhouses on smaller lots, with minimal rear yard setbacks. The maximum building height of 12 metres and all other rules of the R-Gm District apply.

The proposed commercial Direct Control (DC) District is based on the C-COR2 District. The intent of the DC District is to accommodate car dealerships that may sell and/or rent vehicles with a gross vehicle weight more than 4,536 kilograms. This weight specification is included within the land use bylaw definition of Vehicle Sales - Major; however, current design of electric vehicles (addition of batteries) has pushed many of the larger passenger vehicles over this weight limit. The DC District allows for heavier vehicles to be sold and also provides specific regulations to ensure the site is compatible with surrounding development. This additional rule includes higher landscaping requirements within most setback areas and a maximum building setback from 37 Street SW to ensure the building helps frame the street. Additional requirements regarding building façade length and façade treatment along 37 Street SW assist with creating a more pedestrian friendly environment along the western edge of the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for both DC Districts have been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics of each development:

- DC (R-Gm) - reduced parcel area for rowhouse buildings, minimal building setback from a rear property line and rules for outdoor amenity space that may be located within a building setback area or located above grade.
- DC (C-COR2) - higher vehicle weight requirements than currently allowed in the Land Use Bylaw 1P2007, a higher maximum parcel area, higher landscaping requirements in setback areas and specific treatment along 37 Street SW.

The same results could not be achieved through the use of a standard district in the Land Use Bylaw 1P2007.

The proposed DC Districts each include a rule that allows the Development Authority to relax Section 6 or 7 of the respective DC District bylaw. In the proposed DC Districts these sections incorporate the rules of the R-Gm base district (Section 6) or C-COR2 base district (Section 7) 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 these DC Districts can also be relaxed in the same way that they would be in a standard district.

Subdivision Design

The Outline Plan proposes a mixed-use neighbourhood that provides a variety of housing options and commercial development that is strongly connected with the larger community of Alpine Park.

A future Bus Rapid Transit (BRT) stop is intended at the intersection of 37 Street SW and 162 Avenue SW. A Transit Station Planning Area (TSPA) is located within a 400 metre radius of this BRT station. The TSPA is identified in the ASP as a concentration of higher-density, walkable development near transit infrastructure. A Community Activity Centre (CAC) is located on the northwest corner of 162 Avenue SW and 37 Street SW. The CAC is characterized in the ASP as accommodating residential, commercial, and public amenity space with direct access to BRT stations. In addition, the portion of 162 Avenue SW located west of 37 Street SW is identified as a Neighbourhood Corridor, connecting the communities within Providence through a transit-oriented, pedestrian-friendly environment. The Neighbourhood Corridor should provide for higher intensity mixed uses with a strong focus on walking, cycling and transit along a linear land use form.

The proposed subdivision layout provides for compact medium and high density residential and mixed-use development surrounding the BRT station to the west of 37 Street SW. Direct pedestrian connections are provided from the future BRT station on 162 Avenue through the CAC to the broader open space system. Primarily lower density development in both laned and laneless configurations are proposed throughout the remaining outline plan area.

While the proposed commercial DC District intended for car dealerships is proposed within the 400 metre TSPA, Administration considered several factors for this location:

- The site is bordered by two major vehicle corridors – Stoney Trail SW (skeletal road) and 162 Avenue SW (arterial road) compromising the pedestrian environment and making the site more conducive to auto-oriented uses.

- The existing Enmax substation south of 162 Avenue SW and the future relocation of the transmission lines to the north side of 162 Avenue SW, within south boundary of the proposed DC District, limits the ability for a pedestrian-activated public realm on 162 Avenue at this location. Street-oriented development is considered west of 37 Street SW (within the CAC and Neighbourhood Corridor portion of 162 Avenue SW)
- The significant slope of the site and surrounding elevation considerations means the western portion of the DC site will need to be lower than the 37 Street SW intersection grade and the eastern corner of the site will be higher than the 162 Avenue SW/Stoney Trail interchange (an approximately eight-metre high retaining wall along the eastern portion of 162 Avenue SW), preventing buildings from being street-oriented.
- The proposed Village Centre to the north of this outline plan area (located in Stage 2) is anticipated as a mixed-use commercial village with surrounding medium and high-density residential uses. This Village Centre will accommodate the smaller retail and commercial uses within an urban format and will be a pedestrian-focused commercial destination within the Alpine Park community. The Village Centre does not have the same topographical challenges or issues of proximity to major road or electric utility infrastructure. The proposed DC District provides a different type of commercial development within Alpine Park that responds to its context.

Open Space

The 10 percent (1.42 hectares/3.51 acres) municipal reserve (MR) owed for this outline plan area was provided in the previous Stage 3A outline plan approval, LOC2022-0225. This outline plan area is well-connected to approved open space amenities including Storm Park to the east and a future central open space system to the west.

Density and Intensity

The total outline plan area is anticipated to have a total of 579 units and a density of 40.8 units per hectare (16.5 units per acre). This exceeds the 20 units per hectare density requirement for Neighbourhood Areas set out in the ASP and the minimum density of 25 units per gross developable residential hectare identified in the Calgary Metropolitan Region Board's *Growth Plan*. This outline plan was required to meet the Growth Plan density requirements since the approved policy amendment to the ASP to convert a portion of employment lands to residential lands occurred after the approval of the Growth Plan.

The portion of the Community Activity Centre (CAC) located within this outline plan (2.41 hectares/ 5.96 acres) anticipates an intensity of 410 people and jobs per gross developable hectare. This exceeds the ASP intensity target of 150 people and jobs per gross developable hectare.

The portion of the Transit Station Planning Area (TSPA) (400 metre radius from BRT station) located within this outline plan achieves an intensity of 122 people and jobs per gross developable hectare, exceeding the intensity target of 100 people and jobs set out by the ASP.

Transportation

The regional road network for this outline plan consists of Stoney Trail SW (skeletal road), 162 Avenue SW (arterial road) and 37 Street SW (collector road). The internal road network within the outline plan matches what was presented as a shadow plan for Alpine Park Stage 3A, LOC2022-0225.

The proposed road network offers a high degree of connectivity for all modes to the regional road network and to the amenities within the overall Alpine Park area. Regional pathways and sidewalks form a comprehensive pedestrian network and are located throughout the outline plan area.

Local transit routes have been accounted for as per the ASP and will be implemented as the area builds out and population numbers are high enough to create appropriate ridership for the introduction of transit service. A dedicated Bus Rapid Transit (BRT) route is planned along 162 Avenue SW, with the design of 162 Avenue SW providing a median large enough to accommodate dedicated transit lanes. The BRT will be implemented as a future City of Calgary project and the timing is not known at this time.

The cross-section for 162 Avenue SW remains as envisioned under the Stage 3A outline plan, with updated details on interim and ultimate line assignments for the Enmax transmission lines. The existing location of the north transmission lines will remain in place, in the median of 162 Avenue SW, until such time as the 162 Avenue SW BRT project is implemented. Once the BRT project is implemented, the transmission lines will be moved to the north side of 162 Avenue SW in an established utility easement.

A Transportation Impact Assessment (TIA) was not required for this application, as the road network and land uses match what was proposed and analyzed as part of the Alpine Park Stage 3A outline plan and TIA (LOC2022-0225).

Utilities and Servicing

Servicing details will be reviewed in greater detail at the subdivision and development permit stage of development. Servicing will be available for lands east of 37 Street SW, which have Growth Application approval.

For the outline plan area west of 37 Street SW without Growth Application approval:

- an approved Growth Application is required prior to land use approval;
- additional water infrastructure including reservoir, feeder mains and pump stations are required to service these lands. Land purchase is required for the new City reservoir site. This additional infrastructure is currently unfunded;
- additional sanitary trunk and sanitary servicing study updates are required to service the lands within the West Pine Creek Sanitary trunk catchment. The future Sanitary trunk is currently unfunded and preliminary design is required and will commence Q1 2025; and
- no additional infrastructure is required for stormwater servicing.

Stormwater Servicing

Storm servicing is within the Providence Offsite Stormwater Trunk and is in service. Storm pond is in construction. Stage 2 Staged Master Drainage Plan (SMDP) and Pond Report are approved.

Water Servicing

This outline plan is within two pressure zones, Starlight and Westview. Water servicing will be provided by the permanent Starlight Dual Zone Pump Station and new dual water mains with pressure reducing valves to service the two zones. This infrastructure is being commissioned.

Sanitary Servicing

Sanitary servicing is within the 162 Avenue Trunk catchment area. An approved sanitary servicing study is required prior to the first tentative plan to confirm the 162 Avenue Trunk can support maximum density and flow.

Environmental Site Considerations

A Phase 1 Environmental Site Assessment and Soil Report were reviewed, and no significant issues were identified. Additional investigation is not required at this time.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Growth Plan (2022)

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

Foothills County Intermunicipal Development Plan (2017)

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

Municipal Development Plan (Statutory – 2009)

The site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified on map 1 in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed redesignation accommodates both multi-residential and low-density development and meets minimum density targets.

Calgary Climate Strategy (2022)

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

Providence Area Structure Plan (Statutory – 2020)

The [Providence Area Structure Plan](#) (ASP) identifies the subject site within the Neighbourhood Area and Employment Area. The subject area also includes a Community Activity Centre (CAC) and a Transit Station Planning Area (TSPA).

The proposed outline plan meets the density and intensity targets of the ASP set out for the Neighbourhood Area, CAC, and TSPA. The proposed commercial DC District site is in alignment with the uses and intent of the Employment Area.

An amendment to the ASP in July 2024 (part of LOC2022-0225) reclassified a portion of the subject site from Employment Area to Neighbourhood Area and removed a collector road and intersection on 162 Avenue SW. This amendment permitted the development of residential uses on the east side of 37 Street SW, as shown in this proposed outline plan.

Outline Plan Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. If applicable, prior to approval of the initial tentative plan of subdivision, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval, to the satisfaction of the Approving Authority.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
5. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
6. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
7. Reserve dedication owed in this outline plan area has been dedicated in the LOC2022-0225 outline plan (Stage 3A).
8. All mitigations in the approved BIA for LOC2022-0225 (Stage 3A) and LOC2024-0248 (Stage 3B) shall be adhered to throughout the development process.
9. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent reconstructed Environmental Reserve (ER) to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. contact the Parks Development Inspector to approve the location of the fencing prior to its installation.
10. The developer shall restore, to a natural state, any portions of the reconstructed Environmental Reserve (ER) lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Parks Development Inspector.
11. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area tentative plan of subdivision, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.

12. Prior to approval of the first tentative plan of subdivision or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (reconstructed Environmental Reserve), with all grading confined to the private property, unless otherwise approved by Calgary Parks and Open Spaces.
13. Prior to approval of the tentative plan of subdivision or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the reconstructed Environmental Reserve (ER) area (if the reconstructed Environmental Reserve has been given Construction Completion Certificate) meet Calgary Parks and Open Spaces approval. A plan illustrating the surveyed reconstructed ER boundaries must be provided to Calgary Parks and Open Spaces in advance of the onsite meeting.
14. Calgary Parks and Open Spaces does not support point source drainage directed towards MR (Municipal Reserve)/MSR (Municipal School Reserve) or ER (Environmental Reserve) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
15. Proposed trapped lows or catch basins for adjacent private residential lot drainage into MR (Municipal Reserve)/ER (Environmental Reserve) parcels is not permitted unless otherwise approved by the Director of Calgary Parks and Open Spaces.
16. Stormwater or other drainage from privately-owned parcels onto adjacent Environmental Reserve parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Calgary Parks and Open Spaces and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
17. Prior to the tentative plan of subdivision approval, provide a key plan and accompanying cross-sections to illustrate the interface between the residential lands and the proposed Municipal Reserve (MR), Environmental Reserve (ER) and Public Utility Lot storm pond areas. Water quality of storm runoff and nutrient loading into ER lands from private lots may compromise habitat and is therefore of concern to Calgary Parks and Open Spaces. Provide details on the mechanisms/design elements proposed to treat and/or contain storm runoff from residential lots (for example: naturalized swales) showing:
 - A) Existing and proposed grades
 - B) Concrete culverts within private property to capture drainage
18. There shall be no retaining walls placed within the Environmental Reserve (ER) lands. Grade matching and slope stability is to be contained within the confines of private property boundaries.
19. Backsloping of private lots into Environmental Reserve (ER) lands will not be permitted. Site grading on private lots shall match the grades of adjacent ER lands with all grading confined to private property, unless otherwise approved by the Director of Calgary Parks and Open Spaces.

20. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
21. At Engineering Construction Design, for the proposed modified road cross-sections, ensure all shallow utilities, including the street light cable are set back a minimum of 1.5 metres from the City boulevard tree alignment in accordance with Section 4.1.3 of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition):<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
22. At Engineering Construction Drawings, Road Cross-sections are to comply as follows:
 - a) Have 2.0 metres for boulevard trees. Boulevard trees planted in boulevards less than 2.0 m (even if previously approved on prior Stages), may result in these trees not being replanted by the City of Calgary if they do not survive in the future.
 - b) Ensure a minimum of 1.0 m clearance is required between the trunk of boulevard trees and any element.
 - c) The streetlight cable requires a minimum of 1.5m of setback from public trees; and 0.25m from property line.
23. A Mutual/Pathways/Emergency Access Easement Agreement and right-of-way plan shall be executed and registered on title concurrent with the registration of the legal plan of subdivision.
24. All shallow utility alignments, including street light cables, shall be set back 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
25. No disturbance of environmental reserve (ER) lands is permitted without written permission from Calgary Parks. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
26. Prior to endorsement of the affected tentative plan, the developer shall confirm fencing requirements adjacent to municipal reserve, municipal school reserve and environmental reserve parcels to the satisfaction of the Director, Calgary Parks.
27. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks and Open Spaces Department with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
28. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.

29. Any development or grading related to permanent disturbance which results from stormwater infrastructure within lands designated as environmental reserve, requires approval from the Director of Calgary Parks.
30. No stockpiling or dumping of construction materials is permitted on the adjacent environmental reserve lands.

Utility Engineering

31. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Report, prepared by EXP Service Inc. (File No CGY-000258595-00), dated April 25, 2024.
 - Geotechnical Evaluation Report, prepared by EXP Service Inc. (File No CGY-000258595-00), dated March 31, 2020.
32. **Concurrent with the registration of the legal plan of subdivision**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Coordinator, Utility Generalists and the City Solicitor **prior to endorsement of the legal plan**. A standard template for the agreement can be found at <https://www.calgary.ca/planning/publications>.
33. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
34. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
35. Prior to approval of Development application for the proposed retaining walls, submit an electronic copy of Structural Design Drawings and cross-sections for the retaining wall(s) prepared by a qualified Structural Engineer under seal and permit to practice stamp to the satisfaction of the Manager Bridges and Structures, Public Spaces Delivery. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

All components of the retaining wall including foundation and any tie back or other forms of stabilization must be outside of the URW and outside of the ROW.
36. This subject plan area is within the boundary of the Fish Creek drainage catchment and subject to stormwater volume control measures. Based on the Providence MDP stormwater discharge is limited to specific release rates for return periods from 1:2-1:100 year. Low Impact Development including min 300mm topsoil and disconnection of hardscape is required as per the approved Staged Master Drainage Plan and Pond Report.
37. Prior to approval of the first tentative plan, Starlight Permanent Pump Station STN052, located at the Starlight Dual Zone Pump Station, needs to be operational. The PS is expected to be commissioned in Q1 2025.

38. Prior to the approval of the first tentative plan, a finalized Sanitary Servicing Study must be approved by Development Engineering to confirm the details of the utility servicing. The study must consider two different scenarios for the 162 AV Trunk catchment area. One scenario showing the anticipated densities for the low density residential and the maximum density for the multifamily districts. The second scenario would consider the anticipated densities for both land use types. This would need to be done for the Stage 3 plan area as well as the other contributing areas towards the 162 AV trunk. Regular updates to confirm the anticipated densities remain in line with the proposed development will be required as development proceeds and confirmation that the total actual peak flow doesn't exceed 196 L/s will be required.
39. The applicant should follow the recommendations outlined in the Phase I Environmental Site Assessment, prepared by Trace Associates Inc. (File No. 100-1577-03), dated October 12, 2022.
40. Prior to the approval of the first tentative plan the applicant shall enter into an agreement with Utility Infrastructure Planning for sanitary flow monitoring to track the overall flow in the sanitary system and to quantify the flow assumptions for the Sanitary Servicing Study.
41. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within 162 AV SW along the SOUTH boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within 37 ST SW along the middle boundary of the plan area.
 - d) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - e) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - f) Construct the PUL within the plan area.
 - g) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
42. Prior to endorsement of any Tentative Plan or prior to release of a Development Permit, execute a Development or Indemnification Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca
43. Off-site levies, charges and fees are applicable. Prior to approval of the first tentative, submit an updated overall water network design for review including pressure zone boundary.

44. Prior to the approval of the land use application for the lands west of 37th Street SW, the lands must have an approved Growth Application and funding for the necessary capital infrastructure for the plan area, to the satisfaction of the Manager, Growth Infrastructure Planning. Note that Outline plan amendments and updated studies may be required to align to the final infrastructure servicing strategies to be approved and funded.
45. Provide an updated Slope Stability Report with the retaining wall Development Permit Application to reflect the latest wall height and stability check.
46. The alignment of the future sanitary trunk is not yet approved with preliminary design work is set to commence in Q1 2025.

Prior to endorsement of each tentative plan and approval of the construction drawing sets, update all future capital infrastructure alignments with latest information. Ensure separation distances are shown for all utilities. See 2020 Design Guidelines for Subdivision Servicing minimum separation for typical pipes, and <https://www.calgary.ca/development/street-lights-specifications.html>.

47. At each tentative plan, ensure the cross sections meets the latest DGSS standard. This may include a 3.0m UR/W, Alt. Shallow Utility alignment at 0.5m from LG, St.Lt Cable alignments to provide 1.50m minimum separation from Tree alignment.

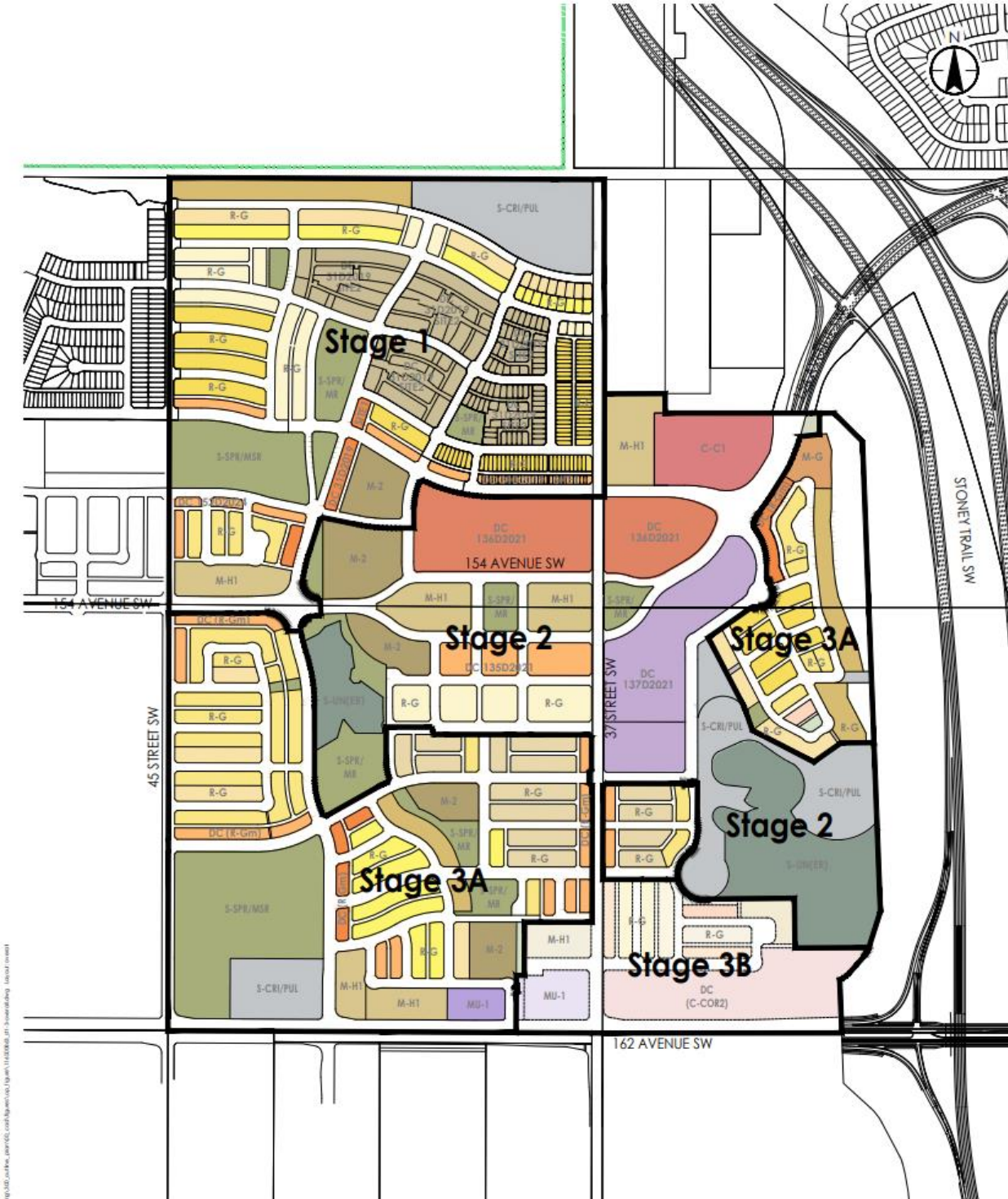
Mobility Engineering

48. Future revisions, addendums, proposals or submissions within the subject area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering.
49. In conjunction with the applicable tentative plan or development permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Manager, Development Engineering. All bus zones shall be located:
 - a) Where the grades and site lines are compatible to install bus zones; and
 - b) Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
50. In conjunction with the applicable tentative plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of driveways over the bus loading area(s). Where a bus zone is shown adjacent to single family homes, the covenant shall encompass the 9m bus zone apron; for all other cases (eg multi-family, commercial, etc.) the covenant shall encompass the entire bus zone length (25m).
51. In conjunction with the applicable tentative plan or development permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Manager, Development Engineering.
52. In conjunction with the applicable tentative plan, prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.

53. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
54. Parking shall be removed from the 12.8m modified residential street (Elevation Place). The turning templates show the waste and recycling vehicle will need the full width of the roadway, so parking cannot be permitted.

Map of Alpine Park Community Stages 1-3

2024 June 6



Applicant Submission

2024 October 3



INTRODUCTION

On behalf of Dream Asset Management Corporation (Dream), Stantec has submitted an Outline Plan and Land Use Redesignation application for lands within the developing community of Alpine Park in Southwest Calgary. The subject lands for this Outline Plan are referred to as “Stage 3B,” forming the second half of a larger Outline Plan submission reviewed and approved by Calgary Planning Commission (CPC) in June (for the Outline Plan) and by Council in July (for Land Use) under LOC2022-0225.

This “Stage 3B” portion of the Outline Plan was removed shortly before LOC2022-0225 was presented to CPC and Council. This allowed the applicant (Stantec, Dream, and the rest of the consultant team) to work closely with Enmax and the City to ensure detailed requirements for 162 AV SW, the interface with the substation at 37 ST SW, and the future relocation of existing transmission lines could be successfully implemented. Over several months, the details for the 162 AV SW right-of-way, future transmission line relocation, and the future interface with the Enmax substation were confirmed, enabling this portion of the Outline Plan to proceed to CPC and Council.

PLAN CONTEXT

The Plan Area is located in the developing community of Alpine Park, part of the Providence Area Structure Plan (ASP) in Southwest Calgary. The “Stage 3B” lands consist of approximately 14 hectares (35 acres) of land west of Stoney Trail SW and north of 162 AV SW. The Plan Area is subject to several land use classifications within the ASP, including the Neighbourhood Area, Employment Area, and Transit Station Planning Area (TSPA) overlay. A Bus Rapid Transit (BRT) station and Community Activity Centre are also required within the Plan Area.

This Outline Plan represents the remainder of the initial Stage 3 submission, approved by CPC in June 2024 (Outline Plan) and by Council in July 2024 (Land Use). This application is best viewed alongside the recently approved plan. Additional context area and surrounding plan details have been provided in this Outline Plan to illustrate its relationship with the recently approved LOC2022-0225.

As part of LOC2022-0225, amendments to the Providence ASP were undertaken, primarily involving adjustments to the Maps (for edits to Neighbourhood and Employment Area lands, removal of the Business Industrial classification, and minor adjustments to roadways), along with policy amendments for the Employment Area. These policy amendments introduced a more flexible and adaptable land use category in the ASP, enabling multiple forms of future employment lands, including automobile dealerships, institutional uses, convention centres, and financial institutions, among others.

OUTLINE PLAN DETAILS

The “Stage 3B” Outline Plan features diverse land use areas designed to support high-density mixed-use and standalone multi-residential developments within the Community Activity Centre and TSPA overlay, conveniently located near a future potential BRT station. Additionally, the plan introduces a new employment area through a Direct Control (DC) District, specifically crafted to complement, rather than compete with, the Village Centre. This employment area is designed to accommodate future automobile dealerships, addressing the current lack of such services in Southwest Calgary, while providing significant



economic benefits to the region without undermining the Alpine Park Village Centre or the future mixed-use hub in the Community Activity Centre to the west.

The proposed land uses, anticipated densities, diversity of housing types, and focus on active mobility in this Outline Plan align with key policies and objectives of the Providence ASP. Significant attention was paid to the 162 AV SW right-of-way to ensure that principles of the ASP were reflected in its ultimate design, particularly at the challenging intersection area at 37 ST SW. Through extensive collaboration with the City's Planning and Mobility Engineering teams, the Outline Plan represents a design that reflects the ASP objectives for pedestrian, cyclist, vehicular, and future transit (both short-term local service and long-term BRT).

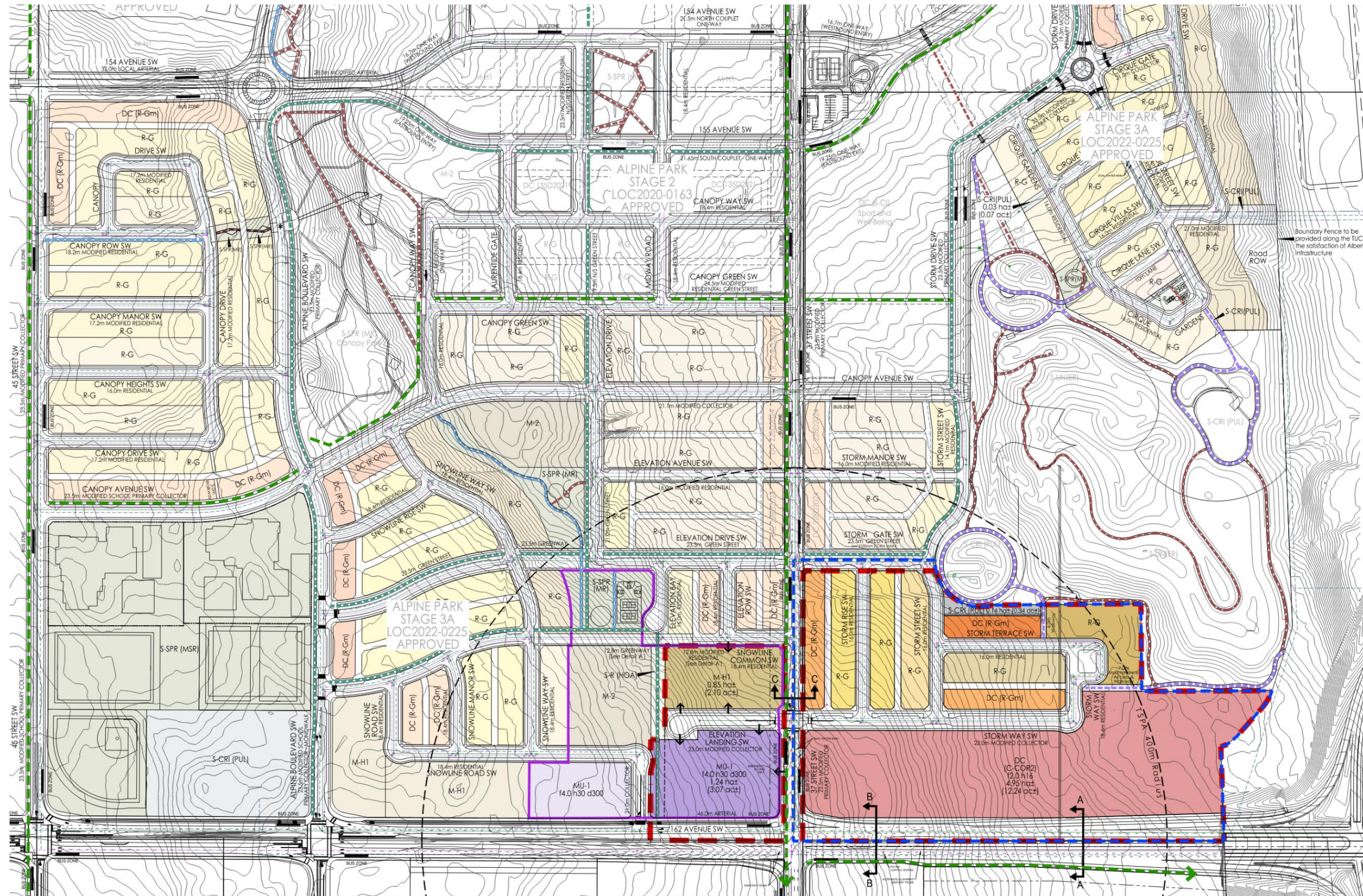
CONCLUSION

With all relevant considerations now resolved and incorporated into this Outline Plan for the 162 AV SW, Enmax substation, and future transmission line relocation, Dream, Enmax, and City Administration are now all prepared to advance the remainder of the Stage 3 Outline Plan for CPC and Council consideration. This Outline Plan enables a development that:

- Aligns with all relevant policies of the Providence ASP, the Municipal Development Plan, and Calgary Transportation Plan,
- Provides mixed-use and commercial land uses that will enable employment, entertainment, and service uses in proximity to long-term potential BRT station at 162 AV SW, and
- Increases the available housing supply and diversity of housing types within proximity to major transportation and future transit corridors.

Proposed Outline Plan

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



OUTLINE PLAN STATISTICS		14.21 ha	35.11 ac	Percentage	Units	100.0%
RESIDENTIAL						
Anticipated Number of Units (15.0m lot width)						
Low Density	3.86 ha	9.56 ac				27.2%
R-G - 25m Village Wide Loned	3.01 ha	7.46 ac				21.2%
Anticipated Number of Units (15.0m lot width)	0.77 ha	1.90 ac		297m	18 units	49 units
R-G - 20m Loned	0.43 ha	1.06 ac			148m	9 units
Anticipated Number of Units (15.0m lot width)	0.42 ha	1.03 ac		130m	14 units	21 units
R-G - 20m Loned	0.56 ha	1.39 ac			123m	10 units
Anticipated Number of Units (15.0m lot width)	0.89 ha	1.47 ac		276m	55 units	55 units
DC (R-Gm) - 21.5m	0.25 ha	0.61 ac		103m	18 units	20 units
Anticipated Number of Units (15.0m lot width)						1.07%
Total Residential	0.85 ha	2.10 ac				6.0%
M-H1	0.85 ha	2.10 ac			178 units	340 units
Anticipated number of units (210 upha)						
Maximum number of units (400 upha)						
MIXED-USE						
Anticipated Number of Units (225 upha)						
MU-1 14.0 h30 d300	1.24 ha	3.07 ac			280 units	373 units
Anticipated number of units (300 upha)						
TOTAL UNITS						Anticipated
					879 units	1921 units
DENSITY						
Anticipated: 14.21 ha (33.11 ac)						
= 49.8 upha = 14.2 upha						
Maximum: 14.21 ha (33.11 ac)						
= 49.8 upha = 25.7 upha						
COMMERCIAL						
DC (C-COR2) 12.0 h14						
4.95 ha	12.24 ac					34.9%
PUBLIC DEDICATION						
1.14 ha	0.34 ac					29.2%
1-CR1	4.01 ha	9.90 ac				28.3%
Roads and lanes						

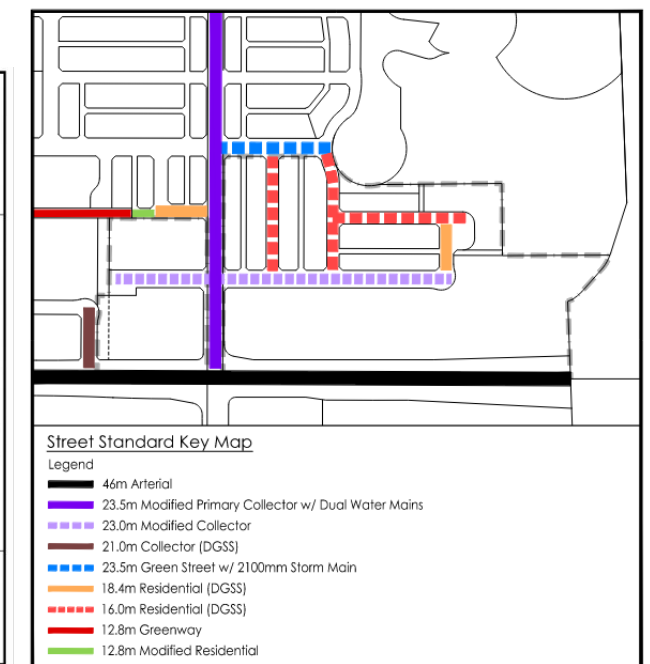
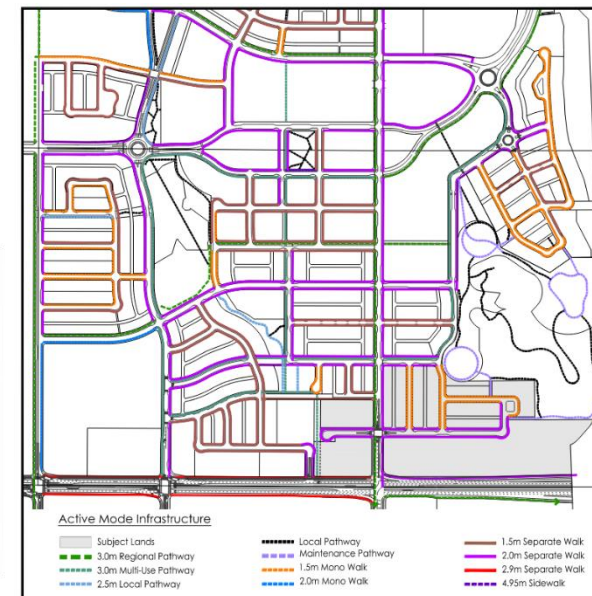
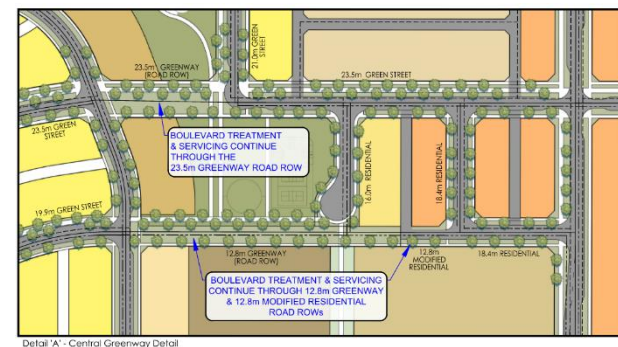
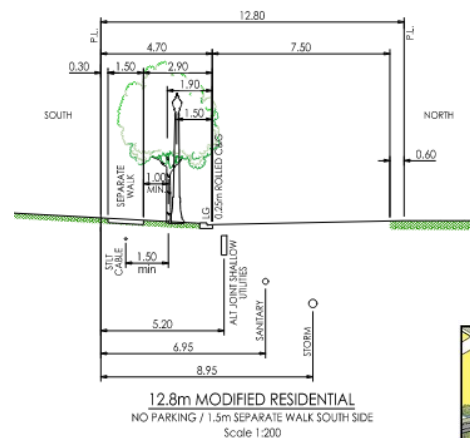
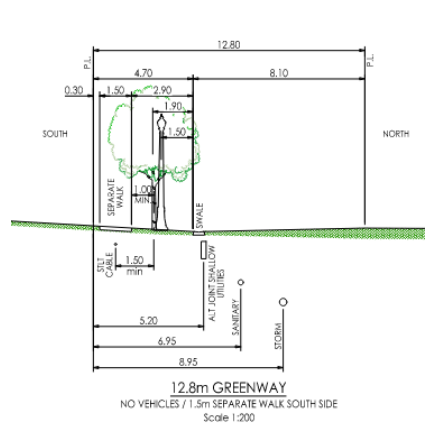
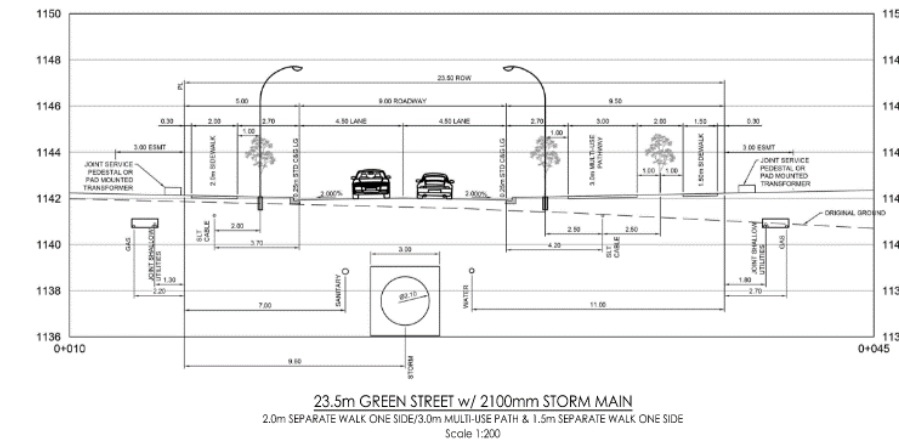
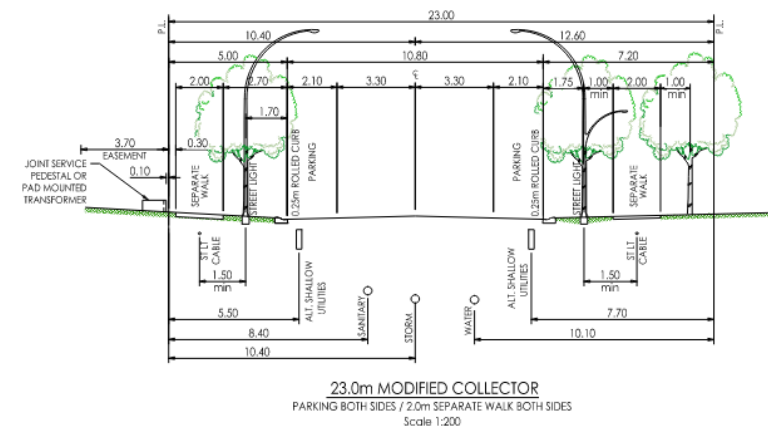
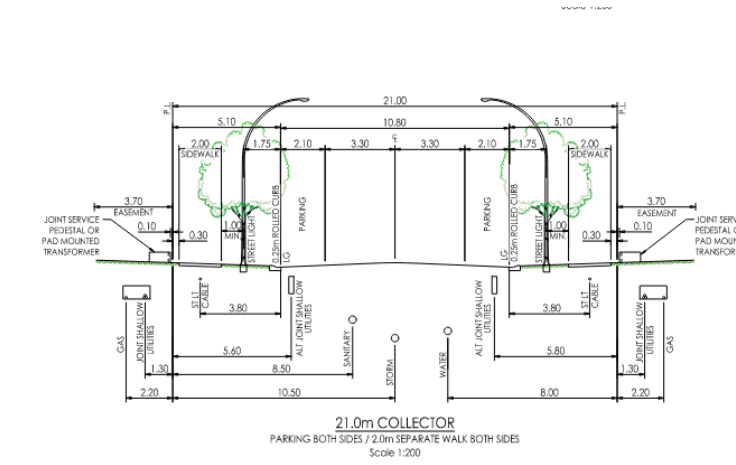
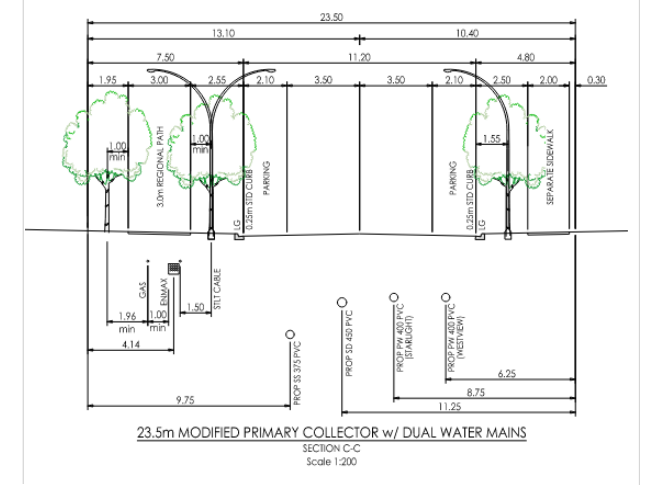
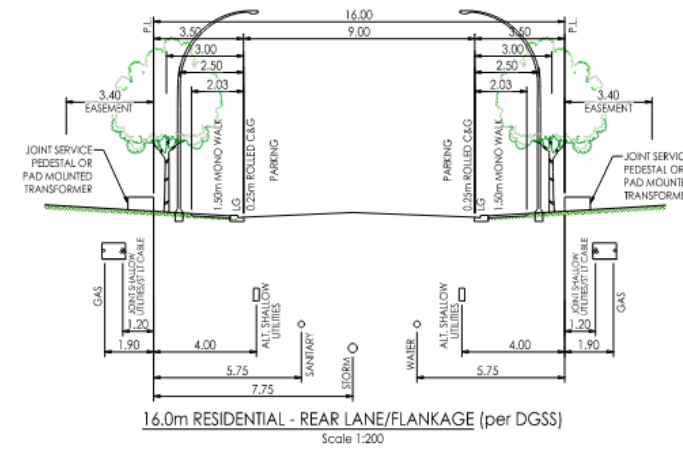
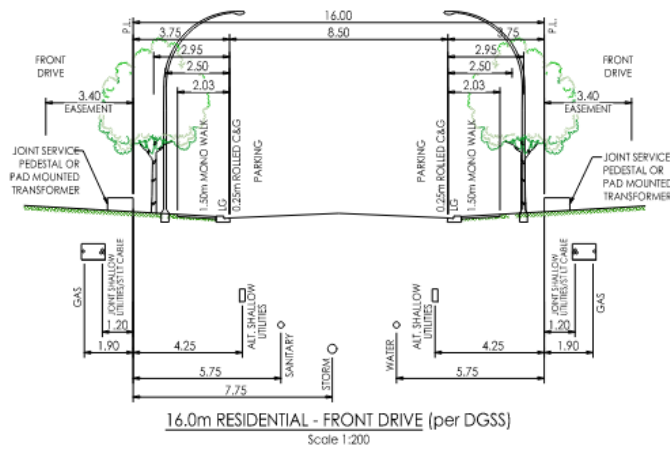
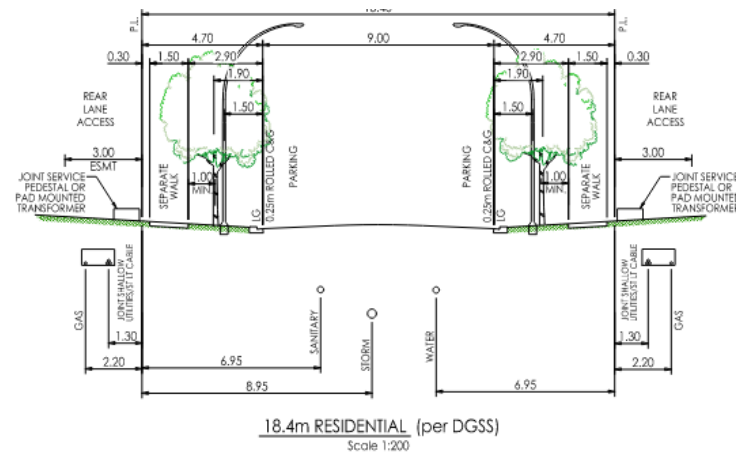
LAND USE STATISTICS	
S-FUD to R-G	3.42 ha 8.46 ac
S-FUD to DC (R-Gm)	1.53 ha 3.79 ac
S-FUD to DC (C-COR2)	4.79 ha 11.85 ac
S-FUD to S-CR1	0.19 ha 0.46 ac
Total Redevelopment	11.93 ha 29.56 ac

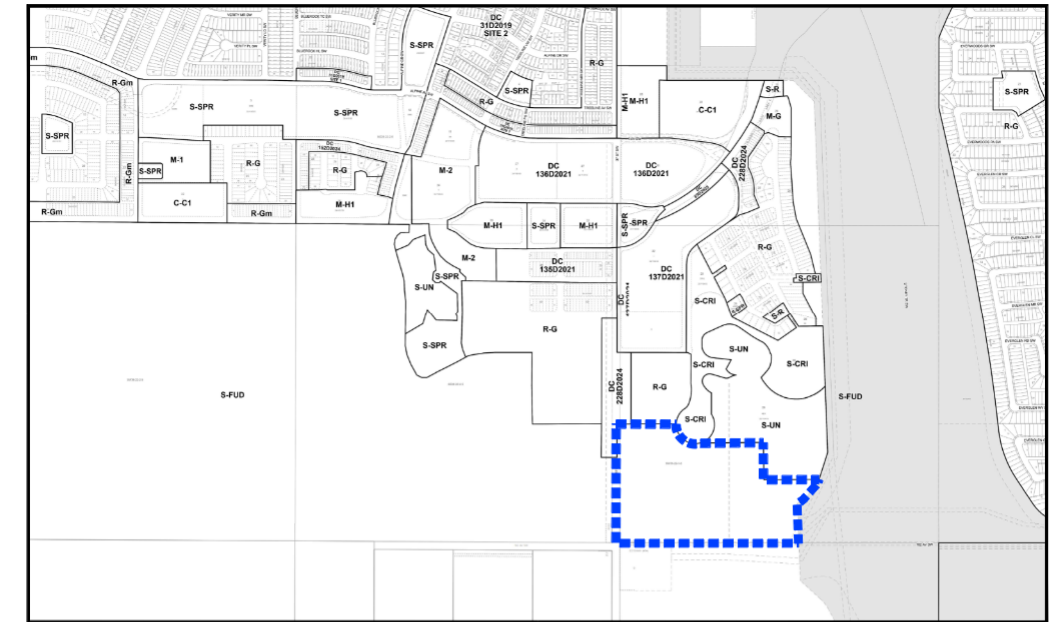
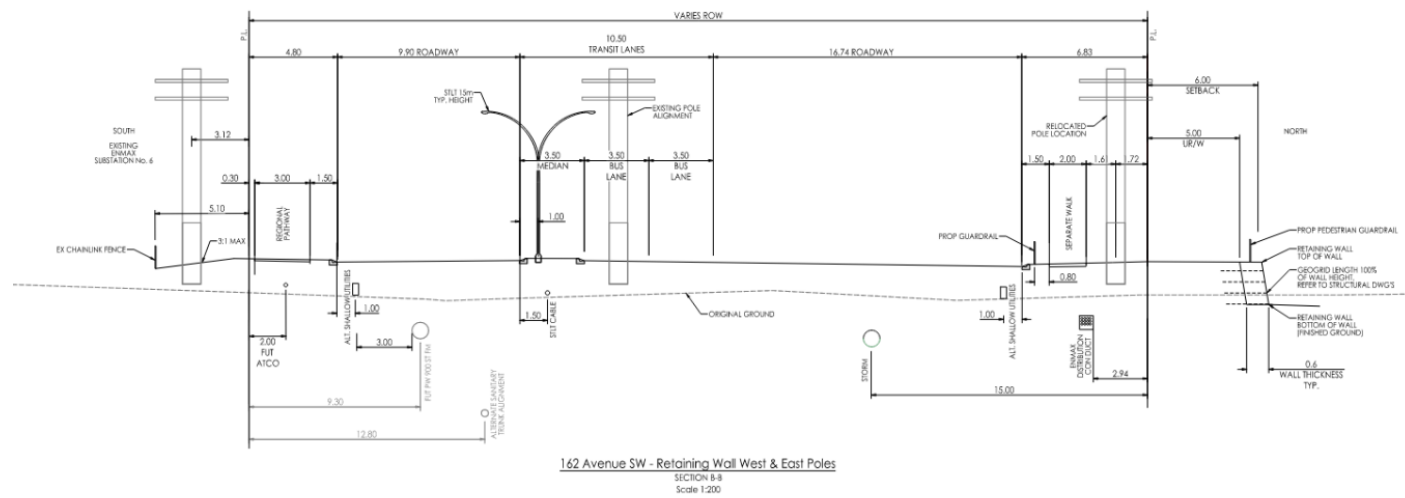
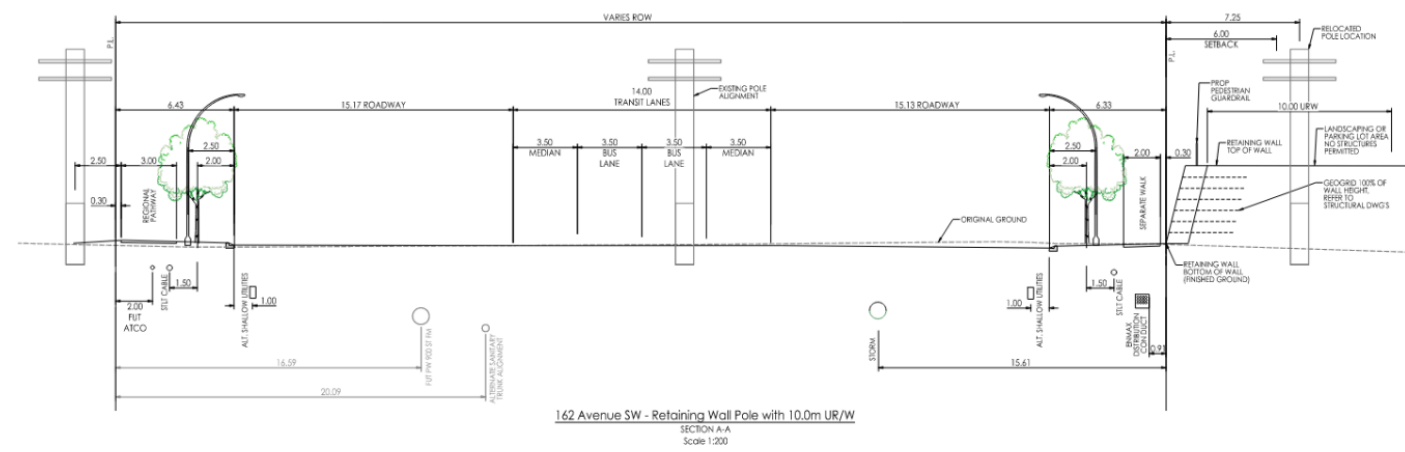
TSPA INTENSITY	
Land Use	Units People Jobs
R-G (13.3 upha)	53 174
DC (R-Gm) (23.3 upha)	46 156
M-H1 (17.2 upha)	178 302
MU-1 14.0 h30 d300	280 476 209
Commercial (14.9 upha)	280 476 209
Residential (17.2 upha)	280 476 209
DC (C-COR2) 12.0 h14 (58 jobs/ha)	221
Anticipated Intensity (12.5%ha)	122 ppl + jobs/ha

CAC INTENSITY	
Land Use	Units People Jobs
M-H1 (17.2 upha)	178 302
MU-1 14.0 h30 d300	280 476 209
Commercial (14.9 upha)	280 476 209
Residential (17.2 upha)	280 476 209
Anticipated Intensity (2.41ha)	410 ppl + jobs/ha

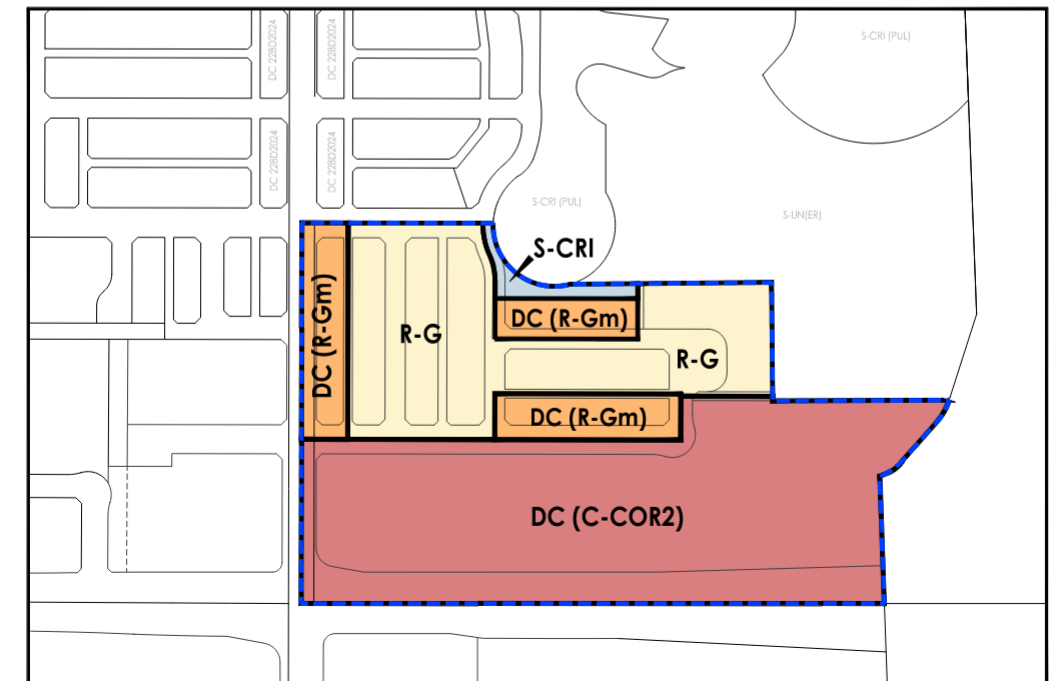
Legend	
Outline Plan Boundary	Red dashed line
Land Use Redesignation Boundary	Blue dashed line
CAC Boundary	Green dashed line
TSPA 400m Radius	Blue dashed line
3.0m Regional Pathway	Green dashed line
3.0m Multi-Use Pathway	Blue dashed line
2.5m Local Pathway	Blue dashed line
Local Pathway	Blue dashed line
Maintenance Pathway	Blue dashed line
Potential Access Locations	Black arrow
Proposed Sanitary Sewer/Manhole	Red line with circle
Proposed Storm Sewer/Manhole	Green line with circle
Proposed Water Main	Blue line with circle
Existing Sanitary Sewer/Manhole	Black line with circle
Existing Storm Sewer/Manhole	Black line with circle
Existing Water Main	Black line with circle

- Notes
- All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overhead drainage, the appropriate clearances will be provided.
 - All lanes are 7m unless otherwise noted.
 - All lane curbs are to be 3m x3m.
 - All road curbs are to be 4.5m x4.5m.





Existing Land Use Redesignation



Proposed Land Use Redesignation

Proposed Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	14.21	35.11
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	14.21	35.11

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS
R-G	2.18	5.38	53	53
DC (R-Gm)	0.84	2.08	68	68
M-H1	0.85	2.10	1	178
Total Residential	3.87	9.56	122	299

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f4.0d300	1.24	3.07	280	6,270
Total Residential			280	
Total Commercial				6,270

LAND USE (Commercial / Industrial)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M)
DC (C-COR2)	4.95	12.24	2- 3	16,500 - 24,750
Total Commercial				16,500 - 24,750

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	4.01	9.9	28.2
PUBLIC UTILITY LOT (S-CRI)	0.14	0.34	1.0

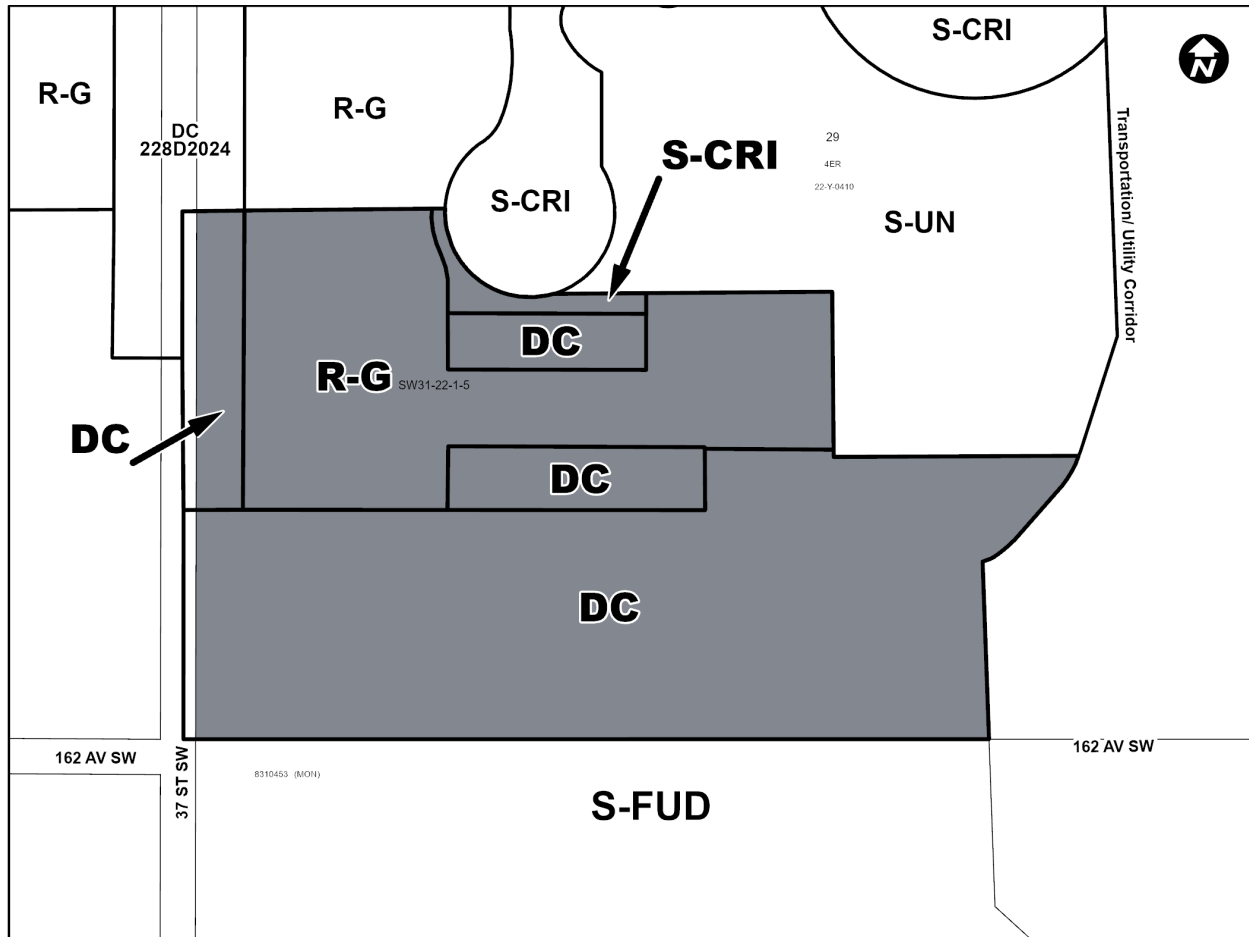
	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	579		
ANTICIPATED DENSITY		40.8	16.5
ANTICIPATED INTENSITY		116.2	47.0

Note:

Intensity calculation assumes the following based on the Guide to the MDP/CTP:

- *Low Density Residential Uses= 3.3 people/unit*
- *High Density Residential Uses= 1.7 people/unit*
- *Home-Based Jobs= 3.8 jobs per 100 people*
- *Mixed-Use (MU-1) jobs = 209 jobs (*anticipated number provided by developer)*
- *DC(C-COR2) jobs = 221 jobs (*anticipated number provided by developer)*

Proposed Land Use Plan

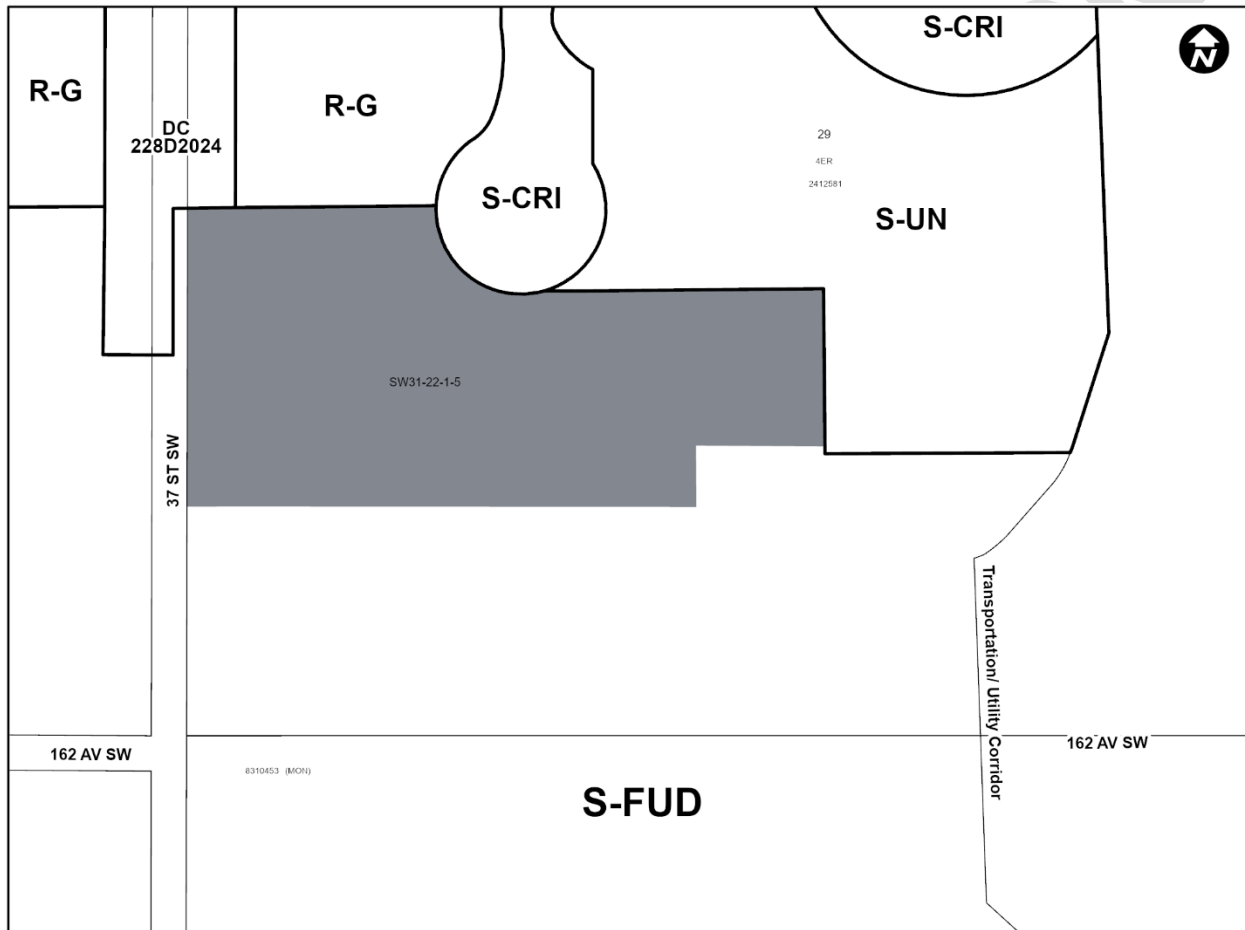


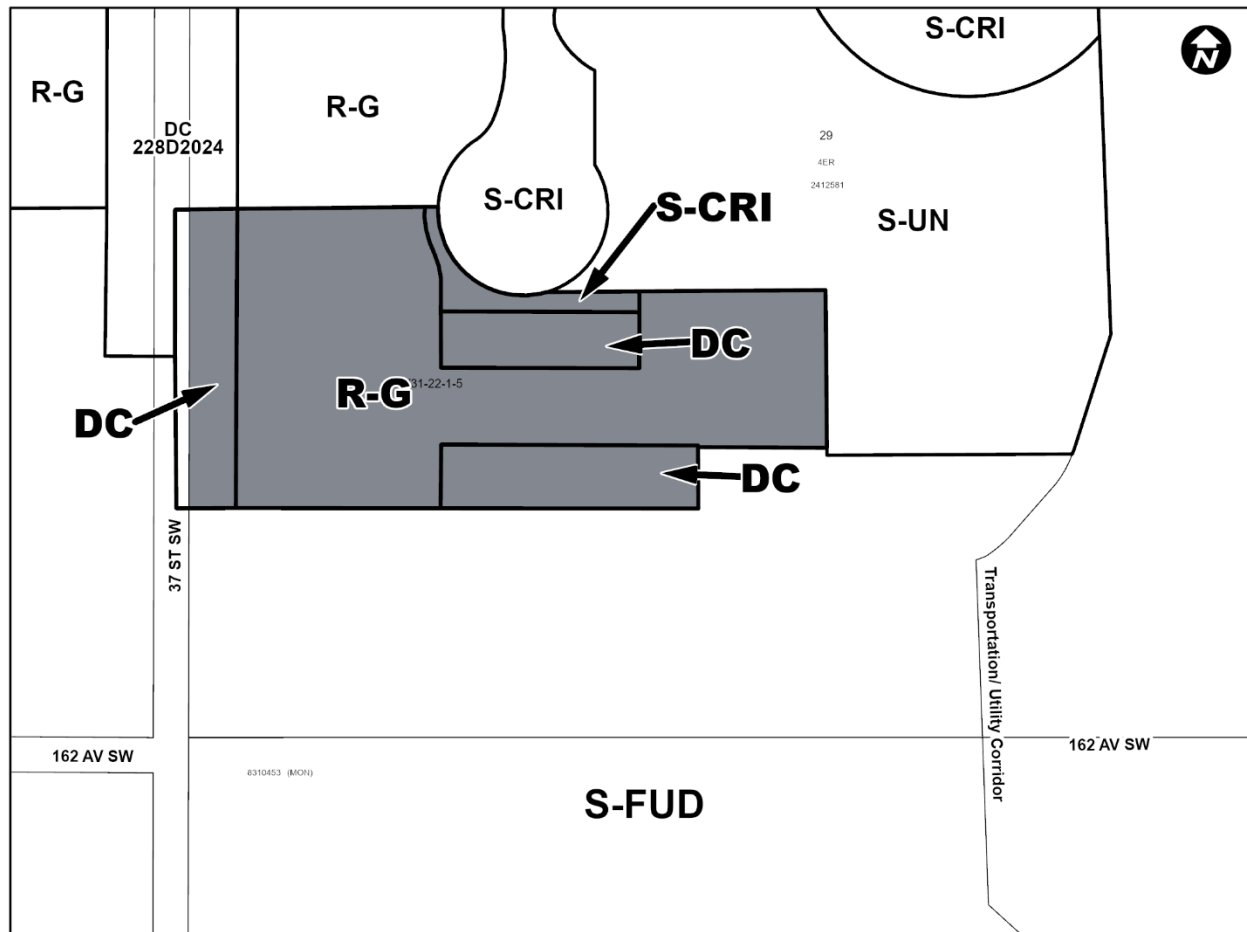
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Proposed Direct Control District (R-Gm)

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to accommodate rowhouse buildings on small-scale lots with minimal rear setbacks.

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-Gm) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Outdoor Private Amenity Space

7 Each **Dwelling Unit** must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) may be located in a **building setback** area;
- (d) has a minimum total area of 15.0 square metres;
- (e) has no dimension of less than 2.0 metres; and
- (f) may be located at **grade**, or above **grade** as part of the **main residential building**.

Building Setback from a Rear Property Line

- 8 (1) The minimum **building setback** from a **rear property line** is 0.6 metres.
- (2) The minimum depth of the **rear setback area** must be equal to the minimum **building setback** required in subsection (1).
- (3) Eaves may project a maximum of 0.3 metres into the **rear setback area**.

Parcel Area

- 9 (1) Except as otherwise referenced in subsection (2), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The minimum **parcel** area for a **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

Driveways

- 10 (1) A driveway connecting a **street** to a **private garage** must:
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
 - i. the back of the public sidewalk to the door of the **private garage**;
 - or
 - ii. a curb where there is no public sidewalk to the door of a **private garage**.
 - (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.
- (2) If a driveway length cannot reach the minimum 6.0 metres required by subsection (1), a maximum driveway length of 2.8 metres is required.

- (3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.6 metres length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**.
- (4) The maximum width of a driveway accessing a **street** is 3.7 metres.
- (5) Sections 341 and 547.16 of Bylaw 1P2007 do not apply to this Direct Control District Bylaw.

Relaxations

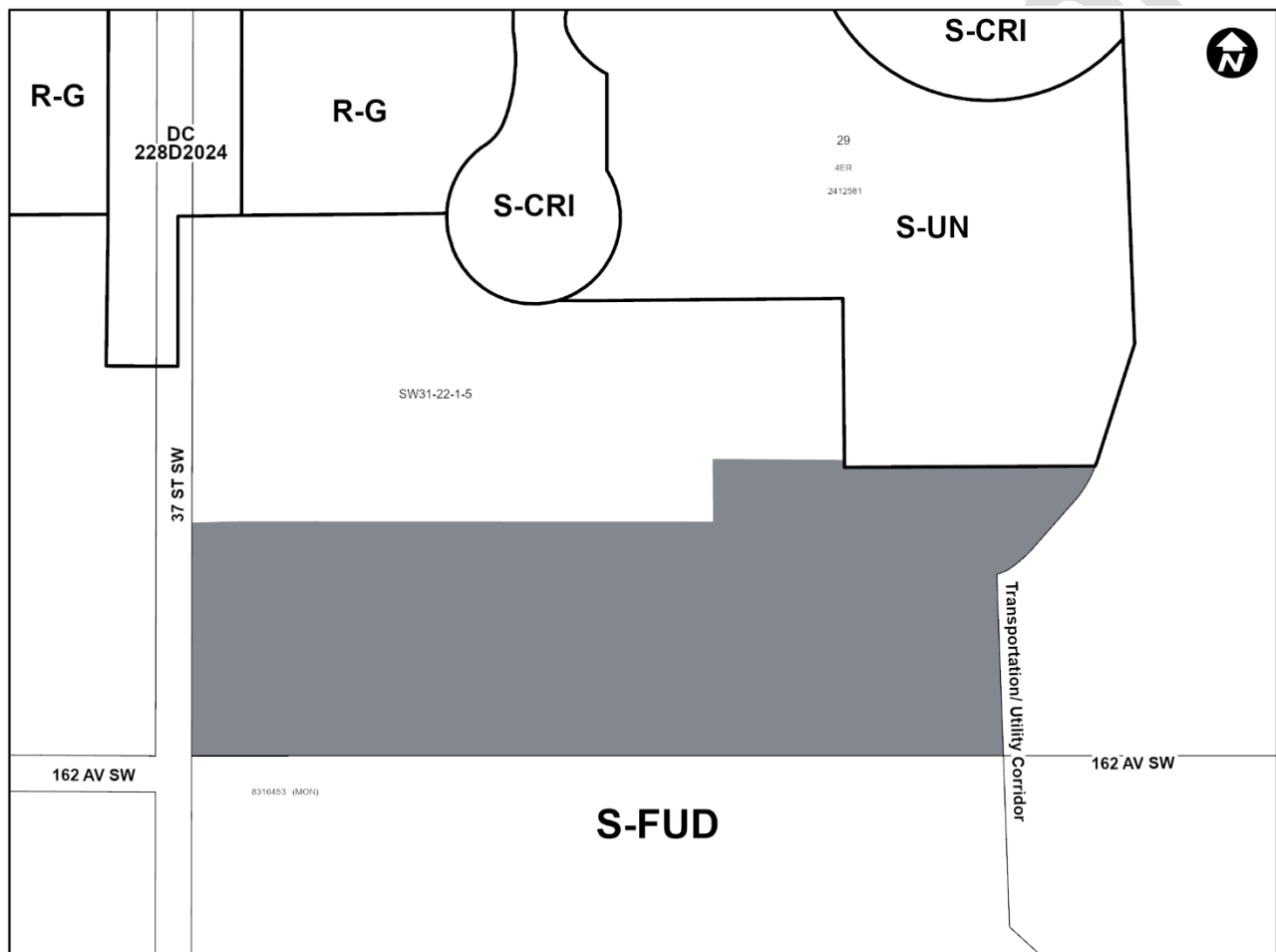
- 11 The **Development Authority** may relax the rules contained in Sections 6 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

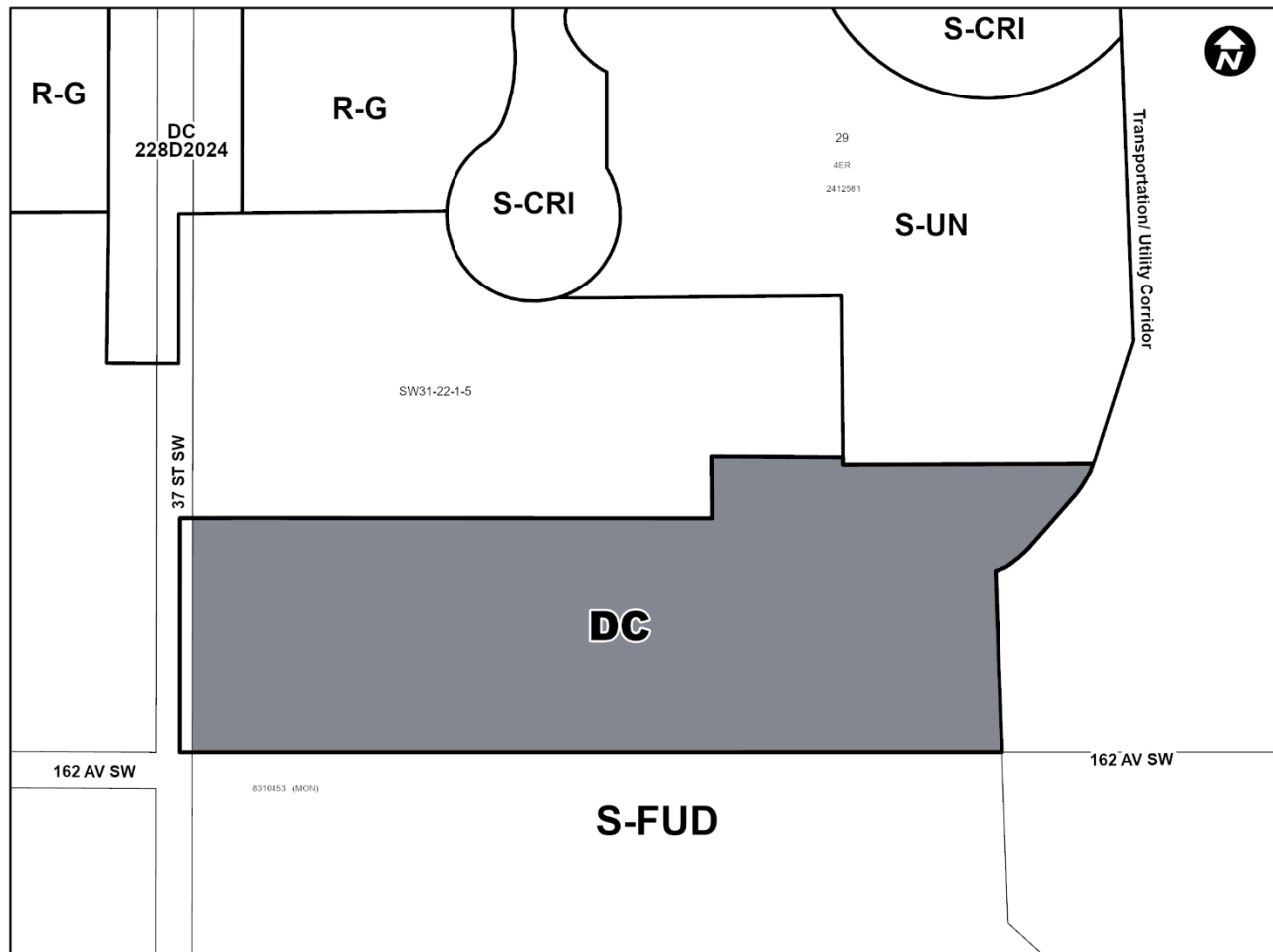
TEXT FOR DISCUSSION

Proposed Direct Control District (C-COR2)

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

SCHEDULE A



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

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for an automotive dealership that may include heavy passenger vehicle sales; and
 - (b) include specific interface requirements along 37 Street SW, 162 Avenue SW, Stoney Trail SW and Storm Way SW.

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.

Defined Uses

4 In this Direct Control District:

- (a) **“DC Vehicle Sales”**:
 - (i) means a **use**:
 - (A) where motor vehicles are sold or leased;
 - (B) where vehicles may have a gross vehicle weight over 4536 kilograms;
 - (C) that must not include vehicles that can be generally described as a bus, cube van, dump truck, flatbed truck, tractor, trailer or tractor trailer combination; and
 - (D) that must not include equipment used in road construction, building construction, agricultural operations, oil and gas operations or similar industries; and
 - (ii) that is considered a “Commercial Use” for the purposes of Section 804 of Bylaw 1P2007.

Permitted Uses

5 The **permitted uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 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) **DC Vehicle Sales.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

DC Vehicle Sales Rules

8 In this Direct Control District, a **DC Vehicle Sales use**:

- (a) may be combined with an **Auto Body and Paint Shop**;
- (b) must not have more than 25.0 per cent of the **gross floor area** occupied by an **Auto Body and Paint Shop**;
- (c) must not have an outdoor speaker system;
- (d) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;

- (e) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (f) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle on the **parcel**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

Parcel Area

9 The maximum area of a **parcel** is 5.0 hectares.

Floor Area Ratio

10 The maximum **floor area ratio** is 2.0.

Building Height

11 The maximum **building height** is 16.0 metres.

Use Area for DC Vehicle Sales

12 Section 803 of Bylaw 1P2007 does not apply to **DC Vehicle Sales**.

Building Façade

- 13 (1) The length of the **building** façade that faces 37 Street SW must be a minimum of 30 per cent of the length of the **property line** it faces.
- (2) A minimum of 40 per cent of the **building** façade facing 37 Street SW must be transparent glazing.

Building Setbacks

- 14 (1) The maximum **building setback** from a **property line** shared with 37 Street SW is 9.0 metres.
- (2) If more than one **building** is located on a **parcel** with a **property line** shared with 37 Street SW, the **building** closest to 37 Street SW must be a maximum of 9.0 metres from the **property line**.

Setback Areas

- 15 (1) Sections 805, 806 and 807 of Land Use Bylaw 1P2007 do not apply in this Direct Control District.
- (2) The **setback area** from a **property line** shared with 37 Street SW must have a minimum depth of 3.0 metres.
- (3) The **setback area** from a **property line** shared with 162 Avenue SW must have a minimum depth of 6.0 metres.
- (4) The **setback area** from a **property line** shared with Storm Way SW or a **parcel** designated as a **residential district** must have a minimum depth of 6.0 metres.

- (5) The **setback area** from a **property line** shared with the Stoney Trail SW Transportation Utility Corridor must have a minimum depth of 6.0 metres.
- (6) The **setback area** from a **property line** shared with a **commercial district** must have a minimum depth of 3.0 metres.
- (7) **Setback areas** shall not contain **motor vehicle parking stalls** or outdoor product display areas.

Landscaping in Setback Areas

- 16 (1) Where a **setback area** shares a **property line** with 37 Street SW, Storm Way SW or a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 15.0 square metres; or
 - (ii) for every 25.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with 162 Avenue SW or Stoney Trail SW, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 2.0 shrubs:
 - (i) for every 15.0 square metres; or
 - (ii) for every 25.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be **soft surfaced landscaped area**;
 - (b) may have a sidewalk along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35 square metres; or
 - (ii) for every 50 square metres, where irrigation is provided by a **low water irrigation system**.

Dark Sky Lighting Requirements

17 Outdoor lighting on a *parcel* must contain shielded fixtures that direct light downward.

Relaxations

18 The *Development Authority* may relax the rules contained in Sections 7 and 13 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

Applicant Outreach Summary

2024 October 3



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Alpine Park Stage 3B Outline Pland & 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)

As a developing area within the Providence ASP, Dream has been actively coordinating with adjacent landowners in the area on a regular basis to coordinate planning efforts and infrastructure implementation. Additionally, Dream has consulted with Tsuut'ina Nation, primarily as part of the Stage 1 OP development which is located immediately south adjacent to Tsuut'ina Nation.

More specifically to Stage 3B, Dream and their consultant team have been engaging with Enmax to resolve questions related to the substation located at the corner of 162 Ave SW and 37 St SW, as well as future relocation of the transmission line(s). Regular bi-weekly meetings have occurred from May 2024 through September 2024.

Affected Parties

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

Tsuut'ina Nation
Enmax
Adjacent landowners
Adjacent developers

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.

Issues and ideas related to the advancement of Outline Plan and Land Use planning typically relate to plan alignment with adjacent developers and land use compatibility with adjacent landowners. Plans have typically been updated to reflect any necessary changes required by one or more developers.

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.

Several planning decisions are impacted through engagement with adjacent landowners and developers. Topics such as roadway and utility alignment, land use compatibility, interface considerations, etc. are frequently discussed when engaged. The overall Stage 3 OP reflects ongoing coordination efforts amongst all landowners in the area, where relevant.

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)

Updates on development and plan progression are shared amongst all landowners and developers in the area, where relevant, and needed. Decisions made as a result of coordinated efforts are typically shared soon after meeting with one other.

calgary.ca/planningoutreach

**Policy and Land Use Amendment in Mission (Ward 8) at 101 – 25 Avenue SW,
 LOC2024-0176**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Mission Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.16 hectares ± (0.39 acres ±) located at 101 – 25 Avenue SW (Plan B1, Block 49, Lots 32 and 33, OT) from Multi-Residential – High Density Medium Rise (M-H2d160) District to Multi-Residential – High Density Medium Rise (M-H2) District.

HIGHLIGHTS

- This land use and policy amendment application seeks to redesignate the subject site to facilitate the development of a six-storey multi-residential building with 74 units.
- The proposed Multi-Residential – High Density Medium Rise (M-H2) District would allow for additional residential units near public transit without changing the built form that is allowed in the existing designation. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Additional housing units in an inner city community well served by transit would support a broader number of Calgarians.
- Why does this matter? Allowing for more housing opportunities in inner city areas would allow for more efficient use of land and existing infrastructure and accommodate a more diverse population.
- An amendment to the *Mission Area Redevelopment Plan* (ARP) is required to accommodate the proposed increase in density.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

A policy and land use amendment application in the southwest community of Mission was submitted by Strategic Group on behalf of the landowner, Mission River Capital, on 2024 July 7. The application proposes to remove the density modifier on the existing M-H2 District that limits the parcel to 160 units per hectare (25 units for the subject site) and amend the *Mission ARP* to increase the maximum density from 395 units per hectare to 463 units per hectare for the parcel.

The approximately 0.16 hectare (0.39 acre) site in Mission is located on the southwest corner of 25 Avenue SW and the Elbow River Pathway. The site is currently occupied by a three-storey multi-residential building and does not have access to a rear lane.

The proposed land use amendment would not change the maximum FAR, height, allowable use, or the remaining provisions of the existing M-H2 District. The scope of the amendment is to remove the maximum density provision from the land use district and increase the maximum

**Policy and Land Use Amendment in Mission (Ward 8) at 101 - 25 Avenue SW,
LOC2024-0176**

density in the ARP. As indicated in the Applicant Submission (Attachment 3), the proposed land use district and policy amendment would enable a six-storey multi-residential development with 74 rental residential units. No development permit has been submitted at this time.

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 and respective community association was appropriate. In response, the applicant met with the Cliff Bungalow-Mission Community Association (CA) as part of their engagement approach. Please refer to the Applicant Outreach Summary (Attachment 4) for additional details on the engagement undertaken.

City-Led Outreach

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

Administration received two letters of concern. The feedback and concerns are summarized as follows:

- concerns related to an increase in traffic along 25 Avenue SW; and
- impact on the adjacent river and shoreline.

The CA submitted a letter of support for the proposal citing its proximity to transit and the public engagement completed by the applicants (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to traffic impacts and river interface will be reviewed at a future development permit stage.

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.

IMPLICATIONS

Social

The proposal would allow for additional housing and social amenities for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

**Planning and Development Services Report to
 Calgary Planning Commission
 2025 February 13**

**ISC: UNRESTRICTED
 CPC2025-0070
 Page 3 of 3**

**Policy and Land Use Amendment in Mission (Ward 8) at 101 - 25 Avenue SW,
 LOC2024-0176**

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 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 application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Mission Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Mission at the southwest corner of 25 Avenue SW and the Elbow River Pathway, and is within the plan area boundary of the *Mission Area Redevelopment Plan* (ARP). The site has an area of 0.16 hectare (0.39 acre) and is approximately 30 metres wide by 40 metres deep. The site is currently occupied by a three-storey multi-residential building and does not have access to a lane.

The surrounding area to the south and west is primarily characterized by multi-residential development designated as the Multi-Residential – High Density Medium Rise (M-H2) District. The properties to the north are primarily designated Direct Control (DC) District ([Bylaw 63Z2006](#)), which is based on the Residential High Density Multi-Dwelling District (RM-6) from the previous *Land Use Bylaw 2P80*. Rocky Beach, the Elbow River and the Elbow River Pathway are located east of the site. A Council-designated Neighbourhood Main Street (4 Street SW) is located three blocks to the west, and the Erlton/Stampede LRT Station is 500 metres (an eight-minute walk) to the east.

Community Peak Population Table

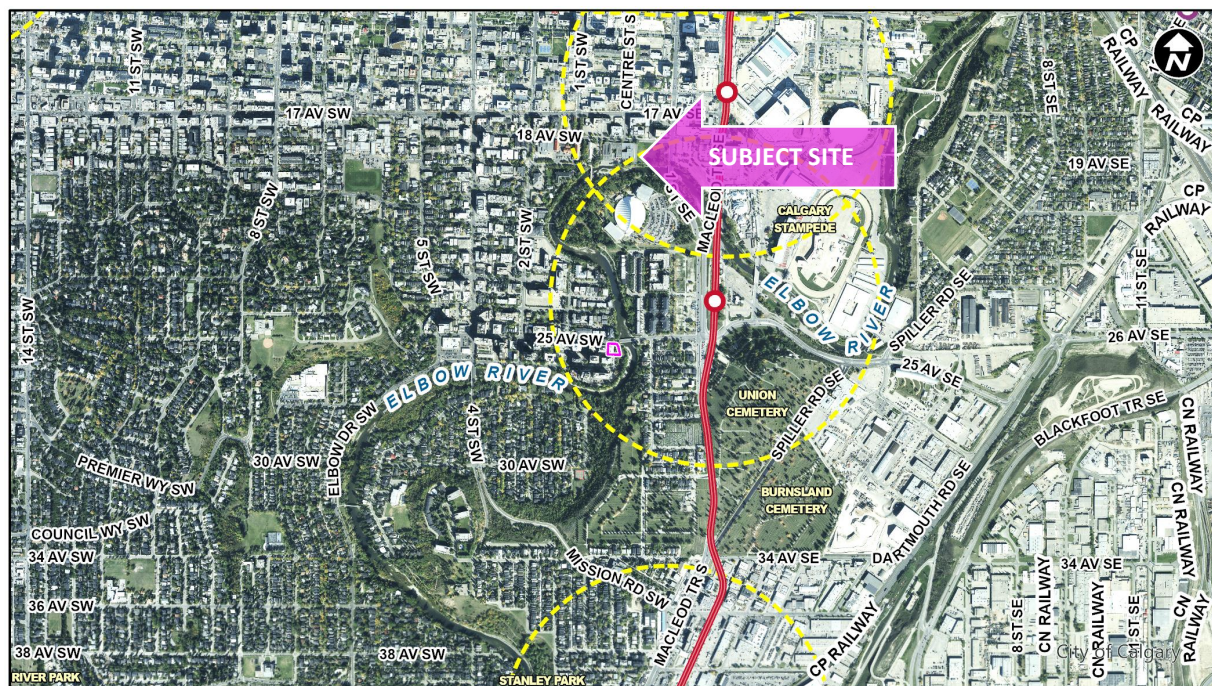
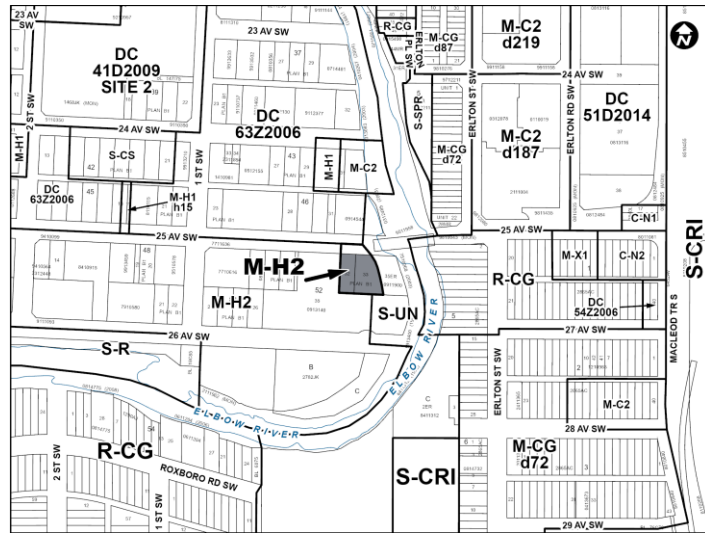
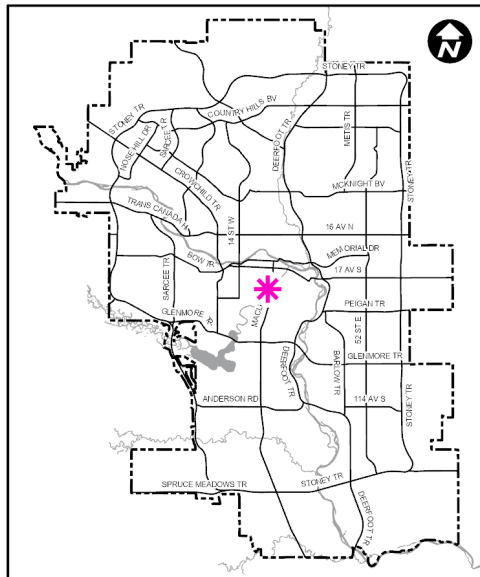
As identified below, the community of Mission reached its peak population in 2018.

Mission	
Peak Population Year	2018
Peak Population	4,673
2019 Current Population	4,598
Difference in Population (Number)	-75
Difference in Population (Percent)	-1.6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-H2d160 District is intended to provide for mid-rise, high-density multi-residential development. The M-H2 District regulates built form by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. The subject site's M-H2 District has a maximum FAR of 5.0 and maximum height of 50 metres, with a maximum density of 160 units per hectare, resulting in a maximum of 25 units on the subject site.

The proposed land use amendment would not change the maximum FAR, building height, the list of allowable uses or the remaining provisions of the existing M-H2 District, such as parcel coverage, setbacks and landscaping. The scope of the proposed land use change would be to remove the maximum density modifier on the site, thereby retaining the existing M-H2 District, and allowing the built form rules of the district to regulate the unit amount and mix. The application also proposes a policy amendment to the ARP text that would increase the allowable number of units on this site from 395 to 463 units per hectare. Under the proposed land use, this would allow a maximum of 74 units on this site.

Development and Site Design

The rules of the proposed M-H2 District and the applicable policies of the ARP will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parking and shadow impacts. Given the specific context of this site along the

Elbow River shoreline, additional items that will be considered through the development permit process include, but are not limited to:

- an engaging built interface along 25 Avenue SW and the Elbow River shoreline;
- shadowing, height, massing, separation distance, and privacy concerns in relation to the adjacent properties and the Elbow River shoreline; and
- mitigating the traffic impacts.

No development permit has been submitted at this time.

Transportation

The subject parcel is located at the corner of 25 Avenue SW and the Elbow River. The parcel is not served by an adjacent laneway. Vehicle access to the subject parcel will be from 25 Avenue SW. Pedestrian access will continue from the existing sidewalks fronting the site on 25 Avenue SW. The subject parcel is located within the Residential Parking Zone J. On-street parking adjacent to the site is presently restricted to a maximum two hours, Monday to Friday, 8:30 a.m. to 6:00 p.m.

The subject site is well served by Calgary Transit. Bus stops for Route 17 (Renfrew/Ramsay) are located 75 metres (a one-minute walk), with stops for Route 3 (Sandstone/Elbow DR) and Route 449 (Eau Claire/Parkhill) located 325 metres (a four-minute walk) from the subject parcel, with the Erlton Stampede LRT Station located 500 metres (an 8-minute walk) away. The Elbow River pathway system is located adjacent to the parcel. The Elbow River pathway forms part of the Always Available for All Ages and Abilities (5A) Network.

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. The proposed development is within the 1:100 year flood fringe with a small portion on the east side of the lot within the floodway. As such, the proposed development is subject to the *Land Use Bylaw 1P2007* Part 3, Division 3 regarding development in the Floodway, Flood Fringe and Overland Flow, which will be implemented through a development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation has considered, and 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 – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed Residential - Inner City Area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. Such development is intended to occur in a form and nature that respects the scale and character of neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed land use and policy amendment would add density that would make more efficient use of existing infrastructure, while not changing the built form that is prescribed in the existing zoning for the site.

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 strategies are being explored at the development permit stage.

Mission Area Redevelopment Plan (Statutory – 2006)

The subject site is located within the 'High Density Residential' land use policy area of the [Mission Area Redevelopment Plan](#) (ARP), as identified in Map 4: Land Use Policy Plan. The High Density Residential policy area has a maximum density of 395 units per hectare and supports high-density multi-residential development of up to 17 storeys. The proposed policy amendment would increase the density allowed under the ARP from 395 to 463 units per hectare to accommodate the intended unit mix for the development. The proposed amendment is supported given the location of the site and surrounding context.

The ARP also includes specific policies for sites that have a river interface. Policy 6.1.4.5 states that development adjacent to the Elbow River should be designed to front on the River as well as the roadway, and should be discouraged from casting a shadow on an area 10 metres from the west bank of the Elbow River between March 21 and September 21.

West Elbow Communities Local Area Plan (underway)

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

Proposed Amendment to the Mission Area Redevelopment Plan

1. The Mission Area Redevelopment Plan attached to and forming part of Bylaw 12P2004, as amended, is hereby further amended as follows:
 - (a) In Section 6.1.3 Policy, under policy 1., after the last sentence, add the following:

“For the site at 101 – 25 Avenue SW, a maximum density of 463 units per hectare is allowed.”

TEXT FOR DISCUSSION

Applicant Submission

Company Name (if applicable):

Strategic Group

Applicant's Name:

Jade Getz

Date:

November 26th, 2024

LOC Number (office use only):

To whom it concern, this submission pertains to the parcel of land located at 101 25th Avenue SW, Calgary Alberta T2S 0K8 (Block 1, Plan 8910976). The purpose of this application is to notify those parties affected and/or those involved in the land use-re designation application process of our intent to apply for a land use re-designation and policy amendment (minor) to the Mission Area Redevelopment Plan for the parcel in question. The current parcel is zoned M-H2d160 (Multi-Residential - High Density Medium Rise), which has a density modifier restriction to a maximum of 160 units/hectare. The parcel is 0.16 hectares in it's entirety, which restricts the maximum number of units allowable on the site pursuant to the bylaw to 26 units. Additionally, the Mission Area redevelopment plan prescribes a density restriction of 395 units per hectare, which is 68 units/hectare below the desired density of 463 units per hectare.

In an effort to provide a contextually sensitive project proposal while meeting the demands of current market conditions, we are requesting that the city as well as the community allow for greater densification of the site through approval of our land-use re-designation application to remove the density modifier on the existing M-H2d160 zoning and re-zone the subject parcel to M-H2 and accompanying policy amendment (minor) to the Mission ARP. The resulting land use designation and policy amendment would allow for greater flexibility of the parcel in order to construct a project that will more effectively utilize the full potential of the site, while supplementing the much needed under supply of housing in the city.

The project proposal in question, is a 6-storey, wood frame multi-residential development comprised of 74 rental apartment units. Situated steps from the Elbow River, Stampede grounds, downtown, and countless other amenities, the site is a favorable location for various forms of active transportation (supplemented by ample on-site bike parking), as well as encouraging public transportation through close proximity to Erlton Stampede LRT Station (425m away) and nearby Bus #17 (120m to nearest stop). In reviewing the surrounding context, active efforts were made in the design of the project to ensure minimal impact on the surrounding environment including reduced building height (below maximum allowable) to minimize shadowing on the adjacent shoreline and neighboring parcels.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Shorecrest Land Use Amendment (LOC2024-0176)

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)

Correspondence and meeting with Cliff Bungalow-Mission Community Association (CBMCA). An email was sent to the Planning and Development Committee on October 4, 2024 to introduce the project, Strategic Group, and request a meeting to discuss the proposed land use amendment.

An initial meeting with the Planning and Development Committee took place on November 13, 2024.

Affected Parties

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

We met with the Cliff Bungalow-Mission Community Association's Planning and Development Committee on November 13, 2024. In attendance were:

- Director, Planning and Development Committee, CBMCA
- President, CBMCA
- Vice President, CBMCA
- Past President and Director, Planning and Development, CBMCA
- Member, Planning and Development Committee, CBMCA

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.

In response to the City's circulation of the land use amendment application, the CBMCA submitted an initial letter indicating:

- The positive elements of the application, including more affordable suite types by reducing the size of the suites, as well as increasing density in this area of the city with many amenities.
- Their support of parking space relaxations.
- They expressed concern regarding the vehicular interface between the site and 25 Avenue SW, and suggested pursuing an easement agreement to the south of the property to allow for road access off 26 Avenue SW.

Upon meeting with the CBMCA on November 13, 2024 and sharing additional information regarding no on-site parking, the CBMCA was no longer concerned with

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.

In addition to the responses provided directly to the Community Association above, Strategic Group is committed to the following action items as a result of the meeting:

- Look into the option and feasibility to include a long-term car rental parking stall.
- Ensure future floor plans will clearly show ground floor units as walkouts.
- Ensure appropriate landscaped transitions to the north, east and south during DP process.
- Review the local ARPs and architectural guidelines to ensure alignment throughout design and the DP process.

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)

A follow up email was sent to the CBMCA on November 14, 2024 thanking them for their time, and reiterating we are available should they have any further questions or comments.

The CBMCA also confirmed they will be submitting a new letter to the City and Strategic Group as a result of the clarifications they received during the meeting. Open lines of communication have been established with the CBMCA and we are committed to ongoing dialogue as the project progresses.

calgary.ca/planningoutreach

Community Association Response

CLIFF BUNGALOW-MISSION COMMUNITY ASSOCIATION

Planning and Development Committee

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

Community hall and office, 2201 Cliff Street SW

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December 30, 2024

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

Re: **LOC2024-0176** - 101 25 Avenue SW

Decision: **Letter of Support**¹

The Cliff Bungalow-Mission Community Association (“CBMCA”) has reviewed the land use change application **LOC2024-0176**. Based on its review, the CBMCA offers five discussion points in outlining its [Letter of Support](#).

1. **Quality of engagement has been high.** The Applicant cleared the bar for meaningful engagement with the CBMCA. After the CBMCA provided initial comments to the file manager, the Applicant initiated a meeting with the CBMCA where they engaged in a thoughtful discussion and addressed many of the CBMCA’s concerns.
2. **The proposed increased in units/ha fits within the CBMCA’s vision for Mission.** The applicant is proposing a zoning change from M-H2d160 to M-H2. Removing the density modifier improves the project economics for the Applicant while still fully aligning with the CBMCA’s vision for the Mission neighborhood. As such, the CBMCA is comfortable with the Applicant’s LOC Application.

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

3. **The proposed height and massing models shared with the CBMCA are respectful of neighboring parcels with respect to both set-backs and step-backs.** The Applicant's massing model implies step-backs and set-backs that are consistent with best practice urban design guidelines for a six-storey building. The Applicant's proposed step-backs and set-backs will substantially limit adverse impacts on neighboring towers with regards to noise, shadowing, wind, privacy and removal of daylighting.
4. **The CBMCA believes the Applicant's vision to provide limited parking stalls is a feature rather than a bug.** This parcel does not have access to a laneway and is located along a neighborhood connector (25 Avenue SW). As such, one of the CBMCA's primary concerns with the redevelopment of this parcel was the potential impact of vehicles entering/exiting the development on the flow of traffic along 25 Avenue SW. The Applicant has fully alleviated this concern by proposing a building with limited parking.

The CBMCA is fully supportive of any parking relaxations this might entail. In addition to improving the flow of traffic along 25 Avenue SW, a "no parking" development increases the diversity of housing choices within the neighborhood of Cliff Bungalow-Mission. The CBMCA believes this is a fantastic location for a no parking building – it is located close to the C-Train Station, along the Elbow River Pathway System and within a walk-to-everything neighborhood. Such housing will be especially popular with post-secondary students, young professionals and creatives, and new Calgarians.

5. **The Applicant should consider the buildout of a few accessible suites (for those with mobility issues) within their development.** The subject parcel's unique characteristics – including proximity to transit (both bus and C-Train), location within a walk-to-everything neighborhood, proximity to nature and the Elbow River Pathway System and lack of parking – could have a unique appeal for the mobility impaired population of Calgary. The Applicant should consider building a handful of handicap accessible suites. These suites could add to the diversity of housing within the neighborhood of Cliff Bungalow-Mission.

Zaakir Karim

Director, Planning and Development Committee
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.74 hectares ± (9.24 acres ±) located at 4601 – 68 Street SE (Portion of SE1/4 Section 2-24-29-4) from Special Purpose – Future Urban Development (S-FUD) 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 industrial developments.
- 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)* and the *Southeast 68 Street Area Structure Plan (ASP)*
- What does this mean to Calgarians? The proposed land use amendment would provide 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 more industrial developments in conjunction with other industrial land in the area.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Starfield, was submitted by the landowner, the City of Calgary, on 2022 September 15. As noted in the Applicant Submission (Attachment 2), the intent is to redesignate the subject site to the I-G District to consolidate with the adjacent industrial lands.

The 3.74 hectares (9.24 acres) site is located directly south of Peigan Trail SE and east of Area 6 of the Great Plains/Starfield Outline Plan (LOC2017-0305). This vacant site presents an opportunity to accommodate more industrial developments in conjunction with other industrial land in the 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 and respective community association was appropriate. In response,

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the applicant reached out to the owner of the adjacent property to the south, GP Fuels. 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.

No public comments were received and there is no community association for the subject area.

Following Calgary Planning Commission, notifications for 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, including on the [City of Calgary website](#).

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 permit stages.

Economic

The proposed land use amendment would allow industrial development to occur on the subject parcel in conjunction with other industrial land in the area. The proposal would also make more efficient use of 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

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Land Use Amendment in Starfield (Ward 9) at 4601 – 68 Street SE, LOC2022-0169

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 Starfield, directly south of Peigan Trail SE and is one parcel east of 55 Street SE. The 3.74 hectares (9.24 acres) site is designated Special Purpose – Future Urban Development (S-FUD) District and is currently vacant. The site is currently landlocked due to lack of access; however vehicular access will be provided in conjunction with adjacent industrial development from the intersection of 55 Street SE and 47 Avenue SE. The adjacent sites are currently vacant. The subject site will be able to commence development once the adjacent sites get developed and vehicle access to the subject site becomes available.

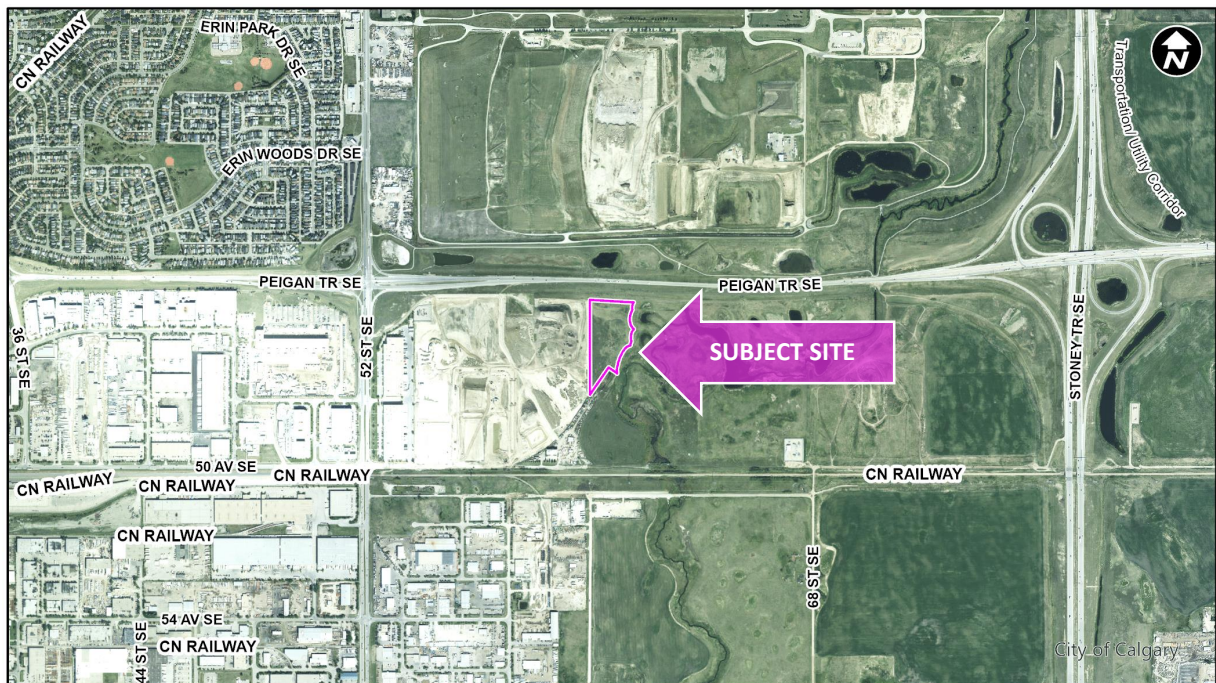
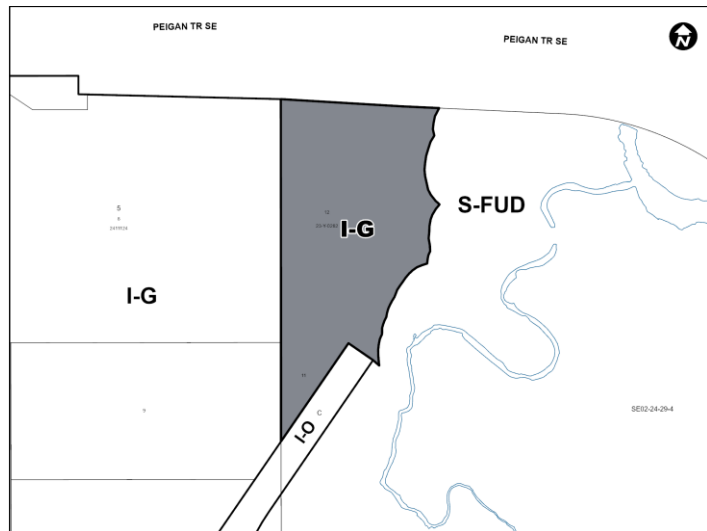
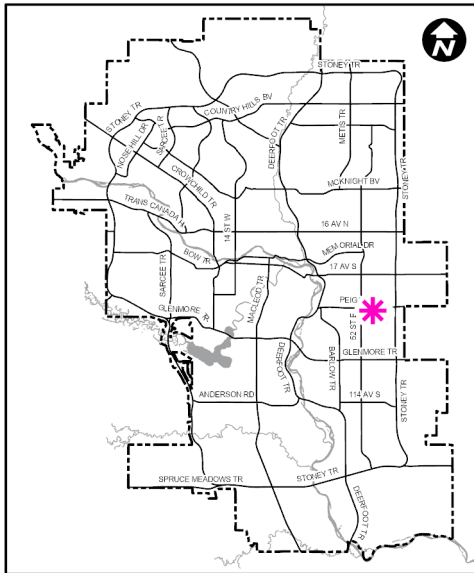
The surrounding context is primarily characterized by a variety of industrial uses on parcels designated Industrial – General (I-G) District to the west. There is a small portion of land designated Industrial – Outdoor (I-O) District directly south of the site to accommodate cleaning, servicing, testing and repairing of fuel pumps and propane tanks with an ancillary office. To the east is a wetland designated as the S-FUD District.

This land use amendment application is required in order to accommodate more industrial developments in conjunction with adjacent approved industrial land that was part of the Great Plains/Starfield Outline Plan (LOC2017-0305).

Community Peak Population Table

Not available because the subject area is in an industrial area with no population statistics.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing S-FUD District applies to lands that are awaiting to be developed and serviced, and is intended to restrict premature subdivision and development. The S-FUD District allows for agricultural uses and a limited range of temporary uses that can easily be removed when land is redesignated to follow for urban forms of development.

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. The I-G District has no maximum building height restriction for parcels that are not directly adjacent to a parcel designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District or a residential district. The I-G District provides rules that restrict building size on parcels that are serviced and un-serviced by city infrastructure. For serviced parcels, the development may have a maximum floor area ratio of 1.0. For un-serviced parcels, the maximum building size is 1600 square metres.

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 area. The vision of the area is to create new industrial land for sale and development, and generate new employment opportunities. This has already been approved as part of the Great Plains/Starfield Outline Plan (LOC2017-0305) which consists of eight discontinuous parcels totaling 313.41 hectares (774.45 acres). Land use districts that have been approved include the I-G District, Industrial –

Business (I-B) District, Industrial – Commercial (I-C) District and a range of special purpose districts. This land use amendment application would fit into the overall development vision for the area and is compatible with the surrounding uses to promote more industrial development opportunities in the future.

Development and Site Design

If approved by Council, the rules of the I-G District would provide guidance for any proposed development including appropriate uses, building massing, height, landscaping, and parking. It is anticipated that the subject site will be consolidated with the parcel to the west prior to any development.

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

- minimizing development impact on the adjacent wetland to the east; and
- ensuring appropriate vehicle access to and from the site.

Transportation

The site is served by Calgary Transit Route 23 (52 Street) on 52 Street SE, which is approximately 600 metres (an eight-minute walk) west of the site.

Pedestrian access to the site will be available from sidewalks along 55 Street SE. There is a recommended off-street cycling facility north of the site on Peigan Trail SE.

Vehicular access to the proposed development will be from the intersection of 55 Street SE and 47 Avenue SE. Parking will be accommodated on site.

An update to an existing Transportation Impact Assessment (TIA) was submitted and approved as part of this land use amendment application.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessments from the previous agricultural uses on the affected portion of the site. Any minor remediation associated with the previous uses on the site, as may be required, will be addressed through the normal processes with Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas. The proposed uses are appropriate and compatible with the current site conditions.

Utilities and Servicing

The proposed Land Use Redesignation is immediately adjacent to the previously approved Great Plains/Starfield Outline Plan and subdivision to the west. Sanitary, storm, and water servicing will be provided by the Developer through the lots to the west connecting to the existing mains located at 55 Street SE and 47 Avenue SE. The site is also supported by the existing storm pond adjacent to 55 Street and 50 Avenue SE, and area stormwater release rates have been adjusted to account for the larger development area. Capacity has been reviewed and confirmed to be available within the existing mains to support the proposed development. Due to the limited access to this site, the area is proposed to be subdivided and consolidated with the adjacent lots to the west.

Fire Infrastructure

The site location is within the Council Approved Standard for 7 and 11-minute Fire Department response. Emergency services will be primarily provided from the nearby Fire Hall #25 located in the adjacent community of Foothills Industrial.

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 'Standard Industrial' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Standard Industrial area encourages a mix of industrial uses at varying intensities. It allows a broad range of industrial and other supportive uses to fulfill the daily needs of business operations in the area and their employees. The proposed I-G District is consistent with the applicable policies in the MDP.

Calgary Climate Strategy (2022)

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

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)

The subject site is located within the 'Industrial - Light' area as identified on Map 3: Land Use Concept in the [Southeast 68 Street Industrial Area Structure Plan](#) (ASP). The Industrial - Light area encourages a wide variety of general industrial uses within the context of a fully serviced industrial park and should be the predominant use of land. The proposed I-G District is consistent with the applicable policies in the ASP.

Applicant Submission

Applicant's Name: Real Estate and Development Services – Mike Carnegie

Date: September 14, 2022

In June 2022, Real Estate and Development Services (RE&DS) received Council approval for a large industrial Outline Plan and Land Use Redesignation (LUR) application in the Community of Great Plains / Starfield (LOC2017-0305).

RE&DS is undertaking a small LUR immediately adjacent to LOC2017-0305 to redesignate 3.74 ha (9.24 ac) of Special Purpose Future Urban Development (S-FUD) to Industrial - General (I-G). This land will then be consolidated into Phase 1 of the Great Plains/Starfield development (also known as Area 6) and will support RE&DS with a more complete subdivision plan, which we would then market and sell the land as part of that first phase of work.

This application is an oversight from LOC2017-0305 and the land should have been included in RE&DS previous, larger Outline Plan and Land Use application.

The proposed land is vacant, directly below Peigan Trail SE and abuts the Peigan Wetland Complex as well as one private land owner, GP Fuels. All of the previous technical and environmental studies from LOC2017-0305 still govern for this land, and there are no roadways or utilities required to service this land. We acknowledge there is a 30m ER buffer that marks the east end of the future property line, and is based off of the work of Tannas Conservation (see approved BIA) to delineate the wetland in 2020.

Applicant Outreach Summary

Please complete this form and include with your application submission.

Project name: Portion of Area 7 - Great Plains / Starfield

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

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

On July 05, 2022 Real Estate and Development Services (RE&DS) received Outline Plan and Land Use approval for our Great Plains / Starfield industrial development (Bylaw 97D2022 - File Number LOC2017- 0305). The approval represented over 750 acres of newly zoned industrial land in SE Calgary. The work that pertains to this new application is adjacent to LOC2017-0305 and only represents 10 acres of land. RE&DS land is vacant, aside from one private owner to the south - GP Fuels. RE&DS provided

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)

RE&DS intentions are to incorporate this land into our first phase of development in Great Plains / Starfield. This land should have been included in LOC2017-035 because it is contiguous with that application and completes our intended phase 1 subdivision plan. The land will be consolidated to the east, no roadways are required to be built and no utilities are needed to service this land. To this end, no external outreach was performed.

Stakeholders

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

The only stakeholder contacted was GP Fuels.

What did you hear?

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

N/A

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.

N/A

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)

N/A