



AGENDA

CALGARY PLANNING COMMISSION

March 27, 2025, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Manager C. Lee, 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:

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

Commission 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 March 13
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent SW, LOC2024-0289, CPC2025-0233

5.3 Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8) adjacent to 1121 – 12 Avenue SW, LOC2024-0202, CPC2025-0301

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 Highland Park (Ward 4) at 4220 Centre Street NE, LOC2024-0307, CPC2025-0291

7.2.2 Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157, CPC2024-0957

7.2.3 Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177, CPC2025-0319

7.2.4 Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126, CPC2025-0320

7.2.5 Land Use Amendment in Fairview Industrial (Ward 11) at 550 – 71 Avenue SE, LOC2024-0285, CPC2025-0313

7.2.6 Policy and Land Use Amendment in Altadore (Ward 8) at 3926 – 16 Street SW, LOC2023-0025, CPC2024-0524

7.2.7 Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW, LOC2024-0224, CPC2025-0330

7.2.8 Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE, LOC2024-0302, CPC2025-0258

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES
None

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

**March 13, 2025, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Manager C. Lee, 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

ALSO PRESENT: A/Principal Planner S. Jones
Senior Legislative Specialist J. Booth
Legislative Specialist K. Picketts

1. CALL TO ORDER

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

ROLL CALL

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

2. OPENING REMARKS

Chair Lee provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2025 March 13 Regular Meeting of the Calgary Planning Commission be confirmed, **after amendment, by deleting Item 5.4, Policy Amendment in Montgomery (Ward 7) at 4908 Bowness Road NW, LOC2024-0305, CPC2025-0235.**

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Director Mahler declared a conflict of interest with respect to Item 7.1.1.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 February 27

Moved by Commissioner Damiani

That the Minutes of the 2025 February 27 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Hardwicke

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elton Drive SW, LOC2024-0219, CPC2025-0222

5.3 Land Use Amendment in West Springs (Ward 6) at 870 – 81 Street SW, LOC2024-0218, CPC2025-0218

5.5 Land Use Amendment in Evergreen (Ward 13) at 321 Everridge Drive SW, LOC2024-0263, CPC2025-0175

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

MOTION CARRIED

- 5.4 Policy Amendment in Montgomery (Ward 7) at 4908 Bowness Road NW, LOC2024-0305, CPC2025-0235

This Item was deleted from today's Order of Business at Confirmation of Agenda.

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Downtown Commercial Core (Ward 7) at 631 – 4 Avenue SW, DP2024-05672, CPC2025-0242

Director Mahler declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0242.

Director Mahler left the meeting at 1:06 p.m. and returned at 1:56 p.m. after the vote was declared.

A presentation entitled "DP2024-05672 / CPC2025-0242 Development Proposal" was distributed with respect to Report CPC2025-0242.

Adrian Benoit (applicant) answered questions of Commission with respect to Report CPC2025-0242.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0242, the following be approved:

That Calgary Planning Commission approve Development Permit DP2024-05672 for a New: Dwelling Units, Retail and Consumer Service (1 building) at 631 – 4 Avenue SW (Plan 2412260, Block 17, Lot 43), with conditions (Attachment 2).

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

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Residual Sub Area 12J (Ward 12) at 16311 – 104 Street SE, LOC2024-0113, CPC2025-0267

The following documents were distributed with respect to Report CPC2025-0267:

- A presentation entitled "LOC2024-0113 / CPC2025-0267 Land Use Amendment";
- A document entitled "South Calgary Campus"; and
- A document entitled "First Assembly Church - South Calgary Campus".

Kathy Oberg, Jennifer Duff, Luke Yakielashek, and Derek Dawson (applicants) answered questions of Commission with respect to Report CPC2025-0267.

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

Moved by Commissioner Gordon

That with respect to Report CPC2025-0267, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0267) to the 2025 April 08 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 8.09 hectares \pm (20.00 acres \pm) located at 16311 – 104 Street SE (Plan 0712234, Block 8, Lot 1) from Direct Control District (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

For: (8): Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, and Commissioner Remtulla

Against: (3): Director Mahler, Commissioner Small, and Commissioner Wagner

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 Commissioner Damiani

That this meeting adjourn at 3:32 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2025 April 8 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Springbank Hill (Ward 6) at 217 Springbluff Boulevard SW and 7545 Elkton Drive SW, LOC2024-0219, CPC2025-0222
- Land Use Amendment in West Springs (Ward 6) at 870 – 81 Street SW, LOC2024-0218, CPC2025-0218
- Land Use Amendment in Residual Sub Area 12J (Ward 12) at 16311 – 104 Street SE, LOC2024-0113, CPC2025-0267

The following Item has been forwarded to the 2025 May 6 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Evergreen (Ward 13) at 321 Everridge Drive SW, LOC2024-0263, CPC2025-0175

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 March 27 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

UNCONFIRMED

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0233
Page 1 of 3**

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent SW, LOC2024-0289

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3227 Kenmare Crescent SW (Plan 732GN, Block 1, Lot 45) from Direct Control (DC) District to Residential – Grade Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for backyard suites, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a garage with a backyard suite has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 2024 November 28 by the landowner, Sandra Mae Warnke. A development permit (DP2025-01492) for a backyard suite over a garage was submitted on 2025 March 13 and is under review. As noted in the Applicant Submission (Attachment 2), the intent of this land use amendment is to allow for this development permit application.

The existing Direct Control (DC) District (Bylaw 28Z91) is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80, which does not allow for backyard suites. The proposed R-CG District would allow for the intended form of development.

The approximately 0.11 hectare (0.27 acre) parcel is located in the southwest community of Killarney/Glengarry, on the cul-de-sac fronting Kenmare Crescent SW. The site is currently developed with a single detached home with a rear detached garage accessed from the lane.

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0233
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Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent SW, LOC2024-0289

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 discussed the proposal with the Killarney-Glengarry Community Association (CA) via email, had discussions with 12 neighbours, and left letters for any neighbours they could not contact. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to 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.

The Killarney-Glengarry Community Association provided a letter of support (see Attachment 4) and commented they would like to see more of these type of proposals in the community.

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

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

IMPLICATIONS

Social

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

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0233
Page 3 of 3**

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 3227 Kenmare Crescent
SW, LOC2024-0289**

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of Killarney/Glengarry, is a pie-shaped lot located on the cul-de-sac of Kenmare Crescent SW. The area of the site is approximately 0.11 hectares (0.27 acres). The existing development on the site is a single detached dwelling with a rear detached garage accessed from the rear lane. The applicant intends to develop a backyard suite.

The surrounding development is characterized by primarily low density residential homes in the form of single detached and semi-detached dwellings designated as Direct Control (DC) District ([Bylaw 28Z91](#)) based on the R-2 Residential Low Density District from the previous Land Use Bylaw 2P80. A townhouse complex designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District is located east of the site. Parcels to the south are designated as Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District.

Killarney School (kindergarten to grade six), A.E. Cross School (grades seven to nine), Holy Name School (grades one to nine) and Richmond Green Park baseball diamonds are all within 700 metres (a ten-minute walk) from the site. The site is also 700 metres (a 10-minute walk) from a variety of community commercial services located on Richmond Road SW and on 37 Street SW.

Community Peak Population Table

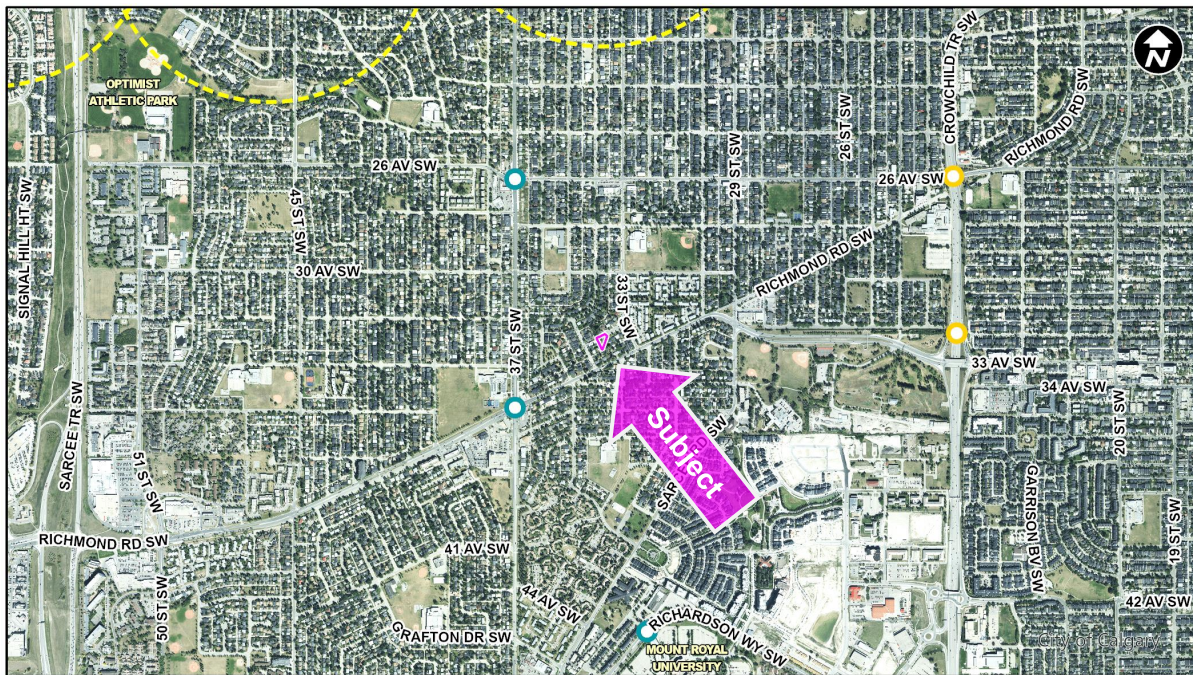
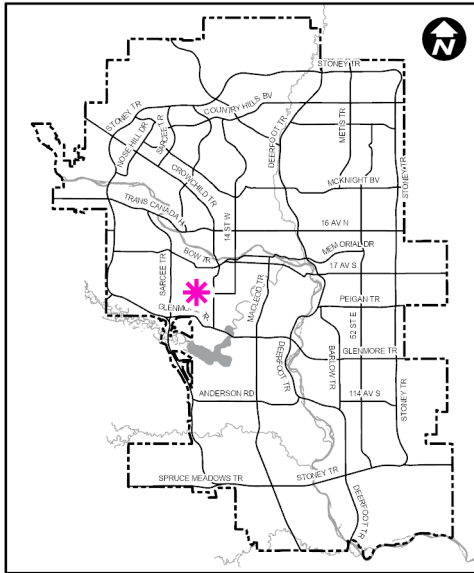
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

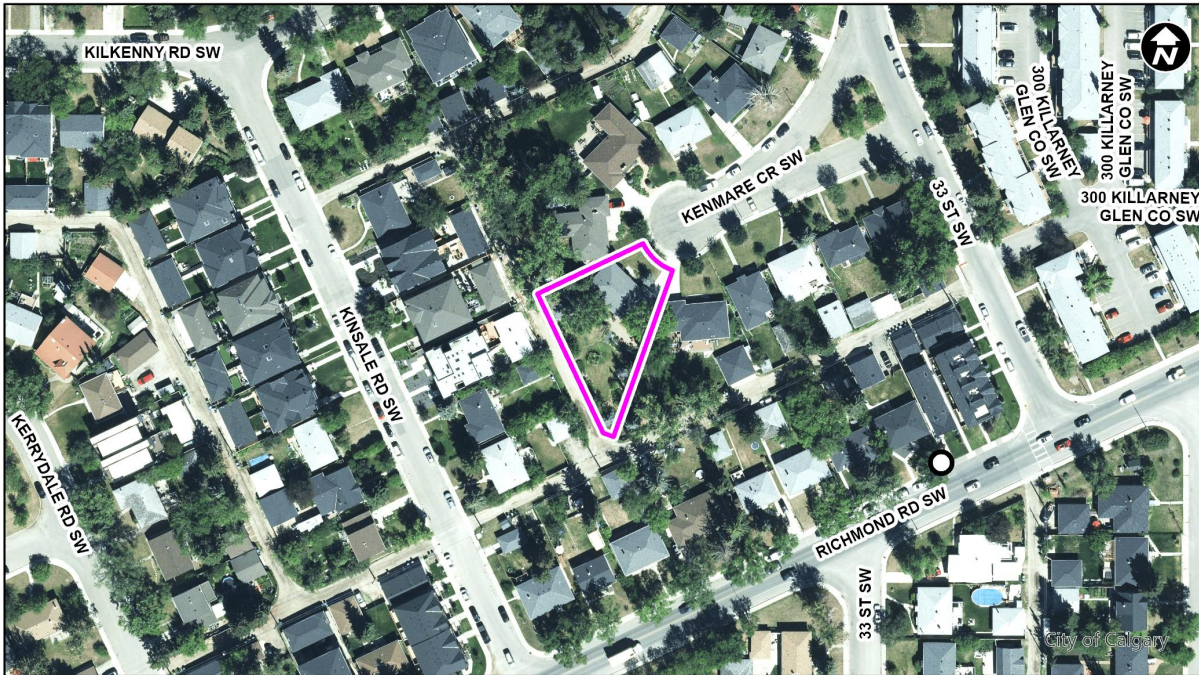
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District (Bylaw 28Z91) is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80, which accommodates development in the form of single detached, semi-detached, and duplex dwellings with a maximum building height of 10 metres. The DC District also includes specific minimum lot width and lot area requirements. The DC District (Bylaw 28Z91) does not include backyard suites as a listed use and the 2P80 Bylaw did not include secondary suites or backyard suites at all.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the density requirements of the R-CG District, a maximum of eight units could be constructed on the site. However, the site is also within the *Westbrook Communities Local Area Plan* (LAP) and is located within the Neighbourhood Local Urban Form category, with a Limited Building Scale Modifier. The applicable policies of the LAP do not support building forms of three or more units to be developed on the subject site.

One Backyard Suite and one Secondary Suite per dwelling unit are also allowed in the R-CG District, and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and secondary suite.

Development and Site Design

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

- the design, layout and configuration of the backyard suite; and
- lane access and parking provisions.

Transportation

The subject site is accessed from Kenmare Crescent SW fronting a cul-de-sac with a rear lane. Pedestrian access is via the sidewalk on Kenmare Crescent SW.

The subject site is approximately 200 metres (a three-minute walk) from a westbound bus stop for Route 22 (Richmond Rd SW) that further connects to the West Hills bus loop with access to other routes. An eastbound bus stop for Route 22 (Richmond Rd SW) is approximately 250 metres (a four-minute walk) from the site which provides service through Richmond, South Calgary, Bankview, Sunalta and into the Downtown core.

The subject site is not within a residential street parking permit zone and has no on-street parking restrictions.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary and water connections are available adjacent to the lot via Kenmare Crescent SW. A storm connection is not available adjacent to the lot. A Development Site Servicing Plan will be required and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

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

Westbrook Communities Local Area Plan (LAP) (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighbourhood Local (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for buildings of up to 3 storeys. Neighbourhood Local policies in the LAP support building forms that contain three or more residential units on parcels with rear lanes in the following areas:

- within transit station area Core Zones and Transition Zones;
- along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
- on corner parcels; or
- adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

The subject parcel does not align with the above locational criteria of the LAP. Therefore, only two units can be considered for the site. One secondary suite and one backyard suite are also allowed within each unit.

Applicant Submission

2025 March 11

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Kendall and Sandra Warnke

Date:

January 30, 2025

We would like to take this opportunity to thank council for listening to all of the feedback on the recent re-zoning law changes and implementing adjustments to accommodate for increased allocation of parking in the city-wide changes. It must have been a huge undertaking to address so many comments and concerns.

We are requesting re-zoning of 3227 Kenmare Cres SW Calgary, Alberta T3E4R4 (Plan 732GN, Block 1, Lot 45) in order to facilitate a garage-suite build for family use to support aging-in-place for the current owner.

Our current zoning (DC 28Z791 under prior by law: 2P80) was an exception to the city-wide changes that recently came into effect and we would like to participate in densification efforts.

There is currently a double detached garage off the rear lane on the North-West end of the property and we are hoping to keep the existing foot-print (or near to it) to maintain as much of the yard space as possible. We plan on having dedicated parking within the property lines to address neighbour feedback.

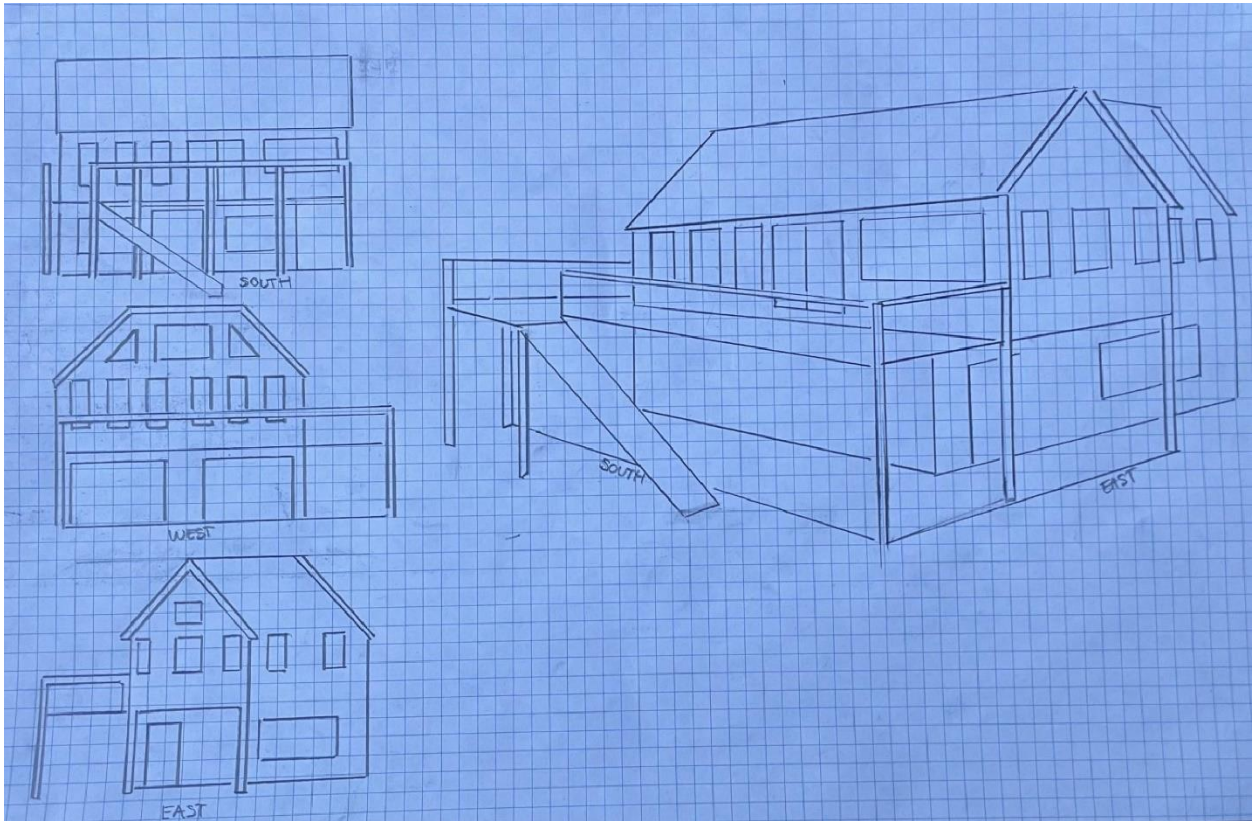
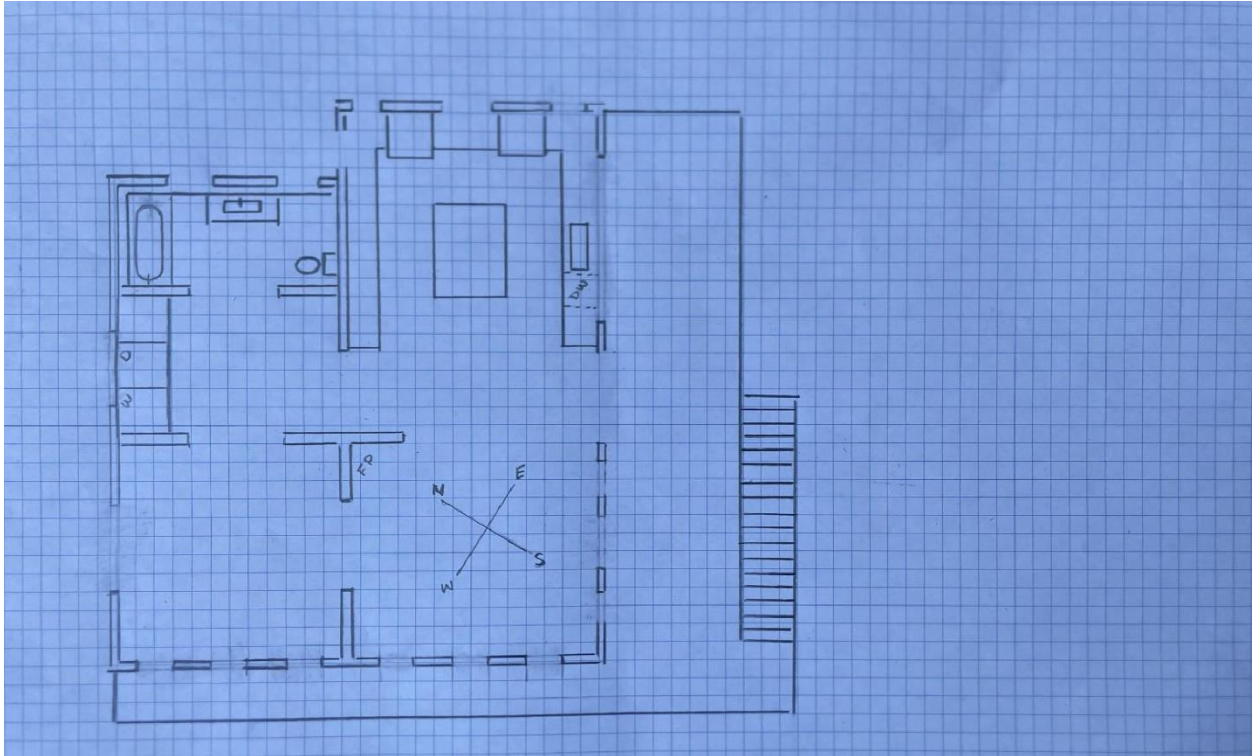
We are in the process of discussing plans and formal drawings with drafting and engineers, and as such, will be submitting a development permit application separately once completed but would like to ensure we have appropriate zoning to begin with. We have attached basic concept drawings to provide an impression of the type of build we would like to pursue to blend with the existing structures. The existing garage will be removed and a new structure will be built, essentially on the same footprint.

The property parcel area is 0.112 hectares and we are requesting a change to RCG after reviewing City of Calgary zoning details, and after consultation with our neighbours. We have engaged with the owners of as many proximal properties as possible, who all seem to be on-board with the proposed scope of the planned project and need for re-zoning.

After preliminary discussion with Killarney-Glengarry Community Association, we have been informed that they take a neutral stance on all rezoning and development requests and did not indicate any opposition to the residential zoning changes.

We appreciate your review of our request, and look forward to getting this project underway.

Please feel free to reach out to either of us with any questions or concerns.



Applicant Outreach Summary

2025 January 30



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3227 Kenmare Cres SW, 732GN block 1, lot 45

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

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

N/A

Outreach Strategy

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

We were advised by City Planning that direct neighbours would be most impacted and we had face-to-face discussion with most neighbouring parcel owners.

We have compiled a list of signatures from all of the neighbours that responded, in support of the proposed land use change. We have 2 parcel owners whom we were unable to reach, but have left either physical or emailed information and are awaiting their replies.

Update: Jan 30th, 2025:

Several months after initially reaching out to direct neighbours and display of the city-placed sign notifying community about the requested change, we have had no additional responses or comments, neither negative or positive regarding the redevelopment plans, and anticipate no real opposition to the proposed project.

Affected Parties

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

Discussed with all neighbours and reached out to the Killarney Glengarry Community Association Development contact who indicated they take a "Neutral position on all development applications".

Update Jan 30th, 2025:

We have discussed our openness to engage with community in other ways with city planning officials, should there be more measures that would be needed, and were advised the measures we undertook should likely suffice as it is a single-resident suite and will have minimal affect on the larger community, beyond that to our direct neighbours who are all supportive.

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.

No negative feedback or issues raised from neighbours. We received multiple supportive comments on aging in place for current owner, that the location has dedicated parking, and other comments such as "great idea".

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.

They were no raised concerns with the proposed redesignation or mock up drawings. Multiple neighbours were appreciative of the build to remain in the existing space, as they have raised concerns with congestion and traffic due to the increase in new builds of multi-family parcels in our proximity. We have assured surrounding neighbours that we will incorporate off street-parking in our plans to address these concerns.

How did you close the loop ?

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

We recieved no opposition to what was proposed.

We initially planned on requesting an RC-2s zoning designation, after consultation with a City of Calgary representative we understand that may not be possible, as such, we would have altered our request to RCG designation. Consultation was completed prior to our understanding of this. We do not anticipate opposition to the change as the scope of the planned project that was outlined to our neighbours is unchanged, and we have drafted a letter to inform them of rational for the change in plans.

Update: Jan 30th, 2025: No individuals have come forward with any concerns re: RCG request after notifying them of the change.

calgary.ca/planningoutreach

Community Association Response

2024 December 22

Circulation comments from Killarney Glengarry Community Association

Overall: In support of this application

General Comment: We highly support this application and would like to see more in our community.

**Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8)
adjacent to 1121 – 12 Avenue SW, LOC2024-0202**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.10 hectares \pm (0.25 acres \pm) of road (Plan 2510265) adjacent to 1121 – 12 Avenue SW, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres \pm) of closed road (Plan 2510265) from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) District.

HIGHLIGHTS

- This application seeks to close a portion of 10 Street SW to allow for a public park space adjacent to Connaught School.
- The proposal addresses a need for increased open space in Beltline and supports the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would increase the amount and types of open space available for nearby residents, supporting active transportation and leisure activities.
- Why does this matter? This application will make what has been a temporary open space for over two years into a permanent fixture, intended to provide more open space for the community and to create safer walking conditions for school children.
- An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This road closure, policy and land use amendment in the southwest community of Beltline was submitted by The Tula Project on 2024 August 13 on behalf of The City of Calgary. As noted in the Applicant Submission (Attachment 4), the intent is to close the portion of 10 Street SW identified on the registered Road Plan (Attachment 5) adjacent to Connaught School to create an urban park space.

The space has been temporarily closed since 2022 as a pilot project to support improved public realm conditions for the general community and particularly for commuting school children. The new park would increase the amount of open space in the area and provide safe and improved active transportation connections within a dense urban environment. Upon closure of the road, The City of Calgary would retain ownership of the site and will be responsible for maintenance and operations.

Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8) adjacent to 1121 - 12 Avenue SW, LOC2024-0202

The 0.10 hectare (0.25 acre) site comprises of the southern portion of the undesignated 10 Street SW road right of way between 12 Avenue SW and 13 Avenue SW. Directly adjacent to the site are the Connaught School grounds and several medium to high density residential developments. The proposed Special Purpose – Community Service (S-CS) District is intended to accommodate a limited range of community uses, including park space.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

As outlined in the Applicant Outreach Summary (Attachment 6), the applicant has undertaken a robust engagement program for this project since 2021. Engagement continued throughout the road closure, policy and land use amendment application process where the applicant recently conducted onsite pop-ups, delivered digital newsletters and polls, had sessions with a targeted working group and had onsite walkthroughs with residents of the adjacent multi-residential development.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 19 letters in support and five letters in opposition from the public for this proposal.

The five letters of opposition included the following areas of concern:

- lack of a need in this area due to other parks in close proximity;
- design of the space in its temporary form; and
- potential disruption of traffic and congestion elsewhere due to the road closure.

The reasons for support noted in the letters received include:

- general success of the pilot project;
- demonstrated improved safety for pedestrians, families and school children;
- creation of natural and safe active transportation connections;
- overall increase of park space in Beltline; and
- beautification of the neighbourhood.

**Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8)
adjacent to 1121 - 12 Avenue SW, LOC2024-0202**

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The road closure and land use amendment were reviewed by the Development Applications Review Team and are supported. The design of the site is being reviewed and determined by various groups in Administration in collaboration with the applicant and informed by the public engagement done to date.

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

IMPLICATIONS

Social

The proposed application contributes to the open space needs of nearby residents. It adds vibrancy to the area and creates a safer pedestrian environment.

Environmental

This application aligns with the *Calgary Climate Strategy – Pathways to 2050* by supporting Program Pathway G: Mode shift – Increase the mode share of zero or low emissions transportation modes, by encouraging walking and wheeling through the new public park space.

Economic

Ensuring that existing and future citizens have a good quality of life through the expansion of open space helps achieve our economic goals of having citizens remain in the city and help attract new and innovative talent.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Beltline Area Redevelopment Plan
3. Road Closure Conditions
4. Applicant Submission
5. Registered Road Plan
6. Applicant Outreach Summary

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0301
Page 4 of 4**

**Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8)
adjacent to 1121 - 12 Avenue SW, LOC2024-0202**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a portion of the undesignated 10 Street SW road right-of-way between 12 Avenue SW and 13 Avenue SW located in the southwest community of Beltline. The approximately 0.10 hectares (0.25 acres) site has an irregular shape, approximately 47 metres in length, and ranging from approximately 20 metres to 28 metres in width. The site encompasses the entire portion of the current 10 Street SW road right-of-way south of the existing lane and up to 13 Avenue SW. This includes the public sidewalks on 10 Street SW and portions of the public sidewalks on 13 Avenue SW.

This portion of 10 Street SW has been operating as a public park in a temporary state since 2022 in line with existing approvals. This proposal would formally close this portion of the road to enable a permanent public park space. The temporary closure of this site was a community-led and non-profit initiative intended to support safer conditions for students walking to Connaught School (elementary).

Connaught School is directly adjacent to the site with surrounding properties mainly characterized as medium to high density residential development. The land use designations surrounding the site all support high density residential development. The site is approximately 400 metres (a five-minute walk) to the 17 Avenue SW Main Street and there are various commercial developments within close proximity to the park.

This new park space would expand the open space network in the area where there are existing parks such as the directly adjacent Connaught School playground, Barb Scott Park within 200 metres of the site (a three-minute walk) and Connaught Park within 300 metres of the site (a four-minute walk). This is in addition to existing separated bicycle lanes along 12 Avenue SW, 11 Street SW and a future Greenway proposed along 13 Avenue SW, with which the subject site will interface. There are also bus stops for Route 7 (Marda Loop) and Route 90 (Bridgeland / U of C) within 200 of the site (a three-minute walk).

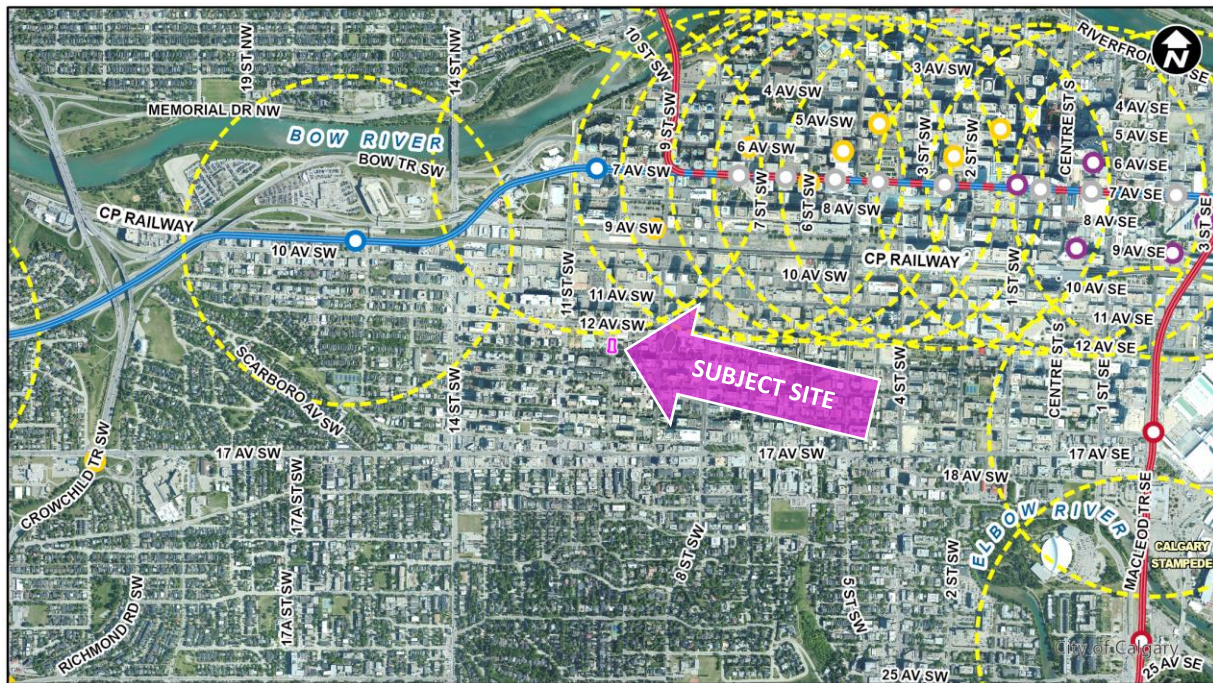
Community Peak Population Table

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

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

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Road Closure

This proposal includes the closure of an approximately 0.10 hectare (0.25 acre) portion of 10 Street SW adjacent to 1121 – 12 Avenue SW between 12 Avenue SW and 13 Avenue SW. The closed portion of road would then be converted into a park space as a standalone parcel, subject to the Road Closure Conditions.

Land Use

The site is currently undesignated road right-of-way and would be assigned the Special Purpose – Community Service (S-CS) District to allow conversion to park space. The S-CS district is intended to accommodate a limited range of education and community uses, including parks which are not dedicated as municipal reserve (MR).

Development and Site Design

The rules of the proposed S-CS District would guide any future development or improvements on the site. The site is heavily restricted by utilities and by its overall size, offering limited opportunity for any significant permanent structures.

Transportation

Pedestrian access is available through the existing network from 12 Avenue SW and 13 Avenue SW, and from the north portion of 10 Street SW. The grid network of sidewalks throughout the neighborhood provides multiple routing options for pedestrians. With the road closure, pedestrian accessibility will be maintained through the subject site.

The site benefits from strong connectivity for all mobility modes. The site area is well served by Calgary Transit, with bus stops within 100 metres to 200 metres of the site (a three-minute walk) along 12 Avenue SW (Route 7 - Marda Loop and Route 90 - Bridgeland/University of Calgary). In addition, the 11 Street SW and 12 Avenue SW cycle tracks are in close proximity to the site area, as well as a future greenway corridor planned along 13 Avenue SW.

Vehicle access to the lane and adjacent private garage will be preserved for local traffic through 10 Street SW from the north and through the lane from the east. On-street parking will remain available in the surrounding area with daytime restrictions of two-hour parking during the weekdays, and restricted zones adjacent to the school on 12 Avenue SW and a portion of 10 Street SW.

A Transportation Mobility Assessment was commissioned to evaluate the closure of the road and was supported by Administration. Further review and recommendations will occur through subsequent approval stages.

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. Existing public utilities are to be protected in a utility right-of-way.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Greater Downtown Activity Centre as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application supports the general policies for the Greater Downtown by enabling high-quality active transportation connections, ensuring public open spaces accommodate people of all abilities and connecting the Greater Downtown through a vibrant public realm network.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. This application supports and enables infrastructure for various modes of active transportation which aligns closely with Program Pathway G: Mode shift – Increase the mode share of zero or low emissions transportation modes.

Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#). It aligns closely with various identified strategies related to creating vibrant urban neighbourhoods, expanding the open space network and re-envisioning street space and public rights-of-way.

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject site is currently shown as undesignated road right-of-way in all maps within the [Beltline Area Redevelopment Plan](#) (ARP). An amendment to the ARP is required to identify this site as the Public Park, Pathways, Open Space & Recreation typology in all relevant maps in the ARP. This change will lead to the application of many policies in Chapter 6: Parks and Public Realm of the ARP. Relevant policies also support the creation of new park space in the community to address the current deficiency in open space in Beltline in terms of the targeted amount of open space per resident. These policies will also be relevant through the design approval stage.

Beltline Parks Public Realm Playbook (Non-Statutory – 2024)

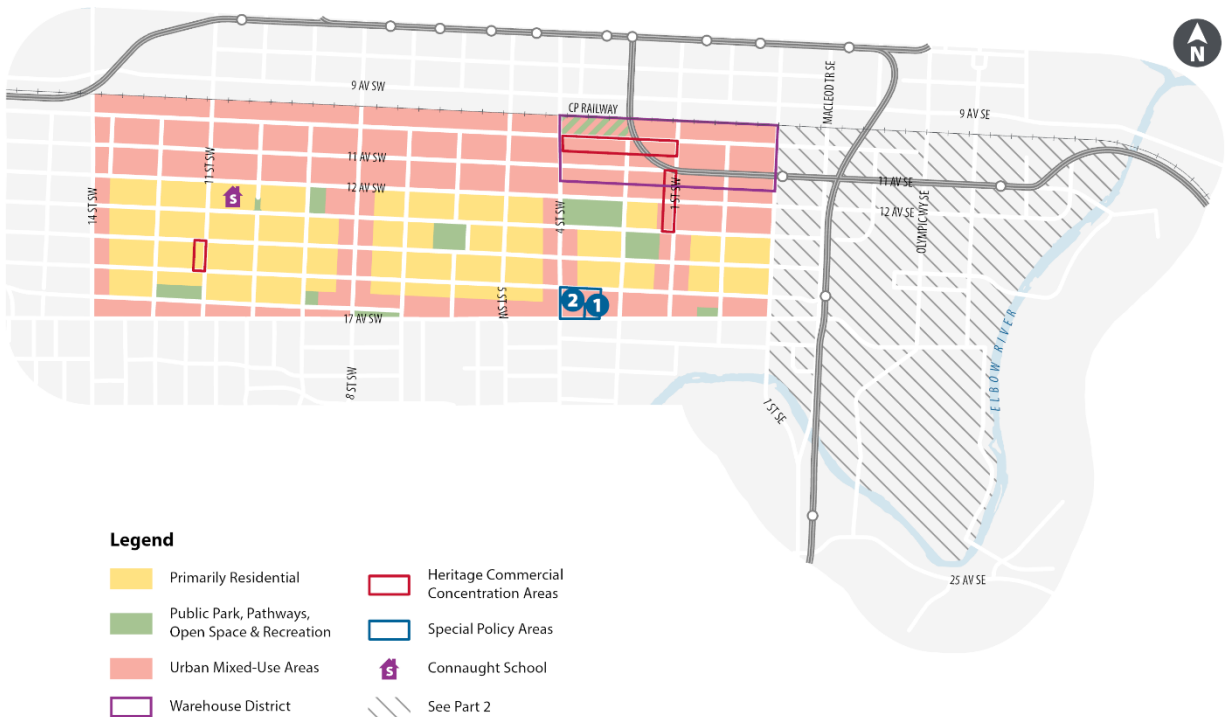
The [Beltline Parks and Public Realm Playbook](#) (The Playbook) is a non-statutory document that provides detailed guidance and strategy to address the parks and open space needs in Beltline. This proposal aligns closely with various recommendations, in particular Move 2: Leverage Park and Public Realm Synergies, and supports the overall goal of creating complete experiences within the open space network.

Proposed Amendments to the Beltline Area Redevelopment Plan

1. The Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:
 - (a) In Part 1, delete the existing Map 3 entitled 'Land Use Concept' and replace with the revised Map 3 entitled 'Land Use Concept' attached as Schedule A.
 - (b) In Part 1, delete the existing Map 3A entitled 'Building Frontages' and replace with the revised Map 3A entitled 'Building Frontages' attached as Schedule B.
 - (c) In Part 1, delete the existing Map 3B entitled 'Policy Areas' and replace with the revised Map 3B entitled 'Policy Areas' attached as Schedule C.
 - (d) In Part 1, delete the existing Map 4 entitled 'Large Residential Floor Plate Policy Area' and replace with the revised Map 4 entitled 'Large Residential Floor Plate Policy Area' attached as Schedule D.

SCHEDULE A

Map 3: Land Use Concept



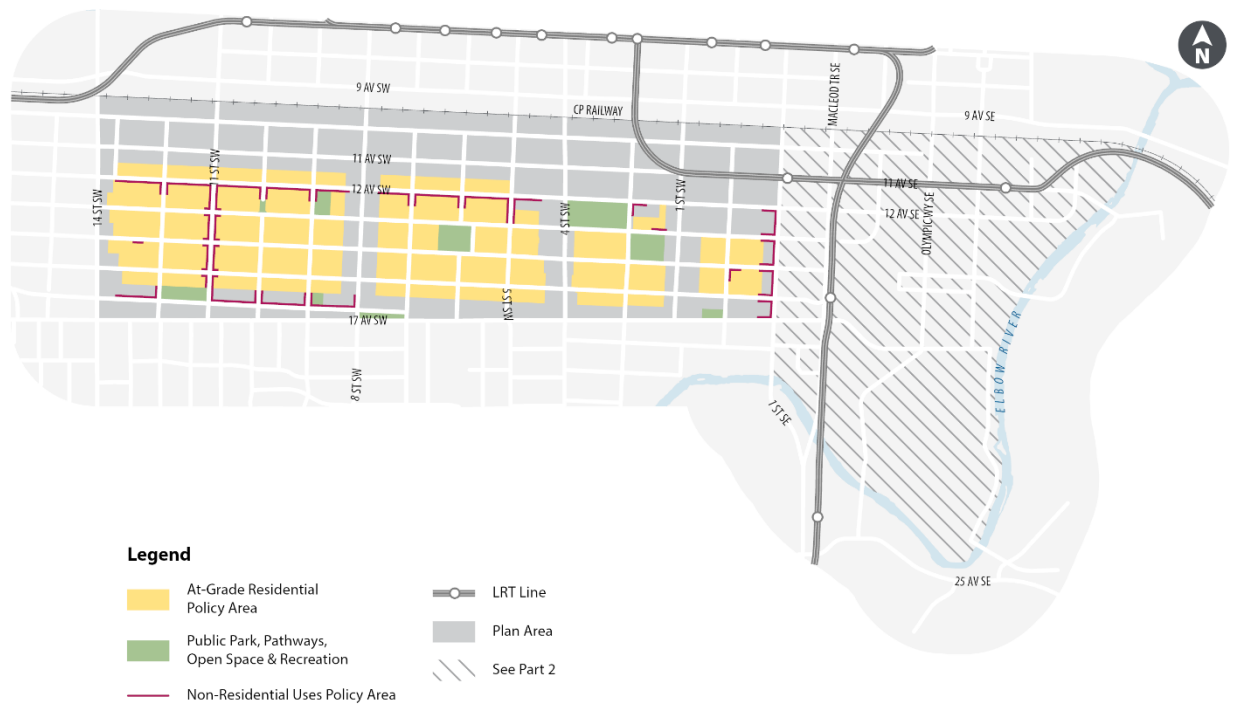
SCHEDULE B

Map 3A: Building Frontages



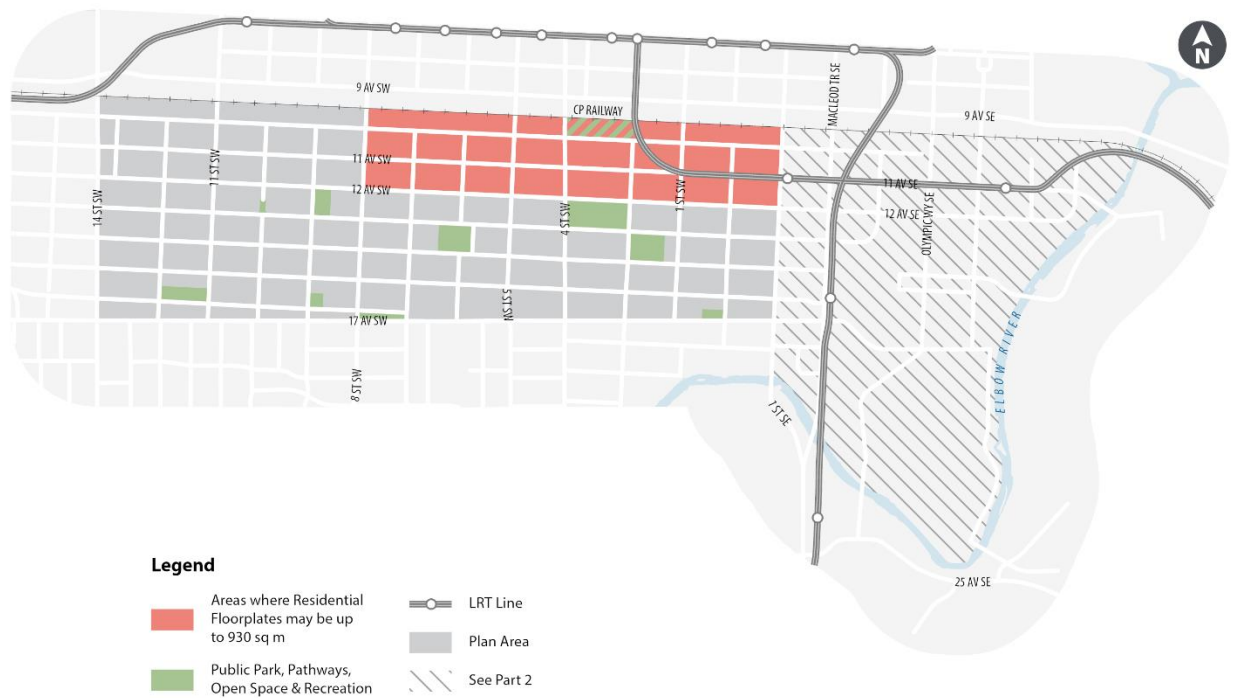
SCHEDULE C

Map 3B: Policy Areas



SCHEDULE D

Map 4: Large Residential Floor Plate Policy Area



TEXT FOR

Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. At the time of redevelopment, the proposed road plan will identify the boundary area to indicate the portion of the 13 Avenue SW right of way including the pedestrian crossing. The south boundary will align with design best practice to ensure a safe and efficient pedestrian corridor is created within and adjacent to the right of way.
4. Upon redevelopment, all proposed access, including access management, will be designed and located to the satisfaction of the Manager, Development Engineering. Access to the existing lane and the private garage will remain free from obstacles or encumbrances.
5. The developer will ensure walkways between 13 Avenue SW and 12 Avenue SW remain open to public use with free and clear accessibility to the neighbourhood park, transit zones, active modes network or to connect neighbourhood sub areas.

Applicant Submission

the **TULA** project

2024.08.02

ATTN:

File Manager

RE: Land-Use Redesignation – Road Right of Way Adjacent to Address 1121 12 AVE SW – Currently known as Connaught Open Street

Project Summary

The Connaught Open Street Public Realm project is seeking to redesignate road space to park space in the Beltline. The project team proposes that the southern half of 10 St SW, north of 13 Ave SW and south of 12 Ave SW to be permanently closed to vehicles to create an urban park, approximately 0.1 hectares in size. Roadway, boulevard, and sidewalk area will be rezoned to park space. The park will provide additional green space for residents in the Beltline and create a public realm environment that supports safer routes to school for kids. Public vehicle access will be removed within the park, and a driveway access easement will provide a homeowner access to their residential two car garage.

History of the project

The project is part of a larger study called “Kids Reimagine School Streets”. Completed in 2022 by Sustainable Calgary and their design partners, this project aimed to co-create safe comfortable and interesting routes to school; and empower kids – and the rest of the community – to lower their carbon footprint by walking and biking for their daily trips to school. The work completed on this project is the recent recipient of a 2024 National Urban Design Award.

Building on the momentum of collaborative co-design workshops during the ‘Kids Reimagine School Streets’ project, tactical urbanism interventions were implemented adjacent to three schools in the City of Calgary, one being the Connaught Play Street (2022). The southern half of 10th Street between 12th Avenue and 13th Avenue was closed to encourage more walking and biking by students and the community at large. Weekly pop-up activities took place at ‘Connaught Open Street’ over the summers of 2022 and 2023, which provided free, family-friendly outdoor events. The aesthetics for the design interventions and networks were inspired by the direction provided by the elementary grade school students, which included bright colours, patterns, additional trees and vegetation in the roadway.

Funding has been secured through Healthy Canadians and Communities Fund and The Beltline Community Investment Fund for to secure permanent closure of the southern half of 10th Street SW, complete detail design, and for construction. Construction is anticipated to begin in the spring of 2025.

Adjacencies

The project is located on 10th Street SW between 12th Avenue SW and 13th Avenue SW. The site is surrounded by residential high-density use (CC-MH). The adjacent green spaces are Barb Scott Park, 200m away to the east along 13th Avenue SW and the Connaught off Leash Dog Park which is approximately 230m away. A well-loved playground is directly adjacent to the west of the project area.

The Beltline is currently deficient in the required green space and public park space for the community, providing only 0.588 hectare of open space per 1000 residents. For reference the Municipal

Development Plan Targets 2.0 hectares / 1,000 residents and the Greater Downtown Plan targets 1.0 hectares/1,000 residents. The addition of the Connaught Open Street park space will add valuable public realm space in the community, providing an additional 0.1 hectare of public park amenity.

Policy Relevancy

The Connaught Open Street Park Project directly supports the Beltline Area Redevelopment Plan Policy Goals and The Beltline Parks and Public Realm Playbook. A detailed summary below illustrates the many policy objectives and principals that this project aligns with.

Policy Name	How Connaught Open Street Supports Policy
Beltline Area Redevelopment Plan	<p>2.2 Principles:</p> <p>2.2.1 Foster and Support Neighborhoods that:</p> <ul style="list-style-type: none"> - Include built, natural, and social environments that are resilient and generate low emissions. - Have convenient access to essential community amenities and services as transit, pedestrian and cycling paths, schools, childcare facilities, social services, open spaces, natural amenities such as rivers playgrounds and public recreation facilities. <p>2.2.2 Take an artful approach to everything that is built in the Beltline:</p> <ul style="list-style-type: none"> - The Beltline community has developed a unique character over time as being a place for art, culture, social gathering and unique experiences. - All components of the built environment should be done in a way which enhances community character in Beltline. - These types of experiences are a primary goal in furthering Beltline character, which attracts investment and new residents who want to be in a community which provides these artful experiences and creates a unique sense of place. <p>2.2.5 Improve walking and wheeling environment and manage transportation demand</p> <ul style="list-style-type: none"> - Give the walking and wheeling environment a high priority - Improve walking and wheeling connections both within the Beltline and to the surrounding communities, destinations, and the regional pathway system - Increase walking and wheeling accessibility, including accessibility for persons with visual or physical disabilities, through the design of blocks, streets, buildings, and parks. - Give greater priority to walking and wheeling modes in the design and operation of intersections traffic signals, crosswalks, and transit

	<p>stops without negative impacts to transit operations and minimal impacts to goods movements.</p> <ul style="list-style-type: none"> - Recognize that there will be no major increases in road capacity. - Recognize that improvements to mobility will largely be achieved through the management of transportation demand, including: <ul style="list-style-type: none"> • Accommodating and promoting alternative transportation modes such as convenient transit, bicycling, walking, and car sharing options; • Improving the quality of infrastructure for all transportation modes. <p>2.2.8 Improve the Public Realm</p> <ul style="list-style-type: none"> - Place community needs as a priority to inform public realm improvements. - Identify funding sources, programs, and partnerships that can fund and implement the public realm improvements identified in this plan. - Encourage placemaking initiatives to increase vibrancy and safety. - Enhance existing public spaces. - Add new urban murals that enhance the built environment. - Encourage art as part of a new development. - Recognize that several small public realm enhancements are as good as a few larger scale improvements. - Take an all-seasons approach. - Use more lighting as art. - Plan for and provide a variety of new parks and open spaces, to meet the open space and recreational needs of the local residents and general public in Beltline, including active and passive uses. - Create appropriate processes, policies, criteria and implementation tools for the improvement, adaptation and reconfiguration of existing parks and the creation of new public spaces. - Ensure that significant public streets and open spaces, including riverbank areas, are not adversely affected by shadows from new development. - Connect significant public spaces with high-quality streetscapes. - Improve the quality of all streetscapes and ensure they are designed to accommodate persons with visual and physical disabilities. <p>2.2.9 Promote development that will foster a low-carbon and climate-resilient neighborhood.</p> <ul style="list-style-type: none"> - Emissions from transportation and buildings in the Beltline are reduced to net zero by 2050. - The built, natural and social environments are resilient. <p>2.2.10 Promote Processes that are open to creativity and innovation and reward achievement of the vision and principals</p> <ul style="list-style-type: none"> - Where existing City standards or processes are determined to be barriers to the implementation of the Vision and Principles of this
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	<p>Plan, efforts shall be made to seek creative solutions. This may include making amendments to this Plan.</p> <ul style="list-style-type: none"> - In all cases, results from implementation of new ideas, concepts, processes, and partnerships should demonstrate an improved outcome in relation to the Vision and Principles than would using an approved policy or procedure.
The Beltline Parks and Public Realm Playbook	<p>The Approach - Park-Like Public Realm: Increase the role streets play in providing recreational, social, and leisure functions for a local of park space.</p> <p>Recommendation for Public realm:</p> <ul style="list-style-type: none"> - Increase pedestrian space - Define character through the following focus areas: <ul style="list-style-type: none"> • Green: extensive greenery that includes but isn't limited to trees • Corridor: safe, comfortable routes that primarily facilitate active mobility • Blended: areas for art, greenery and activation • Vision: an infusion of green and vibrant experiences in areas without a strong existing character • Park: extensions of existing parks in the public realm • Vibrant: support for Beltline's main streets <p>Neighbourhood Focus Area Recommendations Connaught School, Amenity Direction: improve the edges around the school (pg 32)</p> <p>Public Realm Policy Recommendations: Explore increasing pedestrian space through; temporary (day, week, year or event) or permanent road closure and restrictions on vehicular use" (pg.41) The potential triggers for pedestrianization a space (from expanding the pedestrian area to closing the street) are (must meet four or more)</p> <ul style="list-style-type: none"> - Comparatively low on-street parking use compared to Beltline-wide - Comparatively low traffic volumes compared to Beltline-wide & no transit movement - High park need - High residential density - High pedestrian and/or high cycling volumes]" (pg 41) <p>10 St SW and 13 Ave SW are 'Green Focus Focus Areas</p> <p>Green Focus Area Recommendations Explore road closures (temporary/ permanent, partial/ full) after transportation study and public engagement</p> <p>Park Focus Area Recommendations: 10 St SW and 13 Av SW are within a 'Potential Park Expansion" area (pg.40)</p>

	Permanent Investment Recommendations: This location is identified for upgrades in 'Key Move Location for Move 2: Leverage Park and Public Realm Synergies' (pg 66)
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Additional city policy documents this project aligns with include:

- The Greater Downtown Plan
- The Guide for Local Area Planning
- Calgary Transportation Plan
- Guide for local Area Planning
- Step Forward Pedestrian Strategy

Outreach

Since the temporary pilot closure of the southern half of 10th Street SW in June 2022, community engagement and feedback have been the forefront of design and improvements. The community has shared their feedback through the numerous engagement opportunities offered. The temporary pilot closure has been in effect for three summers during which Sustainable Calgary has actively engaged with numerous interest groups:

- The Connaught School,
- Connaught Garden Residents,
- Residents of the Beltline
- Beltline Neighborhood Association
- Ward 8 councillors office
- Stakeholder Working Group

Methods for engagement to date have included working groups, design charettes, flyer distribution, website landing page, surveys, and pop-up events at the park itself. In 2024 the Stakeholder Working Group was formed to provide design feedback for the transition from temporary to permanent road closure. This working group is made up of students, parents, educators from Connaught School, residents of Connaught Gardens, and representatives from the Beltline Neighbourhood Association. Through meeting with this working group and reviewing 2 years of feedback collected on the various iterations of the temporary pilot, we have defined priorities and markers of success for the permanent open street design. These priorities and markers of success will guide the design process for the permanent road closure and conversion to park space.



Applicant Outreach Summary

Outreach Strategy

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

The temporary road closure to support the Connaught Open Street temporary installation was informed by community engagement. Since the temporary closure in June 2022 the community has had opportunity to provide ongoing feed back to adjust the design and improve the temporary installation. Engagement opportunities have included online and in-person methods; including surveys, workshops, pop-ups, and charettes. The participation of students from Connaught School during the engagement process has been significant, impactful, and provided a unique voice not always highlighted during a typical public engagement process. Methods to engage students at Connaught School included design charettes and brainstorming activities on how they envisioned making their streets safer. The collective feedback garnered over the past three years is informing and guiding the design process to transition from a temporary closure and tactical urbanism installation; to a permanent road closure and park land-use redesignation. In addition to past engagement efforts, a Stakeholder Working Group has been established to guide ongoing decision making, and final concept design that will inform the Connaught Open Street permanent design outcome.

This working group is made up of students, parents, educators from Connaught School, residents of Connaught Gardens, and representatives from the Beltline Neighbourhood Association. Through meeting with this working group and reviewing 2 years of feedback collected on the various iterations of the temporary pilot, the Stakeholder Working Group defined priorities and markers of success for the permanent open street design. Throughout the design process, four Stakeholder Working Group sessions aim to synthesize project priorities, help define functional programming, and collaboratively deliver a vetted concept.

Specific outreach strategies, methods, and events to engage the community to date include:

- 6 co-design workshops with over 112 workshop participants
- 2100+ flyers distributed to surroundings residents
- 49 pop-up events with over 1500 pop-up participants
- 3 surveys completed with over 280 respondents
- 4 planned working group sessions during the design phase (2 completed to date)

The timeline for engagement to date is as follows:

June – December 2021: Co-design workshops with Connaught Students

June – October 2022: Pilot #1 – Next Calgary held weekly summer camp style engagements

Summer 2023 – Pilot #2: Sustainable Calgary held biweekly site popups called the Forever block Party

Winter 2023 - Pilot #2: Sustainable Calgary has hosted weekly/biweekly fire pits during school pick up time.

June 2024: Project website was launched, 1529 flyers delivered to local residents, 3 pop up events, 2 co-design workshops, and 1 working groups session

July 2024: New onsite signage placed on site, 7 pop up events, working session #2

Engagement is still underway with more workshops and pop-up events planned over the summer of 2024.

Future engagement

August 2024: 2-3 popup events, site walkthrough workshop, working group session #3

Sept – Oct 2024: School and community surveys, working groups session #4 & #5

Affected Parties

Connaught School - Parents and residents

Connaught Gardens Residents (residents directly adjacent to site)

Beltline Neighborhood Association

What did we hear?

Throughout the temporary closure of the block, ongoing engagement was conducted with adjacent residents, Connaught School, and visitors. After the first block closure in 2022 a survey was conducted by the Connaught School Parent Council. Based on this survey 88.2% of respondents felt that the Open Street felt more welcoming and 70.4% of respondents said they wanted to see the Connaught Open Street become a permanent installation. The same survey in 2023 saw 62.5% of respondents wanting to see the Open Street become a permanent installation, and over 60% found it welcoming and safe, while another 60% wanted to see the “fun” factor increase in the next iteration. Survey data for 2024 is currently being collated and processed. The most important noted uses of the space included pedestrian safety, traffic calming, additional recreational and public space, and a space for community programming and activities.

When asked, ‘What would you add or change to improve the space?’, top answers included bike infrastructure, increasing greenery, play equipment, rest infrastructure (benches), and access to a water fountain. These responses are being considered in the conceptual and detailed site design, which is currently underway.

While it is hard to summarize almost 3 years of observational data as well, the following major themes were noted as needing to be addressed: the site was well used by a spectrum of ages (kids to seniors) and use-types (passive and active recreation); confusion for both drivers and open street users exiting/entering the space at 13th and 10th; better mix of signage and design communication to prevent drive-through traffic from turning on to 10th off 12th; aggressive driver behavior when detouring around the Open Street (i.e. speeding down the alley) to name the most recurrent items.

Feedback was also received from the adjacent residents that consideration needed to be made for noise levels with regard to proximity of design elements and programming activities. For example, a skateboard ramp was initially included as popup temporary installation element, but it was removed due to the noise it created from scooter and skateboard use. Concerns around vehicular interaction with Connaught Gardens also proliferated, and included: waste and recycling pickup, emergency vehicle access, delivery vehicle parking, visitor parking, 2-car garage access off 10th St, excess vehicular movement down the alleyway, vehicles making multi-point turns at the dead-end created by the street closure. These are all also being taken into consideration as the design

evolves, and we are working with the City to ensure a more collaborative response to these concerns.

Connaught School users (students, staff and parents) continue to be highly supportive of the project and would like to see: clear parkade and drop-off access maintained, more heat mitigation measures incorporated alongside all the recreational uses, and would also like to see further consideration given to how the existing school playground interacts with the Open Street.

How did input influence decisions?

The current temporary design implementation has been shaped over the last three years by community engagement and feedback from interest groups. Continuous engagement opportunities have encouraged an open dialog and an iterative design process.

Examples of decisions based on input:

- The temporary installation (existing on site today) was designed based on charettes completed with the students at Connaught School. The built outcome incorporated desired activities, shapes, and colours identified by the students.
- Skateboard ramps were removed from the installation as it was determined that they made too much noise from scooters and skateboards for adjacent residents in the community.
- Concerns about safety, particularly when crossing the 10th and 12th intersection, by a Connaught Gardens resident with visual accessibility needs prompted the installation of an audible crossing signal button
- Feedback about the aesthetics of temporary jersey barriers during the first phase prompted the installation of painted concrete barriers
- Requests for year-round operation of the Open Street prompted winter closure and activation in 2023.

How did you close the loop?

Ongoing conversations and communications have been maintained with key stakeholders, who also make up our stakeholder working group: Connaught school students, staff, parents, Connaught Gardens board members, and the Beltline Neighbourhood Association. As our tactical summary shows, we've had a semi-regular engagement presence at the site throughout the last 2.5 years in the form of popups, which also allowed conversations and information sharing to happen in real time. The option of asynchronous feedback via the project webpage has been available, and many comments were received and responded to.

Engagement reports were compiled and published on the webpage after the initial phase and will be shared again as this phase of engagement draws to a close. What We Heard report summaries were also made available to key stakeholders each year.

**Land Use Amendment in Highland Park (Ward 4) at 4220 Centre Street NE,
LOC2024-0307**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4220 Centre Street NE (Plan 6482GN, Block 10, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f4.0h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for mixed-use development up to six storeys in height.
- The proposal represents an appropriate increase in height and development intensity near the future 40 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide commercial opportunities near a future Green Line LRT Station and enable transit-oriented development.
- Why does this matter? The proposal would allow for increased intensity within walking distance of transit and provides for a more efficient use of existing infrastructure and nearby amenities.
- A development permit for eight dwelling units and one commercial retail unit has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Highland Park, was submitted by Arbutus Rock Asset Management on behalf of the landowner, 2616169 Alberta Ltd. (Carlin Howden) on 2024 December 16. A development permit (DP2024-05487) for a mixed-use development proposing eight dwelling units and one commercial retail unit was submitted on 2024 July 24 and is under review. The Applicant Submission can be found in Attachment 2.

The site is approximately 0.05 hectares (0.12 acres) in size and is located at the southeast corner of Centre Street N and 40 Avenue NE. It is approximately 250 metres (a four-minute walk) north of the future 40 Avenue N Green Line LRT station. The parcel is currently developed with a single detached dwelling with detached garage and has rear lane access.

The proposed Mixed Use - General (MU-1) District provides for commercial and residential uses in street-oriented buildings with either commercial or residential uses at street level and represents an appropriate increase in intensity along an Urban Main Street and within walking distance of transit.

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0291
Page 2 of 3**

**Land Use Amendment in Highland Park (Ward 4) at 4220 Centre Street NE,
LOC2024-0307**

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant discussed the proposal with the Ward 4 Councillor and adjacent neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

The Highland Park Community Association provided a letter in support on 2025 11 February (Attachment 4) but noted they are unclear whether future development can meet the amenity space and landscaping requirements of the MU-1 District.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, including landscaping and amenity space, will be reviewed and determined at the development permit stage.

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 MU-1f4.0h21 District would provide additional housing choices and commercial amenities which may accommodate the evolving 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.

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0291
Page 3 of 3**

**Land Use Amendment in Highland Park (Ward 4) at 4220 Centre Street NE,
LOC2024-0307**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Highland Park at the southeast corner of Centre Street N and 42 Avenue NE. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 15 metres wide by 36 metres deep. It is currently developed with a single detached dwelling and detached garage with vehicular access from the lane.

Lands to the north, south and east are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwellings. Lands across the street to the west and northwest are designated Mixed Use – General (MU-1f4.0h21) District and are characterized by single detached dwellings and a single-storey commercial building. Lands to the southeast are designated Multi-Residential – High Density Low Rise (M-H1) District where a new assisted living facility is currently under development. Lands designated Mixed Use – Active Frontage (MU-2f5.0h40) District are located on the east side of Centre Street N between 40 Avenue NE and 41 Avenue NE.

The site is within the future 40 Avenue N Green Line LRT Station area and bus rapid transit (BRT) service currently operates on Centre Street N. BRT stops are located approximately 250 metres (a four-minute walk) south of the site at Centre Street N and 40 Avenue N.

Community Peak Population Table

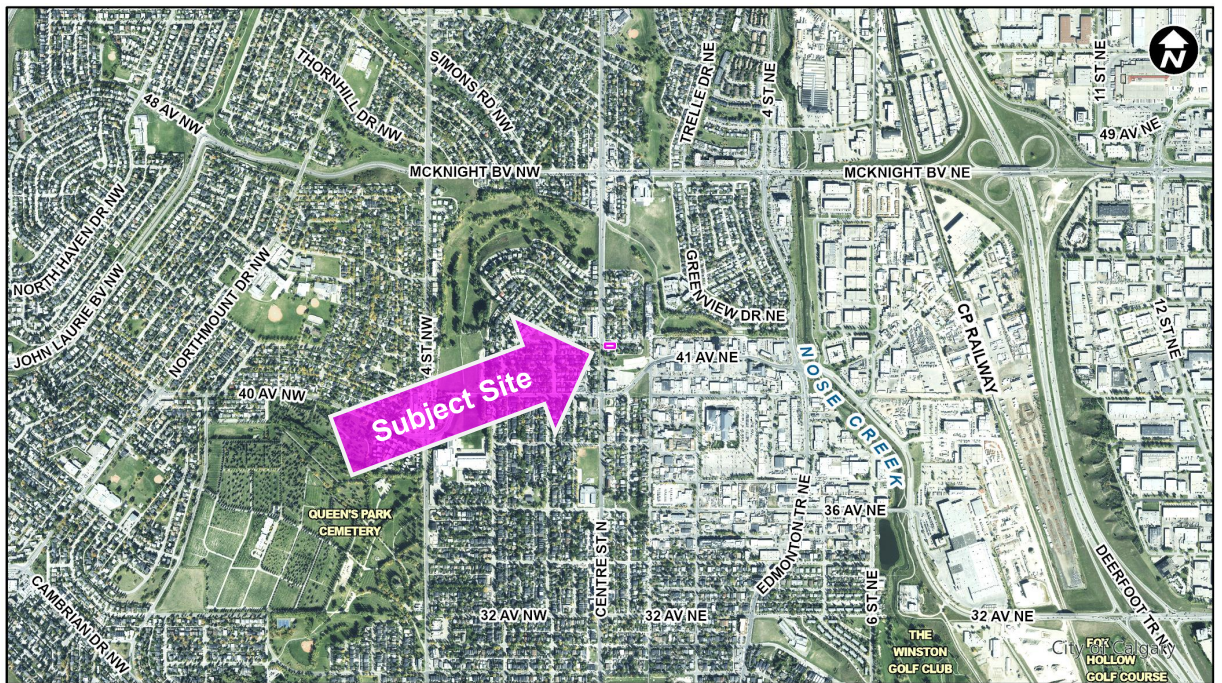
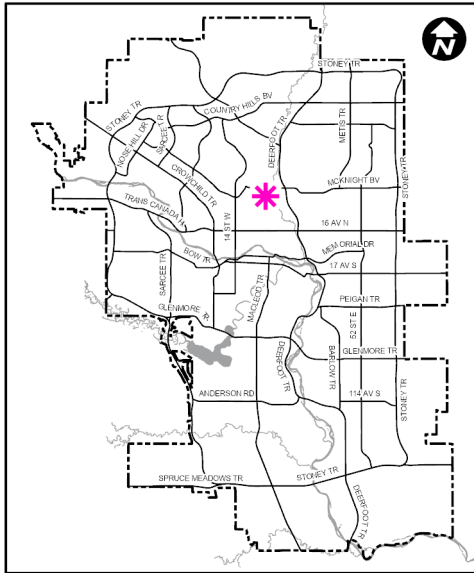
As identified below, the community of Highland Park reached its peak population in 1969.

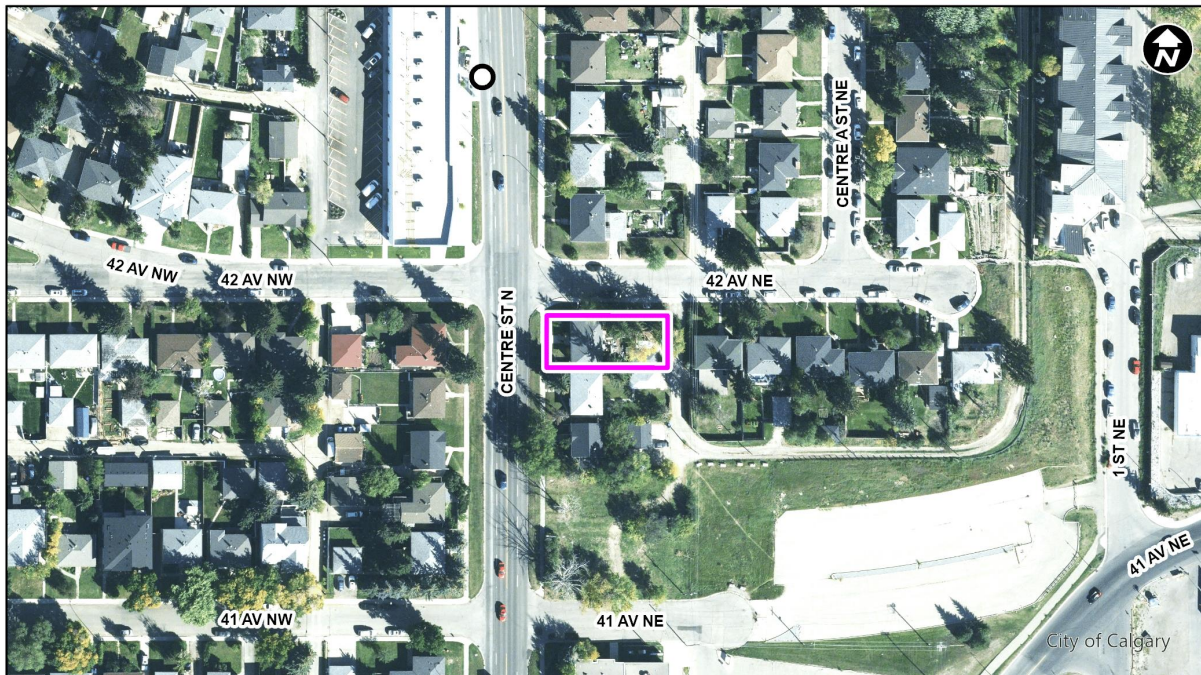
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Highland Park](#) 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, which would allow for four units here.

The MU-1 District is intended to accommodate residential and commercial uses at grade facing the commercial street and allows for a mix of residential and commercial uses in the same building.

The proposed MU-1f4.0h21 District would allow for a maximum floor area ratio of 4.0 which equates to a building floor area of approximately 2,156 square metres. The proposed 21 metre building height would allow for approximately six storeys. The provision of both residential and commercial uses at grade and proposed 21 metre maximum height represents a gentle transition from higher-intensity, active frontage parcels located to the south of 41 Avenue NE.

Development and Site Design

The rules of the proposed MU-1f4.0h21 District would provide guidance for development of the site, including appropriate uses, building height, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- building massing adjacent to low density residential parcels;
- façade treatment along Centre Street N;
- shadowing, overlooking and privacy; and
- residential amenity space.

While the proposed floor area ratio of 4.0 and maximum building height of 21 metres provide for an appropriate intensification of this site along an Urban Main Street, the MU-1 District rules will mitigate the increase in building height through required setbacks on sites located adjacent to low density residential land and allow for a transitional building height.

A 3.048 metre public realm setback also applies to this section of Centre Street N. These setbacks are intended to accommodate public realm improvements, pedestrian environment improvements, and context specific mobility improvements. While there is no front setback requirement in the MU-1 District, all future development would be set back 3.048 metres from the existing front property line to accommodate the required public realm setback. This would be reviewed as part of the development permit stage.

Transportation

Pedestrian access to the site is provided by public sidewalks on Centre Street N and 42 Avenue NE. Existing on-street bikeways along 41 Avenue NE and 1 Street NE form part of the Always Available for All Ages and Abilities (5A) Network. There are existing pathways on 41 Avenue NE and 1 Street NE. A park to the northeast contains a pathway, providing pedestrian access to Edmonton Trail NE.

The site is located on the Primary Transit Network along Centre Street N and is approximately 150 metres (a three-minute walk) south of transit stops serving Route 3 (Sandstone/Elbow Dr SW) northbound and southbound. The site is 250 metres (a four-minute walk) from bus rapid transit (BRT) stops on Centre Street N, serving Route 300 (BRT Airport/City Centre), Route 301 (BRT North/City Centre), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express), Route 109 (Harvest Hills Express), Route 116 (Coventry Hills Express), Route 142 (Panorama Express) and Route 3 (Sandstone/Elbow Dr SW). The site is also approximately 250 metres (a four-minute walk) north of the future 40 Avenue N Green Line LRT Station.

Access to the site will be from the lane and will be confirmed at the time of the development permit. Street parking is not permitted on this section of Centre Street N but is available adjacent to the subject site on 42 Avenue NE.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified. An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The site is within the Urban Main Street land use typology as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Urban Main Streets provide for a high level of residential and employment intensification along Urban Boulevards and emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses.

The MDP seeks to direct a greater share of new growth to Main Streets and to optimize population and job growth within walking distance of transit. The proposed land use amendment is in keeping with the overall policy objectives of the MDP.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 2021)

The site is within the Neighbourhood Commercial urban form category as identified on Map 3: Urban Form of the [North Hill Communities Local Area Plan](#) (LAP). Neighbourhood Commercial areas encourage street-oriented buildings that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above.

The site also has a Low building scale modifier as identified on Map 4: Building Scale. Low scale areas allow for developments up to six storeys and are typically characterized by apartments, stacked townhouses, mixed-use and industrial buildings.

The site is also along an Urban Main Street and within the 40 Avenue Transit Station Area, where high-quality, pedestrian oriented development is encouraged. The proposed MU-1f4.0h21 District is in keeping with the overall policy objectives of the LAP and allows for a greater intensity and variety of uses along Centre Street N.

Applicant Submission

2024 December 5

Company Name (if applicable):

Arbutus Rock Asset Management Inc.

LOC Number (office use only):

Applicant's Name:

Carlin Howden

Date:

Dec 05 2024

This application submission is to accommodate Commercial Facing Center, Street and an additional eight units of residential on the property.€

We are requesting redesignation to MU one to comply with the community master plan and what the city of Calgary is looking for as well.

Applicant Outreach Summary

2024 December 19



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Empire Suite's

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)

I met with councillor Sean Chu to make sure he supported our development and he advised us it complied with the community master plan and what the city is looking for. We also spoke to the neighbours and they liked what we are looking to build on 4220 Center street.

Affected Parties

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

Sean Chu, City of Calgary, neighbors behind and beside 4220 center street.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

There were no real concerns brought up. Everyone seemed to like the fact we were considering them and the community.

How did input influence decisions?

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

We added an additional parking space and understand what the people in the area would like for the commercial space.

How did you close the loop?

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

calgary.ca/planningoutreach

Community Association Response



Highland Park Community Association
3716 2nd St. NW

February 11, 2025

Circulation Control, Planning and Development
City of Calgary
Attn: Dallen Osachuk, File Manager

RE: LOC2024-0307 4220 Centre Street NE

The application is for a land use change from R-CG to MU-1f4h23. The parcel is a typical 15.24 x 35.36 m (50 x 116 ft) property fronting Centre Street. Centre Street is a Calgary 'Main Street' and is also designated Neighbourhood Commercial in the *North Hill Communities Local Area Plan* with a Low building scale (up to 6 storeys). The surrounding properties are older low rise residential and there is a 1-storey strip mall kitty-corner across Centre Street. The purpose of the land use change application is to permit the construction of a 4-unit rowhouse with 4 suites and an adjoining commercial space facing Centre Street. The rowhouse units will be accessed from 42 Avenue NE [See DP2024-05487].

The multi-use building envisioned in DP2024-05487 offers a transition from the existing low-rise buildings on Centre Street even though the long-term vision for Centre Street is of taller buildings with higher density and more commercial activity. The height limiter and FAR specified in the land use change application exceed the height and density of the multi-use structure proposed in DP2024-05487. We are also unclear whether or not the project envisioned in that Development Permit application will conform to MU-1 requirements for amenity space or landscaping. This leads us to wonder if the Development Permit application will be significantly amended to better align with the *North Hill Communities Local Area Plan* vision and better conform to what is allowed and required under MU-1.

In general, we do not object to a land use change to MU-1 which enables both commercial and residential redevelopment on this section of Centre Street. The *North Hill Communities Local Area Plan* lays out a vision for the next 25 – 30 years. The project in question is a step towards that long-term goal. We look forward to seeing what amendments to the Development Permit application will be forthcoming, if any are required.

If you have any questions, please do not hesitate to contact me at development@hpca.ca

Thank you.

D. Jeanne Kimber
Development Director on behalf of the Planning and Development Committee
Highland Park Community Association

Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 32.92 hectares \pm (81.35 acres \pm) located at 2828 – 144 Avenue NW, 14800 Symons Valley Road NW and 15333 – 24 Street NW (Portions of Section 6-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks approval of a variety of land uses to allow for residential development, a school and open space network in accordance with an approved outline plan within the community of Ambleridge.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development which will be served by neighbourhood parks and pathways, a kindergarten to grade nine school site and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within the city limits.
- A development permit for stripping and grading for a portion of the site has been approved and a development permit for stripping and grading for the remainder of the site is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted on 2024 June 9 by Stantec Consulting on behalf of multiple landowners. The approximately 32.92 hectare (81.35 acre) site is located in the community of Ambleridge in the northwest quadrant of the city. The subject site is currently in an agricultural state, though stripping and grading activities have begun south of the application area.

As noted in the Applicant Submission in Attachment 2, this application seeks a variety of land use districts to complete the neighbourhood framework established in the site's outline plan (LOC2023-0316, Attachment 3) which was approved by Calgary Planning Commission on 2024 March 7. Land use for the south portion of that outline plan area had been granted by Council through LOC2020-0148 on 2023 June 20. The remainder of these lands do not require a growth application. Policies limiting the approvals of land uses to 650 dwelling units due to water service capacity were removed from the ASP as part of the adoption of the Growth Application

Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

process on 2023 July 25 (IP2023-0559). The servicing of these lands remains dependent on the North Calgary Water Servicing (NCWS) project. Incremental capacity is expected to be available as Stage 1 of NCWS becomes operational, and available capacity is expected to be able to support a cumulative total of 1,008 units in the Ambleridge area starting in 2027. The incremental capacity allocation is conditional on the Stage 1 of NCWS being operational. A technical review at future subdivision and development permit stages will be required to validate that sufficient capacity is available until the full NCWS is completed.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. They determined that no outreach would be undertaken because the application had previously been notice posted during the initial land use and outline plan application. Refer to the Applicant Outreach Summary, Attachment 4, for further rationale why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties and published [online](#). Notification letters were also sent to adjacent landowners. No comments were received in response to the circulation and there is no community association in the area.

Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate. It is consistent with the outline plan framework that was approved by Calgary Planning Commission in 2024 March 7 and complements the approved land uses south of the proposed land use area approved by Council 2023 June 20.

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

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. Proposed parks and schools will add to the amenities benefiting future residents of this neighbourhood.

Land Use Amendment in Ambleridge (Ward 2) at multiple addresses, LOC2024-0157

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the future development, the applicant will include increased topsoil depth (from a standard 300 millimetres to 600 millimetres) to help improve drainage conditions and increase resilience to storm events. They will also provide landscaping incentive programs to future landowners to help increase the urban tree canopy. These support Program K: Natural Infrastructure. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New buildings.

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits as well as supporting jobs that will result from the neighbourhood's construction, the neighbourhood commercial site, home based businesses, and the school.

Service and Financial Implications

No anticipated financial impact.

RISK

While the NCWS has been fully funded, the project is complex and will take years to complete. There is a risk that it could be delayed and future subdivisions or development permits in this area could also be delayed until capacity is available. Ongoing monitoring of the progress and validation at future subdivision and development permits will ensure development approvals are aligned with when capacity is available.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. LOC2023-0316 Approved Outline Plan
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

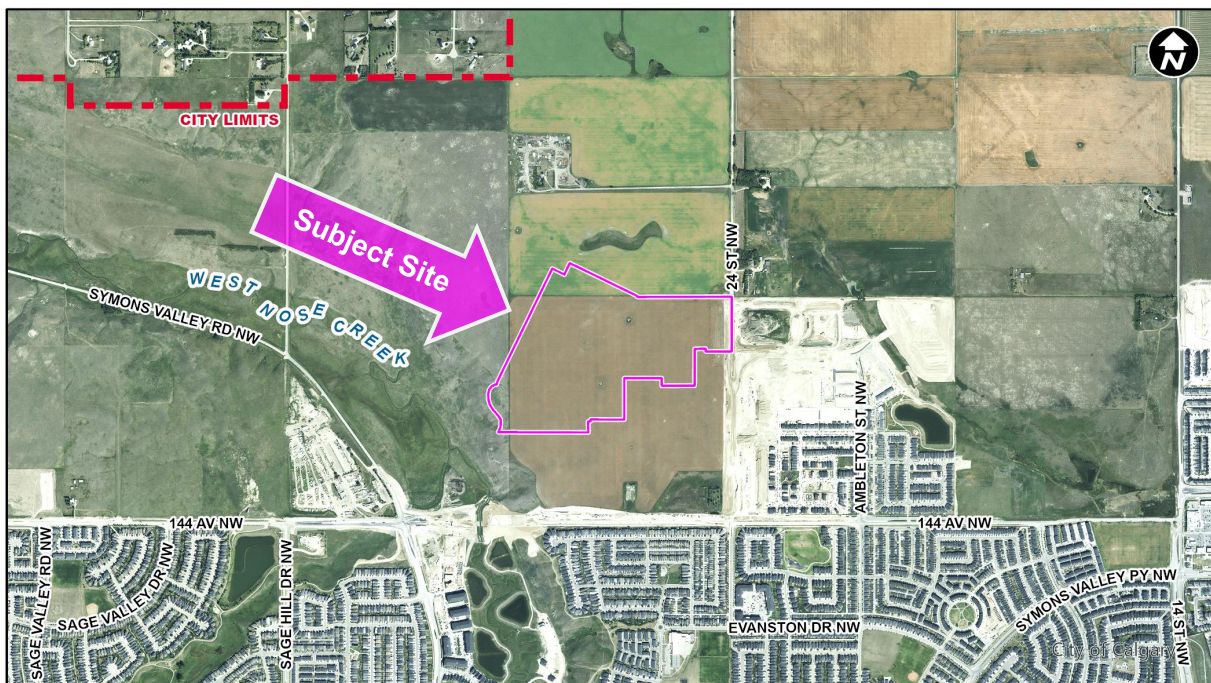
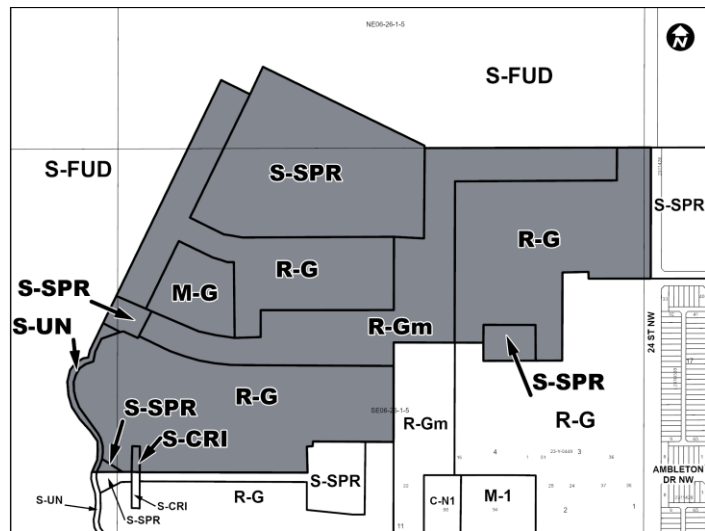
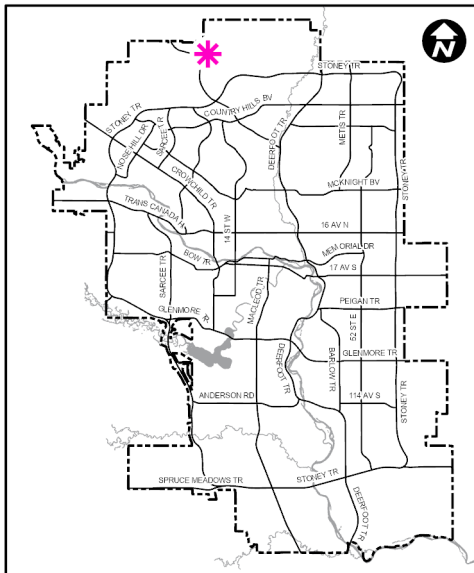
The subject site is located in the northwest quadrant of the city in the developing community of Ambleridge. The land use amendment area is approximately 32.92 hectares (81.35 acres) in area and is currently undeveloped and has been used for agricultural purposes. The land generally slopes towards the west where it is bounded by the escarpment lands of Symons Valley and West Nose Creek. The eastern boundary of the subject area is 24 Street NW. To the east of 24 Street NW is the developing neighbourhood of Ambleton.

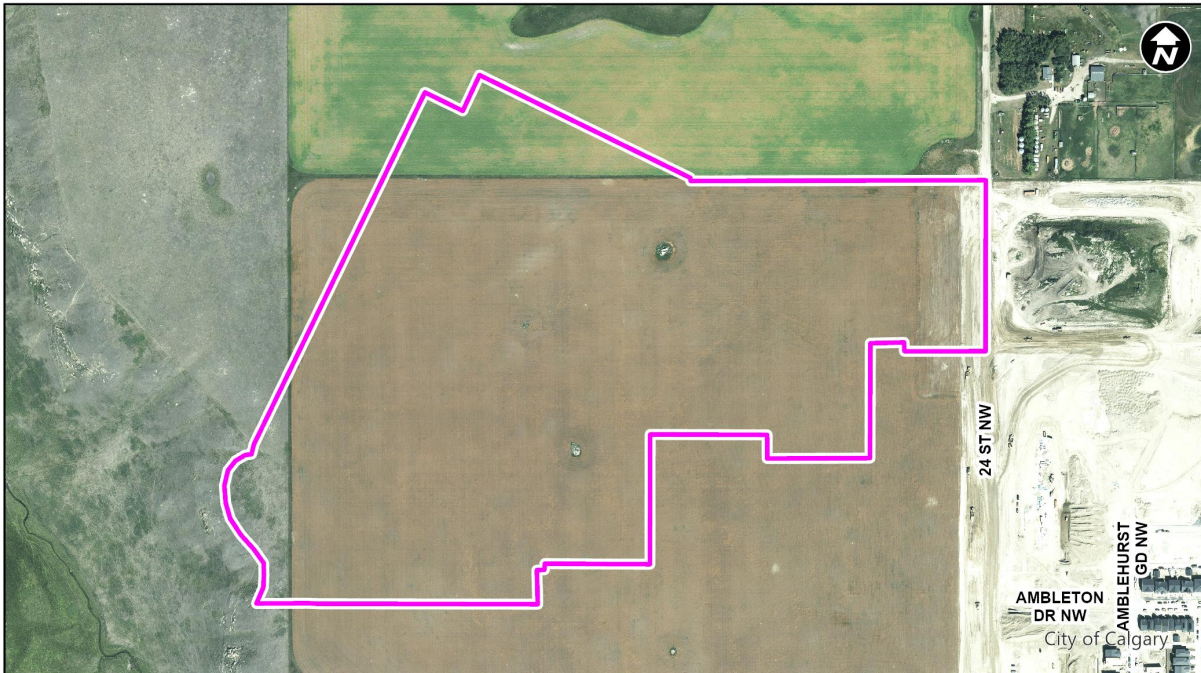
Land uses in the south portion of the parcel were approved by Council on 2023 June 20 as part of LOC2020-0148. At the time of decision in 2023, a policy in the Growth Management section of the *Glacier Ridge Area Structure Plan (ASP)* restricted land use approvals to a maximum of 650 units based on existing water servicing infrastructure. However, as part of the implementation of the new Growth Application process, the ASP was amended in 2023 July 25 to remove that provision. Water service capacity will be reviewed as part of future subdivision and development permit applications. This application seeks approval of the land uses completing the remaining outline plan lands approved by Calgary Planning Commission on 2024 March 7 (LOC2023-0316). North of the plan area are lands owned by Qualico Communities which are currently designated Special Purpose – Future Urban Development (S-FUD) District.

Community Peak Population Table

There is no existing demographic information available for Ambleridge as this is a newly developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The Ambleridge outline plan (LOC2023-0316) was approved by Calgary Planning Commission on 2024 March 7 to provide guidance for the subdivision and development of approximately 67.31 hectares (166.32 acres) of land. This application is proposing a redesignation of approximately 32.92 hectares (81.35 acres) of land to complete the land use framework for this new community.

The existing land use for this portion of the site is the Special Purpose – Future Urban Development (S-FUD) District. This district is intended for lands that are awaiting urban development and utility servicing.

This application proposes several residential and special purpose districts to support the creation of a complete community. These land uses include:

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

The proposed R-G District supports a variety of low-density residential building forms including single detached dwellings, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land as well as with interfacing prominent streets.

The proposed R-Gm District supports the same built forms as R-G but lists single detached dwellings as discretionary uses rather than permitted. Similar to the R-G District, the maximum building height is 12 metres. This district has been predominantly located along prominent streets to form urban gateways into the community.

The M-G District is intended for multi-residential development of low height and low density. It is intended to be in close proximity or adjacent to low density residential development and requires that development achieves a minimum density of 35 units per hectare with a maximum density of 80 units per hectare. This district has a maximum height of 13 metres.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. In this case, this district is to be used for land dedicated as municipal school reserve (MSR) for the future kindergarten to grade nine Calgary Catholic School and other forms of municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA) such as play and sports fields and small parks.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. These lands will be dedicated as Public Utility Lots (PUL) pursuant to the MGA.

The S-UN District is for lands that provide for natural landforms, vegetation, and wetlands and is used for lands dedicated as environmental reserve (ER) pursuant to the MGA. This district limits development to improvements that facilitate passive recreational use. For this application, the district will be applied to lands that form the West Nose Creek escarpment.

Density

The *Municipal Development Plan* (MDP) sets out minimum density targets for new communities at a density of 20 units per hectare (8 units per acre). The ASP sets out the same targets as the MDP.

This proposed land use amendment in combination with the already approved land use districts (LOC2020-0148) provide a framework that will provide an anticipated 21.2 units per gross developable hectare (8.6 units per gross developable acre) for this neighbourhood in alignment with the approved outline plan and relevant policies.

Transportation

Regional pathways are located along 144 Avenue NW, 24 Street NW and along 152 Avenue NW on the north boundary of the plan area. Internal to the site, multi-use pathways and local pathways will be constructed that will provide residents with ample choices for getting around the neighbourhood.

Primary transit service will be provided along 144 Avenue NW with local service provided through the neighbourhood and along 24 Street NW. Transit service will be expanded into the area as the site develops, and the vast majority of the residences within the area are within a 400 metre walking distance (a seven-minute walk time) to transit.

The proposed neighbourhood is connected to the larger regional transportation network by 144 Avenue NW and 24 Street NW. To the west, 144 Avenue NW accesses Symons Valley Road NW along the now constructed crossing of West Nose Creek which provides access to Stoney Trail NW. Access to and from Stoney Trail NW is also available from nearby 14 Street NW.

A Transportation Impact Assessment was not required for this application as one was submitted and accepted as part of the previous outline plan with which this land use application is consistent.

Environmental Site Considerations

A Phase I Environmental Site Assessment was submitted and approved in support of the application. No significant environmental issues were identified.

Utilities and Servicing

Stormwater servicing for the subject lands will be provided via construction of a stormwater pond facility identified in the approved outline plan.

Sanitary servicing for the subject lands will be provided via connection to existing sanitary infrastructure located in 144 Avenue NW.

Water servicing to the proposed land use area will be provided via connections to water infrastructure along 144 Avenue NW and 24 Street NW. The servicing of these lands remains dependent on the North Calgary Water Servicing (NCWS) Project which is anticipated to be in service in 2029. Incremental capacity is expected to be available as Stage 1 of NCWS becomes operational, and available capacity is expected to be able to support a cumulative total of 1,008 units in the Ambleridge area starting in 2027. The incremental capacity allocation is conditional on the Stage 1 of NCWS being operational. A technical review at future subdivision and development permit stages will be required to validate that sufficient capacity is available until the full NCWS is completed.

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.

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

This area is subject to the [Rocky View County/City of Calgary Intermunicipal Development Plan](#) (IDP). The proposed land use is in alignment with the general policies of the IDP. In accordance with the Rocky View County/City of Calgary Intermunicipal Development Plan, this application was circulated to Rocky View County who responded with no objection to the proposed application.

Municipal Development Plan (Statutory – 2009)

This 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 land use amendment ensures

future development allows for a range of housing types with access to local commercial services.

The proposed application adheres to the policy of creating complete communities and as such contributes to the MDP goals for balancing growth in the established and new communities.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. As part of the future development, the applicant will include increased topsoil depth (from a standard 300 millimetres to 600 millimetres) to help improve drainage conditions and increase resilience to storm events. They will also provide landscaping incentive programs to future landowners to help increase the urban tree canopy. These support Program K: Natural Infrastructure. The applicant has also committed to working with their builder partners in planning transitions to align with the Net Zero by 2030 Building Code. The latter supports Program A: New buildings.

Glacier Ridge Area Structure Plan (Statutory – 2015)

The [Glacier Ridge Area Structure Plan](#) (ASP) provides additional direction for the plan area with detailed policies and guidelines for development. The land use amendment area is identified as being within Community C, Neighbourhood 4. The Land Use Concept plan (Map 3) shows this as a Neighbourhood Area containing a Joint Use Site, which is identified for a future Calgary Catholic School Board kindergarten to grade nine school.

The proposed land use amendment completes the land use framework identified under the approved outline plan for this site (LOC2023-0316). The proposed land use complies with the policies and guiding principles of the ASP by providing a variety of housing forms, public park spaces, a school site, and preserves natural landforms such as the escarpment and a glacial erratic. The approved outline plan provides pathways through the neighbourhood and along the escarpment with views of the West Nose Creek valley. Laned residential blocks line 24 Street NW to ensure an active frontage along that street which complements and mirrors the neighbourhood of Ambleton to the east.

Applicant Submission

Company Name (if applicable):

Stantec Consulting Ltd.

Applicant's Name:

Daniel MacGregor

Date:

May 27, 2024

Stantec Consulting Inc., on behalf of Qualico Communities, is pleased to submit the Land Use Redesignation application for 32.93 ha (81.36 ac) of a land located at 2828 - 144 Ave NW and legally described as portion of Section 6-26-1-W5.

The subject lands form the northern portion of the recently approved Ambleridge Outline Plan (LOC2023-0316) within Neighbourhood C4 of the Glacier Ridge ASP. Following the approval of the Ambleridge Outline Plan on March 7, 2024, this application aligns the proposed Land Use Districts with the Outline Plan for the remaining northern portion of the site, thereby facilitating future development. Land Use for the southern portion was approved on June 20, 2023 through LOC2020-0148.

The subject lands are currently designated as S-FUD District. This application proposes to change the Land Use to the following Districts:

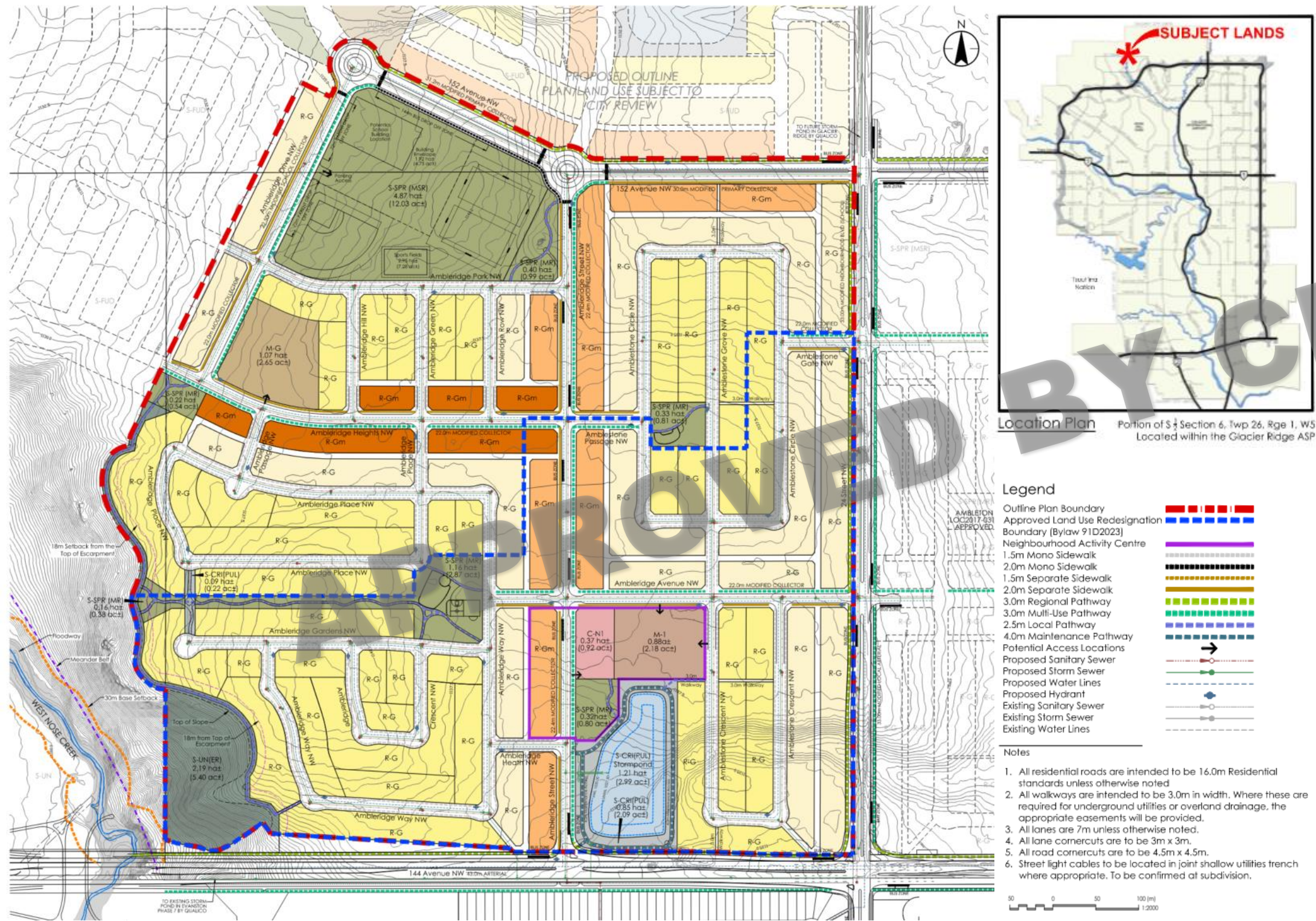
1. The **R-G/R-Gm Districts** cater to low-density neighborhoods in suburban areas, accommodating diverse residential forms such as single, semi-detached, and rowhouse dwellings. The application proposes a R-G District accommodating both laned and laneless homes and a R-Gm District for rowhouses along the collector roads.
2. The **M-G District** aims to provide low-rise, low-density multi-residential developments, near low-density residential areas. The M-G parcel is located along a collector road and close to a park and the school site to increase accessibility to amenities.
3. The **S-SPR District** is designated for educational, recreational, and open spaces of varying sizes and intensities. This District is assigned to two parks and a school site.
4. The **S-CRI District** is allocated for essential city and regional infrastructure, accommodating utilities in the southwest portion of the LUR and designated as PUL.
5. The **S-UN District** preserves natural landforms, vegetation, and wetlands, limiting development to passive recreational enhancements. This District is applied to the West Nose Creek escarpment, designated as ER.

In addition to aligning with the recently approved Outline Plan, this redesignation adheres to the goals and policies of the MDP and the New Community Planning Guidebook fostering complete communities through compact forms and Main Streets that are connected, serviced, and sustainable. It embodies the city's vision by offering a mix of uses, diverse housing options, amenities, and open spaces.

Moreover, it supports the Glacier Ridge ASP's vision of a complete community, blending residential land uses with pathways, and enhancing connections to the area's natural beauty. This integration of natural amenities with other open spaces allows residents and visitors to engage with the defining features of northern Calgary's Glacier Ridge, honoring the ASP's commitment to open space preservation.

LOC2023-0316 Approved Outline Plan

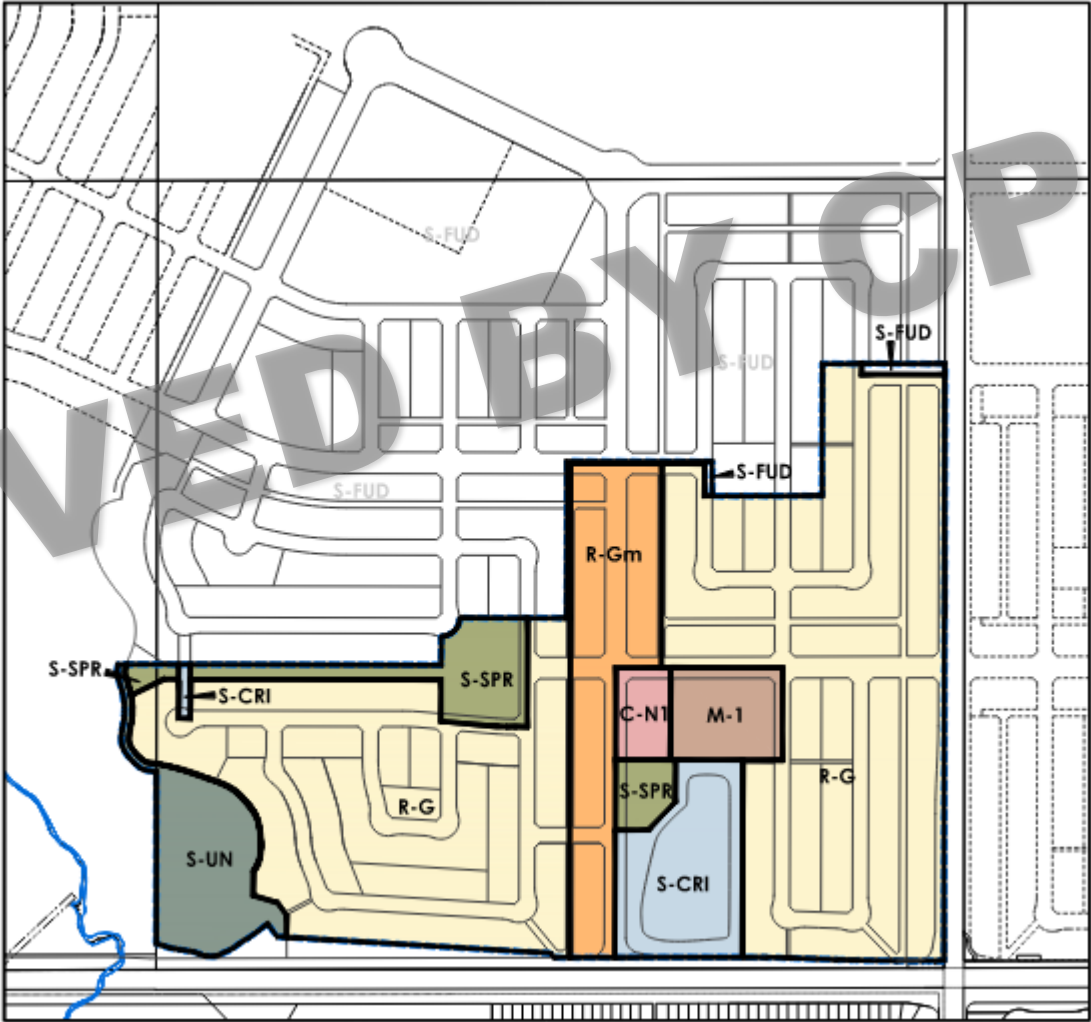
Calgary Planning Commission is the Approving Authority for the Outline Plan.



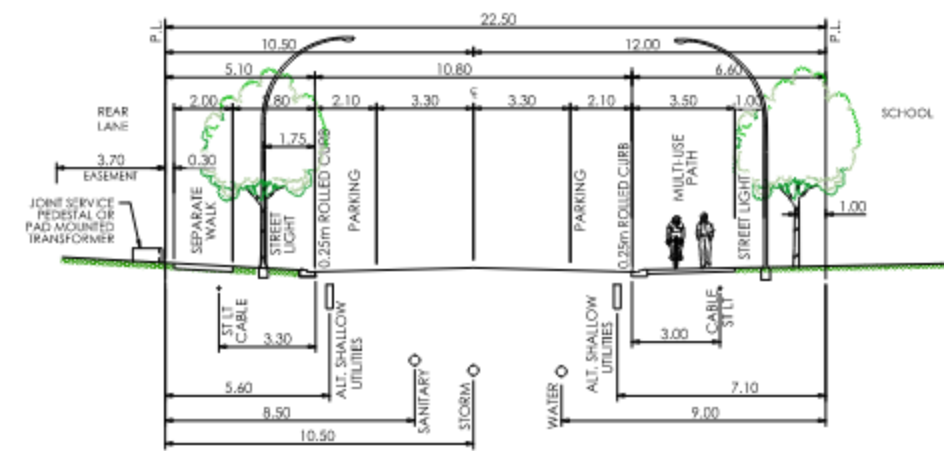
OUTLINE PLAN STATISTICS				
TOTAL AREA OUTLINED		67.31 ha	166.32 ac	
<div></div> less ENVIRONMENTAL RESERVE (S-UN)		2.19 ha	5.40 ac	
GROSS DEVELOPABLE AREA (GDA)		65.12 ha	160.92 ac	100.0%
			Frontage	Units
RESIDENTIAL		36.84 ha	91.04 ac	56.6%
Low Density		34.89 ha	86.21 ac	53.6%
<div></div> RG - Laned		11.01 ha	27.21 ac	
Anticipated Number of Units (8.23m lot width)			3,344m	406 units
<div></div> RG - Laneless		18.40 ha	45.47 ac	
Anticipated Number of Units (9.75m lot width)			5,378m	551 units
<div></div> RGm - Townhomes		3.83 ha	9.47 ac	
Anticipated Number of Units (6.7m lot width)			1,198m	178 units
<div></div> RGm - Townhomes (28m Depth)		1.64 ha	4.06 ac	
Anticipated Number of Units (6.7m lot width)			588m	87 units
Total frontage			10,508m	
High Density		1.95 ha	4.83 ac	3.0%
<div></div> M-G		1.07 ha	2.65 ac	
Number of units (60upha)				64 units
<div></div> M-1		0.88 ha	2.18 ac	
Number of units (110upha)				97 units
TOTAL UNITS			Anticipated	1383 units
DENSITY		Anticipated: 21.2 upha 8.6 upac		
COMMERCIAL		0.37 ha	0.92 ac	0.6%
<div></div> C-N1		0.37 ha	0.92 ac	
CREDIT OPEN SPACE (S-SPR)		7.46 ha	18.42 ac	11.4% *
* 0.95ha of S-SPR deferred to development of parcel to the north. 10% overall dedication will be adhered to for overall development				
<div></div> Open Space & Parks		2.59 ha	6.39 ac	
<div></div> School		4.87 ha	12.03 ac	
PUBLIC DEDICATION		20.45 ha	50.54 ac	31.4% **
<div></div> Stormwater Pond		1.21 ha	2.99 ac	
<div></div> PUL		0.93 ha	2.31 ac	
Roads and Lanes		18.31 ha	45.24 ac	
includes road widening and backslapping				
**Portion of 152 Avenue NW and Ambleridge Avenue NW deferred to development of parcel to the north (PE2021-02837)		1.10 ha	2.72 ac	1.7%

LAND USE STATISTICS		
S-FUD to R-G	22.13 ha	54.69 ac
S-FUD to R-Gm	3.31 ha	8.19 ac
S-FUD to M-1	1.07 ha	2.65 ac
S-FUD to C-N1	0.53 ha	1.30 ac
S-FUD to S-SPR	1.83 ha	4.52 ac
S-FUD to S-CRI	2.28 ha	5.64 ac
S-FUD to S-UN	1.95 ha	4.81 ac
Total Redesignation	33.10 ha	81.80 ac
S-FUD to remain S-FUD	0.20 ha	0.50 ac

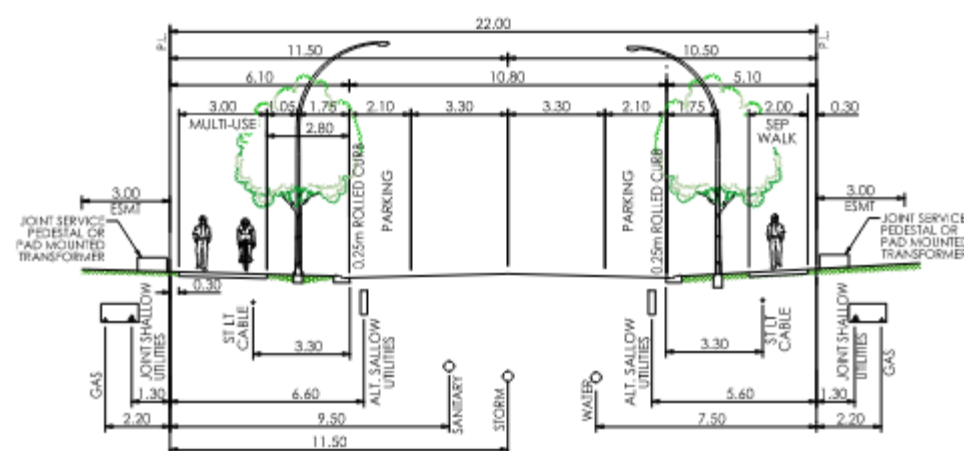
NAC INTENSITY			
NAC Use	Unit Count/Area	Intensity Calculation	People/Jobs
M-1 (110 upha)	97	1.6 people/unit*	155
R-Gm	24	2.3 people/unit*	55
C-N1	1 550 m²	1 job per 28m²	55
Total People/Job			265
Total NAC Area	2.40 ha		
Total Intensity (people/jobs per ha)			110
Based on the City of Calgary 2016 Civic Census Results, Ward 2			



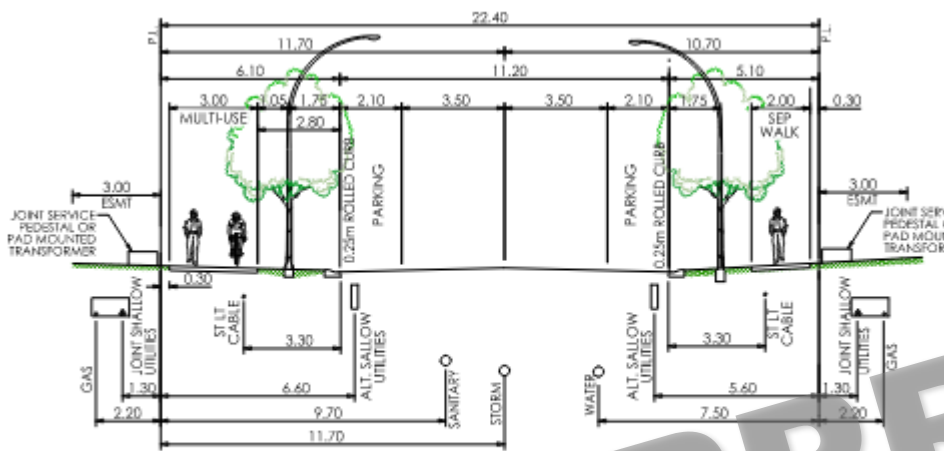
Approved Land Use (Bylaw 91D2023) NTS



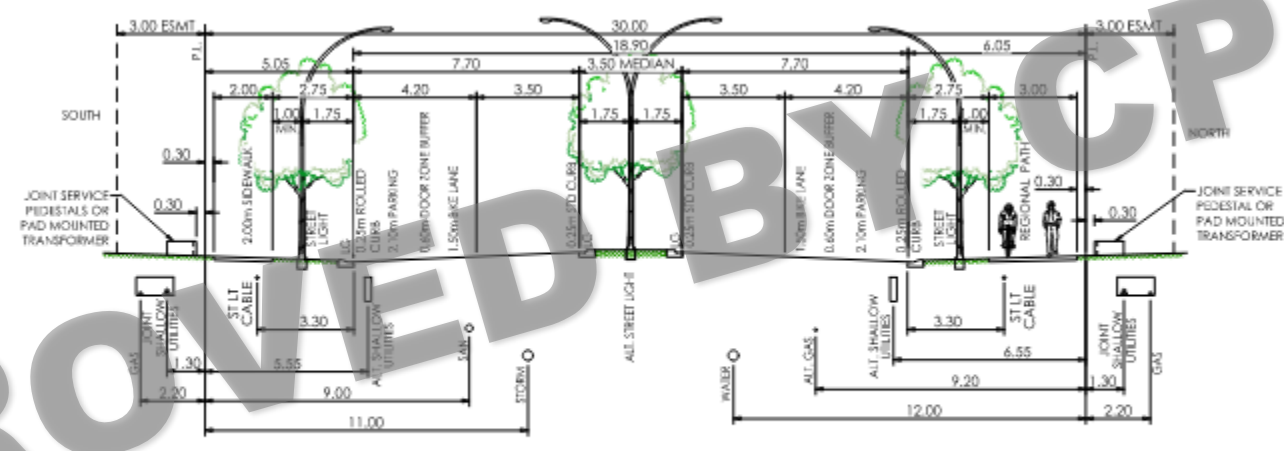
22.50m MODIFIED SCHOOL COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.5m MONO MULTI-USE PATH ONE SIDE
Scale 1:200



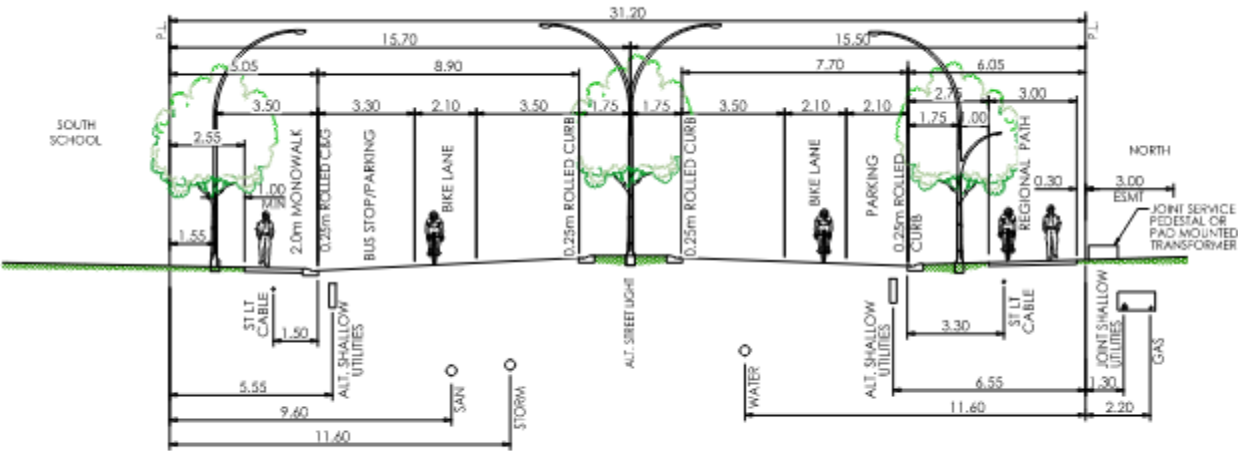
22.00m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
1:200



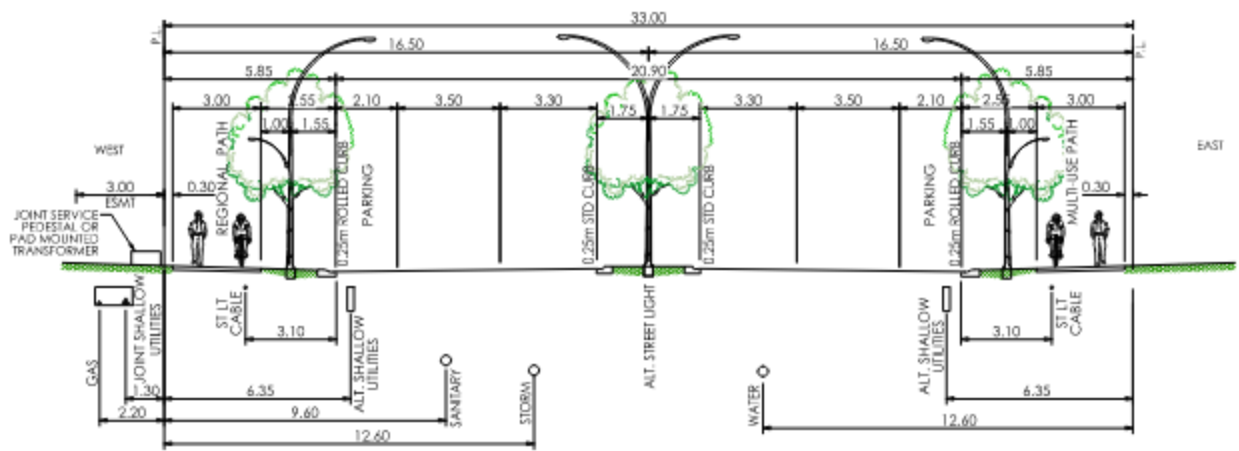
22.4m MODIFIED COLLECTOR
3.0m MULTI-USE PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
BUS ROUTE
1:200



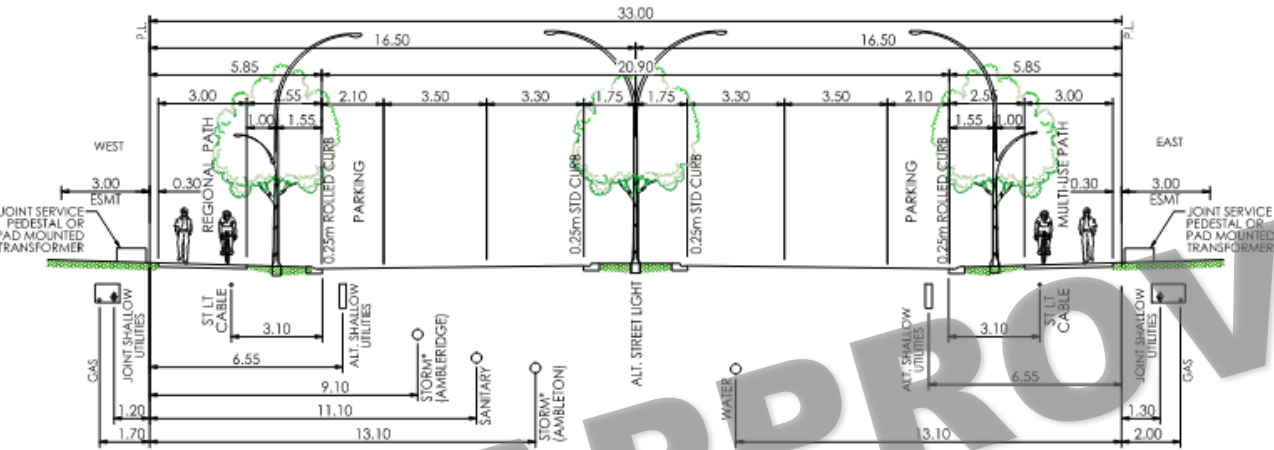
30.0m MODIFIED PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL PATH ONE SIDE
1:200



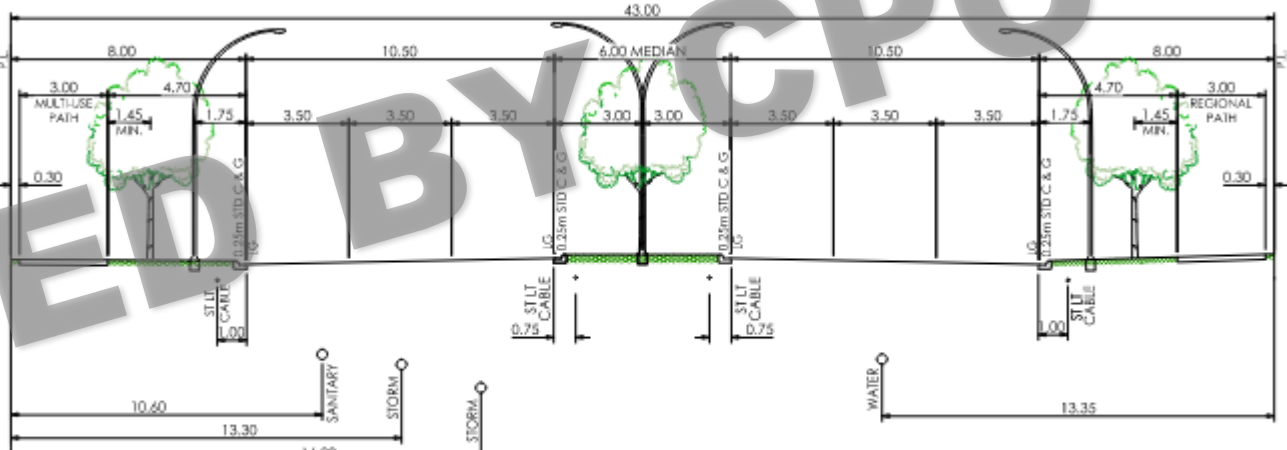
31.20m MODIFIED PRIMARY COLLECTOR
2.0m MONO WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



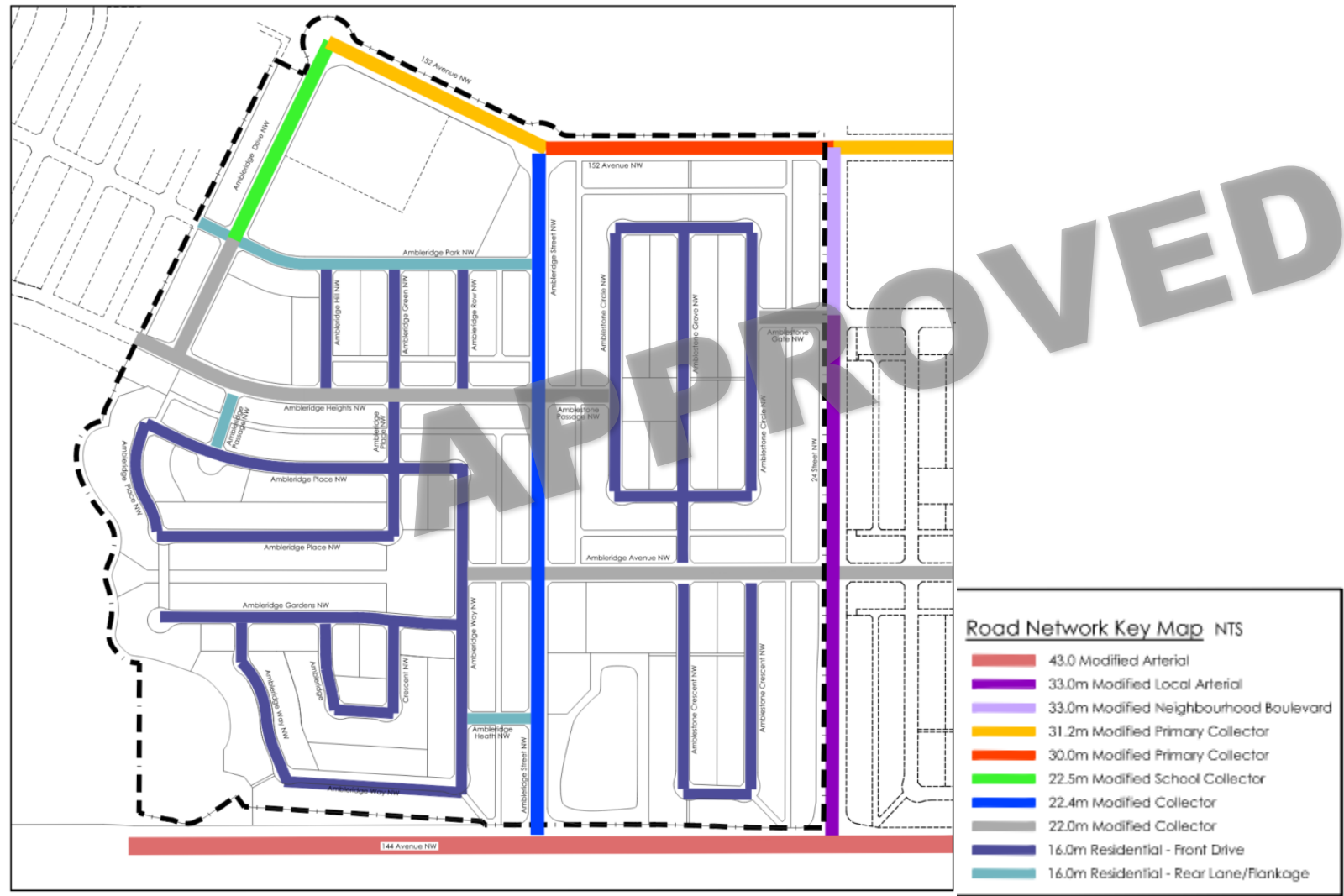
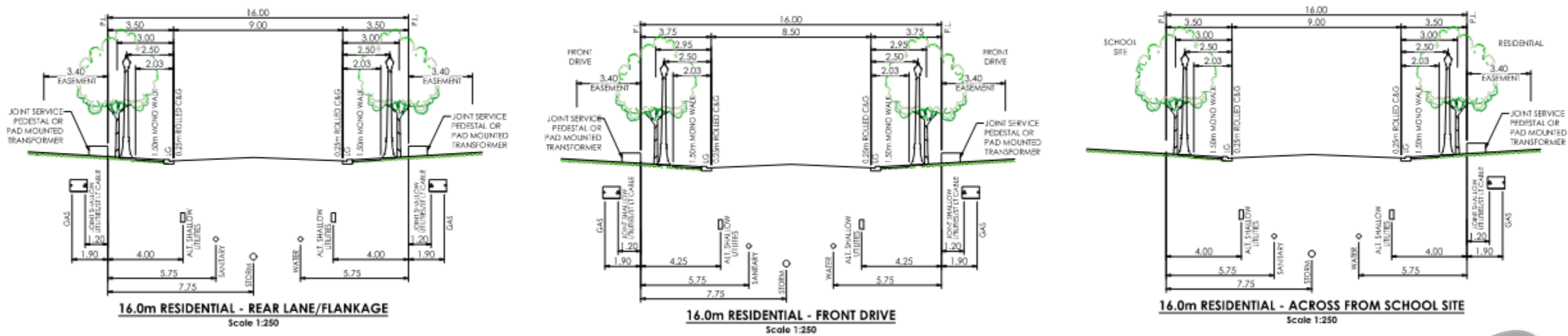
33.0m MODIFIED NEIGHBOURHOOD BLVD (SCHOOL)
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



33.0m MODIFIED LOCAL ARTERIAL
3.0m REGIONAL PATH ONE SIDE/3.0m MULTI-USE PATH ONE SIDE
BUS ROUTE
1:200



43.0m MODIFIED ARTERIAL
3.0m MULTI-USE PATH ONE SIDE/3.0m REGIONAL PATH ONE SIDE
BUS ROUTE
1:200



Applicant Outreach Summary

2025 March 14



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Ambleridge OP2 Land Use Application

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

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

This application ensures the proposed Land Use Districts within the northern section of the Ambleridge Outline Plan (OP) are consistent with the OP approved on March 7, 2024 (LOC2023-0316). Given the outreach conducted during the OP's initial phase—which included on-site large format notices and City-led notifications to neighboring landowners—no additional outreach is planned before the submission of the application.

Outreach Strategy

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

A large format Notice Sign will be posted on the site to allow for any feedback and questions that may arise.

Affected Parties

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

N/A

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

N/A

How did input influence decisions?

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

N/A

How did you close the loop ?

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

N/A

calgary.ca/planningoutreach

Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares \pm (0.55 acres \pm) located at 119, 123, 127 and 131 – 41 Avenue NW (Plan 6482GN, Block 2, Lots 18 to 21) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate multi-residential development up to six storeys in height.
- The proposal would allow for an appropriate level of density in close proximity to an Urban Main Street and the Primary Transit Network and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure, amenities and transit.
- Why does this matter? The proposal would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment, in the northwest community of Highland Park, was submitted by Goldmark Homes on behalf of the landowners, Raymond Smith and Rosina Smith on 2024 July 08. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the proposal is intended to accommodate a six-storey multi-residential development with up to 60 dwelling units.

The approximately 0.22 hectare (0.55 acre) site is comprised of four parcels located on the south side of 41 Avenue NW. It is situated approximately 60 metres (a one-minute walk) west of Centre Street N, an Urban Main Street and part of the Primary Transit Network.

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

ENGAGEMENT AND COMMUNICATION

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

Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant met with the Highland Park Community Association (CA), contacted the Ward 4 Councillor, visited adjacent neighbours to discuss the proposal and distributed postcards to homes along 41 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 four letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- building height and massing;
- shadowing impacts on neighbouring properties; and
- incompatibility with the existing neighbourhood character.

The letter of support noted that increased density in the area may support expanded commercial amenities within walking distance of residents.

The CA provided letters on 2024 August 13 and 2025 February 03 (Attachment 4), neither supporting nor opposing the application. In their comments, the CA acknowledges that the proposal aligns with the LAP and that the M-H1 District allows for building scale transitions. However, they express concerns about the substantial impact the development could have on the street, questioning the feasibility of a sensitive design in this context. In addition, they note concerns over potential impacts on the community's service infrastructure.

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 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 M-H1f3.0h23d270 District would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0319
Page 3 of 3**

Land Use Amendment in Highland Park (Ward 4) at multiple addresses, LOC2024-0177

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Highland Park on 41 Avenue NW between Centre Street N and 1 Street NW. The mid-block site is comprised of four parcels with a combined area of approximately 0.22 hectares (0.55 acres) and is approximately 61 metres wide by 37 metres deep. The site is currently developed with four single detached dwellings and has lane access along the south property line.

Surrounding development is predominantly low-density single and semi-detached dwellings, with some low-scale multi-residential and commercial developments along portions of 40 Avenue NW and Centre Street N. The block that the subject site is a part of is designated Multi-Residential – Contextual Low Profile (M-C1) District and shares a rear lane with Commercial – Neighbourhood 1 (C-N1) and M-C1 parcels. Parcels along 40 Avenue NW to the west of the site are designated Housing – Grade Oriented (H-GO) District and the majority of land use to the north and west is the Residential – Grade-Oriented Infill (R-CG) District.

The subject site is approximately 60 metres (a one-minute walk) west of Centre Street N, which is identified as an Urban Main Street in the *Municipal Development Plan* (MDP). Buchanan School is located approximately 550 metres (a nine-minute walk) south of the site, and James Fowler High School is approximately 580 metres (a 10-minute walk) to the southwest.

Community Peak Population Table

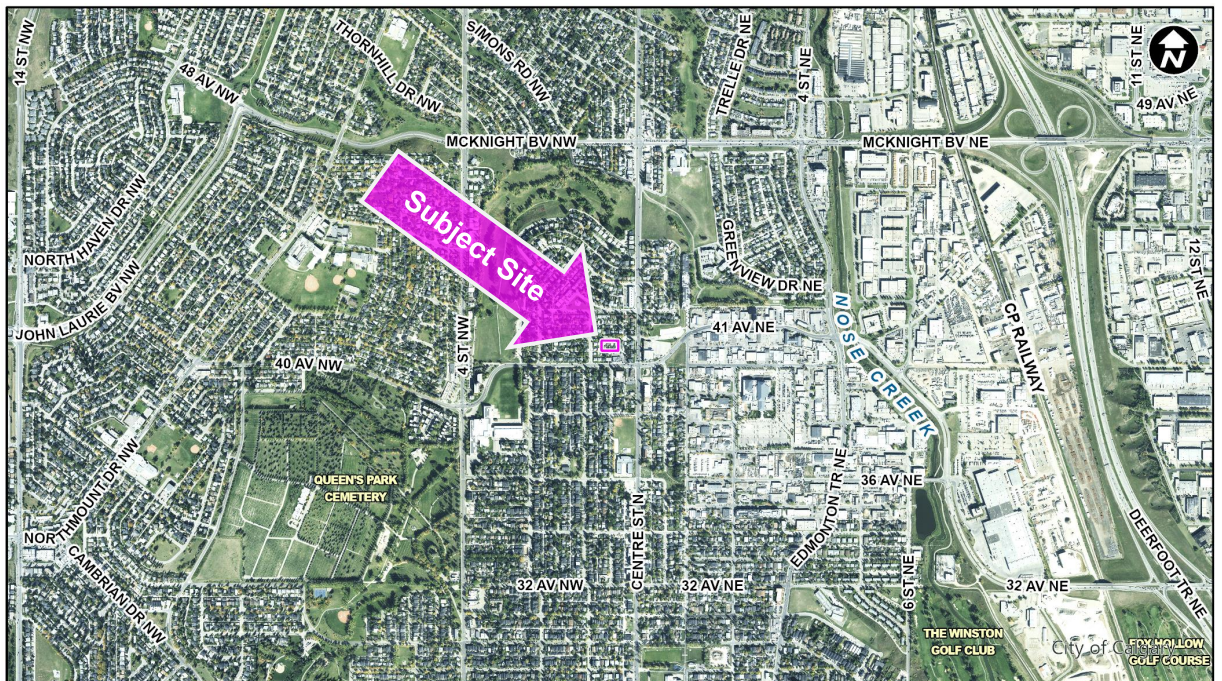
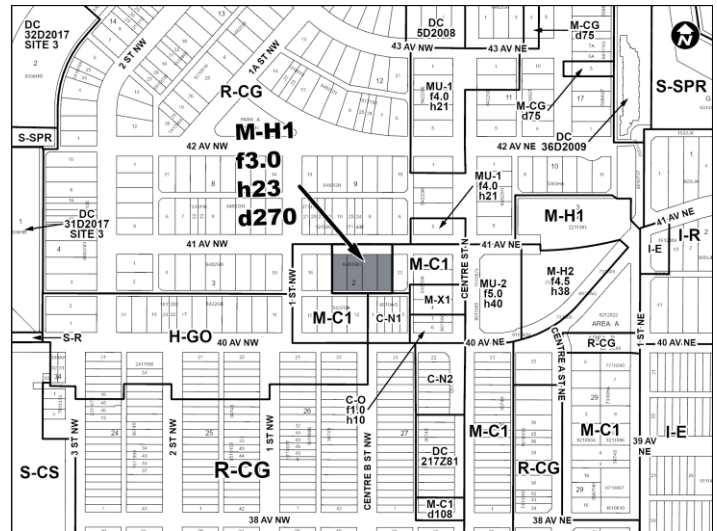
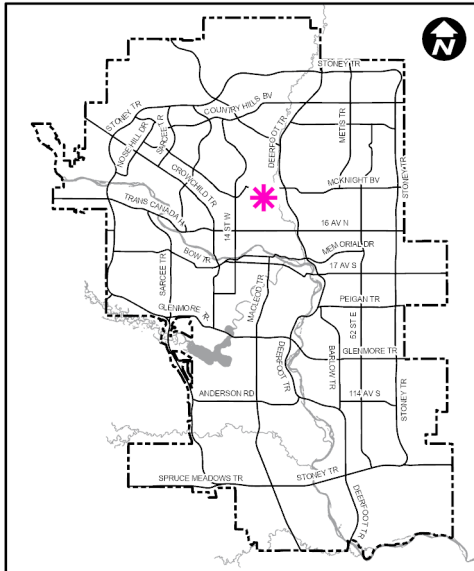
As identified below, the community of Highland Park reached its peak population in 1969.

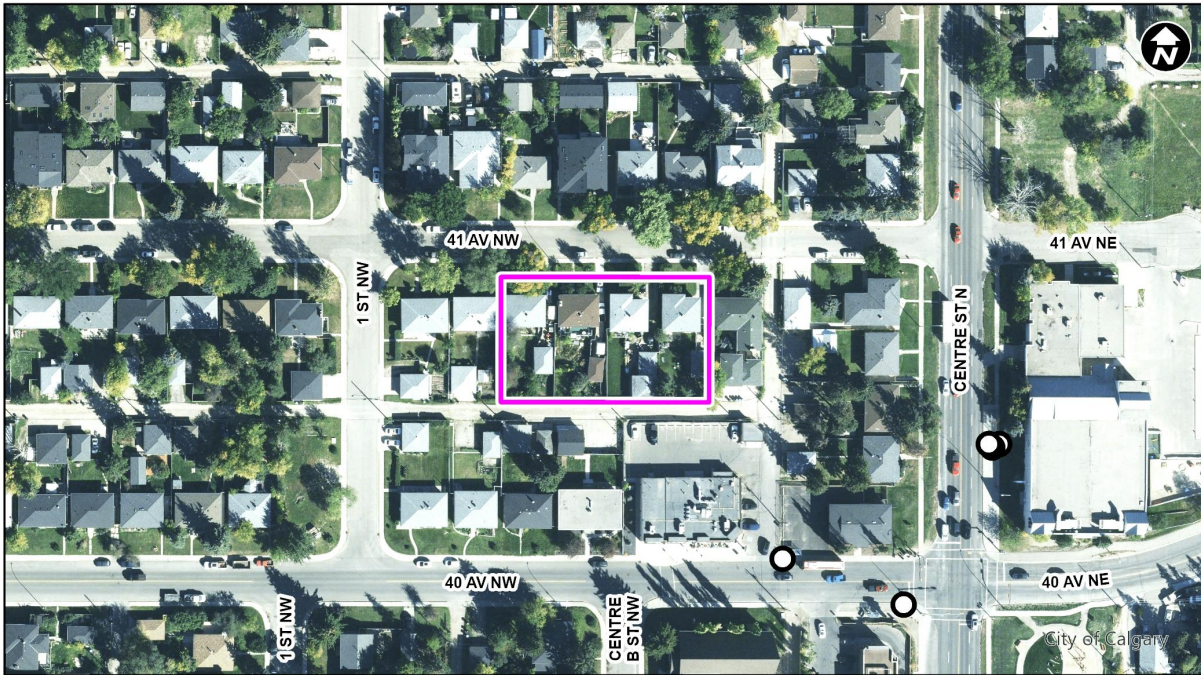
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.3%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Low Profile (M-C1) District allows for multi-residential development in a variety of forms with low height and medium density. The M-C1 District has a maximum building height of 14 metres (approximately four storeys) and maximum density of 148 units per hectare. Based on the area of the subject site, this would allow for a maximum of 32 dwelling units.

The proposed Multi-Residential – High Density Low Rise (M-H1f3.0h23d270) District allows for high-density multi-residential development and is intended to be located at community nodes, and transit and transportation corridors and nodes. The M-H1 District allows for a maximum floor area ratio (FAR) of 3.0 (approximately 6,684 square metres), a maximum building height of 23 metres (approximately six storeys) and a maximum density of 270 units per hectare. Based on the area of the subject site, this would allow for a maximum of 60 dwelling units. The M-H1 District also has a minimum density requirement of 150 units per hectare, which equates to 34 dwelling units for the subject site.

The M-H1 District has a larger side setback requirement than lower-profile districts as well as a stepped height requirement that responds to the immediate built context. The proposed maximum building height increase is mitigated by the M-H1 District rules which limit the height to 10 metres within 6 metres of adjacent parcels designated as the M-C1 District and the lane.

Development and Site Design

If approved by Council, the rules of the proposed M-H1f3.0h23d270 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 the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along 41 Avenue NW;
- mitigating shadowing, overlooking and privacy concerns;
- ensuring adequate supply and programming of amenity areas; and
- providing an appropriate scale transition to adjacent parcels.

Transportation

Pedestrian access to the site is available from the existing sidewalk on 41 Avenue NW. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, runs along 40 Avenue NW to the south of the site. Centre Street N is a recommended on-street bikeway priority route.

The site has good access to transit service, with routes located along 40 Avenue NW and Centre Street N, which are both part of the Primary Transit Network. Stops for Route 38 (Brentwood Station/Temple) are located on 40 Avenue NW approximately 115 metres (a two-minute walk) of the site. Northbound and southbound routes along Centre Street N are available within 200 metres of the site (a three-minute walk) and include the following:

- Route 3 (Sandstone/Elbow Drive SW);
- Route 62 (Hidden Valley Express);
- Route 64 (MacEwan Express);
- Route 109 (Harvest Hills Express);
- Route 116 (Coventry Hills Express);
- Route 142 (Panorama Express);
- Route 300 (BRT Airport/City Centre); and
- Route 301 (BRT North/City Centre).

On-street parking is unrestricted adjacent to the site on 41 Avenue NW. Upon redevelopment, vehicular access to the site 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 the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject parcels are located within the Main Streets – Urban Main Street Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification around Urban Main Streets to make more efficient use of existing infrastructure, public amenities and transit service. Apartments, mixed-use developments and ground-oriented housing are encouraged. The proposal is in keeping with relevant MDP policies, as it would allow for increased residential density at an important transit node and supports the future development vision of the Main Street area.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local urban form category with a Low building scale modifier allowing up to six storeys. Neighbourhood Local is intended for primarily residential uses and supports a broad range of housing types and unit structures. Buildings containing three or more units should be supported within transit station areas, near or adjacent to a Main Street, and where the parcel has a rear lane and parking can be accommodated on site.

The site is located within the Transition Zone of the 40 Avenue N Station Area, the northernmost Green Line LRT station outlined in the LAP. This area is one of the most intensively planned in the LAP, outside of 16 Avenue N. The proposed land use amendment is in alignment with the applicable policies of the LAP, as it would allow for transit-supportive density and an appropriate scale transition from the higher-activity Core Zone to low-density areas.

Applicant Submission

Company Name (if applicable):

Goldmark Homes

Applicant's Name:

Ray Smith

Date:

10/06/2024

LOC Number (office use only):

Goldmark is proposing a land use change from M-C1 to M-H1 to accommodate a 6 story multi-residential high density build which would include 60 dwelling units. The proposal aligns with the North Hill LAP, the Calgary Housing Strategy and transit oriented development.

This block on 41st Ave has a "transitional" designation within the LAP, and this level of intensification is a much needed requirement to address the present housing and rental crisis. This building would include 2 and 3 bedroom units to accommodate families and continue to maintain the community context. The build would utilize common sense energy efficient elements in order to accommodate emissions regulations and the Calgary Climate Strategy. It would allow for more housing options that may better accommodate the changing needs of various age groups, lifestyles and demographics.

In terms of affordability, this build would provide more rental opportunities in the Community and is very close to services and transit on Centre Street. We did approach the neighbor to the east about purchasing their property for a larger consolidated site, but they had no interest in our proposal. Because these lots back on to commercially zoned properties, impacts to the south would be minimal.

Applicant Outreach Summary

Highland Manor
119, 123, 127, 131 41st Ave. N.W., Calgary
Goldmark Homes Ltd.
403-547-0891

Jan. 23, 2025

Outreach overview

We initially contacted the Highland Park Community Association in June of 2021 to provide a high level understanding of our proposal. From there a zoom meeting was arranged to discuss the project in more detail and on July 9, 2021 (after the zoom meeting) we received an email from the Association stating that in their opinion a 6-story, 60 unit apartment building was not well suited to these parcels. It stated that they would like to see more 'family-oriented' redevelopment. They felt that constructing rowhouses would accomplish this objective.

We contacted the Association again on April 1, 2024. The housing context from 2021 to 2024 had significantly changed and housing supply became a critical issue. A zoom meeting was scheduled for April 25th where we provided a detailed overview of what we were proposing to the Highland Community Association directors. We then followed up on April 26th, addressing and answering all questions and concerns that they had requested during the zoom meeting. The email received from the Association stated that they appreciated Goldmark Homes taking an open approach. They asked us to advise them once the application was submitted, and we did. We also followed up with another email on Jan. 22, 2025 requesting feedback and await their response.

In 2021 and 2024 we also contacted Councillor Chu to advise him of the project and to get his feedback. We had a zoom meeting with him on May 23rd, 2024 at which time we provided a detailed overview of the project. He reserved any feedback until he spoke to the community. We followed up with another email as of Jan. 22, 2025 requesting feedback. We received a return email from Councillor Chu on Jan. 23 with the understanding that as a Council member he must remain neutral on any land use application before Council.

In September 2024, we walked the neighborhood and knocked on doors to provide verbal information and gain feedback. We spoke with those that would engage and that included the owners/renters at 115, 118, 132, 136, and 139 41st Ave. and received a mix of responses to the project.

On Saturday, January 11, 2025, we distributed a flyer/postcard providing an overview of the project, a concept drawing of the lot with landscaping, parking etc and provided our name and number for anyone that would like to email or phone and provide a comment. We distributed the flyers on both sides of 41st Ave. and on the lots directly behind 41st Avenue on 40th Avenue. To date we received one comment and have followed up with a response.

How did people hear about outreach opportunities?

As mentioned above, we emailed, called and followed up with zoom meeting with the Highland Park Association. We continue to update and await their response. The same method was used with Councilor Chu. With the neighborhood, we directly called the owner at 115, we knocked on doors and followed up with

Highland Manor
119, 123, 127, 131 41st Ave. N.W., Calgary
Goldmark Homes Ltd.
403-547-0891

Jan. 23, 2025

a flyer/postcard providing information on the project and including a phone number and email for comments. We also responded to the one email we received.

What we asked

Everyone we engaged with, either by phone, email or through the postcard/flyer – we asked that they provide comments and feedback.

What we heard

To date neither the Highland Park Association nor Councillor Chu have provided additional feedback or comments. Under the 'Outreach Overview' we identify exactly what we heard.

Of the three people that we heard from that opposed the application – the following is what we heard:

- traffic issues
- shading
- street parking

Next steps

The City of Calgary will see the input through this report. We will share the input with the Highland Park Association and with Councillor Chu should we receive any communication from them. We have continued to solicit input from both those contexts. If City Council decides to approve, we will communicate the decision with community members and stakeholders.

Community Association Response



Highland Park Community Association
3716 2nd St. NW
Calgary, AB T2K 0Y4

August 13, 2024

Circulation Control, Planning and Development
City of Calgary
Attn: Callen Strang, File Manager

RE: LOC2024-0177 119 – 131 41 Avenue NW

The application referenced above is for a land use change from M-C1 to M-H1f3d270 for 4 parcels along 41 Avenue NW. The properties are just off of Centre Street. There are existing older bungalows at either end of the block. Behind the proposed development is the laneway separating the properties from the commercial and residential developments along the north side of 40 Avenue NW. These structures are all low rise. The developer's intention is to build a 6-storey, 60-unit apartment building containing mostly 2- and 3-bedroom units. M-H1 allows for 4-8 storey buildings with a maximum FAR of 4.0 and a maximum building height of 26 m.

First, we commend the applicant for their previous engagement with the Planning and Development Committee of the Highland Park Community Association. Second, we recognize that the parcels in question were designated with a Low (up to 6-storeys) building scale in the *North Hill Communities Local Area Plan (NHCLAP)*, although they are still considered Neighbourhood Local. The middle of the block is roughly a 230m walk to the southbound buses at 40 Avenue and Centre Street. Centre Street is a Calgary Main Street and the intersection with 40 Avenue is a transit hub. When the *NHCLAP* was approved, the Green Line North was still a viable project and 40 Avenue was to be a station on the line. The concept of TOD was based on light rail station stops, and although the intersection is still a transit hub, the idea of TOD might no longer apply. Regardless, higher housing density around the hub is appropriate, and agrees with the often-expressed view that transportation "nodes and corridors" are the most appropriate places for higher density. The parcels under review are within range of the Centre Street corridor and 40 Avenue node although they are not exactly on the corridor or at the actual node.

Members of the Planning and Development Committee are not wholly in agreement on the proposed density cap of 270. While an apartment building is generally seen as desirable, there is some controversy over the proposed 6-storey height. In addition to the older bungalows at either end of the block there are bungalows and newer semi-detached houses immediately across the avenue. The intrusion of a 6-storey building into this setting would be an anomaly. Even the apartment buildings on 17 Avenue NW that back onto 16 Avenue are usually only 4-storeys in height. It is acknowledged that M-H1 does provide for stepped building height transitions when adjacent to low density residential (max. height is 16 m within 6 m of the shared property line.)

The current land use of M-C1 would allow for a 4-storey apartment building with a maximum height of 14.0 m and a maximum density of 148 uph. We concur that M-H1 is perhaps a more suitable land use designation for this location, but we ask the applicant to reconsider the FAR and density limiters

currently proposed by the application to ensure an optimum integration into the community. M-H1 is considered a high density land use district, whereas the surrounding properties are low density residential.

If you have any questions, please do not hesitate to contact me at development@hpca.ca

Thank you.

A handwritten signature in blue ink that reads "D. Jeanne Kimber". The signature is written in a cursive, flowing style.

D. Jeanne Kimber

Development Director on behalf of the Planning and Development Committee
Highland Park Community Association



Highland Park Community Association
3716 2nd St. NW

February 3, 2025

Circulation Control, Planning and Development
City of Calgary
Attn: Callen Strang, File Manager

RE: LOC2024-0177 119 – 131 41 Avenue NW

The HPCA Planning and Development Committee first responded to Land Use Change application LOC2024-0177 in August 2024. The site under consideration is in close proximity to transit on Centre Street and 40 Avenue NW. Prior to the decision on the alignment of the Green Line North, a public charrette was held in which residents agreed in principle to increased housing density and commercial development in the immediate surrounding area. In line with the results of the charrette, the building scale factor in the *North Hill Communities Local Area Plan* for this block shows a Low building scale of up to 6 storeys. Even if the Green Line North is never built, the intersection at 40 Avenue and Centre Street is a transit hub. In lieu of the Green Line North there have been some road and transit upgrades along Centre Street recently.

Our original letter contended that a 6-storey building would be incongruous in its immediate surroundings. Section 2.2.1.4.d of the *North Hill Communities Local Area Plan* states that for Neighbourhood Connector and Neighbourhood Local Streets "Development in Neighbourhood Connector and Neighbourhood Local areas should:

- " i. consider the local built form context;
- ii. be oriented towards the street;
- iii. consider shadowing impact on neighbouring properties; and,
- iv. provide access to off-street parking..."

Certainly an apartment building would be oriented towards the street and would provide access to off-street parking. However, the local built form context is low rise and low density. The envisioned apartment building would be sandwiched in-between older bungalows. Immediately behind the project site are low rise buildings including a 1-storey commercial building, a 1-storey office building, Tim Horton's, a 2-storey apartment building and a few older bungalows. There is nothing in the immediate surroundings that would mitigate the impact of inserting a 6-storey structure amongst all these low rise buildings. We realize that this will inevitably change over time but when is not known. The *North Hill Communities Local Area Plan* is intended to guide future development over the next 25 to 30 years. Developments currently proposed, approved or underway along 40 Avenue NW are in the form of 2-3

storey rowhouses and townhomes. Broadly speaking, large-scale developments like the imagined apartment building are encouraged for Centre Street, which is a designated urban Main Street. In general, residents prefer higher density along the “nodes and corridors”, not on residential side streets.

Because the land use change would support such a significant building project, we encourage the applicant to hold an open house for all residents and make concept drawings available. Better yet would be the provision of some architectural drawings. There should also be shadow studies showing how a building of this height - even with the stepped profile - impacts the neighbouring properties, both adjacent and across the street. We also suggest that this information be posted on the applicant's Goldmark Homes website (<https://goldmarkhomes.ca/>) so that it is made available to the public.

One neighbour has submitted concerns about the shadowing impact of a 6-storey building on their house as well as the amount of traffic that would be generated on that block of 41 Avenue NW. Another resident also raised concerns about traffic on the avenue. As an older community we are always concerned that the increase in housing density will overtax our aging infrastructure. The HPCA Planning and Development Committee has queried the state and capacities of the civic infrastructure whenever there is a rowhouse or townhome complex considered for development. There will be large impacts to the civic infrastructure due to the construction of the Wing Kei care facilities on the northeast corner of Centre Street and 41 Avenue NE. Therefore, the city should be considering what additional impacts a large residential development would have on the infrastructure even before the land use is changed. If factors such as infrastructure capacities constrain what can be built on a parcel, then the developers should be aware of those constraints before expending time and financial resources on the land use redesignation process.

Again, it is understood that the current application is for a change in the land use, not a Development Permit application. Regardless, there has to be a justification for going through the process to change the land use from M-C1 – which allows for 3 or 4 storey apartment buildings – to M-H1 to permit a taller building with greater density. The Goldmark Homes website shows that the company's experience is primarily with single, semi-detached and rowhouses, so it is surprising that Goldmark Homes would contemplate something on a much larger scale.

If you have any questions, please do not hesitate to contact me at development@hpca.ca

Thank you.



D. Jeanne Kimber

Development Director on behalf of the Planning and Development Committee
Highland Park Community Association

Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.080 hectares \pm (0.2 acres \pm) located at 122, 124 and 126 – 10 Street NW (Plan 2448O, Block 1, Lots 4, 5 and 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to Mixed Use – Active Frontage (MU-2f7.0h40) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a mixed use development with commercial storefronts facing 10 Street NW and a mix of commercial and residential uses above.
- The proposal allows for an appropriate building form and set of uses along the 10 Street NW Neighbourhood Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing options for inner city living with access to sustainable transportation modes, would enable a greater range of retail and commercial development along 10 Street NW and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that may further activate one of Calgary's most vibrant Main Streets.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the northwest community of Sunnyside, was submitted by Quantum Place Developments Limited on behalf of the landowner, Terrigno Investments Incorporated, on 2024 May 9. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a 10-12 storey mixed use building in the future.

The subject site lies on the eastern side of 10 Street NW, approximately 125 metres north of the intersection with Memorial Drive NW. The proposed MU-2 District is designed to accommodate a mix of residential and commercial uses along commercial streets, with commercial the dominant use at grade. This is intended to promote activity at street level. Land Use Bylaw 1P2007 notes that the MU-2 District is appropriate where a LAP supports this land use.

The 0.08 hectare site is directly adjacent to a northbound bus stop for Route 4 – Huntington and opposite 10 Street SW from a southbound stop for Route 5 – North Haven. Hillhurst/Sunnyside LRT Station is approximately 400 metres (a six-and-a-half minute walk) north of the site.

Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant: attended a meeting with the Hillhurst/Sunnyside Community Association on 2024 April 4, established a project website, placed information signage on site, held a virtual open house on 2024 June 6, and delivered hard copy and digital postcards to adjacent landowners, including multi-residential buildings. The Applicant Outreach Summary can be found in Attachment 3 and their “What We Heard” report in Attachment 4.

City-Led Outreach

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

Administration received 16 letters of opposition from the public. The letters of opposition included the following areas of concern:

- proposed building height;
- loss of neighbourhood character;
- increase in traffic;
- shadowing impacts; and
- increase in density.

In response to Council’s approval of the *Riley Communities Local Area Plan* (LAP) on 2025 April 4, the Hillhurst/Sunnyside Community Association (CA) provided an email (Attachment 5), where it expressed the following concerns with the land use proposal:

- given parcel size and proposed height, there may be massing impacts with adjacent properties;
- request for a concurrent development permit application;
- different maximum heights between the LAP and Land Use Bylaw; and
- adverse impact on existing heritage context.

The CA also noted the following benefits:

- opportunity to increase housing options close to the LRT; and

Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126

- the positive contribution that the MU-2 District would have by providing active uses and vibrancy at street level.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and parking will be 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 application enables the continuation of development in the community of Sunnyside. The development of this site may enable a more efficient use of land and infrastructure and support surrounding land uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

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

Economic

The ability to develop a 12-storey mixed-use development may help support the transit-oriented development node around the existing Hillhurst/Sunnyside LRT Station. In addition, commercial and retail opportunities will increase the goods and services offered in Hillhurst as well as provide potential employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Applicant What We Heard Report
5. Community Association Response

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0320
Page 4 of 4**

Land Use Amendment in Sunnyside (Ward 7) at multiple addresses, LOC2024-0126

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 Sunnyside, on the east side of 10 Street NW and north of Kensington Road NW. The site is approximately 0.08 hectares (0.2 acres) in size, measuring approximately 22 metres wide by 37 metres deep. The site fronts 10 Street NW and has rear lane access.

Surrounding development is characterized by the commercial retail nature of 10 Street NW, with the east side of the street designated as the Commercial – Corridor 1 (C-COR1) District and the west side as Direct Control (DC) Districts based on C-COR1 and Mixed Use – Active Frontage (MU-2) Districts. To the rear of the site, opposite the lane, the land uses are generally multi-residential in nature with Multi-Residential – Contextual Medium Profile (M-C2) District and a DC District based on the Multi-Residential – High Density Medium Rise (M-H2) District.

Community Peak Population Table

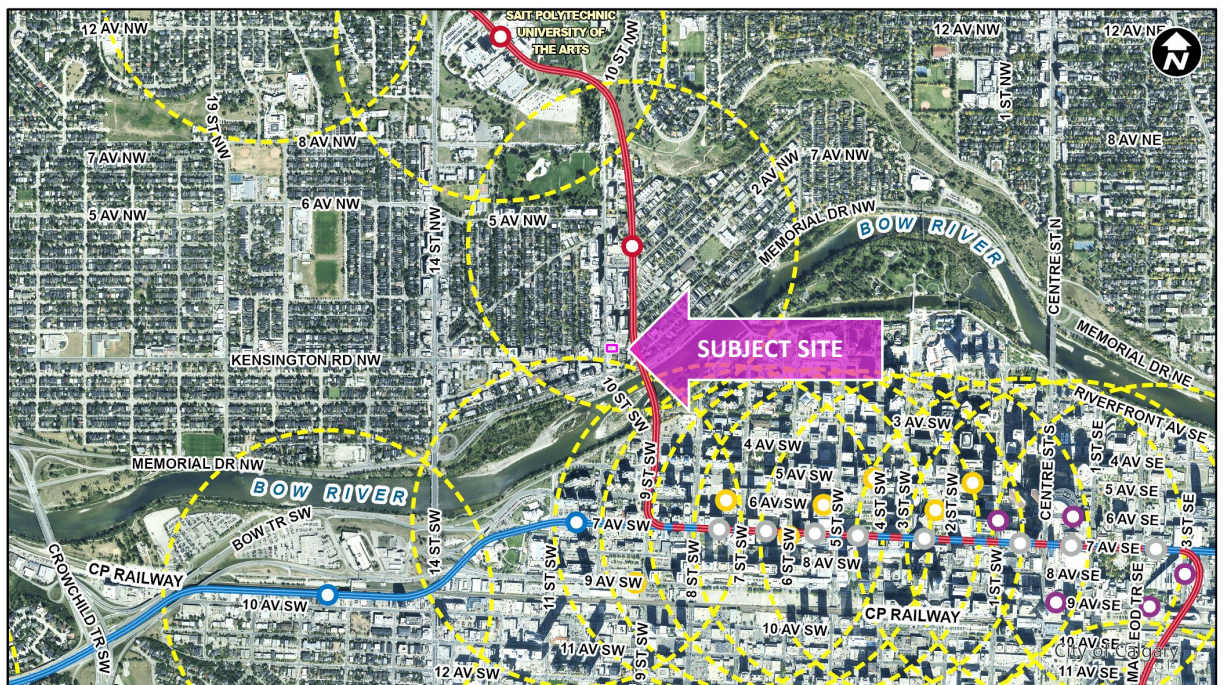
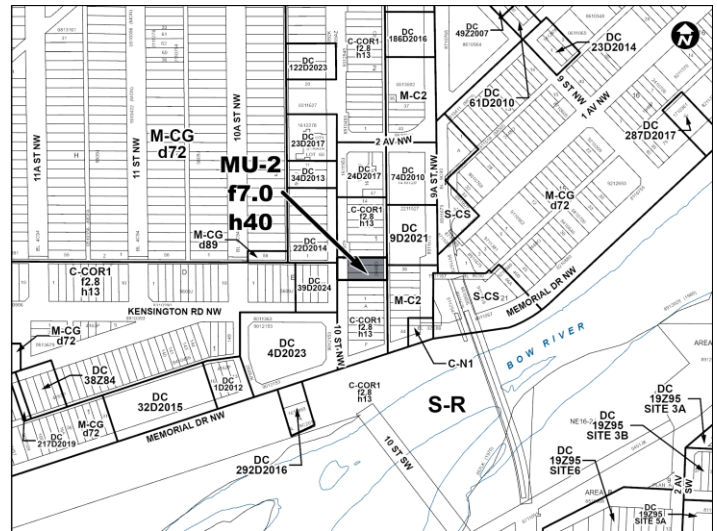
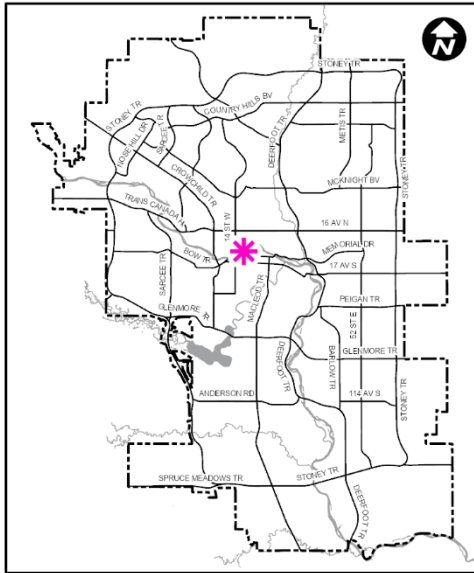
As identified below, the community of Sunnyside reached its peak population in 2015.

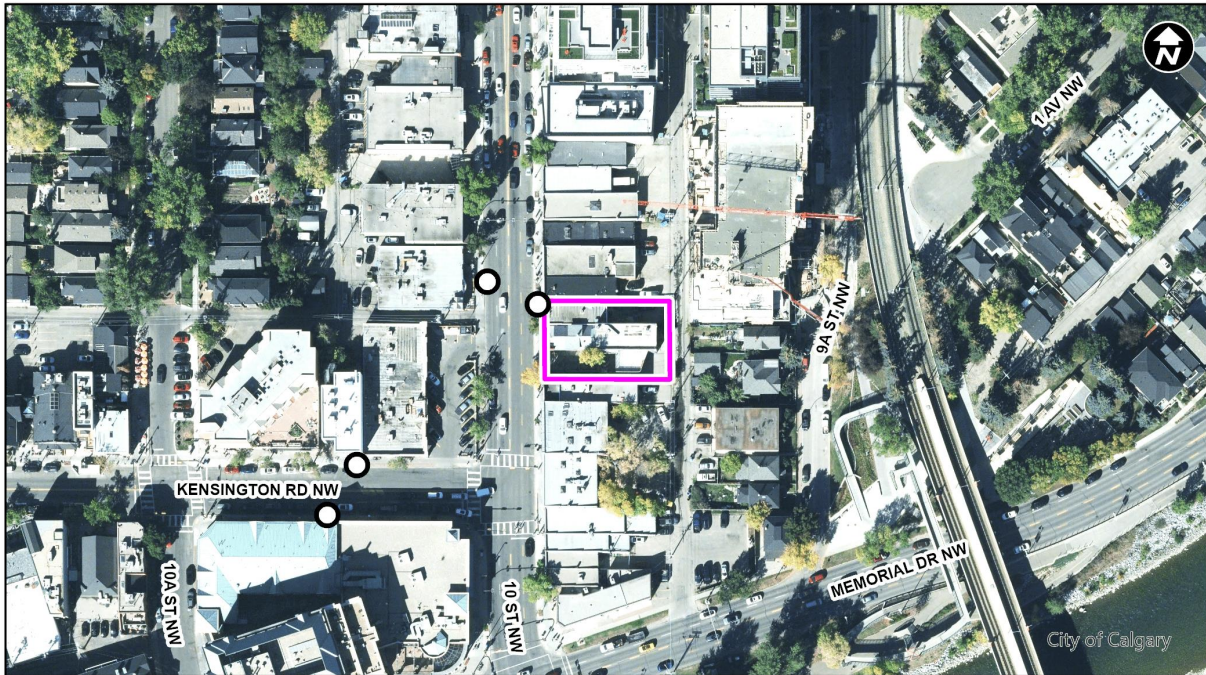
Sunnyside	
Peak Population Year	2019
Peak Population	4,230
2019 Current Population	4,230
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District is typified by street-oriented buildings consisting of ground floor commercial development, with office and residential uses above. The C-COR1 District recognizes varying heights and densities of buildings, applied through modifiers.

The proposed Mixed Use – Active Frontage (MU-2f7.0h40) District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses and provides compatible transition with surrounding development. The proposed land use requires at-grade commercial uses to promote street level activity.

The proposed district would also allow for a maximum floor area ratio (FAR) of 7.0 which equates to a building floor area of approximately 5,600 square metres. While the proposed height is taller than surrounding land uses allow, the application is in alignment with the *Riley Communities Local Area Plan* (LAP) which allows up to 12 storeys (or 40 metres) in this location.

Development and Site Design

If approved by Council, the rules of the MU-2 District would provide guidance for any future development of the site. A discretionary use development permit would be required to establish the parameters of future development, including external appearance, scale, massing, height, any required step-backs, parking and landscaping.

Transportation

The area is well served by Calgary Transit. There are bus stops on 10 Street NW, approximately 5 metres (less than a minute's walk) from the site for Route 4 (Huntington) and opposite, the southbound stop for Route 5 (North Haven). Hillhurst/Sunnyside LRT Station is approximately 400 metres (a six and a half minute walk) north of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

The site is fully serviced with water, sanitary and storm sewer mains.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Neighbourhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and moderate intensification of Neighbourhood Main Streets to make more efficient use of existing infrastructure, public amenities and transit. Neighbourhood Main Streets should achieve a minimum intensity of 100 people and jobs per gross developable hectare, which would be further explored at development permit stage; however, given the relatively small site and a proposed 12 storey development, it is likely that this intensity would be achieved.

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.

Riley Communities Local Area Plan (Statutory – 2025)

The site is identified as within the Neighbourhood Commercial Urban Form category (Map 3) of the *Riley Communities Local Area Plan* (LAP).

The Land Use policies for the Neighbourhood Commercial area state:

“Development in Neighbourhood Commercial (...) areas may include a range of uses in stand-alone or mixed-use buildings”. (policy 2.2.1.1); and

“Commercial uses on the ground floor should be located facing the higher activity street”.
(Policy 2.2.1.2).

The site is also located within the Mid (up to 12 storeys) category on the Building Scale map (Map 4). As the proposed MU-2 designation requires ground floor commercial within a mixed-use building, and is limited to 40 metres in height, the proposal aligns with the LAP.

The subject site is also identified on Map 2: Community Characteristics within the Neighbourhood Main Street area of the LAP. Section 2.5.2.2 provides detailed policies for the Main Street, which will be applied at the development permit stage.

This section of the 10 Street NW Main Street is identified as an area of concentration of “commercial heritage assets” (Figure 9). Policies 2.5.1.j and k give guidance as to how these heritage assets should be acknowledged and referenced when development occurs. These policies will therefore also be applied at the development permit stage.

Applicant Submission



1026 16 Ave NW, Suite 203
Calgary, AB T2M 0K6
587-350-5172

April 30, 2024

Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

Re: Applicant Submission - Land Use Redesignation for 122-126 10 Street NW

QuantumPlace has been engaged by Terrigno Investments Inc. to submit a land use redesignation proposal for 122-126 10 Street NW. The intent of the redesignation is to change the current designation from Commercial-Corridor 1 District (C-COR1) to a Mixed Use – Active Frontage (MU-2h40f7.0) with a height of 40 metres and an FAR of 7.0.

The site is close to downtown Calgary, the Sunnyside LRT Station, a grocery store, and the Bow River regional pathway system. It is also surrounded by a variety of restaurants, retail, and other commercial uses. The site is located along the main street of 10 Street NW. The City of Calgary has identified main streets as important places where citizens come together and connect as a community.

Policy Alignment

Municipal Development Plan (MDP)

To build and diversify urban activities within activity nodes, the MDP proposes a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well connected to the Primary Transit Network, which 10 Street NW is part of. The MDP also encourages transit-oriented development, which promotes the intensity of people living or working in areas within walking distance of transit or employment nodes like downtown. Transit-oriented development provides mobility options for people of all ages. Since the subject site is less than 400 m from the Sunnyside LRT, less than 100 m from four bus stops, and within walking distance of downtown, the subject parcel is ideal for the application of higher height and density.

Draft Riley Local Area Plan (LAP)

The draft Riley LAP proposes the 'Neighbourhood Commercial' Urban Form at this location with a mid-scale modifier (up to 12 storeys). This form is characterized by street-oriented buildings that support ground-floor commercial use with frontages to encourage pedestrian activity, and a range of uses including residential above. This application aligns with the height and form indicated within the Draft Riley LAP.

Amendment to the Hillhurst-Sunnyside Area Redevelopment Plan (ARP)

If this proposed redesignation proceeds prior to the adoption of the draft Riley LAP, the ARP would require an amendment to accommodate the proposed 7.0 FAR and a height of 40 metres from the FAR

of 5.0 and a height of 26 metres. The proposed land use redesignation aligns to the principles and intent of the ARP in all other matters.

Recently approved LAPs are encouraging densities and intensification of population and jobs beyond previously approved ARP policies throughout the city due to dated ARPs not reflecting current City goals. Even in areas without approved LAPs such as Mission/Cliff Bungalow and Inglewood, Administration and Council have supported higher heights and density exceeding approved ARP policies in support of broader City goals.

Calgary Climate Strategy

The Calgary Climate Strategy also encourages the efficient use of land and a transition to a denser, more compact form to minimize travel distances (less fuel consumption) and support multi-modal alternatives. The proposed application would allow more residents to meet many of their daily needs by walking, bicycling, or riding transit. Intensification on the subject parcel is appropriate as it offers access to transportation options, daily services and recreational facilities (Bow River pathways, recreation areas like Prince's Island Park and other urban amenities) within walking distance.

Calgary's Housing Strategy

This application supports Calgary's Housing Strategy by increasing the supply of housing to meet demand and increase affordability and providing a greater diversity of housing options in an in-demand neighborhood where the cost of a single-family home is not attainable for many households.

Public Engagement

At the time of submission, postcards detailing the submission will be distributed to the properties neighboring the site at 122-126 10 Street NW. A webpage detailing the application will be made available on qpengage.ca, QuantumPlace's online engagement platform and a virtual open house will be scheduled. The open house will allow attendees to ask about the application and provide feedback to the team. Following the virtual open house, the applicant will produce a "What We Heard" report which will be made available for the public to review. We virtually attended the Hillhurst Sunnyside Community Association planning committee meeting on April 4. More information can be found in Attachment i.



Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 122-126 10 St NW

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

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

Outreach Strategy

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

A 122-126 10 Street NW website will be set up on the QPD Engage website using the standard template. Note that we virtually attended the Hillhurst Sunnyside Community Association planning committee meeting on April 4 and a virtual information session will be scheduled for May. We found that attendance at virtual engagement events is quite high, and many attendees prefer this type of engagement. During this event, we will ensure that questions and concerns raised by adjacent neighbours are addressed and explained or discussed in a manner that makes the community member feel heard and ensure to clarify what items are relevant for LOC. Following submission of the LOC application, QPD will post the required City-branded LOC sign in addition to a QPD-branded sign with a brief project description and a link to the website landing page. A postcard will also be created that will include an invitation to the virtual open house (see below for more information) and a link to the website landing page.

Affected Parties

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

- Adjacent neighbours
- Residents of Hillhurst Sunnyside
- Hillhurst Sunnyside Community Association
- Ward 7 Councillor

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.

A What We Heard Report will be developed and submitted as part of our Detailed Review response.

How did input influence decisions?

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

A What We Heard Report will be developed and submitted as part of our Detailed Review response.

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 What We Heard Report will be developed and submitted as part of our Detailed Review response. The report will also be posted publicly on the [qpengage.ca](https://www.calgary.ca/qpengage) website and sent to the community association.

[calgary.ca/qpengage](https://www.calgary.ca/qpengage)

Applicant What We Heard Report

What We Heard Report 122-126 10th St NW (former Oak Tree site)

July 2024



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Why Public Engagement

Why Is Public Engagement Important?

Public and community engagement provides the opportunity for focused conversations, allowing a structured step-by-step method of leading people through phases of reflection. Public engagement allows residents to be heard, provide feedback and inspiration for projects, and stay informed about what's happening in their community. Through a multi-pronged approach, the engagement strategy offers a variety of ways for residents and stakeholders to get involved.

What Can Participants Take Away?

Public engagement is centred around the idea that those who have the potential to be impacted by an issue or decision should be given the opportunity to be informed and provide feedback. Through engagement, residents and stakeholders can be knowledgeable about a project and follow along with every step of the project journey. If there are concerns surrounding any aspect of the project, engagement allows for participants to have a dialogue with the Project Team and for the project team to be able to understand and respond to adjacent neighbour concerns.

Engagement Summary

QuantumPlace undertook a comprehensive public engagement program for this project. The QuantumPlace Planning team, prior to embarking on engagement, met with the Hillhurst Sunnyside Community Association (HSCA) and presented a "pre-application" of the proposed land use application for 122-126 10 Street NW (former Oak Tree site). This presentation included an overview of the application and the engagement proposed to accompany the application.

A website was established at the beginning of the project and will continue to be updated as the development progresses through the municipal planning process.

Summary of methods used:

- Project website launched at the beginning of the project <https://qpengage.ca/project/oak-tree-project/>;
- "Hello there" sign was placed at the subject site and will be present for the entirety of the application;
- Meeting with the HSCA Planning Committee (April 4, 2024);
- Virtual open house (June 6, 2024, 7:00-8:00pm);
- Digital and hardcopy postcards were delivered to adjacent neighbours including multi-residential buildings (See Appendix C); and
- A digital copy of the postcard was sent to the Hillhurst Sunnyside Community Association.



Hi There signs placed on the site



Example of the materials used to advertise the public engagement events

Open House

Seven people attended the open house. The session ran for approximately one hour and included a presentation from the QuantumPlace team. Afterwards, the team fielded questions from the public; attendees were able to write and submit their questions or ask them verbally which allowed for a back-and-forth discussion with the project team and a better understanding of attendee perspectives.

The open house was advertised via the following methods:

- Project website at <https://qpengage.ca/project/oak-tree-project/>;
- "Hello there" sign placed at the subject site;
- Digital and hardcopy postcards delivered to adjacent neighbours including multi-residential buildings (See Appendix C); and
- A digital copy of the postcard sent to the Hillhurst Sunnyside Community Association.

Public Feedback

Below is a summary of the themes of questions and inquiries received from phone calls, emails, and during the open house.

The general themes of questions were (please see Appendix A for more details):

- Discussion on the provision of amenities for active modes of transportation;
- The types of units being provided, will the units be affordable or market housing?;
- Discussion regarding how the proposed development would provide benefit to the existing community;
- Plans for concurrent development permit application;
- The justification and concerns for the proposed height with respect to the heritage values of the area and affecting human scale streetscape (especially in relation to the draft Riley Local Area Plan (LAP)); and
- Concerns regarding the impact of big box at-grade commercial and maintaining a pedestrian-friendly atmosphere.

Ongoing Communication with the HSCA

The QuantumPlace team reached out to the HSCA during the pre-application process to discuss the project. The team virtually attended the HSCA Planning Committee meeting on April 4, 2024. The following comments were provided to the project team at that time:

- Debate as to whether the maximum height of 40m would equate to 12 storeys;
- Some members might support no parking for the site;
- Direct Control (DC) vs. Mixed-Use Active Frontage (MU-2) – we intend to apply for MU-2 in addition to an amendment to the Area Redevelopment Plan rather than pursuing bonusing and a DC.
 - This is due to the current status of the ARP vs. the draft Riley LAP; and
- There was a question about an overall development/construction plan for the area (this question was forwarded on to The City for a response).

The team will continue to engage with the HSCA as the land use redesignation application progresses. When Calgary Planning Commission and Public Hearing dates are determined, these will be shared with the HSCA and posted on our website.

In addition, this report will be shared with the HSCA.

Closing

The QuantumPlace team will continue to work with interested citizens and the HSCA on this application. If there are any new engagement themes that emerge, an update to this report will be provided.

Appendix A: Response to What We Heard Throughout the Engagement Process

Key Theme	Applicant Response
What benefits are there to the existing community?	<ul style="list-style-type: none"> - More amenities will be provided: commercial uses at-grade, additional housing, off site levies to pay for infrastructure, discussions on improvements like sidewalk, laneway etc. - We are in agreement with The City of Calgary that no direct vehicular access will be provided along 10th St to maintain pedestrian safety and mitigate traffic concerns. - Attendees stressed that the “energy and vitality of owner-sourced” businesses play a significant role in the character of the community. We have taken note of this and will consider strategies at the Development Permit stage to encourage local businesses to locate here (e.g. smaller commercial retail units, etc.).
Will affordable housing be provided?	<ul style="list-style-type: none"> - At this stage, it is too early to confirm whether affordable housing will be provided however, we are considering providing rental units which tend to be more attainable for residents than individually owned units.
Human-scale streetscape	<ul style="list-style-type: none"> - At the Development Permit stage, we will consider how the massing and design of the building contribute to the existing human-scale streetscape of 10th St (e.g., stepbacks, brick facades, etc.).
Parking	<ul style="list-style-type: none"> - At this point in time, we intend to align with the land use bylaw requirements that allow for a reduction in parking due to proximity to an LRT station (0.56 stalls per unit). - It was mentioned that the minimum land use bylaw requirements for Class I bicycle parking are not enough for this area as there is high bicycle usage. It was also identified that bicycle parking should be provided with convenient access to ground level. This will be considered at the Development Permit stage.
Clarity on new Riley LAP vs Land Use	<ul style="list-style-type: none"> - A Local Area Plan (LAP) provides overarching planning direction but does not automatically change the land use for any parcel. - We intend for this application to go through The City approvals process following the adoption of the Riley LAP.
Proposed height of 40m	<ul style="list-style-type: none"> - The maximum height of the current land use is approximately three storeys. - 40m is equivalent to approximately 10-11 storeys. - The proposal is in alignment with other recent developments in the area.
Will a variety of units be provided?	<ul style="list-style-type: none"> - At this time, we are looking at providing multiple types of units including one and two-bedrooms, although this may be subject to change. We are in the initial feasibility study phases.

Will the building have stepbacks from the street?	- It is a relatively small and constrained site but we will consider this at the Development Permit stage.
Concurrent Development Permit submission	- This is not a concurrent Land Use amendment and Development Permit submission.
Project Timeline	- The intent is to submit a Development Permit application after land use approval.
Heritage area in the Riley LAP	<ul style="list-style-type: none"> - The current draft of the Riley LAP indicates that heights should not be more than 8 storeys in this location however, the building scale map shows this location as allowing up to 12 storeys. Bonusing up to 12 storeys with commitments to retain heritage elements can be considered. - It is our opinion that policies addressing massing and design would be more effective at preserving the streetscape on 10th St than policies strictly relating to height. - Our perspective will be to advocate for 12 storeys and a design to preserve, foster, and improve heritage / streetscape. Policies to more clearly direct applications are better for both the community and the applicant.

Appendix B: Virtual Information Session Presentation



Agenda & Meeting Norms

AGENDA

- Presentation 15 minutes
- Q&A for 45 minutes
 - We will respond to questions after the presentation
- Submit questions using the "Q&A" button
- Please type your comments using the chat feature
- If you are experiencing technical issues, please message Baha in the chat OR send an email to baha.alzeitawi@quantumplace.ca

Meeting Norms

- Every perspective is important; everyone that would like to participate will be given the opportunity to do so.
- Questions will be answered in the order we receive them .
- If we do not have the information to answer the question, or if there are unanswered questions at the end of the session, we will respond within the What We Heard report.



122-126 10 Street NW

Application Context

SITE: 122-126 10 Street NW, Calgary

- Application submitted in May
- "Inner City and Neighborhood Main Street" in MDP.
- "Mid" building scale area of draft Riley Communities Local Area Plan.
- Existing Hillhurst/Sunnyside ARP encourages Urban Mixed-Use here.
- The two-storey commercial building was formerly the Oak Tree Tavern.



Intention of Land Use Redesignation Application

Proposed Redesignation: C-COR1 to MU-2h40f7.0

- Redesignate to mixed-use active frontage to accommodate commercial development at-grade and residential above.
- Will provide housing and commercial uses in an in-demand neighbourhood, while revitalizing currently unused commercial space.

Site Context



122-124 10 Street NW
Former Oak Tree Tavern



126 10 Street NW



Proximity to Amenities

- Located along a Primary Transit Network and Neighbourhood Main Street in Calgary's MDP.
- Within walking and transit distance of numerous amenities (restaurants, retail, offices, grocery stores, Downtown Calgary).
- Close to major transportation routes (10 Street NW and Memorial Drive NW).
- Less than 400 m from Sunnyside LRT Station.

Transit Access from 122-126 10 Street NW



Community Engagement

Public Engagement

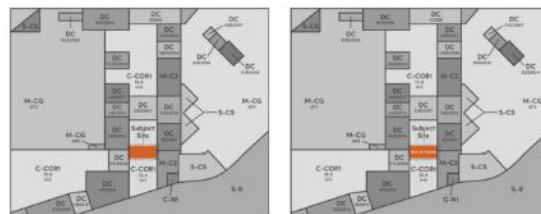
- QPD Engagement Webpage for land use application
- "Hi There!" application information signage
- Postcards
- Digital postcard
- Virtual meeting with Hillhurst/Sunnyside Community Association
- Virtual Open House
- What We Heard Report will be posted on our website

Example of project information hosted at www.qpengage.ca

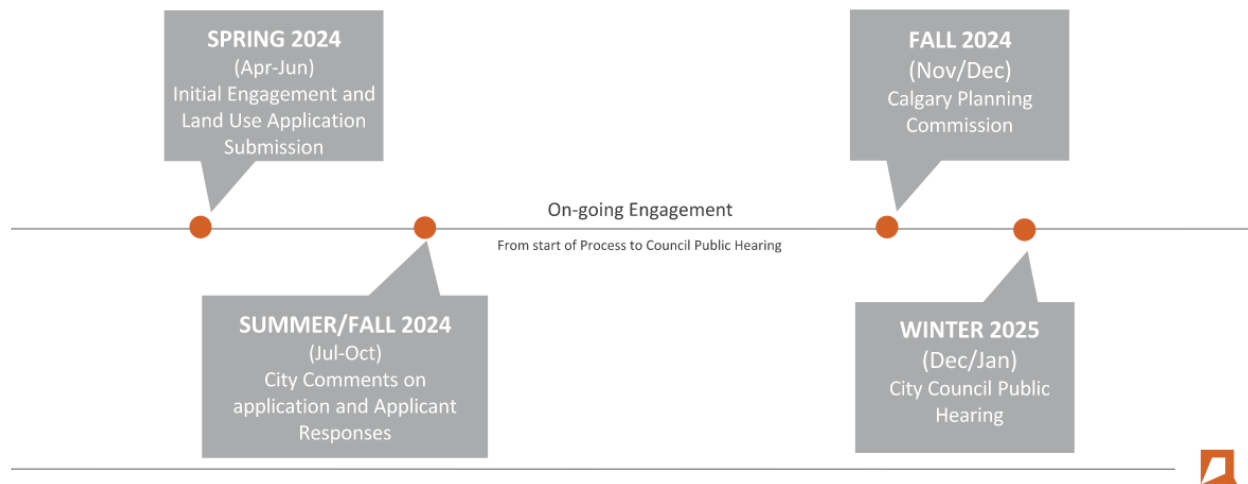
LAND USE APPLICATION

QuantumPlace has been engaged to apply to change the land use district (zoning) for the property. The purpose of the land use redesignation is to change the current designation from Commercial-Corridor 1 District (C-COR1) to Mixed Use-Active Frontage District (MU-AFD1F3).

This change in the land use district will respond to a need for housing and commercial space in an in-demand neighbourhood. It will revitalize a currently unused commercial space (in what was previously the Oak Tree Tavern) and provide the opportunity for a more active streetscape on a key street in Kensington.



Estimated Timeline and Next Steps



Questions?

Alison Timmins – RPP, MCIP, CAPM
Senior Community Planner

Phone: 1.587.315.5277
alison.timmins@quantumplace.ca

Thank You.

quantumplace.ca
587.350.5172

1026 16th Ave NW, Suite 203
Calgary, AB | T2M 0K8

Appendix C: Postcard Distribution to Multi-Residential Buildings

The following steps were taken to deliver postcards to multi-residential buildings within the vicinity of the project:

- 100 10A Street NW: Postcards were submitted to the building management (Sable Gate) by hand.
- 235 9a Street NW: Postcards were sent digitally to the building management (First Service Residential) to be emailed to residents.
- 206 10A Street NW: Attempts were made to contact the building management (Norfolk Housing) via phone and email, but no response was received (Norfolk housing). A digital copy was sent via email to the building management (Norfolk housing).
- 301 10 Street NW: Postcards were sent digitally to management (Magnum York Property Management) for distribution to residents.
- 305 10 Street NW: Postcards were handed to the resident manager.

Community Association Response

2025 March 18

The committee met yesterday, and I will provide formal commentary via a letter on this application for the HSPC. While the committee is supportive of the potential for this project to bring housing to the community, we have some concerns that remain:

- Contextually, given the size of the parcels and the height proposed, we are concerned that it would be difficult to achieve appropriate massing to provide a transition to adjacent building heights
- HSPC would have been more comfortable in supporting a rezoning application had it been accompanied by a concurrent development permit
- While the Riley LAP suggests a building scale of up to 12 storeys, the Land Use Bylaw notes that mixed use districts are intended to be characterized by buildings typically between four and six storeys and generally not exceeding ten storeys
- Given the heritage context of the block, there are concerns about how this rezoning and potential redevelopment would complement the preexisting heritage built form

The committee would support the rezoning application on the following merits:

- It is situated within the Sunnyside LRT Transit Station Area core zone and presents an opportunity to increase the housing supply and generate a modal shift in the community
- The MU-2 designation encourages active frontage and can contribute to street activation and vibrancy

We believe that this application would benefit from the following:

- Parking relaxation to encourage public and active transportation, which would diminish current vehicle congestion in the community
- Careful consideration of heritage context and how any future development fits within the current streetscape

On the topic of heritage assets, the committee would like to know whether these parcels are within the areas noted in Figure 9 of the Riley LAP as having a concentration of heritage assets.

Best,

Julien

Julien Doucette-Preville he/him - they/them
Community Planning Coordinator
Hillhurst Sunnyside Community Association
1320 5 Ave NW
www.hsca.ca

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0313
Page 1 of 3**

**Land Use Amendment in Fairview Industrial (Ward 11) at 550 – 71 Avenue SE,
LOC2024-0285**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.04 hectares \pm (5.05 acres \pm) located at 550 – 71 Avenue SE (Plan 5165JK, Block A) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate additional support commercial uses with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for limited-scale commercial uses in addition to the uses listed in the existing Industrial – General (I-G) District.
- The proposed Direct Control (DC) District would allow for limited-scale commercial uses in a primarily industrial area and aligns with the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP)
- What does this mean to Calgarians? The application would allow existing businesses to continue to thrive while facilitating new commercial business opportunities to support the industrial employment area.
- Why does this matter? The proposal would enable additional businesses and employment opportunities on an industrial site that is experiencing increasing vacancy rates.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal

DISCUSSION

This application, in the southeast community of Fairview Industrial, was submitted by Stantec Consulting on behalf of the landowner, Dream Industrial Twofer (GP) Inc. on 2024 November 25. As noted in the Applicant Submission (Attachment 3), four buildings currently exist on the parcel and accommodate 14 businesses such as engineering/architecture firms, law offices, warehousing supply, an auto-body shop, and various other light industrial businesses. The intent of the application is to allow for additional commercial uses that are not allowed under the existing I-G District to draw additional business to an area experiencing increasing vacancy rates.

The approximately 2.04 hectare site is located along 71 Avenue SW and bounded by 5 Street SE and 6 Street SE. The proposed DC District is based on the I-G District and would allow for limited-scale commercial activities to occur on the subject site without detracting from the industrial character of 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).

**Land Use Amendment in Fairview Industrial (Ward 11) at 550 - 71 Avenue SE,
LOC2024-0285**

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 utilize the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant provided an information hand-out to all 14 businesses onsite and followed up directly with these businesses via email. The information hand-out and Applicant Outreach Summary are contained within Attachment 4 of this report.

City-Led Outreach

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

Administration did not receive any letters of feedback from the public.

The Fairview Community Association (CA) did not provide a formal letter in response to the proposal; however, the CA did provide comments through the circulation process and expressed that they took no exception to the application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The DC District will enable commercial uses that are sensitive to the surrounding industrial character and businesses currently operating on the subject site. The site design and layout, landscaping, including on-site parking and waste management will be reviewed upon future development permit application submissions.

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

IMPLICATIONS

Social

This application would enable an additional option of commercial uses within the industrial business sector and provide for a greater range of employment opportunities.

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2025-0313
Page 3 of 3**

**Land Use Amendment in Fairview Industrial (Ward 11) at 550 - 71 Avenue SE,
LOC2024-0285**

Economic

This application would enable industrial business and a limited number of support commercial uses to thrive on the subject parcel that was previously restricted to light and medium general industrial uses. The proposal will add to the employment use options in the area and make more efficient use of infrastructure services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed 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 southeast community of Fairview Industrial. It is approximately 2.04 hectares (5.05 acres) in size, with dimensions of approximately 135 metres deep at its greatest depth and 155 metres wide. The site is developed with four buildings and is currently occupied by a number of businesses including auto detailing, warehousing supply, and law offices, to name a few.

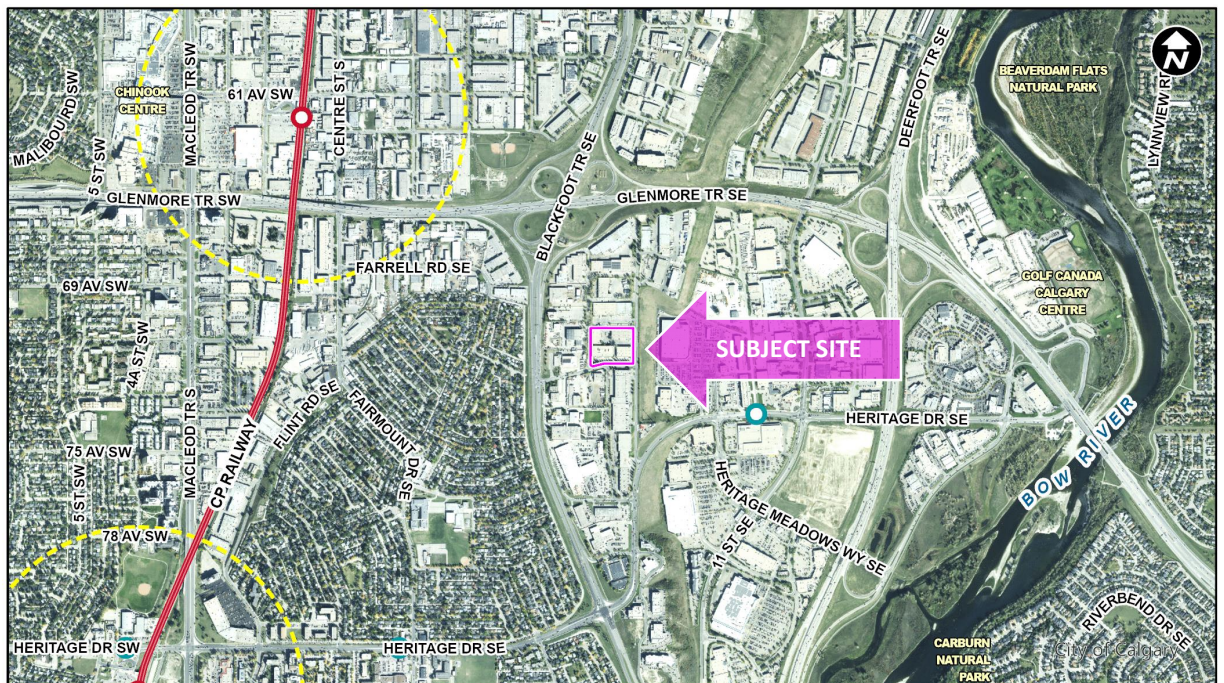
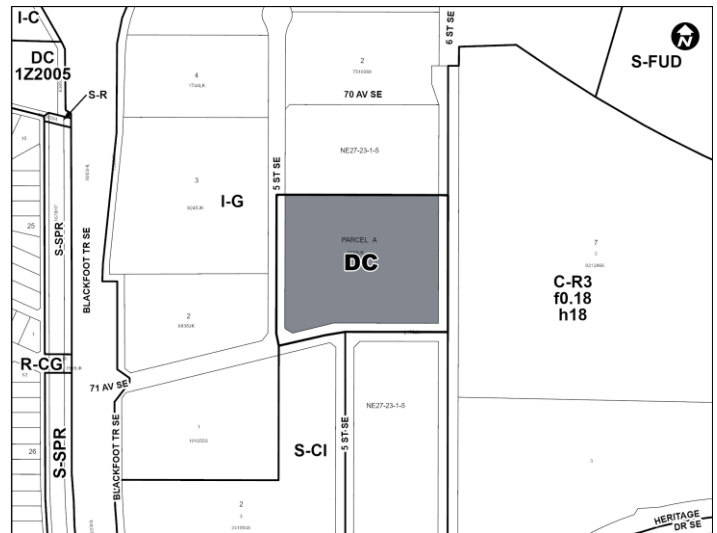
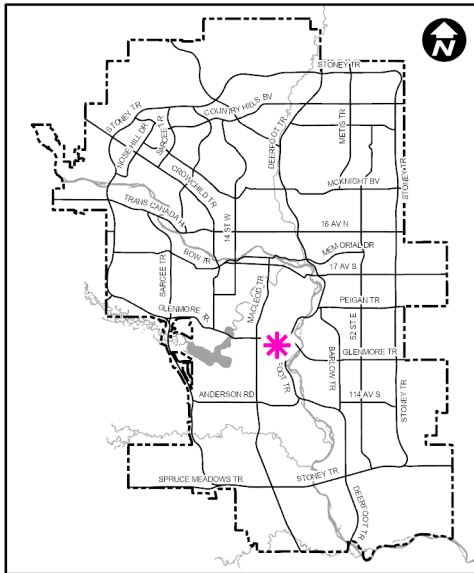
Surrounding development to the north and west of the subject site is designated as Industrial – General (I-G) District. A parcel designated as Special Purpose – Community Institution (S-CI) District is located south of the subject site and contains West Island College. The Heritage Towne Shopping Centre, designated as Commercial – Regional 3 (C-R3) District, is located immediately east of the subject site and provides access to the larger Deerfoot Meadows commercial area. The residential community of Fairview is located to the west of the subject site across Blackfoot Trail SE.

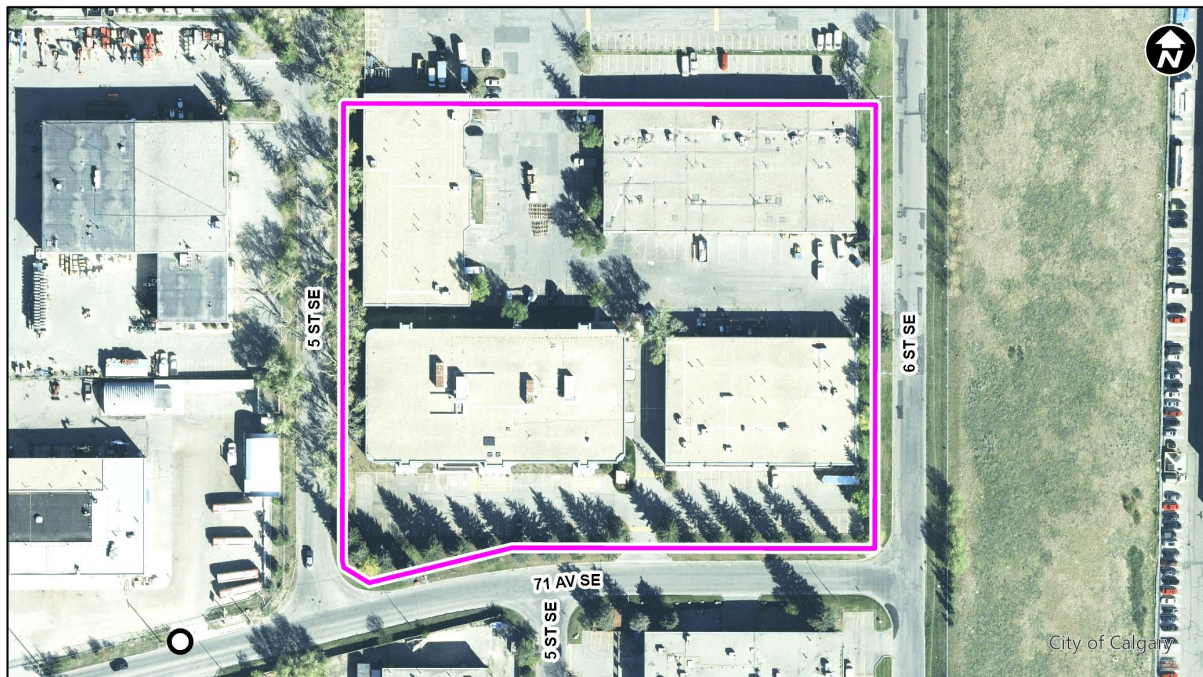
A stop for Route 149 (Point Trotter Industrial) is located approximately 30 metres (less than a one-minute walk) to the west along 71 Avenue SE. The subject site's proximity to Glenmore Trail SE to the north, Blackfoot Trail SE to the west and Heritage Drive SE to the south provides the area with strong vehicle connectivity and transit access.

Community Peak Population Table

There is no population data available as the subject site is located within an industrial area (Fairview Industrial).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District is intended to allow for a variety of light and medium general industrial uses and a limited number of support commercial uses. As the parcel is serviced by City water and sewer, the maximum floor area ratio allowed is 1.0 which is approximately 20,408 square metres of floor area. There is no maximum building height for a building located in the I-G District.

The proposed Direct Control (DC) District is based on the I-G District with the additional discretionary uses of Drinking Establishment – Small, Financial Institution, Health Care Service, Radio and Television Studio, Retail and Consumer Service, and Service Organization. The maximum building height and the floor area ratio would remain unchanged. The DC District will ensure the continued opportunity for I-G based development while also accommodating the additional proposed uses. The City's Industrial Growth Strategy approach to industrial lands places a priority on maintaining the opportunity for industrial based uses; therefore, utilizing a DC District that is based on the I-G District best enables the retention of the original industrial uses while also providing flexibility with additional commercial uses.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary due to its innovative ideas and policy considerations. This proposal allows for limited additional support commercial uses while maintaining the I-G District base. This will allow existing businesses to continue to

operate on the site as well as provide the opportunity for new limited-scale commercial businesses to locate here. The same result could not have been achieved through the use of a standard land use district in the Land Use Bylaw 1P2007.

Section 7 of the proposed DC District includes additional use area restrictions for the proposed commercial uses. These areas reflect leasable space within the existing buildings and are limited to ensure that commercial uses do not proliferate on the site.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 and Section 7 of the DC District bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district many of these rules can be relaxed if they meet the test for a relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007, regulating aspects of development can also be relaxed in the same way that they would be in a standard district. This relaxation rule allows for flexibility during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design

The rules of the I-G District, on which the proposed DC District is based, will provide guidance for future site development, including landscaping, parking, and access. The site is already developed with four buildings which the applicant intends to retain. No new development has been proposed at this time.

Transportation

Vehicle access to the site is available from 71 Avenue SE to the south and 6 Street SE to the east. There are currently no sidewalks located along the portions of 5 Street SE, 71 Avenue SE and 6 Street SE, that bound the site. The nearest sidewalk ends approximately 30 metres (less than a one-minute walk) to the west of the site. There are no cycling facilities or infrastructure located immediately adjacent to the site. However, cycling infrastructure is recommended to further develop The City's Always Available for All Ages and Abilities (5A) Network on 71 Avenue SE and 6 Street SE.

A bus stop for Route 149 (Point Trotter Industrial), providing a westbound transit option, is located roughly 30 metres (less than a one-minute walk) west of the subject site along 71 Avenue SE.

On-street parking is available immediately adjacent to the site on the west side of 6 Street SE and the north side of 71 Avenue SE. Most parking will be accommodated on site. Parking is restricted adjacent to the site on 5 Street SE.

A Transportation Impact Assessment or a Parking Study were not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm utilities are available. Servicing requirements will be further determined at a subsequent development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial area as per Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies in the MDP state that the Standard Industrial areas should be predominantly industrial in nature and industrial land should be protected from encroachment of non-industrial uses. The MDP also supports complementary commercial uses that are compatible with the industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

The proposed DC District maintains a broad range of industrial uses and expands opportunities for limited but compatible commercial uses. The proposed DC District is based on the I-G District and aligns with the policies of the MDP.

Calgary Climate Strategy (2022)

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

Heritage Communities Local Area Plan (Statutory – 2023)

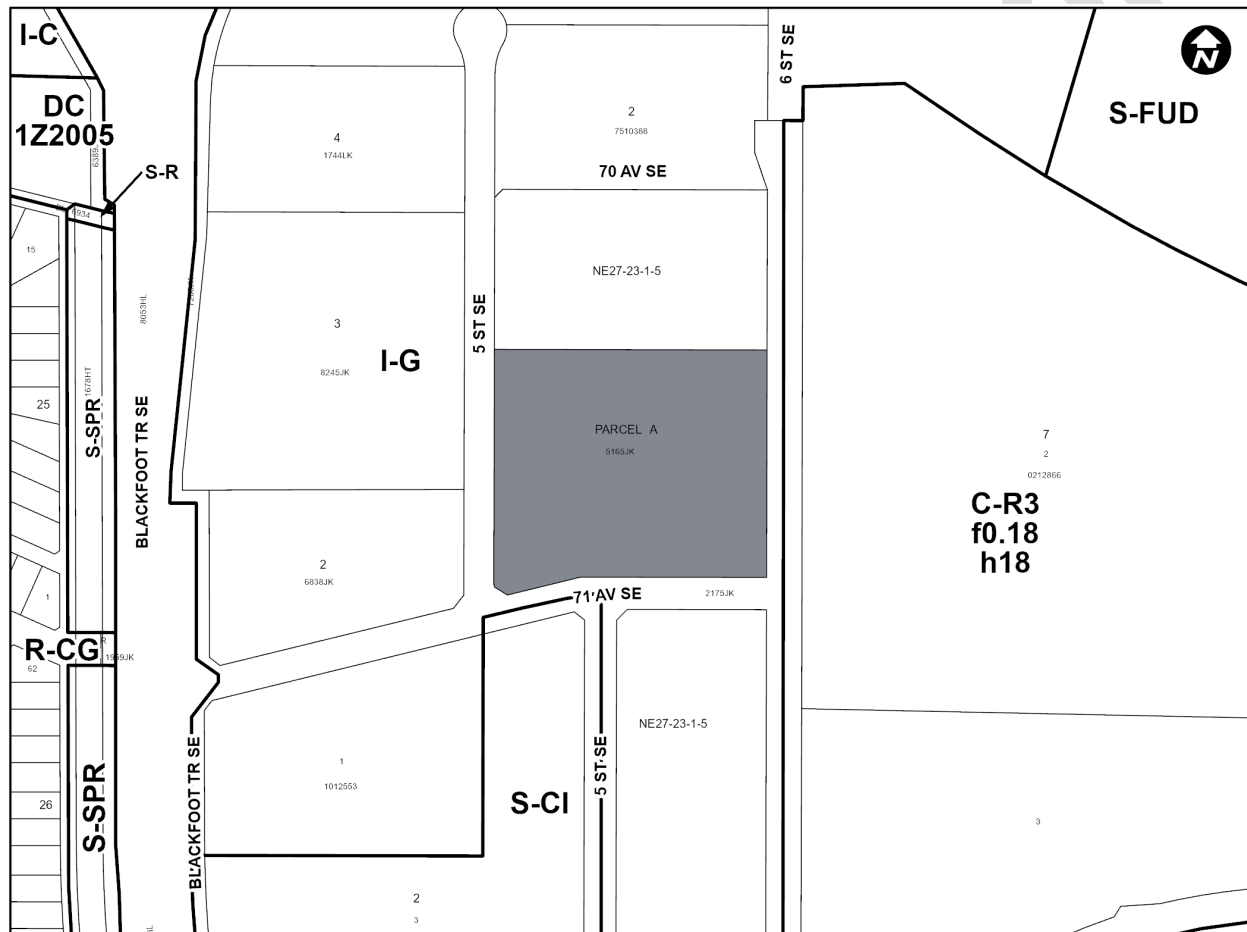
The subject site is located within the Industrial General area as per Map 3: Urban Form in the [Heritage Communities Local Area Plan](#) (LAP). In the Heritage Communities, the Industrial General area applies primarily to portions Fairview Industrial, East Fairview Industrial and Glendeer Business Park. The applicable policies of the LAP state that the Industrial General areas should contain a range of light and medium industrial uses and allow for a range of building sizes. The LAP allows for the integration of a limited range of office and commercial uses that support industrial activities, where appropriate but limits new, large format commercial uses.

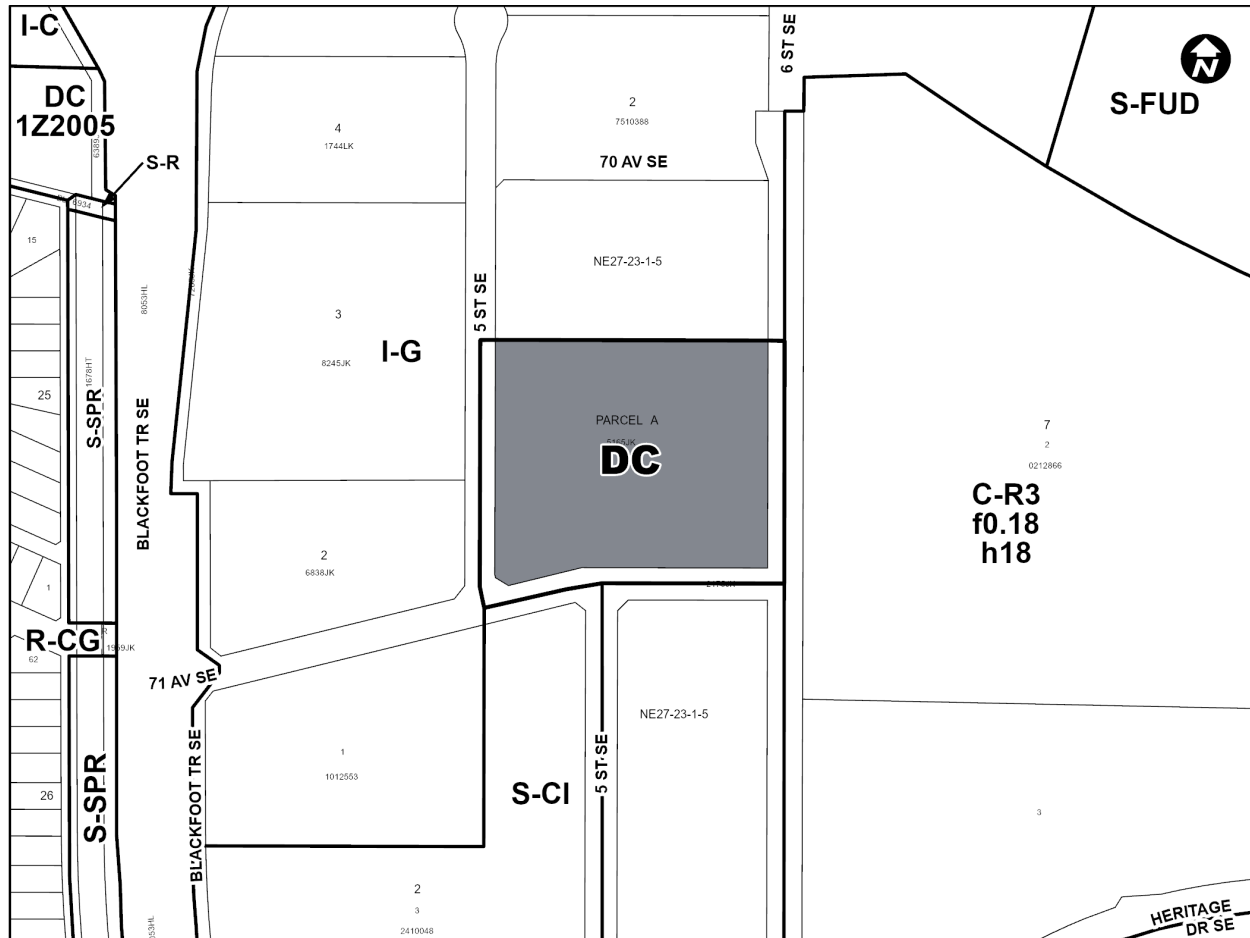
The proposed DC District aligns with the policies of the LAP as it maintains light and medium industrial uses under the I-G District base while allowing for additional support commercial uses, with limitations, on the subject site.

Proposed Direct Control District

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 allow for additional support commercial uses.

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 District of the Industrial – General (I-G) Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Drinking Establishment – Small;**
- (b) **Financial Institution;**
- (c) **Health Care Service;**
- (d) **Radio and Television Studio;**
- (e) **Retail and Consumer Service; and**
- (f) **Service Organization.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Additional Use Area Restrictions

- 7**
- (1) The maximum cumulative **use area** for **Drinking Establishment – Small** is 375.0 square metres.
 - (2) The maximum cumulative **use area** for **Financial Institution** is 560.0 square metres.
 - (3) The maximum cumulative **use area** for **Retail and Consumer Service** is 2800.0 square metres.
 - (4) The maximum cumulative **use area** for **Service Organization** is 775.0 square metres.

Relaxations

8 The **Development Authority** may relax the rules contained in Sections 6 and 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission



Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8

Applicant's Submission:

Land Use Redesignation – Glenmore Centre

550 71 AV SE, 616 71 AV SE, 7131 6 ST SE & 7121 6 ST SE

On behalf of Dream Industrial Twofer (GP) Inc. (Dream), Stantec Consulting Ltd. (Stantec) has submitted a Land Use Redesignation application to redesignate a 2.04 ha (5.05 ac) parcel of land in the East Fairview Industrial Area from Industrial – General (I-G) to Direct Control (DC), utilizing the current I-G district as a base. The application proposes introducing additional light industrial-type uses to the standard I-G district that will facilitate additional opportunities at the subject site.

SITE CONTEXT

The subject site consists of four individual buildings located on one parcel. These four buildings are collectively referred to as the 'Glenmore Centre.' The subject site is legally described as Plan 5165JK; Parcel A, and civically addressed as the following:

- 550 71 AV SE – Building 1
- 616 71 AV SE – Building 2
- 7131 6 ST SE – Building 3
- 7121 6 ST SE – Building 4

The subject site has a unique context due to its existing layout (four buildings on one parcel), and surrounding land uses that include Light and General Industrial, Commercial, Retail, and Institutional. From a neighbourhood planning perspective, the subject site is also surrounded by multiple policy categories of the Heritage Communities Local Area Plan (LAP) including Commercial Corridor, Industrial General, Industrial Transition, Special Policy Area, and Commercial Centre.

Buildings 2, 3 and 4 on the parcel are designed as typical general industrial buildings, featuring larger units with open areas for product and inventory display or storage, and smaller administrative areas for businesses such as building supply companies and woodworking shops, among others.

Building 1, however, is designed to accommodate multiple tenants with smaller-scale operations. It is a two-storey light industrial building with interior units primarily designed as industrial office spaces, ranging in size from 2,000 to 12,000 sq ft. However, they can be modified to suit the needs of individual users with various types of businesses, including workspaces for survey companies, custodial operations centres, among others.

This application is primarily intended to support Building 1, as it has been limited in its ability to provide a full range of appropriate use opportunities under the stock I-G district. The current land use does not enable other types of lower intensity uses such as health care services, service

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City of Calgary
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Reference: Land Use Redesignation

organizations, and select retail and consumer service businesses, among others, who would be interested in locating in East Fairview but not able to due to the current I-G zoning, even though they are able to in other industrial districts such as Industrial – Business (I-B), Industrial – Commercial (I-C), or Industrial – Edge (I-E).

PROPOSED DC DISTRICT

To better reflect the unique convergence of land uses and policy areas surrounding the site and further support Building 1, a custom DC District based on I-G is proposed to add new permitted and discretionary land uses. All land uses proposed exist within other industrial districts and are meant to better reflect the characteristics of Building 1 and help work towards utilizing the overall site to its fullest.

From a planning perspective, this application:

- Complies with the Heritage LAP Section 2.2.3 Industrial (Industrial Urban Form Category), which promotes the integration of a limited range of supporting office and commercial uses to enhance industrial activities, where appropriate, while restricting the development of new, large-format commercial uses.
- Creates a district that optimally responds to the transitional nature of the area, enabling a mix of land uses those complements and works together with the surrounding light industrial, commercial, and institutional activities.
- Maintains the industrial character by only proposing additional uses that exist in other Industrial Districts in Calgary (I-B, I-C, and I-E).
- Enables adaptive use of an existing structure, which minimizes major construction waste (aligning with MDP Policy 2.6.6.a.ii.), and offers for new opportunities to attract a broader range of users, all while avoiding more substantial environmental and financial costs of a major redevelopment.
- Focuses on supporting business growth and investment in the city by enabling additional uses within this DC District, creating a flexible framework that can better respond to evolving market conditions and improve support service opportunities to the larger East Fairview Industrial area.
- Promotes increased activity and utilization, expanding upon the types of uses that can extend activity into the evenings (e.g., from 5:00 PM to 9:00 PM), fostering a more active environment for employees and visitors, increasing traffic through more hours of the day, and enabling greater potential utilization of the industrial park throughout the day.

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Reference: Land Use Redesignation

CONCLUSION

The proposed Land Use Redesignation application is designed to introduce new light industrial and supporting service uses to the I-G district, primarily tailored toward supporting additional activity in Building 1 (550 71 AV SE). By limiting the proposed uses to include uses that already exist in other industrial districts, we aim to enhance the building's functionality, working towards stabilizing the tenant base longer-term, while maintaining the Glenmore Centre's industrial character.

This strategy not only supports the long-term viability of the Glenmore Centre but also aligns with the Heritage Communities LAP and several relevant policies and objectives of the Calgary MDP. By effectively addressing the converging policy areas within the LAP, we ensure that the proposal is properly integrated with overarching planning goals. Overall, this proposal aims to maintain the Glenmore Centre as a valuable industrial hub, fostering continued industrial activity in East Fairview, and promote sustainable development practices. We would like to thank Commission and Council for their time in review, and respectfully request your support for this application.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2024-0248

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 outreach strategy for this application adhered to the "Inform" level of involvement on the IAP2 spectrum. This ensured that impacted individuals and parties received objective information to help them understand the project, what was being proposed, and how to participate in the process if they wished.

The standard City notification letter sent to property owners surrounding the subject site (550 71 AV SE, 616 71 AV SE, 7131 6 ST SE, 7121 6 ST SE). The City mail-out (undated) set a deadline of January 23, 2025, for any comments on the application.

In addition to the standard City notification letter, Dream prepared an information handout (two-pager). Dream issued the two-pager information sheet via email to all fourteen (14) tenants of the Glenmore Centre on January 16, 2025, and provided a deadline of January 30, 2025, for any comments, questions, or concerns about the application to be submitted directly to Dream. The two-pager is attached for reference. The information handout was shared with the file planner on January 23, 2025.

Affected Parties

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

Surrounding property owners were notified of the application through the City's standard notification process.

Dream reached out directly via email to all Glenmore Centre tenants on January 16, 2025.

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.

As of February 12 (past the January 30, 2025 deadline), no feedback, comments, questions, or concerns were received by Dream as part of the outreach to tenants.

To the applicant's knowledge, no feedback, comments, or concerns were received from the City File Manager either, following the January 23, 2025 deadline.

How did input influence decisions?

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

As no comments, concerns, questions, or feedback was received from persons or parties engaged during the application, nothing was received to influence project decisions outside of the Development Application Review Team (DART) review 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)

Since no comments, questions, concerns, or feedback was received by Dream, there was no follow up necessary related to engagement outcomes or project decisions. All project decisions and next steps were outlined in the infosheet distributed to tenants of the Glenmore Centre on January 16, 2025.

calgary.ca/planningoutreach

Proposed Rezoning



Glenmore Centre (550 & 616 71 AV SE - 7121 & 7131 6 ST SE)
Industrial General (I-G) to Direct Control (I-G Base)

Hello Neighbour,

Stantec, on behalf of Dream, has submitted a Land Use Amendment (rezoning) application to the City of Calgary for the Glenmore Centre. This rezoning application seeks to change the land use from the current Industrial General (I-G) District to a Direct Control (DC) District (I-G base).

The proposed rezoning to a DC District aims to incorporate new uses (which are all available in other industrial districts in Calgary) into the standard (base) I-G District. The proposed additional uses consist of:

- Health Care Service
- Financial Institution
- Radio and Television Studio
- Retail and Customer Service
- Service Organization
- Drinking Establishment – Small

This handout contains additional information about the proposed rezoning from I-G to DC (I-G base), and how you can get involved in the process.

Our goal is to ensure you are well-informed about the rezoning and have the opportunity to participate in the process if you would like to take part.

CITY APPLICATION NUMBER

LOC2024-0285

CITY FILE MANAGER

Emma Nutter

Planner
Planning & Development
Services, City of Calgary
P: (403) 268-5311
E: Emma.Nutter@calgary.ca

DREAM CONTACT

Aidan Leung

E: aleung@dream.ca
P: (403) 536-6530

Glenmore Centre Location (550 & 616 71 AV SE - 7121 & 7131 6 ST SE)



Frequently Asked Questions

What is a Direct Control (DC) District?

A Direct Control (DC) District is a customized land use designation. It includes a list of allowable uses and a set of rules specific to a particular property or development. Most DC Districts reference the rules of one of the standard zones in the Land Use Bylaw. For this application, the standard zone being referenced for the proposed DC is the Industrial General (I-G) District, which is the current zoning for the Glenmore Centre.

What is being customized for this DC District?

The main customization for this proposed DC District involves modifying the list of permitted and discretionary uses, and a cap to the amount of gross floor area allowed for the Retail and Consumer Service use. There are no other changes proposed, meaning that everything currently allowed and operating on the property can and will remain as it is today.

Which buildings of the Glenmore Centre does this application pertain to?

The application is for the entire Glenmore Centre parcel, which includes the four buildings:

- 550 71 Avenue SE • 7121 6 Street SE
- 616 71 Avenue SE • 7131 6 Street SE

If the rezoning is successful, the new DC District would apply to all four buildings.

Are any existing uses being changed or removed for the Glenmore Centre?

No. All current land uses will remain the same under the current I-G District, regardless of the outcome. The intent is only to add new use opportunities for the parcel without changing any of the current uses.

If successful, will this rezoning impact any existing businesses in the Glenmore Centre?

No. Should the rezoning be successful, there will be no impacts or changes to current uses of the buildings. All those currently operating under the existing land use will be able to continue as they exist today.

What is the timeline for the rezoning process?

Timelines for a rezoning process can vary, but it typically involves several stages, including application submission, review by City staff, recommendations by the Calgary Planning Commission (CPC), and a final decision by Council during a public hearing. The entire process can take several months to complete.

This application is anticipated to be presented to CPC sometime in February or March 2025 following review by City staff.

After Administration reviews the application, what is the next step in the process?

Following the review, City staff will prepare a report for CPC with a recommendation on support for the proposed rezoning. CPC will then make their recommendation to Council for consideration. Council will make a final decision on the application during the public hearing.

How can you get involved in the process?

You can share your comments with the City file manager through the City's online Development Map website:

dmap.calgary.ca/?p=LOC2024-0285

You can also contact the City file manager with any comments regarding the application (contact information below). The deadline to submit comments to the City is **January 23, 2025**.

Emma Nutter P: 587-223-3019
E: Emma.Nutter@calgary.ca

For any questions specific to Dream regarding the application, please contact Aidan Leung at the information below by **January 30, 2025**.

Aidan Leung E: aleung@dream.ca
P: (403) 536-6530

**Planning and Development Services Report to
Calgary Planning Commission
2025 March 27**

**ISC: UNRESTRICTED
CPC2024-0524
Page 1 of 3**

**Policy and Land Use Amendment in Altadore (Ward 8) at 3926 – 16 Street SW,
LOC2023-0025**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3926 – 16 Street SW (Plan 4890AG, Block A, Lots 12 and 13) from Residential – Grade-Oriented Infill (R-CG) District to Commercial – Neighbourhood 2 (C-N2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property in order to allow for the development of an office within the existing residential building.
- The proposal 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 Commercial – Neighbourhood 2 (C-N2) District would allow for uses that can provide local services to neighbouring residents.
- Why does this matter? The proposed land use would allow for a more efficient use of existing infrastructure and at-grade local commercial development that provides retail and service uses in close proximity to residents.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Altadore, was submitted by Se7en Dezin on behalf of the landowners, Orjon Danglli and Shpresa Danglli, on 2023 January 30.

The approximately 0.06 hectare (0.15 acre) site is located mid-block, on the east side of 16 Street SW, south of 38 Avenue SW. Commercial development is located directly south of the site along 16 Street SW, north 40 Avenue SW. The parcel is currently developed with a single detached dwelling and detached garage with lane access. The proposed C-N2 District would allow for the local commercial uses of Office or Retail and Consumer Service within the existing building. The Applicant Submission (Attachment 3) indicates the intent for an office at this location.

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

**Policy and Land Use Amendment in Altadore (Ward 8) at 3926 - 16 Street SW,
LOC2023-0025**

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant reached out to the Ward Councillor's Office, Marda Loop Communities Association (CA) and neighbouring residents, and conducted door knocking and pamphlet delivery within the immediate area. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received 14 letters of opposition from the public. The letters of opposition included the following areas of concern:

- negative impact on local traffic, on-street parking and pedestrian safety;
- not appropriate location for additional commercial/retail uses – already too much retail and multi-residential development;
- low density development should be maintained; and
- the applicant has not provided accurate or sufficient information to residents.

No comments from the CA were received during the initial circulation process; Administration did contact the CA to follow up and they stated that while they did not object to the proposal, they did want Administration to be aware that there are issues related to accommodating on-street parking along 16 Street SW. The comments from the CA can be found in Attachment 5.

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

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

**Policy and Land Use Amendment in Altadore (Ward 8) at 3926 - 16 Street SW,
LOC2023-0025**

IMPLICATIONS

Social

The proposal would allow for new commercial development for Calgarians within a growing and densifying established neighbourhood by contributing to the range of community amenities.

Environmental

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

Economic

The proposed amendment would allow for additional commercial opportunities in the area contributing to the overall economic vitality of the neighbourhood.

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 South Calgary/Altadore 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 mid-block, on the east side of 16 Street SW, south of 38 Avenue SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and detached garage with lane access.

Surrounding development to the north, east and west is primarily single and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District. Directly to the south of the site, along 16 Street SW (north of 40 Avenue SW), are sites developed with small scale commercial development and are designated as Commercial – Neighbourhood (C-N2) District. Additionally, to the north, just south of 38 Avenue SW, there is a site designated Multi-Residential – Contextual Low Profile (M-C1) District developed with low-rise apartment buildings.

Community Peak Population

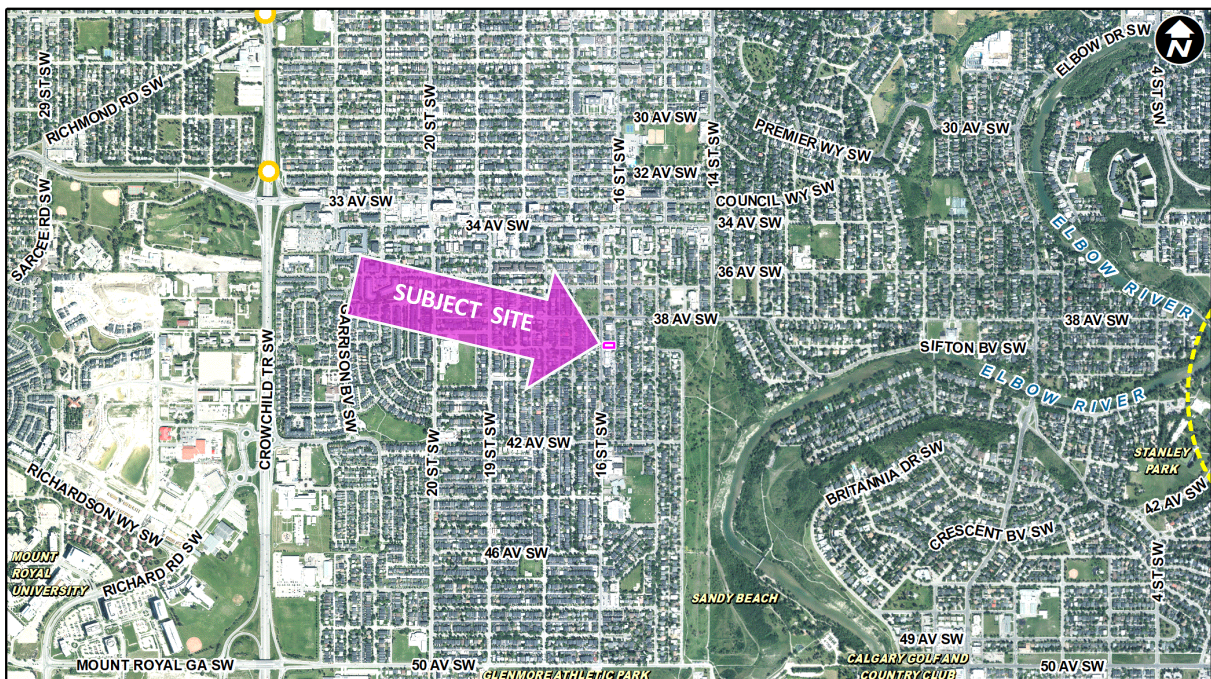
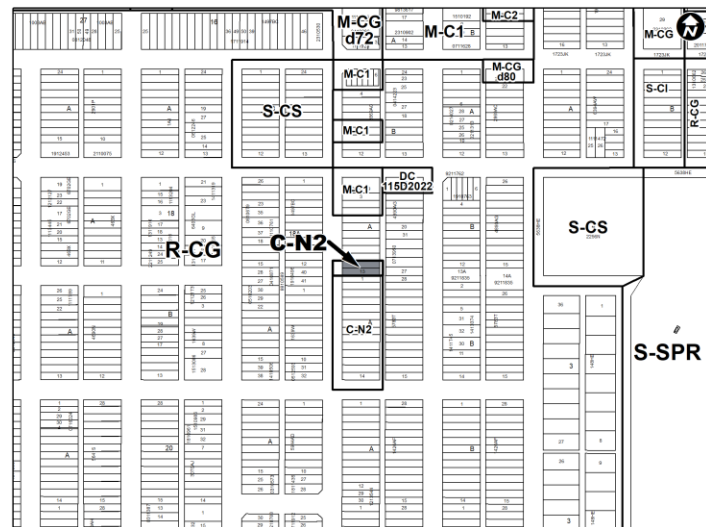
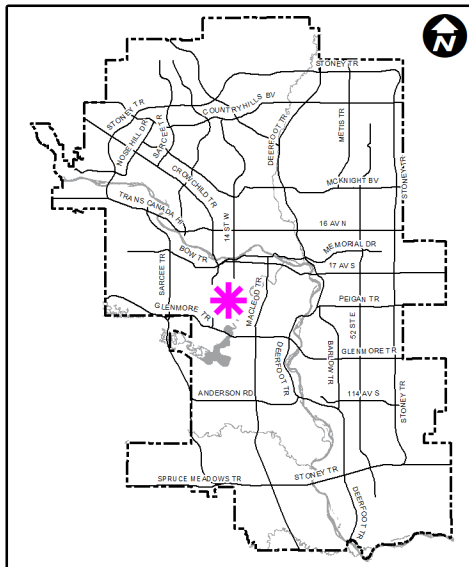
As identified below, the community of Altadore reached its peak population in 2019.

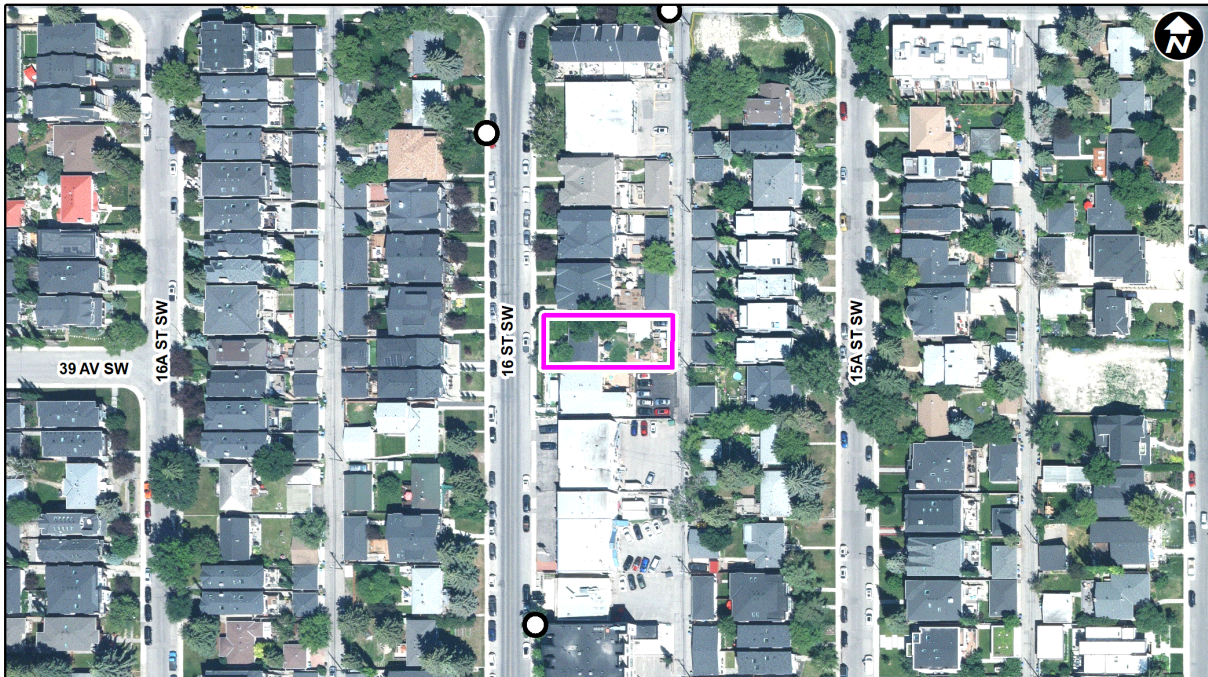
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0.00 %

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential – Grade-Oriented Infill (R-CG) District provides for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units. Secondary suites are permitted uses within the R-CG District. This land district does not allow for office uses and is limited to home occupation uses for businesses.

The proposed C-N2 District accommodates small scale commercial developments and buildings that are in keeping with the scale of nearby residential areas, with opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses. The C-N2 District allows for a maximum height of 10.0 metres and a maximum floor area ratio (FAR) of 1.0.

Development and Site Design

If approved by Council, the rules of the C-N2 District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- access and parking provision;
- mitigations of shadowing and privacy; and
- ensuring appropriate interface with the adjacent low density developments.

Transportation

The site fronts onto the collector road of 16 Street SW and is near 38 Avenue SW, also a collector road, and 40 Avenue SW, which classified as a residential street.

Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 16 Street SW, 38 Avenue SW and 40 Avenue SW.

The site is served by the cycling infrastructure with an existing on-street bikeway along 16 Street SW, which connects to on street bikeways along 38 Avenue SW, 42 Avenue SW and to the Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within proximity to the transit network on 16 Street SW and 38 Avenue SW, with Stops for Route 13 (Altadore), which are within approximately 85.0 metres of the site (a two-minute walk).

Vehicular access to the subject site would be provided from the rear lane. On-street parking is available on 16 Street SW with current parking restrictions of 20 minutes, and one-hour limits during the day, to the south of the subject parcel. No restrictions are noted for the on street parking on the west side of 16 Street SW.

Environmental Site Considerations

Currently, there are no known environmental concerns with the proposed land use amendment application.

Utilities and Servicing

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

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 proposed application complies with relevant policies that support at-grade local commercial development that provides retail and service uses in close proximity to residents.

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 within the development permit review.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 1986)

The [South Calgary/Altadore Area Redevelopment Plan](#) (ARP) Map 2: Land Use Policy identifies the subject site as Residential Conservation, which has an intent to permit low profile infill development that is compatible with surrounding dwellings.

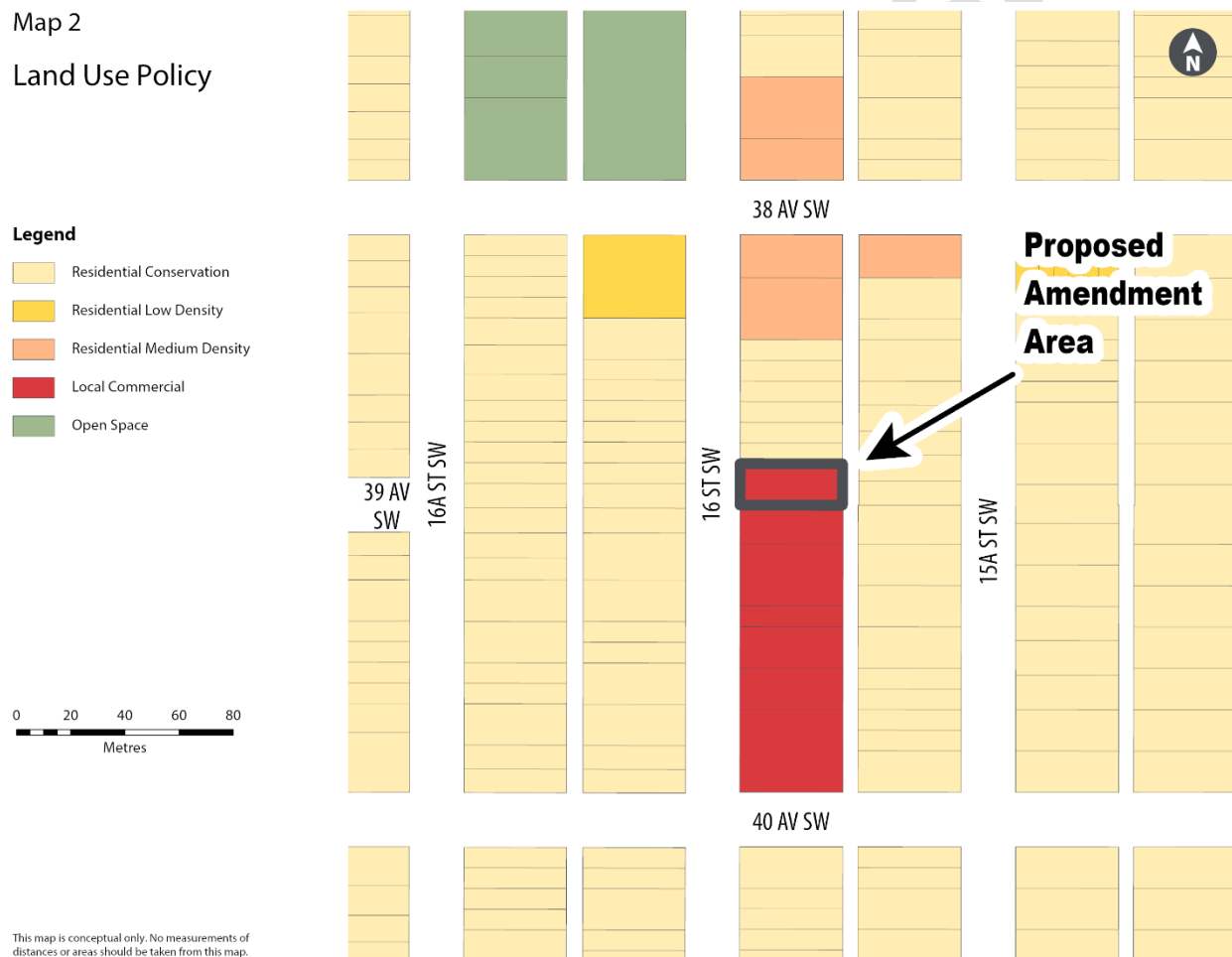
An amendment to Map 2 is required to accommodate the proposal. This amendment will identify the subject site as Local Commercial which encourages commercial development that relates in appearance, scale, and function to the surrounding residential area. This is in accordance with Section 3.3.2 'New Local Commercial' which states that if local commercial areas are to be expanded an amendment to the plan would be required.

West Elbow Communities Local Area Plan Project

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

Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares \pm (0.15 acres \pm) located at 3926 – 16 Street SW (Plan 4890AG, Block A, Lots 12 and 13) from 'Residential Conservation' to 'Local Commercial' as generally illustrated in the sketch below:



Applicant Submission

The landowner of 3916 16 Street S.W. wishes to rezone their parcel of land from R-CG (Residential – Grade Oriented Infill District) to C-N2 (Commercial – Neighborhood District).

To provide you site context and history on this parcel of land. The parcel is located midblock along 16 Street bound between 38th and 40th Avenue S.W. The parcel is currently zoned R-CG, the parcels to the South of his parcel are all zoned C-N2. The parcels to the North are zoned RC-G and have generally been redeveloped from the older stock single detached dwelling housing of the 1950's to semi-detached dwellings. The current house on the parcel of land has operated as a Montessori Day Home for 2-3 years and is currently a residential rental on a short term lease basis.

The owner's primary request for rezoning this parcel of land from R-CG (Residential – Grade Oriented Infill District) C-N2 (Commercial – Neighborhood District) to operate a boutique architectural design office from this location. At this time the owner wishes to retain the existing building and renovate it to serve the new business. The required parking to serve the businesses would be accommodated at the rear of the lot with consideration that a portion of clients will be pedestrian/transit based visits from the local community and beyond. The core work hours for the business are from 8:00am - 4:30pm, with no work on weekends or holidays. There will be a location for one visitor parking as well in the parking lot, generally speaking there will not be many visitors unless they are new clients and these meetings will be scheduled. In person meeting and amount to one or two visits a day and on some days none at all.

The proposed rezoning of this parcel to C-N2 (Commercial – Neighborhood District) would be in alignment with the City policy and MDP – Municipal Development Plan which encourages local commercial uses within inner city neighbourhoods.

The intent to rezone to C-N2 (Commercial – Neighborhood District) will benefit the existing community as populations have declined from their peak of the 1960's, 70's and 80's. The development supports the needs of the community and support small businesses that provide services to inner city communities and citizens of Calgary in general.

Outreach was provided by door knocking and pamphlet delivery campaigns undertaken on the following days Thursday, May 18, 2023/Tuesday, September 12, 2023/Monday, January 29, 2024. The primary concerns from the immediate neighbors were as follows:

We also wanted to touch on the noticeable delay of the Land use re-designation from the submission in 2023 to the current day of this letter is primarily attributed to personal reasons by myself. Should you or your office require any further clarification on the plans please feel free to contact us.

With kind regards,
Ahmad (Edward) Talib - Agent for Owner

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2023-0025

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)

Councillor office contacted via phone and e-mail - no response.
E-mails to the Marda Loop Community Association requesting input into the proposed land use redesignation by phone July 2021, by phone September of 2021, by e-mail February of 2022, by e-mail August of 2023. by e-mail January 2025.
Phone Conversation with Kim Kemper member of the Marda Loop Community Association May 2024.
Business owner to South Kindervalley Montesorri was neither in objection nor support of the proposed redesignation during our discussion.
Door knocking and pamphlet delivery campaigns which were undertaken on the following days Thursday, May 18. 2023/Tuesday, September 12, 2023/Monday, January 29, 2024 - discussed proposal with homeowners and business owners who were responded to door knocking campaign.
Phone conversations with homeowners and business owners with respect to clarification on intent.

Affected Parties

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

Homeowners in immediate area.
Business owners in immediate area.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Parking concerns.
Traffic Congestion.
Proposed business in direct competition with adjacent businesses to the South.
Derelict rental property by previous owner.
Property Value Concerns.

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.

Reduced amount of parking for visitors from 3 spots to one spot. Total parking from 8 stalls to 5 stalls.
Increase in traffic mitigated by nature of business as business has a low occupant load and a small amount of visitors during the week.
Proposed business is not in direct competition with adjacent businesses.
Proposed business will revitalize existing building to compliment streetscape of the 3900 block of 16 Street S.W. Landscaping will be improved by planting additional trees/shrubs and maintaining soft and hard landscaping surfaces.
Property value concerns we feel is mitigated as the existing building will be revitalized and will remain similar in form to that of the existing dwelling on site.

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)

Concept civil architectural plans and renderings shared with individuals in person or by e-mail correspondence.

calgary.ca/planningoutreach

Community Association Response

From: MLCA Development <development@mardaloop.com>
Sent: Wednesday, February 12, 2025 12:59 PM
To: Friedman, Jarred B. <Jarred.Friedman@calgary.ca>
Subject: [External] Re: 3926 – 16 Street SW, LOC2023-0025

Hi Jarred,
We don't have objections to the proposal, just a note of caution about enough parking for all the businesses along 16th street. It's already hard to find a spot.

Thanks,
Rita

**Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW,
LOC2024-0224**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.52 hectares \pm (1.28 acres \pm) located at 110 Bishop Way SW (Portion of Plan 1612440, Block 5, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional uses of health care service and retail drive through, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for additional complimentary uses in an existing approved assisted living development in the community of Currie Barracks.
- The proposed application aligns with the applicable policies of *the Municipal Development Plan* (MDP) and the *Revised Currie Barracks CFB West Master Plan* (Master Plan).
- What does this mean to Calgarians? The proposed Direct Control (DC) District would provide land use rules that support the development of an assisted living complex with Health Care Service and Retail Drive Through uses to allow for a pickup window for the pharmacy.
- Why does this matter? The proposed DC District has additional uses that may contribute to the success of the development, it provides for further optimization of the existing infrastructure and contributes to Calgary's overall economic health.
- A development permit (DP2023-05035) for a new Assisted Living, Retail and Consumer Service, Office and Restaurant has been approved and the development is under construction. This new DC District would accommodate additional uses within the approved development.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the southwest community of Currie Barracks was submitted by GSA Consulting Inc, on behalf of the landowner, Currie Green By Statesman Inc., on 2024 September 6. No development permit for the additional uses has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a Development Permit to add Health Care Service and Retail Drive Through as uses to their approved development for an assisted living facility. The Retail Drive Through use is intended to compliment the Retail and Consumer Services use and can not be included with any other use on this site.

The 1.63 hectare (4.0 acre) parcel is located on Bishop Way SW. The proposed DC District affects only the northern portion of the parcel, which is located at the southwest corner of Dieppe Drive SW and Currie Lane SW. The proposed DC District is based on the existing DC District, which was written to allow for development that aligns with the Master Plan.

Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW, LOC2024-0224

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the relevant community association was appropriate. The applicant determined no outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 4) for additional rationale.

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 letter of opposition included the following area of concern:

- traffic impact of a drive through.

The Rutland Park Community Association provided a response letter on 2024 December 23 (Attachment 5) identifying the following:

- supportive of maintaining the building height, building setbacks and parking requirements in the proposed DC District;
- concerned about hours of operations and traffic impacts of the drive through;
- concerned about other health care uses like addiction treatment or safe injection sites; and
- not supportive of the Retail Drive Through use.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The additional uses compliment the assisted living building under construction for the site. The modifications to the building to accommodate these uses 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.

Planning and Development Services Report to
Calgary Planning Commission
2025 March 27

ISC: UNRESTRICTED
CPC2025-0330
Page 3 of 3

**Land Use Amendment in Currie Barracks (Ward 8) at 110 Bishop Way SW,
LOC2024-0224**

IMPLICATIONS

Social

The proposed land use would create opportunity for a larger range of uses at this site. The Health Care Service and Retail Drive Through uses are supportive of the existing assisted living use on site.

Environmental

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

Economic

The ability to moderately increase the development on this site would allow for more efficient use of land and existing infrastructure. The development may also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Currie Barracks, at the southwest corner of Dieppe Drive SW and Currie Lane SW. The site consists of the northern portion of the parcel at 110 Bishop Way SW and is 0.52 hectares (1.28 acres) in size.

The community of Currie Barracks is currently experiencing significant redevelopment. The community is expected to develop into a dense mixed-use neighbourhood with a variety of housing types, rich with historic resources and supporting amenities. Development surrounding the subject site is characterized by a mix of commercial and residential buildings, including multi-residential development on the south side of the subject site. To the north of the site is low density residential and Alexandria Park; to the west of the site is the Inn on Officers Garden, a historic hotel and restaurant. The subject site currently has a six storey Assisted Living development under construction.

Community Peak Population Table

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

Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
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 [Currie Barracks Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 163D2016](#)) primarily allows for redevelopment to occur in accordance with the *Revised Currie Barracks CFB West Master Plan*, which envisions a mix of residential, commercial and institutional uses in various forms. The DC District allows a minimum building setback area of 3.0 metres and a maximum building height of 30.0 metres.

The proposed DC District is intended to maintain the relevant rules and entitlement of the existing DC District but includes the following changes:

- deletion of all low-density residential uses and associated rules;
- deletion of the centralized motor vehicle parking rules, which are no longer required;
- deletion of the minimum building height rule;
- deletion of interim uses, which are no longer required;
- list of uses updated to align with updates made to the Land Use Bylaw 1P2007;
- addition of custom “Retail Drive Through” use; and
- addition of Health Care Service use.

This land use application is intended to allow for the additional uses of Health Care Service and Retail Drive Through at the subject site. Retail Drive Through is a custom use that is intended to allow for a pharmacy to have a service window. This allows for more flexibility in how the

business can service its customers with mobility issues or who wish to limit interaction due to illness. The Retail Drive Through is restricted in how it operates when compared to a regular Drive Through. Retail Drive Through can only be approved in conjunction with Retail and Consumer Service, must not have an order speaker, must only have one window and only allows for a maximum of three stacking motor vehicle stalls. These additional uses compliment the Assisted Living facility.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development as Retail Drive Through is a unique use that does not exist in the Land Use Bylaw. As well, the proposal is innovative as it provides flexibility for a development design that can accommodate the applicant's intended development plans while maintaining the policy aims and urban design vision of the Master Plan. The same result could not be achieved with a standard land use district in the Land Use Bylaw.

The proposed DC District also includes a rule that allows the Development Authority to grant relaxations to sections 7 through 11 and 13 through 22 of the DC District Bylaw. Although there is no base district in the DC District Bylaw, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The relaxation rule is unavailable in the existing DC. The addition of a relaxation rule in the proposed DC District Bylaw will align with the Master Plan. The Master Plan supports relaxation considerations where a policy guide is not feasible.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed DC District will allow for additional uses to be added while maintaining the development and site design rules of building height, building setbacks and parking requirements from the existing DC to the development that is currently occurring on the site. The use rules for Retail Drive Through consider the following:

- interface with the street;
- relationship with adjacent residential uses; and
- pedestrian safety.

Transportation

Pedestrian Access to the site is available from existing and future sidewalks along the adjacent streets. The Calgary Transit bus Route 9 (Dalhousie Station/Chinook Station) is available within 350 metres (a six-minute walk) south of the subject site, with a bus stop located adjacent to Richardson Way SW. Direct vehicular access to the subject site is from Currie Lane SW. There are currently no parking restrictions on the adjacent streets.

A Transportation Impact Assessment or parking study was not required for the proposed land use amendments.

Environmental Site Considerations

There are no environmental concerns with the proposed land use amendment application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site from the adjacent streets. Site servicing was reviewed with the previously approved 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established Area Land use typology as identified on Map 1 (Urban Structure) of the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposed land use amendment aligns with the relevant policies of the MDP by allowing for the more efficient use of existing infrastructure

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objective of the [Calgary Climate Strategy – Pathways to 2050](#).

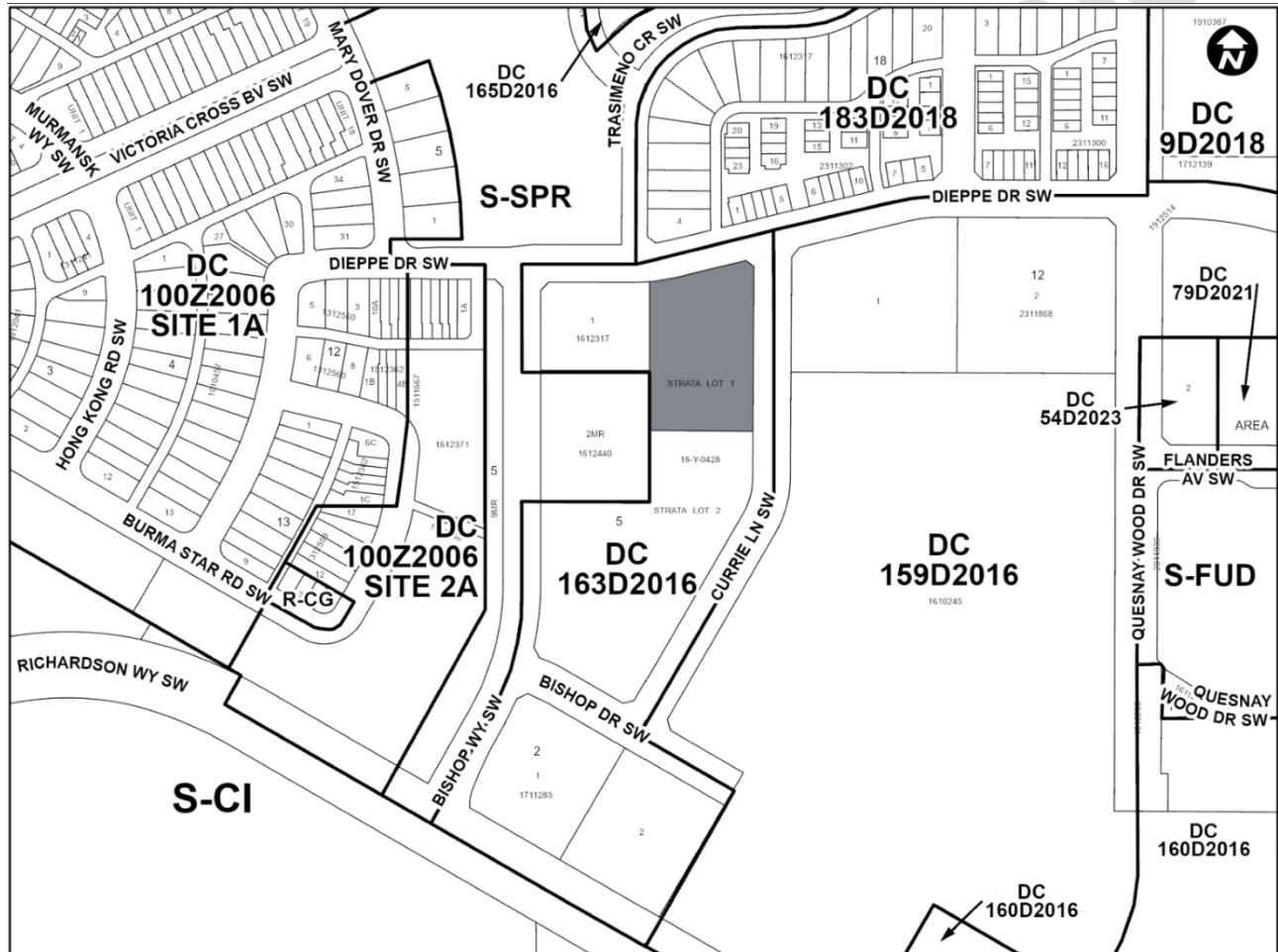
Revised Currie Barracks CFB West Master Plan (Non-Statutory – 2015)

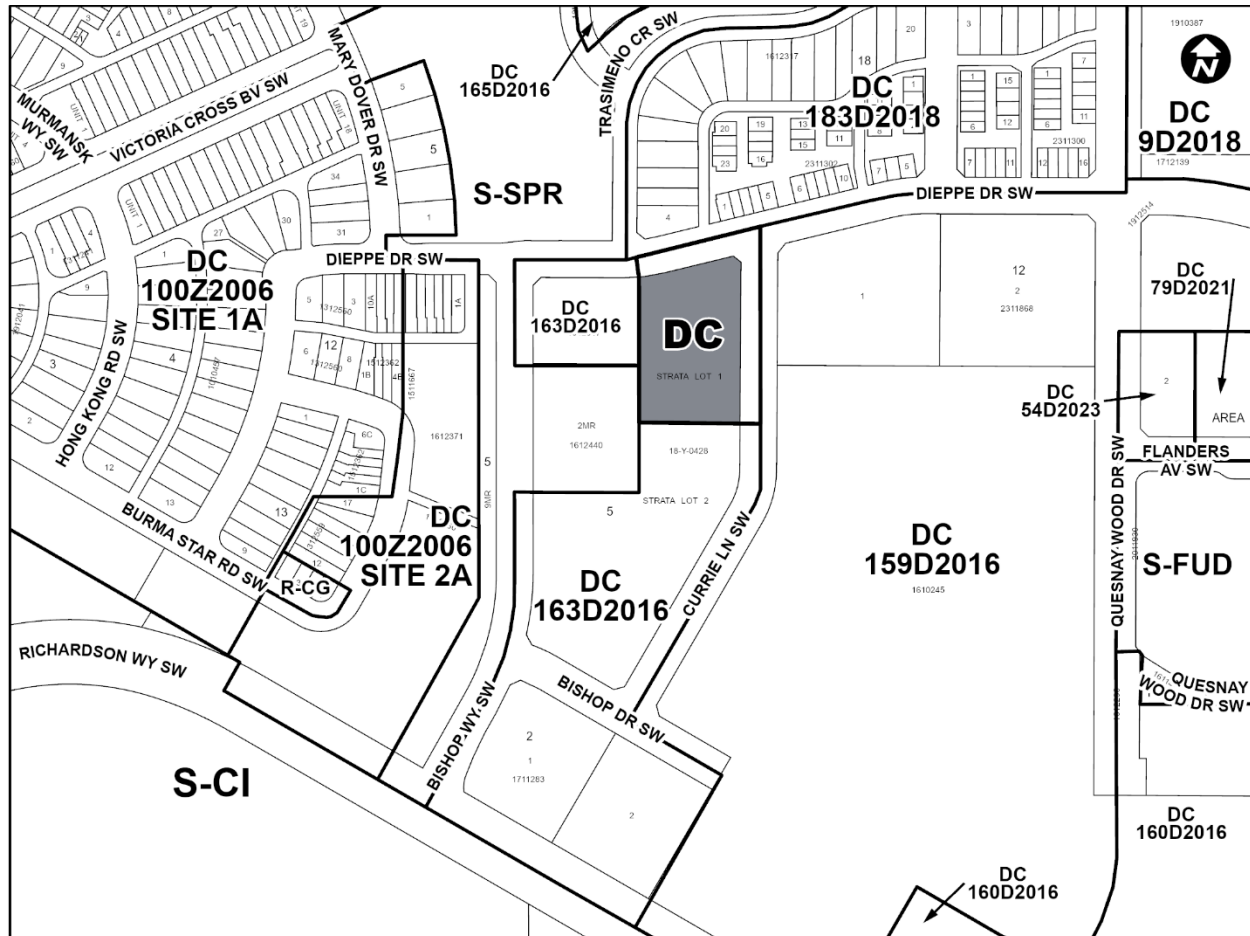
The [Revised Currie Barracks CFB West Master Plan](#) identifies the subject site as being part of the Residential Area and Policy Area B land use classification (Figure 4: General Development Concept). The applicable Master Plan policies indicate that this area will accommodate low, medium and high-density residential developments, including accessory uses which are compatible with and supportive of the local residential community. A limited range of neighbourhood supporting commercial uses are also anticipated to be integrated within the area such as services, professional offices, food and beverage uses. The proposed land use amendment is in alignment with the applicable policies in the Master Plan by allowing for uses that are supportive of the existing approved Assisted Living facility.

Proposed Direct Control District

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 the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
 - (b) allow for a modified drive through use; and
 - (c) allow for a variety of uses including commercial and multi-residential.

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) **“Retail Drive Through”** means a *use*:
 - (i) where services are provided to patrons who are in a motor vehicle; and
 - (ii) that must be approved with a **Retail and Consumer Service use**.

Permitted Uses

5 The following *uses* are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Park; and**
- (c) **Protective and Emergency Service.**

Discretionary Uses

6 The following *uses* are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Catering Service – Minor;**
- (e) **Child Care Service;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Dwelling Unit;**
- (i) **Financial Institution;**
- (j) **Fitness Centre;**
- (k) **Food Kiosk;**
- (l) **Health Care Service;**
- (m) **Health Services Laboratory – Without Clients;**
- (n) **Information and Service Provider;**
- (o) **Instructional Facility;**
- (p) **Live Work Unit;**
- (q) **Multi-Residential Development;**
- (r) **Office;**
- (s) **Outdoor Café;**
- (t) **Place of Worship – Small;**
- (u) **Power Generation Facility – Small;**
- (v) **Residential Care;**
- (w) **Restaurant: Food Service Only;**
- (x) **Restaurant Licensed;**
- (y) **Retail and Consumer Service;**
- (z) **Retail Drive Through;**
- (aa) **Service Organization;**
- (bb) **Social Organization;**
- (cc) **Specialty Food Store;**
- (dd) **Take Out Food Service; and**
- (ee) **Temporary Residential Sales Centre.**

Building Height

7 (1) The maximum **building height** in this Direct Control District is 30.0 metres.

Floor Plate Restrictions

8 The maximum **floor plate area** of each floor located partially or wholly above 26.0 metres above **grade** is 950.0 square metres, when a **building** contains **Dwelling Units, Hotel or Live Work Units**.

Building Design

9 All **buildings** fronting on a **street** must comply with the following general requirements:

- (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**;
- (b) the ceiling height of any residential **unit** on the first **storey** must not be less than 3.0 metres from **grade**;
- (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, direct access to **grade**; and
- (d) any **unit** of the floor closest to **grade** must have a finished floor at a minimum of 0.4 metres above **grade**.

Building Setback Area

10 The minimum **building setback area** is:

- (a) 3.0 metres from Currie Lane SW or Dieppe Drive SW; and
- (b) zero metres in all other cases.

Location of Uses Within Building

11 (1) “Commercial Uses” and **Live Work Units**:

- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, and Residential Care**; and
- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, and Residential Care**.

(2) Where there this section refers to “Commercial Uses”, it refers to the listed uses in section 5 and 6, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, and Residential Care**.

Retail Drive Through Rules

12 (1) A **Retail Drive Through** in this Direct Control District:

- (a) must not have outdoor speakers;
- (b) may have a maximum of one service window;

- (2) There may be a maximum of one **Retail Drive Through** in this Direct Control District.

Additional Retail Drive Through Rules

13 A **Retail Drive Through** in this Direct Control District:

- (a) must **screen** any drive through aisles that are **adjacent** to a **residential use**;
- (b) must not have any drive through aisles in a **setback area**;
- (c) must **fence** any drive through aisles, where necessary, to prevent access to a **lane** or **street**;
- (d) must not have pedestrian access into the building that crosses a drive through aisle;
- (e) must have a maximum of 3.0 vehicle stacking spaces for the purpose of queuing motor vehicles; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

Landscaped Area Rules

- 14 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retain or remove;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscape areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.

Specific Rules for Landscaped Areas

- 15 (1) A minimum of 20.0 per cent of the area of the **parcel** must be a **landscaped area**.

- (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (4) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
 - (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (3); or
 - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (5) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (6) Where a sidewalk provided in satisfaction of this section is next to portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

Planting Requirements

- 16 Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

- 17 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system is provided**, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

- 18 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) when the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.

- (5) **Private amenity space** must:
- (a) be in the form of a **balcony, deck** or **patio**; and
 - (b) have no minimum dimensions less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
 - (d) maybe located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors**:
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
 - i. a barbeque, or
 - ii. seating; and
 - iii. must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

Mechanical Screening

- 19 Mechanical systems or equipment that is located outside of a **building** shall be positioned, camouflaged, or screened from view of a **public space**, or from view of a **parcel** designated as **residential district** located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above **grade**.

Garbage

- 20 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 21 Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 22 (1) For **development** containing **Dwelling Units**, or **Live Work Units**, the minimum **motor vehicle parking stalls**:

- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.625 stalls for resident parking; and
 - (b) for each **Live Work Unit** is 0.5 *visitor parking stalls* per *unit*.
- (2) For *development* containing **Dwelling Units**, or **Live Work Units**, the maximum *motor vehicle parking stalls*:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per *unit*; and
 - (b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per *unit*; and
 - (c) for each **Dwelling Unit** or **Live Work Unit** is 0.5 *visitor parking stalls* per *unit*.
- (3) The maximum number of *motor vehicle parking stalls* for:
- (a) **Retail Store and Consumer Service** is 4.8 stalls per 100.0 square metres of total *gross usable floor area*;
 - (b) **Restaurant: Food Service Only, Restaurant: Licensed** is 2.85 stalls per 10.0 square metres of *public area*; and
 - (c) For all other uses, no maximum applies.

Required Bicycle Parking Stalls

- 23 (1) The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - i. no requirement where the number of *units* is less than 20; and
 - ii. 0.5 stalls per *unit* where the total number of *units* is 20 or more; and
 - (b) all other *uses* is the minimum requirement of Part 4 of Bylaw 1P2007.

Relaxations

- 24 The **Development Authority** may relax the rules contained in Sections 7 through 11 and 13 through 23 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission



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GSA Consulting Inc.
www.greenspacealliance.com

March 13, 2025

Kait Bahl
Planner, Community Planning
Planning & Development Services
City of Calgary
800 Macleod Trail SE, Calgary, AB T2P 2M5

Re: Application to redesignate the property at 110 Bishops Way SW, Currie Barracks, to add two additional uses, 'Health Care Service' and 'Retail Drive Through', to the current (DC 163D2016) Direct Control District.

Dear Kait,

Green Space Alliance (GSA Consulting Inc.) has been retained by Mr. Garth Mann of the Statesman Group of Companies (the "Client"), owner of the property legally described as Lot 3, Block 5, Plan 1612440 (the "Site"), to prepare and submit a land use redesignation application. The property is located at 110 Bishops Way, Currie Barracks, Calgary.

The following documents have been uploaded to the City's application website:

1. Completed Application Form,
2. Certificate of Title,
3. Current Copies of Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats,
4. Letter of Authorization,
5. Fee,
6. Colour Photographs,
7. Site Contamination Statement,
8. Abandoned Well Declaration Form,
9. Climate Resilience Inventory,
10. Applicant Outreach Summary,
11. This Applicant Submission Letter,
12. Site Plan, and
13. DC Direct Control District Intent Statement.

Site Location

Formerly a Canadian Forces Base, the Currie Barracks area has undergone several planning phases since its closure as a base in 1998. Most recently, the Currie Barracks Neighbourhood Land Use Plan was prepared to guide the remaining stages of the Currie Barracks development to better account for Calgary's current real estate market.

The Site comprises one large lot totalling 1.627 hectares in the Currie Barracks neighbourhood. The Site is located in the developing area of Currie Barracks and is currently surrounded by vacant land on the



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south, west, and northwest. Directly west of the Site is a hotel, the Inn on Officers Garden. Further west, the Site's neighbouring residential development varies from single detached housing to apartments.

The Site is bounded by Currie Lane SW, Bishop Drive SW, Bishop Way SW and Dieppe Drive SW. The South Portion of the Site is currently under construction by the Statesman Group of Companies to develop a retirement complex. The north portion of the Site currently has a Development Permit under review for the development of an assisted living facility. The Development Permit number is DP2023-05035.

The north and south portions of the Site are within one parcel. While this redesignation will apply to the entire parcel, it is intended that the additional uses added to the Direct Control District will only apply to the assisted living facility on the north portion of the Site.

Redesignation Rationale

Purpose

The Client wishes to redesignate the Site to amend the current (DC) Direct Control District to include two additional uses; 'Health Care Service' and 'Retail Drive Through'. It is proposed that the remainder of the regulations in the current Direct Control District be maintained. While 'Health Care Service' is an existing use within the Land Use Bylaw, 'Retail Drive Through' does not fit within an existing use definition.

Therefore, a new Direct Control District is required to proceed with the proposed uses. This process necessitates the submission of a Land Use Amendment for a new Direct Control District.

Existing Zone – (DC 163D2016) Direct Control District

The current Direct Control District is intended to allow for the redevelopment of the Site following the CFB West Master Plan, act as a transition between the higher density mixed-use commercial area and lower density residential neighbourhoods and allow for a limited range of support commercial and multi-residential uses. The building form within the district is intended to be street-oriented at grade and pedestrian-oriented.

Proposed Additional Uses:

To proceed with the Retail Drive Through, a new Direct Control District with specific regulations for its design and operation is required. This necessitates the submission of a Land Use Amendment for a new Direct Control district. The following is a description of both of the proposed additional uses:

- **Health Care Service:** This use is defined in the Land Use Bylaw as a use that provides physical and mental health services on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling in nature. The intended use on site is a day surgery. We propose that 'Health Care Service' be included as a permitted use in the new Direct Control district.
- **Retail Drive Through:** This use would resemble a pharmacy drive-through; however, it would include some key differences to be tailored to provide healthcare services while adhering to health safety protocols. The key intention for the Retail Drive Through use is to ensure health



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services can be provided with minimal person-to-person contact to reduce the spread of communicable diseases. To proceed with the proposed Retail Drive Through, a new Direct Control District with specific regulations for its design and operation is required.

Planning Framework

Municipal Development Plan

Key Directions:

The proposed land use redesignation aligns with the City of Calgary's Municipal Development Plan Key Direction #2 to provide more choices within complete communities. The proposed redesignation would enhance the services available within the Currie Barracks area while providing easily accessible healthcare-related services that benefit the residents of the development on Site as well as the greater community.

The New Economy:

The proposed land use redesignation is in alignment with the 'Place' growth driver, which "intentionally support[s] diversity and inclusion". The uses proposed in this land use redesignation contribute toward creating easily accessible healthcare uses. The Retail Drive Through in particular contributes to fostering inclusion, by providing opportunities for individuals with limited mobility to access healthcare services.

Creating a City Attractive to People:

Section 2.1.1 'Creating a City Attractive to People' states that the development should "provide safe and healthy communities with a variety of housing choices, **employment opportunities, local retail and services and mobility options.**"

The proposed land use redesignation contributes toward creating employment opportunities and local healthcare services with alternative mobility options. Both the Health Care Service and Retail Drive Through would contribute employment opportunities and local services to the Currie Barracks area. The Retail Drive Through would also contribute to creating mobility options for receiving healthcare services.

Creating a City Attractive to Business:

Section 2.1.2 'Creating a City Attractive to Business' states that the development should "provide a land use framework that helps **attract highly specialized businesses in the areas of healthcare**, education and research and development" and "**support and promote the location of new healthcare and learning institutions in areas served by the existing Primary Transit Network.**"

The proposed land use redesignation aligns with attracting highly specialized businesses in the area of healthcare. Both the Health Care Service and Retail Drive Through uses would align with this policy as highly specialized healthcare businesses. The Site is also close to the Primary Transit Network with Crowchild Trail SW to the east of the Site, Richmond Road north of the Site, 37 Street east of the Site, and Mount Royal University to the south of the Site. In addition, the Site is near the Mount Royal University Primary Transit Hub. Therefore, the proposed land use redesignation aligns with promoting new healthcare uses in areas served by the existing Primary Transit Network.



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Currie Barracks – A Neighbourhood Land Use Plan

The Ten Guiding Principles:

The proposed land use redesignation aligns with Guiding Principle #6 which states that the City should, “provide for mixed-use and high density development while ensuring neighbourhood livability & strategically directing intensification.” This application supports mixed-use development in conjunction with high density development. Providing healthcare services as part of a mixed-use development will contribute to the livability of the Currie Barracks neighbourhood.

Flanders Point Centre:

The Site is located in the Flanders Point Centre which is described as the “Heart” of the Currie Barracks community. The Neighbourhood Land Use Plan describes this area as the “commercial and residential centre [that] will serve the residents of Currie barracks, student and faculty of Mount Royal University, office employees from the Parade Square, Westmount, and the ATCO site business park areas along with residents from surrounding Garrison Woods, Rutland Park and Knob Hill/Bankview neighbourhoods.”

The additional healthcare uses proposed as part of this application are appropriate uses to be included in the Flanders Point Centre given the above description of the sub-area. The central position of the Site along with the mixed-use nature of the area contributes to these healthcare-related uses fitting within the context of the Flanders Point Centre area.

DND Essential Elements:

The Neighbourhood Land Use Plan describes the Flanders Point Centre as benefiting from being a “prominent site at the entry of the community and [with] great exposure to Crowchild Trail SW.” This connectivity further justifies the proposed healthcare related uses onsite, given their accessibility and connectivity to existing major transportation routes.

Assisted Living Residential Use:

The Neighbourhood Land Use Plan specifies that the “Officers’ Mess and Formal Garden area will support an assisted living residential use that is well-connected into the urban residential and retail structure of the centre.” This application complements the existing development permit application for an assisted living facility on-site. The proposed land use redesignation would further support the intent of the Neighbourhood Land Use Plan in connecting residents on Site with relevant services in their immediate context.

Summation

A key objective of the City of Calgary’s Municipal Development Plan is to provide choice within complete communities. Development that supports a mix of uses contributes towards meeting this goal by ensuring that residents’ needs can be met in proximity to where they live. In the context of this application, the additional uses proposed would contribute towards ensuring that onsite residents of the assisted living facility, and residents of the greater community have access to healthcare services.

In addition, this application contributes towards the goals set out in the Municipal Development Plan to work toward “creating a city attractive to people” and “creating a city attractive to business.” This application would contribute to creating new healthcare services, employment opportunities in



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specialized healthcare businesses, local services with alternative mobility options, and healthcare services in an area well serviced by the existing Primary Transit Network.

The proposed Health Care Service and Retail Drive Through uses align with the intended character and use described in the Currie Barracks Neighbourhood Land Use Plan for the Flanders Point Centre area. As part of the "Heart", and "commercial and residential centre" of the Currie Barracks community, the healthcare uses proposed in this application would be appropriately located to serve a wide catchment of residents while benefiting from "great exposure" to major transportation routes.

This application complements the existing development permit application for an assisted living facility on-site. The proposed land use redesignation would further support the intent of the Currie Barracks Neighbourhood Land Use Plan in connecting residents on-site with relevant services in their immediate context.

Thank you for your time in considering this application. We will arrange for payment as soon as the invoice is prepared. In the meantime, should you have any questions or require further information, please do not hesitate to contact me at 780.860.3053 or email marcelo@greenspacealliance.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Marcelo Figueira".

Marcelo Figueira, MEdes, RPP, MCIP
Associate Principal
GSA Consulting Inc.

Cc: Dnyanesh Deshpande, Principal, GSA Consulting Inc

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 110 Bishops Way SW, Currie Barracks

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

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

Please see the attached cover letter

Outreach Strategy

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

Affected Parties

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

calgary.ca/planningoutreach



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March 13, 2025

Rationale for Community Outreach Exemption

Introduction

The proposed redesignation application for the site at Currie Barracks seeks to amend the existing Direct Control (DC) District to include two additional uses: "Health Care Service" and "Retail Drive Through." This rationale outlines the specific factors that justify an exemption from the community outreach requirement, highlighting the unique context of the site, the existing support from a key stakeholder, and the nature of the proposed changes.

1. Site Context and Historical Background

The site in question is located within the Currie Barracks neighbourhood, a former Canadian Forces Base with a long history of phased development since its closure in 1998. The site's historical significance and the meticulous planning already undertaken set a foundation that aligns with the broader vision for the area.

The 1.627-hectare site is part of a developing area within Currie Barracks, currently bordered by vacant land to the south, west, and northwest. Given the site's strategic location within a transitioning neighbourhood, it is clear that the development context is evolving. The proposed redesignation aims to further enhance the site's role in serving the community's healthcare needs while remaining consistent with the broader goals of the Currie Barracks development.

2. Stakeholder Support

A significant factor in this rationale is the letter of support received from Canada Lands, a federal government entity. Canada Lands has been a key stakeholder in the redevelopment of Currie Barracks since its inception. Their support underscores the alignment of the proposed redesignation with the broader vision for the area, which has been carefully crafted over the years in collaboration with various levels of government and the community.

Canada Lands' endorsement of the proposed redesignation provides a strong foundation for the City to consider the application favourably. It also indicates that the proposed additional uses are consistent with the long-term objectives for the site and the surrounding area, as envisioned by a key public stakeholder with deep ties to the site's history and future.

3. Nature of the Proposed Redesignation

The redesignation application seeks to amend the existing Direct Control District (DC 163D2016) to allow for two additional uses: "Health Care Service" and "Retail Drive Through." These uses are intended to complement the existing and planned healthcare-related facilities on the site, specifically the retirement complex and the proposed assisted living facility.



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Health Care Service: This use is defined in the Land Use Bylaw as a use that provides physical and mental health services on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling in nature. The intended use on site is a day surgery. We propose that 'Health Care Service' be included as a permitted use in the new Direct Control district.

Retail Drive Through: This use would resemble a pharmacy drive-through; however, it would include some key differences to be tailored to provide healthcare services while adhering to health safety protocols. The key intention for the Retail Drive Through use is to ensure health services can be provided with minimal person-to-person contact to reduce the spread of communicable diseases. To proceed with the proposed Retail Drive Through, a new Direct Control District with specific regulations for its design and operation is required.

The proposed redesignation does not seek to alter the fundamental character of the site or the surrounding area. Instead, it aims to enhance the range of healthcare services available to residents and visitors, consistent with the site's evolving role as a hub for healthcare-related development. The proposed uses are carefully tailored to meet the needs of the community while adhering to the principles of good urban design, as reflected in the existing Direct Control District regulations.

4. Community Outreach Considerations

While community outreach is an important component of the redesignation process, several factors in this case support an exemption:

- Existing Support from a Key Stakeholder: The support from Canada Lands, a federal government entity, indicates that the proposed redesignation is in alignment with the broader goals for the Currie Barracks area. This endorsement reflects a high level of stakeholder engagement and consensus-building that has already occurred over the years.

- Site Context and Transitional Nature: The site is located in an area that is currently under development, with surrounding lands either vacant or under construction. The transitional nature of the neighbourhood, coupled with the site's strategic location within the larger Currie Barracks development, reduces the potential for significant opposition to the proposed redesignation. The uses being proposed are consistent with the area's planned evolution into a mixed-use, healthcare-oriented hub.

- Minimal Impact on Surrounding Community: The proposed additional uses are healthcare-related and are designed to serve the needs of the existing and future residents of the area. These uses are not expected to generate significant traffic, noise, or other impacts that would necessitate extensive community consultation. Instead, they are likely to be viewed as beneficial additions to the neighbourhood.

- Alignment with Existing Plans and Policies: The proposed redesignation is consistent with the objectives of the Currie Barracks Neighbourhood Land Use Plan and the CFB West Master Plan,



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both of which have been developed through extensive stakeholder engagement processes. The addition of healthcare-related uses supports the vision for the area as a mixed-use, pedestrian-friendly community with a range of services and amenities.

Conclusion

In light of the factors outlined above, we believe that an exemption from the community outreach requirement is justified for this redesignation application. The proposed changes are minor in nature, consistent with the site's evolving role within the Currie Barracks development, and supported by a key stakeholder, Canada Lands. We respectfully request that the City accept this rationale and accept the redesignation application without the need for further community outreach.

Thank you for your time in considering this application. We will arrange for payment as soon as the invoice is prepared. In the meantime, should you have any questions or require further information, please do not hesitate to contact me at 780.860.3053 or email marcelo@greenspacealliance.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Marcelo Figueira', is written over a light blue rectangular background.

Marcelo Figueira, MEDES, RPP, MCIP
Associate Principal
GSA Consulting Inc.

Cc: Dnyanesh Deshpande, Principal, GSA Consulting Inc

Community Association Response

March 11, 2025



LOC2024-0224 at 110 Bishop WY SW

March 11, 2025

To Whom It May Concern:

Thank-you for the opportunity to respond to this application. .

The file manager has specifically indicated that the application will not change any building height, building setbacks or existing parking requirements. This is very important to us since we had significant input into the current DC sites.

We are supportive of a day surgery use on the site. We feel that this will provide a benefit for the community at large.

Our concerns are focused on the drive through component of the Healthcare Nook. Given the information that has been provided, we are opposed. We are opposed to any potential for drive through addiction treatment as part of this proposal. (Addiction treatment is currently a discretionary use for the site, and we do not want to open our community up to being the first drive through site in the City.) While the new definition of Retail Drive Through is intended to minimize the impact on the adjacent residential neighbourhood, **it will definitely bring additional traffic to the community as a whole, especially since there are no restrictions on operating hours.** Permitting this use in Currie will also set a precedent for other residential areas. This type of use should ONLY be considered in a commercial area. **Having a drive through pharmacy could bring significant traffic to the area, as it could draw people from all over the City depending on its hours of operation. This would be a major concern in what will be a dense residential area.**

A small pharmacy set up to meet the needs of a day surgery should have minimal impact on residents. **A drive through pharmacy in the heart of a residential area would have a major impact. We are opposed.**

Thank-you for your time and consideration.

Sincerely,

Leanne Ellis Executive VP and Development and Traffic

On Behalf of the Rutland Park Community Association

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

**Policy and Land Use Amendment in Ogden (Ward 9) at 6240 – 18A Street SE,
LOC2024-0302**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 6240 – 18A Street SE (Plan 2515AM, Block 2, Lots 27 and 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms 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 would 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 would accommodate more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Amendments to the *Millican-Ogden Area Redevelopment Plan* (ARP) are required to accommodate the proposed land use.
- A development permit for a rowhouse development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southeast community of Ogden was submitted by the landowner, 2476612 Alberta Inc. (Heirloom Homes) on 2024 December 11. A development permit (DP2024-08670) for a rowhouse development accommodating 10 dwelling units and no secondary suites has been submitted and is under review.

The 0.06 hectare \pm (0.16 acre \pm) parcel is located in the southeast community of Ogden at the northeast corner of 62 Avenue SE and 18A Street SE. The site is currently unoccupied and fenced off for construction under the previously approved development permit application (DP2023-01929). The existing Residential – Grade-Oriented Infill (R-CG) District allows for four dwelling units and four secondary suites. The applicant is seeking to add more density with this land use amendment application. The site is well served by public transit and is close to a number of bus stops, local parks, an on-street bikeway and a supermarket.

**Policy and Land Use Amendment in Ogden (Ward 9) at 6240 - 18A Street SE,
LOC2024-0302**

The subject site meets Land Use Bylaw 1P2007's location criteria to qualify for redesignation to the H-GO District as it is located within the Inner City area identified on the Urban Structure map of the MDP and is within 600 metres of the capital-funded Lynnwood/Millican Green Line Light Rail Transit (LRT) Station.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant attended a Millican-Ogden Community Association meeting and presented the proposed development on 2025 February 4 at the Millican-Ogden community hall. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- lack of public engagement with community members;
- inconsistency with existing community character in terms of building height and increased density;
- lack of updated planning framework to guide new developments;
- privacy concerns from the proposed rooftop patios; and
- conflict of interest within the community association.

The Millican-Ogden Community Association replied to Administration and indicated neither support nor opposition to the application (Attachment 5).

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 would be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy amendment 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.

Planning and Development Services Report to
Calgary Planning Commission
2025 March 27

ISC: UNRESTRICTED
CPC2025-0258
Page 3 of 3

**Policy and Land Use Amendment in Ogden (Ward 9) at 6240 - 18A Street SE,
LOC2024-0302**

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 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 would be explored and encouraged at subsequent development approval stages.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the Millican-Ogden 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 southeast community of Ogden at the northeast corner of 62 Avenue SE and 18A Street SE. The site is 0.06 hectares \pm (0.16 acres \pm) in size, with dimensions of approximately 17 metres wide and 40 metres deep. The parcel is currently unoccupied and fenced off for construction under a previously approved development permit application (DP2023-01929) for a rowhouse development with four units and four secondary suites. The applicant is seeking permission to add more density, up to 10 dwelling units and no secondary suites with the current application.

Surrounding development is characterized primarily by single detached dwellings on parcels designated as the Residential – Grade-Oriented Infill (R-CG) District. There is a rowhouse development on a parcel designated as the R-CG District to the south across 62 Avenue SE. The parcel to the west across 18A Street SE is designated as the Commercial – Neighbourhood 2 (C-N2) District to accommodate neighbourhood-scale commercial and retail uses.

A bus stop serving Routes 24 (Ogden) and 779 (Wisewood/Riverbend) is located directly adjacent to the site. An existing 5A (Always Available for All Ages and Abilities) on-street bikeway is available along 62 Avenue SE. The future Lynnwood/Millican Green Line LRT Station is approximately 600 metres (a 10-minute walk) to the southeast. The site is approximately 350 metres (a six-minute walk) to Lynwood Ridge Park, 400 metres (a seven-minute walk) to Lynnvew Playground, and 500 metres (a nine-minute walk) to Pop Davies Athletic Park. Lynn Ridge Supermarket is located across 18A Street SE from the site.

Community Peak Population Table

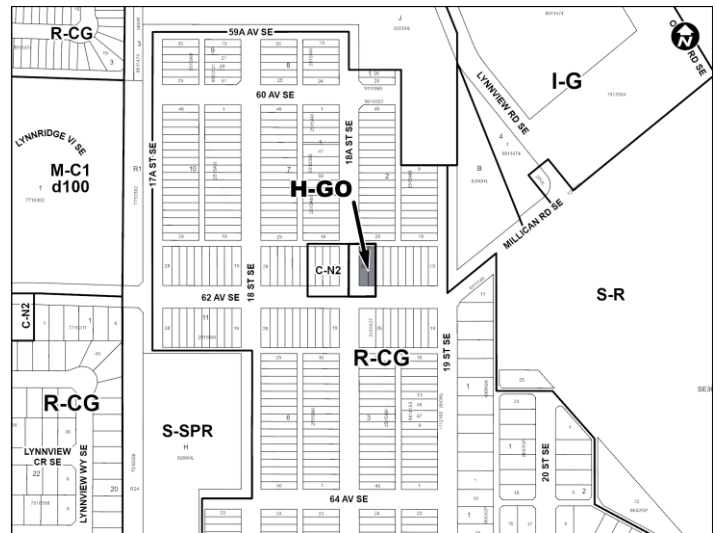
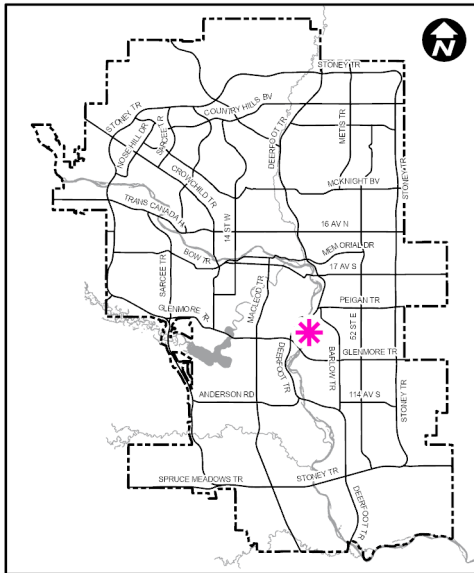
As identified below, the community of Ogden reached its peak population in 1982.

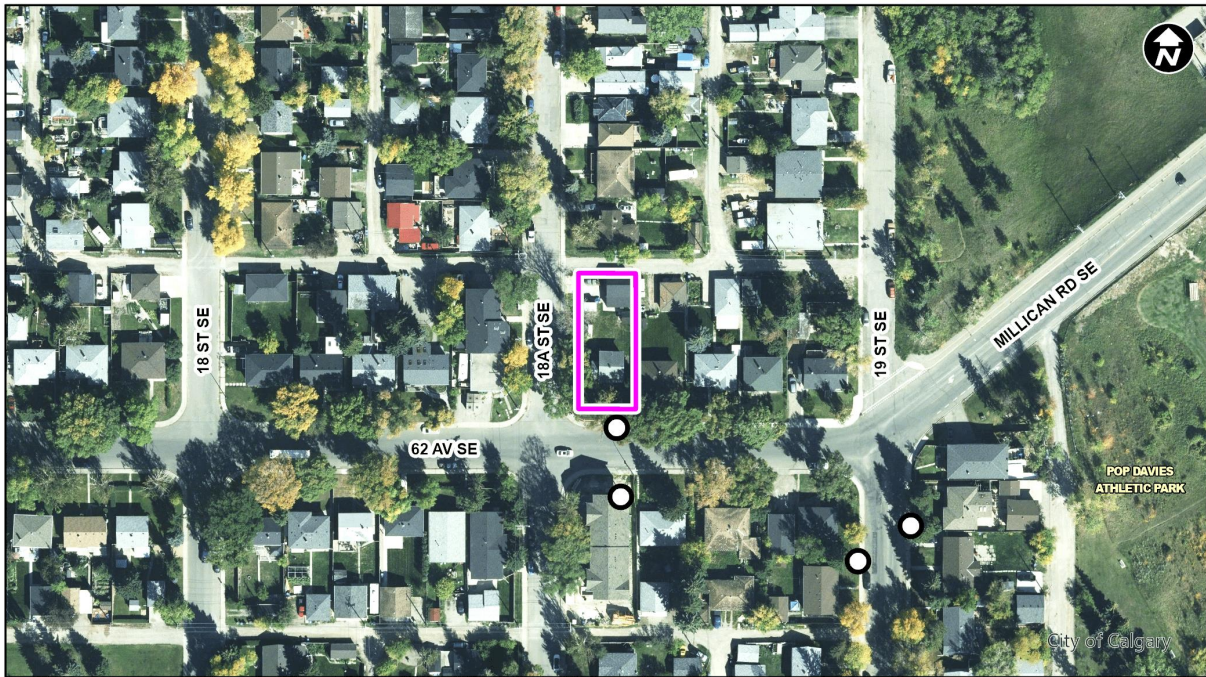
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Ogden 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 site area, this would allow for up to four dwelling units on the parcel. 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 of 1.5;
- 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 enable 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 the Inner City area as per the MDP, and is also within 600 metres of a future Green Line Station. 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 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 would be considered at the development permit stage include, but are not limited to:

- ensuring an engaging interface along 62 Avenue SE and 18A Street SE;
- mitigating shadowing and privacy concerns with neighbouring parcels; and
- ensuring appropriate amenity space for residents.

Transportation

The area is served by Calgary Transit Route 24 (Ogden) and 779 (WiseWood/Riverbend) immediately adjacent to the site on 62 Avenue SE. The future Green Line Lynnwood/Millican Station is located approximately 600 metres (a 10-minute walk) to the southeast.

There is an existing on-street cycling facility immediately adjacent to the site on 62 Avenue SE which connects to an existing off-street pathway on Millican Road to the east and eventually to the Bow River Pathway approximately 600 metres to the west.

Pedestrian access to the site is available from existing sidewalks along 18A Street SE.

On-street parking is available on 18A Street SE and is currently unrestricted adjacent to the site. Direct vehicular access to the proposed development will be required to come from the rear lane. Neither a Transportation Impact Analysis (TIA) nor a Parking Study was required for this application.

Environmental Site Considerations

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

Utilities and Servicing

Water, sanitary and storm utilities are available. Servicing requirements will be further determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

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—thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

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

Transit Oriented Development Policy Guidelines (2004)

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

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

The subject site is currently identified as 'Low or Medium Density Multi-Dwelling Residential' in the [Millican-Ogden Area Redevelopment Plan](#) (ARP) which is compatible with the existing R-CG District. A text amendment to Policy 3.4.3.3.2 is required to support the proposed H-GO District, recognizing the density (up to a maximum floor area ratio of 1.5) allotted through the H-GO District for this specific site.

Proposed Amendment to the Millican-Ogden Area Redevelopment Plan

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
 - (a) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2, delete the last sentence and replace with the following:

“The following sites should have a maximum density of 75 units per hectare: 7425 – 20 Street SE, 2403 Crestwood Road SE, and 7615 – 25 Street SE. The site at 6240 – 18A Street SE should have a maximum floor area ratio of 1.5.”

TEXT FOR DISCUSSION

Applicant Submission Form

1. A well serviced, well located, transit orientated development

- The subject property is a corner lot, located on 62nd Ave SE (Millican Rd) & 18A St SE- a collector corridor which is very well suited for increased density and commercial development
- Nearby commercial services include the Ridge Mart Grocery commercial site (located across the street from the subject) and Lynnwood Plaza (neighborhood strip retail; located 350 meters west on 62nd Ave)
- Other nearby commercial services include Lynwood Drugs, Medical clinic, and Physiotherapy- within 750 meters
- Schools include Banting and Best (K-3), Sherwood Community School (G4-9), and St. Bernadette Catholic School- within 750 meters
- Recreational services include Jack Setter Arena, Outdoor Pool, and MOCA Community Centre; baseball, football, soccer fields and playgrounds are all located on the nearby school site- within 750 meters
- Ogden House Seniors Club is also walking distance, located adjacent to Jack Setter Arena/ MOCA Community Association Building
- Beaver Dam Flats, Old Refinery Park, and future Millican Ridge Park provide excellent access to public outdoor spaces as well as the Bow River Pathway network
- Transportation:
 - o 62nd Ave/ Millican Rd is the collector road for the neighborhood of Lynnwood/ Millican
 - o Both 62nd Ave and 18A St are well treed and all streets in the area are laned, including the subject;
 - o The future Pop Davies Greenline C-Train Station will be located approximately 450 meters from the subject property
 - o The route #24 bus travels along 62 Ave SE on its way to downtown Calgary; there is a stop directly out front of the subject parcel

2. Contextually sensitive density, supportive of future LRT expansion

- The subject re-designation is seeking to transition the subject to an 'H-GO' land-use
- The subject property has an area of 7,150 sq ft, 20% larger than your typical 50x120 inner city redevelopment lot. Under the current R-CG zoning this caps the density at 4.99 units, however the no round up principal limited us from applying formally for a fifth unit and we were not yet aware of the H-GO zoning option at that time.
- the narrow miss on the density cap under R-CG was discussed in a pre-application meeting with the Development team prior to this application being conceived.
- H-GO is very similar to the current R-CG contextually sensitive approval with a building height not greater than 12 meters (approx. 39 ft); for context, the neighborhood is substantially R-2 zoned with the vast majority of homes being raised bungalows including the homes directly adjacent to the subject (i.e.- existing stock is 1.5 storey's tall or approx. 20 ft to top of roof)
- being a corner lot and a laned parcel, overlooking concerns are limited to the east property line, providing a good reference for residents concerned with redevelopment
- The flat roof design will diversify the current housing stock in the area however the use of lap siding, smart trim, and stucco are architectural features of the existing stock, and will help maintain the current feel of the community.
- the stacked design will provide housing options that meet the needs of both new entrants to the housing market, and those looking to downsize from bungalows while giving them an option to age in place. The upper units are great options for shared living and young families alike, ensuring local area population maintains at a level sufficient to support local business and schools.

Applicant Outreach Summary

6240 18A St SE

Stakeholder Report Back: What we Heard

Feb 4th, 2025

Project overview

The proposed zoning allows for a 10 unit stacked townhome block on a 7,150 sq ft corner lot, approx. 450m from the proposed Pop Davies Green Line station. The proposed design indicates 5 upper townhouse units, each upper unit is approx 1,320 sq ft and features a 3 bedroom, 2.5 bath floorplan. Each unit also has private use of a 250 sq ft rooftop patio. In addition, the 5 lower units offer approx. 615 sq ft in a 1 bedroom, 1 bath layout with large, partially sunken patios for amenity space (approx. 150 sq ft per patio). Entrances for the lower units are off the east property line whereas the upper units are all effectively entranced from the west property line. We are seeking to make the subject development more affordable by giving what would otherwise be a secondary suite, a separate title. This lowers the price per unit and brings two affordable units in the place of what would otherwise be a \$700k townhome. The upper units are suitable for families and the lower units are suitable for all, including local seniors that may be looking to downsize from a larger dwelling as Millican-Ogden still has a high relative percentage of seniors residing in the community. The fascade is more modern leaning but has multiple contextually sensitive elements including lap siding and brick. The building is also a 'raised bungalow design' which matches the housing stock in the immediate vicinity.

Outreach overview

- We contacted the Millican Ogden Community Association to request presenting at their next public meeting (Feb 4, 2025)
- We held a brief presentation as scheduled on Feb 4th at the Millican Ogden community hall and fielded questions afterwards

How did people hear about outreach opportunities?

- The MOCA agenda is posted online in advance of the meeting
- Several of the concerned residents in the area were invited personally to attend by members of the MOCA Board

What we asked

- Towards the end of the presentation, we asked the attendees to help us rationalize the best places to put future density within the community?

What we heard

- Ogden Road, 76th Ave and 62nd Ave were all discussed as reasonable places for additional density- the subject site has frontage on 62nd Ave

What we heard, what we did

1. Garbage enclosure/ cans- people wanted to know the cans weren't going to be left on the alley indefinitely; returned to enclosure after pickup
2. Use of Parking garage- how do we know people will actually use it?

The presentation included a review of the proposed Development Permit design as it is a concurrent application. Since this is the second project of this style, being built directly across the street from our last project, we discussed all the items relative to our current design which attendees were familiar with:

- Building height/ scale
- Parking
- Length of Project Construction
- Amenity Spaces
- Number of Units
- Traffic calming
- Very similar to our previous project across the street, the building floorplate is exactly the same- the unit floorplates are slightly smaller to accommodate the 5th stack
- We had a parking study completed as a part of our first project proposal across the street, there has been no other multifamily builds nearby so the results of the parking study remain relevant- it concluded there was ample available parking. The subject site has 5 proposed garage stalls. Consistent with other TOD developments
- We had a building permit delay of nearly 6 six months on our last project; it was our first time building a project of this design so we have worked through the previous design issues
- Amenity spaces have been added via the rooftop patios
- Titling the lower units makes the request for 10 units seem larger but the impact on the community is the same as a 5+5 development (5 primary units each with a secondary suite). The number of units is reasonable given the proximity to public transportation, community services, public spaces, and amenities; we explained that titling the lower units mean both the upper and lower unit are more affordable and may help to generate turnover in the community via downsizing
- Traffic calming was being undertaken around the schools (now installed)

Next steps

Given this is a concurrent application, we presented the fulsome content of both applications. By the time the Q&A was finished, we covered a lot of ground. People were amicable for the most part.

There will be no further engagement as the proposed design does addresses, to some extent, all the concerns raised.

Summary of Input

See above.

Verbatim Comments

I was presenting alone, I was not able to record verbatim comments.

Community Association Response

March 13th, 2025

Hi Jay,

As a community association, we generally don't take a position on land use applications that don't have a significant impact on the neighbourhood.

Regards,

Zev Klymochko
Vice President
Millican Ogden Community Association