



## AGENDA

### COMBINED MEETING OF COUNCIL

December 11, 2017, 9:30 AM  
IN THE COUNCIL CHAMBER

1. CALL TO ORDER
2. OPENING REMARKS
3. QUESTION PERIOD
4. CONFIRMATION OF AGENDA
5. CONFIRMATION OF MINUTES
  - 5.1 MINUTES OF THE REGULAR MEETING OF COUNCIL, 2017 NOVEMBER 13
  - 5.2 MINUTES OF THE STRATEGIC MEETING OF COUNCIL, 2017 NOVEMBER 16
  - 5.3 MINUTES OF THE COMBINED MEETING OF COUNCIL, 2017 NOVEMBER 20
6. PRESENTATION(S) AND RECOGNITION(S)
  - 6.1 RECOGNITION EVENT FOR PUBLIC MEMBERS WHO SERVED ON BOARDS, COMMISSIONS AND COMMITTEES  
  
Firmly scheduled for 1:15 p.m. on 2017 December 11 in Council Chamber.
  - 6.2 AWARDS PRESENTATION
7. CONSENT AGENDA  
  
(None)
8. PLANNING MATTERS FOR PUBLIC HEARING
  - 8.1 CALGARY PLANNING COMMISSION REPORTS
    - 8.1.1 LAND USE AMENDMENT MONTGOMERY (WARD 7) 21 AVENUE NW WEST OF 44 STREET NW, BYLAW 370D2017, CPC2017-379
    - 8.1.2 LAND USE AMENDMENT EVANSTON (WARD 2) EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW, BYLAW 371D2017, CPC2017-380

- 8.1.3 LAND USE AMENDMENT TUSCANY (WARD 1) TUSCARORA CRESCENT AND TUSCANY SPRINGS BOULEVARD NW, BYLAW 372D2017, CPC2017-381
- 8.1.4 LAND USE AMENDMENT BRENTWOOD (WARD 4) NORTHLAND DRIVE NW AND 52 AVENUE NW, BYLAW 373D2017, CPC2017-382
- 8.1.5 LAND USE AMENDMENT SOUTHWOOD (WARD 11) SACKVILLE DRIVE SW AND SABRINA ROAD SW BYLAW 374D2017, CPC2017-383
- 8.1.6 LAND USE AMENDMENT SOUTHWOOD (WARD 11) 7 STREET SW AND SHERMAN AVENUE SW BYLAW 375D2017, CPC2017-384
- 8.1.7 LAND USE AMENDMENT ACADIA (WARD 11) SOUTH OF 94 AVENUE SE ON 3 STREET SE, BYLAW 376D2017, CPC2017-385
- 8.1.8 LAND USE AMENDMENT SPRINGBANK HILL (WARD 6) SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW, BYLAW 377D2017, CPC2017-386
- 8.1.9 ROAD CLOSURE AND LAND USE AMENDMENT EAST SHEPARD INDUSTRIAL (WARD 12) PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE, NORTH OF CANADIAN PACIFIC RAILWAY, BYLAWS 13C2017 AND 378D2017, CPC2017-387
- 8.1.10 POLICY AMENDMENT AND LAND USE AMENDMENT MOUNT PLEASANT (WARD 7) 4 STREET NW AND 18 AVENUE NW, BYLAWS 66P2017 AND 379D2017, CPC2017-388
- 8.1.11 LAND USE AMENDMENT RESIDUAL SUB-AREA 3H (WARD 5) 52 STREET NE AND METIS TRAIL NE, BYLAW 380D2017, CPC2017-389
- 8.1.12 LAND USE AMENDMENT STONEGATE LANDING (WARD 5) DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE, BYLAW 381D2017, CPC2017-390
- 8.1.13 POLICY AMENDMENT AND LAND USE AMENDMENT ALTADORE (WARD 8) 48 AVENUE WEST OF 16 STREET SW, BYLAWS 67P2017 AND 382D2017, CPC2017-391
- 8.1.14 POLICY AMENDMENT AND LAND USE AMENDMENT RICHMOND (WARD 8) 22 STREET SW AND 32 AVENUE SW, BYLAWS 68P2017 AND 383D2017, CPC2017-392
- 8.1.15 LAND USE AMENDMENT BELTLINE (WARD 8) 15 AVENUE SW AND 1 STREET SW, BYLAW 384D2017, CPC2017-393
- 8.1.16 LAND USE AMENDMENT SHAWNEE SLOPES (WARD 13) JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW, BYLAW 385D2017, CPC2017-394

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

*(including non-statutory)*

*(None)*

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

*(None)*

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

*(None)*

9.3 BYLAW TABULATIONS

*(related to planning matters) (None)*

10. POSTPONED REPORTS

*(includes related/supplemental reports)*

10.1 REVISIONS FOR PROPOSED 2018 COUNCIL CALENDAR, C2017-1153

10.2 COUNCIL CHAMBER SEATING, C2017-1179

Councillor Keating, Councillor Sutherland

10.3 SHORT TERM RENTALS POLICY AND BYLAWS, C2017-1180

Councillor Sutherland

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 OFFICER OF COUNCIL REPORTS

*(None)*

11.2 ADMINISTRATION REPORTS

11.2.1 CALGARY METROPOLITAN REGION BOARD – COUNCILLOR  
APPOINTMENT, C2017-1164

Attachment 3 Confidential subject to FOIP sections 17 and 19.

11.3 COMMITTEE REPORTS

*(None)*

12. ITEMS DIRECTLY TO COUNCIL

12.1 NOTICE(S) OF MOTION

12.1.1 SECONDARY SUITE PROCESS REFORM, C2017-1249

Councillor Shane Keating, Councillor Joe Magliocca, Councillor Ray Jones, Councillor Jeromy Farkas, Councillor Diane Colley-Urquhart, and Mayor Naheed Nenshi

12.2 BYLAW TABULATIONS

(None)

12.3 MISCELLANEOUS BUSINESS

(None)

13. URGENT BUSINESS

14. CONFIDENTIAL ITEMS

14.1 CONFIDENTIAL ATTACHMENT 3, C2017-1164 (ITEM #11.2.1 IN PUBLIC AGENDA) (FOIP 17 AND 19)

14.2 PROPOSED DELEGATED AUTHORITY: LAND ACQUISITION FOR STAGE 1 GREEN LINE LRT PROJECT – WARD 07 (CLLR. DRUH FARRELL) WARD 08 (CLLR. EVAN WOOLLEY) WARD 09 (CLLR. GIAN-CARLO CARRA) WARD 12 (CLLR. SHANE KEATING) (JC), UCS2017-0670 (FOIP 23,24 and 25)

15. ADMINISTRATIVE INQUIRIES

16. ADJOURNMENT



**MINUTES**  
**REGULAR MEETING OF COUNCIL**

**November 13, 2017, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

Mayor N. Nenshi  
Councillor G-C. Carra  
Councillor G. Chahal  
Councillor S. Chu  
Councillor J. Davison  
Councillor P. Demong  
Councillor J. Farkas  
Councillor D. Farrell  
Councillor J. Gondek  
Councillor R. Jones  
Councillor S. Keating  
Councillor J. Magliocca  
Councillor W. Sutherland  
Councillor E. Woolley

**ALSO PRESENT:**

City Manager J. Fielding  
Deputy City Manager B. Stevens  
City Solicitor and General Counsel G. Cole  
General Manager S. Dalglish  
General Manager K. Hanson  
General Manager D. Limacher  
General Manager M. Logan  
Chief Financial Officer E. Sawyer  
General Manager R. Stanley  
City Clerk L. Kennedy

**Others Present**

Legislative Assistant J. Darragh  
Legislative Assistant J Lord Charest

**1. CALL TO ORDER**

Mayor Nenshi called the Meeting to order at 9:30 a.m.

**2. OPENING REMARKS**

Mayor Nenshi called for a moment of quiet contemplation at today's Meeting.

3. QUESTION PERIOD

1. Councillor Carra

Topic: Calgary Police Services Facilities Accessibility

2. Councillor Demong

Topic: Lifting of Growth Management Overlays

3. Councillor Chu

Topic: Boundary Map Correction for Greenview Industrial

4. CONFIRMATION OF AGENDA

**Moved by** Councillor Demong

**Seconded by** Councillor Sutherland

That the Agenda for today's meeting be amended, as follows:

1. By adding Personnel Matter (Verbal), VR2017-0045, as item of Confidential Urgent Business, and
2. By postponing Item 12.2 to the 2017 December 11 Combined Meeting of Council.

**MOTION CARRIED**

**Moved by** Councillor Keating

**Seconded by** Councillor Farkas

CONFIRM AGENDA, AS AMENDED, that the Agenda for the 2017 November 13 Regular Meeting of Council be confirmed, as amended, as follows:

**POSTPONE TO THE 2017 DECEMBER 11 COMBINED MEETING OF COUNCIL:**

12.2 PROPOSED DELEGATED AUTHORITY: LAND ACQUISITION FOR STAGE 1 GREEN LINE LRT PROJECT – WARD 07 (CLLR. DRUH FARRELL) WARD 08 (CLLR. EVAN WOOLLEY) WARD 09 (CLLR. GIAN-CARLO CARRA) WARD 12 (CLLR. SHANE KEATING) (JC), UCS2017-0670

**ADD AN ITEM OF CONFIDENTIAL URGENT BUSINESS:**

12.26 PERSONNEL MATTER (VERBAL), VR2017-0045

**MOTION CARRIED**

5. CONFIRMATION OF MINUTES

- 5.1 UNCONFIRMED MINUTES OF THE COMBINED MEETING OF COUNCIL, 2017 SEPTEMBER 11
- 5.2 UNCONFIRMED MINUTES OF THE ORGANIZATIONAL MEETING OF COUNCIL, PART 1, 2017 OCTOBER 23
- 5.3 UNCONFIRMED MINUTES OF THE ORGANIZATIONAL MEETING OF COUNCIL, PART 2, 2017 OCTOBER 30

**Moved by** Councillor Demong  
**Seconded by** Councillor Davison

That the Minutes of the following meetings be confirmed:

- UNCONFIRMED MINUTES OF THE COMBINED MEETING OF COUNCIL, 2017 SEPTEMBER 11;
- UNCONFIRMED MINUTES OF THE ORGANIZATIONAL MEETING OF COUNCIL, PART 1, 2017 OCTOBER 23; AND
- UNCONFIRMED MINUTES OF THE ORGANIZATIONAL MEETING OF COUNCIL, PART 2, 2017 OCTOBER 30

**MOTION CARRIED**

6. PRESENTATION(S) AND RECOGNITION(S)

NONE

7. CONSENT AGENDA

**Moved by** Councillor Keating  
**Seconded by** Councillor Demong

That the Consent Agenda for today's meeting be amended by bringing forward Report AC2017-0661 to be dealt immediately following Item 7. Consent Agenda.

**MOTION CARRIED**

7.1 UTILITY BILLING AUDIT, AC2017-0661

**Moved by** Councillor Woolley  
**Seconded by** Councillor Jones

That Council receive Report AC2017-0661 for information.

**MOTION CARRIED**

7.2 9-1-1 CALL CENTRE AUDIT, AC2017-0664

**Moved by** Councillor Woolley  
**Seconded by** Councillor Demong

That the following Report Recommendations be adopted in an omnibus motion:

9-1-1 CALL CENTRE AUDIT, AC2017-0664

**MOTION CARRIED**

8. POSTPONED REPORTS

*(includes related/supplemental reports)*

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 OFFICER OF COUNCIL REPORTS

9.2 ADMINISTRATION REPORTS

9.2.1 IMPACT OF SUSPENDING PUBLIC ART PROJECTS, C2017-1157

DISTRIBUTION

A presentation entitled "Impact of Suspending Public Art Projects, dated 2017 November 13, with respect to Report C2017-1157 was distributed.

**Amendment:**

**Moved by** Councillor Keating  
**Seconded by** Councillor Gondek

That the Administration Recommendations contained in Report C2017-1157 be amended by adding a Recommendation #3, as follows:

"3. Direct Administration to ensure every effort is made to engage and utilize Indigenous artists for the Anderson Pedestrian Bridge;"

**MOTION CARRIED**

**Amendment:**

**Moved by** Councillor Gondek  
**Seconded by** Councillor Keating

That the Administration Recommendations contained in Report C2017-1157 be amended by adding an additional Recommendation #4, as follows:

"4. Direct Administration to write a letter requesting an extension to the restricted provincial funds for the Anderson Pedestrian Bridge."

**MOTION CARRIED**

**Amendment:**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Sutherland

That Recommendation 2 contained in Report C2017-1157 be amended by adding the words "5th Street Underpass", following the words '112th Ave Road Widening'

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Chu

That Report C2017-1157 be postponed to the call of the Chair.

**MOTION CARRIED**

Report C2017-1157 was later brought forward and dealt with by general consent.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Farkas

That the Administration Recommendation #1 contained in Report C2017-1157 be adopted, as follows:

That Council:

1. Receive for information this Report on the impact of suspending all new public art projects scheduled for RFP until Q2 2018;

**MOTION CARRIED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Farkas

That Administration Recommendation #2 contained in Report C2017-1157 be adopted in part, **as amended**, as follows:

2. Direct Administration on **to proceed with** the RFPs for the following significant project currently underway:

- Anderson Pedestrian Bridge

**MOTION CARRIED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Farkas

That Administration Recommendation #2 contained in Report C2017-1157 be adopted in part, **as amended**, as follows:

2. Direct Administration on **to proceed with** the RFPs for the following significant project currently underway:

- 112<sup>th</sup> Ave Road Widening

For: Mayor N. Nenshi

Against: Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Farkas

That Administration Recommendation #2 contained in Report C2017-1157 be adopted in part, **as amended**, as follows:

2. Direct Administration **to proceed with** the RFPs for the following significant projects currently underway:

- **5th Street Underpass**

**MOTION CARRIED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Farkas

That Administration Recommendations #3 and #4 contained in Report C2017-1157 be adopted, **as amended**, as follows:

**3. Direct Administration to ensure every effort is made to engage and utilize Indigenous artists for the Anderson Pedestrian Bridge; and**

**4. Direct Administration to write a letter requesting an extension to the restricted provincial funds for the Anderson Pedestrian Bridge**

**MOTION CARRIED**

**Moved by** Councillor Chahal  
**Seconded by** Councillor Magliocca

That with respect to Report C2017-1157, the following Motion Arising be adopted:

1. That Administration send a memo to Council outline the work done so far on the Wishing Well piece including budget and various options; and
2. Further that Administration work with the area Councillor and Mayor's office to examine options and potential public engagement prior to making a final decision.

**MOTION CARRIED**

9.2.2 REVISIONS FOR PROPOSED 2018 COUNCIL CALENDAR, C2017-1153

**Moved by** Councillor Demong  
**Seconded by** Councillor Davison

That Report C2017-1153 be postponed to the call of the Chair.

**MOTION CARRIED**

Report C2017-1153 was later brought forward and dealt with by general consent.

**Moved by** Councillor Magliocca  
**Seconded by** Councillor Chu

That Report C2017-1153 be postponed to no later than the 2017 December 11 Combined Meeting of Council.

Against: Councillor Woolley

**MOTION CARRIED**

### 9.2.3 OLYMPIC UPDATE REPORT, C2017-1162

#### DISTRIBUTION

A presentation entitled "Olympic Bid Dialogue Stage Update", dated 2017 November 13, with respect to Report C2017-1162 was distributed.

Council recessed at 12:00 p.m. and reconvened at 1:15 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Gondek

**Seconded by** Councillor Farrell

That the Administration Recommendations contained in Report C2017-1162 be amended by adding Recommendation #3, as follows:

"3. Direct Administration to seek confirmation from the other orders of government to ascertain their funding commitment on the bid."

**MOTION CARRIED**

**Moved by** Councillor Jones

**Seconded by** Councillor Woolley

That Administration Recommendation #1 contained in Report C2017-1162 be adopted in part, as follows:

That Council:

1. Receive this report for information

Against: Councillor Chu, Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Jones

**Seconded by** Councillor Woolley

That Administration Recommendation #2 contained in Report C2017-1162 be adopted in part, as follows:

That Council:

2. Direct Administration to report back to Council 2017 November 20, with a formal funding request to deliver on the additional work required for the Dialogue Stage

For: Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: Mayor N. Nenshi, Councillor Chu, Councillor Demong, Councillor Farkas, and Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Jones  
**Seconded by** Councillor Woolley

That Administration Recommendation #3 contained in Report C2017-1162, **as amended**, be adopted in part, as follows:

That Council:

**3. Direct Administration to seek confirmation from the other orders of government to ascertain their funding commitment on the bid.**

Against: Councillor Farkas

**MOTION CARRIED**

### 9.3 COMMITTEE REPORTS

#### 9.3.1 DESIGNATION OF GLENWOOD MANOR AS A MUNICIPAL HISTORIC RESOURCE, PUD2017-0657, BYLAW 43M2017

**Moved by** Councillor Farrell  
**Seconded by** Councillor Magliocca

That Report PUD2017-0657 Recommendations be adopted, as follows:

That Council give three readings to Bylaw 43M2017.

**MOTION CARRIED**

That Bylaw 43M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 43M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 43M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 43M2017 be read a third time.

**MOTION CARRIED**

9.3.2 DESIGNATION OF THE ARNELL BLOCK AND THE SMITH (COZZUBBO) RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE, PUD2017-0659, BYLAW 44M2017

**Moved by** Councillor Farrell

**Seconded by** Councillor Magliocca

That Report PUD2017-0659 Recommendations be adopted, as follows:

That Council give three reading to Bylaw 44M2017.

**MOTION CARRIED**

That Bylaw 44M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 44M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 44M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 44M2017 be read a third time.

**MOTION CARRIED**

9.3.3 DESIGNATION OF THE KING EDWARD SCHOOL AS A MUNICIPAL HISTORIC RESOURCE, PUD2017-0660, BYLAW 42M2017

DISTRIBUTION

A letter from cSpace Projects, dated 2017 September 12, with respect to Report PUD2017-0660, was distributed.

**Moved by** Councillor Woolley

**Seconded by** Councillor Farrell

That Report PUD2017-0600 Recommendations be adopted, as follows:

That Council give three readings to Bylaw 42M2017.

**MOTION CARRIED**

That Bylaw 42M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 42M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 42M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 42M2017 be read a third time.

**MOTION CARRIED**

9.3.4 BUSINESS IMPROVEMENT AREAS (FORMERLY BUSINESS REVITALIZATION ZONES) - BOARD GOVERNANCE AND LEGISLATIVE CHANGES, CPS2017-0647, BYLAWS 38M2017, 39M2017 AND 36M2017

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

That Report CPS2017-0647 Recommendations be adopted, as follows:

That Council:

1. Give three readings to the proposed Bylaw 38M2017 to amend the Calgary Downtown Association Bylaw 33M88 (Attachment 2);
2. Give three readings to the proposed Bylaw 39M2017 to amend the 17<sup>th</sup> Avenue Retail & Entertainment District Bylaw 39M84 (Attachment 3); and
3. Give three readings to the proposed Bylaw 36M2017 to amend the Inglewood Business Revitalization Zone Bylaw 7M88 (Attachment 4).

**MOTION CARRIED**

That Bylaw 38M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 38M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 38M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 38M2017 be read a third time.

**MOTION CARRIED**

That Bylaw 39M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 39M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 39M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 39M2017 be read a third time.

**MOTION CARRIED**

That Bylaw 36M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 36M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 36M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 36M2017 be read a third time.

**MOTION CARRIED**

9.3.5 ESTABLISHMENT OF THE HIPVILLE BUSINESS IMPROVEMENT  
AREA, CPS2017-0648, BYLAW 40M2017

**DISTRIBUTION**

A letter from the Thorncliffe Greenview Community Association, with respect to Report CPS2017-0648, was distributed.

**Moved by** Councillor Chu

**Seconded by** Councillor Carra

That Report CPS2017-0648 Recommendations be adopted, as follows:

That Council:

1. File the Administration Recommendations contained in Report CPS2017-0648;
2. Give three readings to proposed Bylaw 40M2017 to establish the HIPville Business Improvement Area;

3. Appoint by resolution, the individuals listed in Attachment 2 as the interim HIPville Business Improvement Area until 2017 December 31; and
4. Direct Administration to continue to work with key stakeholders on the implementation of the HIPville Business Improvement Area.

Against: Councillor Demong, Councillor Farkas

**MOTION CARRIED**

That Bylaw 40M2017 be introduced and read a first time.

Against: Councillor Demong, Councillor Farkas

**MOTION CARRIED**

That Bylaw 40M2017 be read a second time.

Against: Councillor Demong, Councillor Farkas

**MOTION CARRIED**

That authorization now be given to read Bylaw 40M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 40M2017 be read a third time.

Against: Councillor Demong, Councillor Farkas

**MOTION CARRIED**

9.3.6 CHANGE TO THE BOUNDARY AND CHANGE IN NAME OF THE  
MARDA LOOP BUSINESS REVITALIZATION ZONE, CPS2017-0650,  
BYLAW 37M2017

Pursuant to Section 8 of the Business Improvement Area Regulation, AR 93/2016, the following person came forward to address Council with respect to Bylaw 37M2017:

1. Bob van Wegen, BIA Executive Director

**Moved by** Councillor Woolley

**Seconded by** Councillor Carra

That Report CPS2017-0650 Recommendations be adopted, as follows:

That Council give three readings to proposed Bylaw 37M2017.

**MOTION CARRIED**

That Bylaw 37M2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 37M2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 37M2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 37M2017 be read a third time.

**MOTION CARRIED**

10. ITEMS DIRECTLY TO COUNCIL

10.1 NOTICE OF MOTIONS & BYLAW TABULATIONS

**Moved by** Councillor Carra  
**Seconded by** Councillor Jones

That in accordance with Section 197 of the *Municipal Government Act*, Council now recess at 2:48 pm to reconvene in Closed Meeting in the Council Boardroom to consider legal advice pursuant to Section 27 of the *Freedom of Information and Protection of Privacy Act*.

For: Mayor N. Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: Councillor Parkas

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Darragh (Clerk) G. Cole (Legal Advice), L. Davis (Advice), M. Thompson (Advice), M.A. Bendfeld (Legal Advice), D. Morgan (Advice), S. Aspinall (Advice).

Council recessed at 3:25 p.m. in closed session and reconvened in closed session at 3:55 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Woolley  
**Seconded by** Councillor Keating

That Council move into open session, with Mayor Nenshi in the Chair, to rise and report as follows:

That Council directs that the closed meeting discussions and presentation with respect to NM2017-42, remain confidential pursuant to Section 27 of the *Freedom of Information and Protection of Privacy Act*

**MOTION CARRIED**

10.1.1 SOUTHWEST BRT - PHASE 2 (CLLR. FARKAS & CLLR. COLLEY-URQUHART), NM2017-42

DISTRIBUTION

A presentation entitled "Notice of Motion NM2017-42 Southwest Bus Rapid Transit (SWBRT), dated 2017 November 13, with respect to NM2017-42, was distributed.

**Moved by** Councillor Farkas  
**Seconded by** Councillor Chu

That subject to Section 6 of the Procedure Bylaw 35M2017, that Sections 116 and 117 be suspended in order for Council to allow Recommendation 1 of the NM2017-42 to not be a reconsideration motion, pursuant to Section D3(3).

For: Councillor Chu, Councillor Farkas, and Councillor Magliocca

Against: Mayor N. Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Farkas  
**Seconded by** Councillor Chu

That Councillor Farkas and Councillor Colley-Urquhart's Motion, Southwest Bus Rapid Transit (SWBRT) - Phase 2, NM2017-42, be adopted, as follows:

NOW THEREFORE BE IT RESOLVED that Administration be directed to:

1. Not award the tender for Phase 2 of the Southwest BRT at this time.
2. Bring forward a comprehensive review and accounting of all costs for the BRT Program to date, including but not limited to land, rolling stock, associated pedestrian infrastructure, and drainage improvements.
3. Provide updated cost benefit analysis to measure the proposed Southwest BRT Phase 2 against alternative transit investments, including but not limited to the 52<sup>nd</sup> Street BRT and Green Line LRT.

4. Report back directly to Council no later than December 2017.

For: Councillor Farkas

Against: Mayor N. Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

CHANGE VOTE, Councillor Magliocca and Councillor Chu were permitted to change their recorded votes to the affirmative with respect to NM2017-42.

Council recessed at 6:20 p.m. and reconvened at 7:21 p.m. with Deputy Mayor Chu in the Chair.

10.1.2 BYLAW TABULATION - BYLAW 305D2017

Pursuant to Section 184(a) of the Municipal Government Act, Councillor Carra was absent on the Public Hearing on Bylaw 305D2017, and therefore was ineligible to vote and participate in debate on the Bylaw tabulation and was absent.

**Moved by** Councillor Jones  
**Seconded by** Councillor Farkas

That Bylaw 305D2017 be amended by deleting page 3 of 3, Schedule B, and replacing with a new Schedule B as contained in Attachment 2 of report Bylaw Tabulation - Bylaw 305D2017.

Against: Councillor Demong

**MOTION CARRIED**

**Moved by** Councillor Jones  
**Seconded by** Councillor Farkas

That Bylaw 305D2017, **as amended**, be read a second time.

Against: Councillor Demong

**MOTION CARRIED**

**Moved by** Councillor Jones  
**Seconded by** Councillor Farkas

That Bylaw 305D2017, **as amended**, be read a third time.

Against: Councillor Demong

**MOTION CARRIED**

10.2 MISCELLANEOUS BUSINESS

11. URGENT BUSINESS

12. CONFIDENTIAL ITEMS

*Freedom of Information and Protection of Privacy Act* (FOIP) Sections 16, 17, 23, 24, 25 and 27

**Moved by** Councillor Keating

**Seconded by** Councillor Davison

That in accordance with Section 197 of the *Municipal Government Act*, Council move into Closed Meeting in the Council Boardroom, at 7:33 p.m., to consider the following confidential items pursuant to the *Freedom of Information and Protection of Privacy Act* including:

- Items 12.1, 12.3 to 12.17 and 12.21 pursuant to Sections 23, 24 and 25;
- Items 12.18, 12.19 and 12.20, pursuant to Sections 17 and 19;
- Item 12.22 pursuant to Sections 16, 23, 24, 25 and 27;
- Items 12.23, 12.24 and 12.26 pursuant to Section 27; and
- Item 12.25 pursuant to Sections 23 and 24 of the FOIP Act

For: Mayor N. Nenshi, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

Against: Councillor Woolley

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk), G. Cole (Legal Advice), S. Swinn (Legal Advice)

**Moved by** Councillor Magliocca

**Seconded by** Councillor J. Davison

CHANGE THE TIME OF SCHEDULED RECESS, that Council change the scheduled Adjourn time from 9:30pm to upon completion all Agenda items.

**MOTION CARRIED**

12. CONFIDENTIAL ITEMS

**Moved by** Councillor Chahal

**Seconded by** Councillor Gondek

That Council move into open session at 10:56 p.m., with Mayor Nenshi in the Chair, to rise and report.

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Keating

That with respect to the following Reports, that Council:

1. Adopt the Administration Recommendations contained in the following reports, in an omnibus motion:
  - 12.1 PROPOSED LEASE & OPERATING AGREEMENT AND LICENSE RE ACCESS – (BRIDGELAND/RIVERSIDE) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1300 ZOO RD NE (JLC), UCS2017-0668 (FOIP 23,24 and 25)
  - 12.4 PROPOSED INITIATION OF EXPROPRIATION – (RAMSAY) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1002 8 ST SE (DG), UCS2017-0672 (FOIP 23,24 and 25)
  - 12.5 PROPOSED INITIATION OF EXPROPRIATION – (ALYTH/BONNYBROOK) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1009 26 AV SE (DG), UCS2017-0673 (FOIP 23, 24 and 25)
  - 12.6 PROPOSED INITIATION OF EXPROPRIATION – (RAMSAY) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1020 9 ST SE (DG), UCS2017-0674 (FOIP 23, 24 and 25)
  - 12.7 PROPOSED INITIATION OF EXPROPRIATION – (RAMSAY) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1024 9 ST SE (DG), UCS2017-0675 (FOIP 23,24 and 25)
  - 12.8 PROPOSED INITIATION OF EXPROPRIATION – (ALYTH/BONNYBROOK) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1027 26 AV SE (DG), UCS2017-0676 (FOIP 23,24 and 25)
  - 12.9 PROPOSED INITIATION OF EXPROPRIATION – (ALYTH/BONNYBROOK) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1235 26 AV SE (DG), UCS2017-0677 (FOIP 23, 24 and 25)
  - 12.12 PROPOSED INITIATION OF EXPROPRIATION – (OGDEN) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 2719 78 AV SE (MD), UCS2017-0680 (FOIP 23, 24 and 25)
  - 12.13 PROPOSED INITIATION OF EXPROPRIATION – (OGDEN SHOPS) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 7201 OGDEN DALE RD SE (DG), UCS2017-0681 (FOIP 23, 24 and 25)
  - 12.14 PROPOSED INITIATION OF EXPROPRIATION – (OGDEN) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 7647 OGDEN RD SE (MD), UCS2017-0682 (FOIP 23, 24 and 25)
  - 12.15 PROPOSED INITIATION OF EXPROPRIATION – (OGDEN) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 7648 OGDEN RD SE (MD), UCS2017-0683 (FOIP 23, 24 and 25)

- 12.16 PROPOSED INITIATION OF EXPROPRIATION – (OGDEN) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 7808 OGDEN RD SE (GPS), UCS2017-0684 (FOIP 23, 24 and 25)
- 12.17 PROPOSED INITIATION OF EXPROPRIATION – (EAST SHEPARD INDUSTRIAL) – WARD 12 (CLLR. SHANE KEATING) FILE NO: 11511 40 ST SE (JC), UCS2017-0685 (FOIP 23, 24 and 25)

2. Directs that the reports and attachments for Report UCS2017-0669 remain confidential pursuant to Sections 23, 24, and 25, of the *Freedom of Information and Protection of Privacy Act* until the Lease and License are executed; and

3. Directs that reports and attachments for Reports UCS2017-0672, UCS2017-0673, UCS2017-0674, UCS2017-0675, UCS2017-0676, UCS2017-0677, UCS2017-0680, UCS2017-0681, UCS2017-0682, UCS2017-0683, UCS2017-0684 and UCS2017-0685 remain confidential pursuant to Sections 23, 24, and 25, of the *Freedom of Information and Protection of Privacy Act* unless The City of Calgary is required to disclose pursuant to the Expropriation Act (Alberta).

#### **MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk), G. Cole (Legal Advice), J. Fielding (Advice), B. Stevens (Advice)

- 12.2 PROPOSED DELEGATED AUTHORITY: LAND ACQUISITION FOR STAGE 1 GREENLINE LRT PROJECT – WARD 07 (CLLR. DRUH FARRELL) WARD 08 (CLLR. EVAN WOOLLEY) WARD 09 (CLLR. GIAN-CARLO CARRA) WARD 12 (CLLR. SHANE KEATING) (JC), UCS2017-0670 (#12.2 in Open Session)

This item was postponed to the 2017 December 11 Combined Meeting of Council during Item 4.0 Confirmation of Agenda.

- 12.3 PROPOSED INITIATION OF EXPROPRIATION – (OGDEN) – WARD 09 (CLLR. GIAN-CARLO) FILE NO: 640 LYNNVIEW RD SE (DG), UCS2017-0671

#### **DISTRIBUTION**

A revised Attachment #1 and a Confidential Attachment #5, with respect to Report UCS2017-0671, were distributed in closed session.

**Moved by** Councillor Sutherland

**Seconded by** Councillor Keating

That Council:

1. Adopt the Administration Recommendations contained in Report UCS2017-0671, **as amended**, outlined in Confidential Attachment 5; and

2. Directs that the report, attachments and closed meeting discussions remain confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* unless The City of Calgary is required to disclose pursuant to the Expropriation Act (Alberta).

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Fielding (Advice), M. Brown (Advice), B. Stevens (Advice)

**12.10 PROPOSED INITIATION OF EXPROPRIATION – (HIGHFIELD) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1360 HIGHFIELD CR SE (JRM), UCS2017-0678**

**DISTRIBUTION**

A revised Attachment #1 and a Confidential Attachment #6, with respect to Report UCS2017-0678, were distributed in closed session.

**Moved by** Councillor Sutherland

**Seconded by** Councillor Keating

That Council:

1. Adopt Administration Recommendations contained in Report UCS2017-0678, **as amended**, outlined in Confidential Attachment 6; and

2. Directs that the report, attachments and closed meeting discussions remain confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* unless The City of Calgary is required to disclose pursuant to the Expropriation Act (Alberta).

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Fielding (Advice), M. Brown (Advice), B. Stevens (Advice)

**12.11 PROPOSED INITIATION OF EXPROPRIATION – (HIGHFIELD) – WARD 09 (CLLR. GIAN-CARLO CARRA) FILE NO: 1515 46 AV SE (JRM), UCS2017-0679**

**DISTRIBUTION**

A revised Attachment #1 and a Confidential Attachment #5, with respect to Report UCS2017-0679, were distributed in closed session.

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Keating

That Council:

1. Adopt the Administration Recommendations contained in Report UCS2017-0679, as amended as outlined in Confidential Attachment 5; and
2. Directs that the report, attachments and closed meeting discussions remain confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* unless The City of Calgary is required to disclose pursuant to the Expropriation Act (Alberta)

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Fielding (Advice), M. Brown (Advice), B. Stevens (Advice)

12.18 SADDLEDOME FOUNDATION APPOINTMENT (VERBAL), VR2017-0038

**Moved by** Councillor J. Davison  
**Seconded by** Councillor Magliocsa

That with respect to Agenda Item 12.18, Report VR2017-0038, that Council:

1. Receive for information the selection of Ray Jones as Director of the Saddledome Foundation, by the Saddledome Foundation Members and the Board of Directors, for a term of three years expiring at the Organization Meeting in 2020; and
2. Directs that the closed meeting discussions remain confidential pursuant to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice)

12.19 POLICE COMMISSION APPOINTMENTS (VERBAL), VR2017-0043

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Gondek

That Council:

1. Appoint the following public members to the Calgary Police Commission, each for a two-year term set to expire on 2019 October 31 or when a successor is appointed, whichever is the later:

- Marilyn North Peigan
  - Roy Goodall
2. Direct that the closed meeting discussions remain confidential pursuant to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.
  3. Postpone the remaining public member appointment to the Calgary Police Commission until the 2017 November 20 Combined Council Meeting

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice)

12.20 CALGARY PLANNING COMMISSION APPOINTMENTS (VERBAL), VR2017-0044

**Moved by** Councillor Gondek

**Seconded by** Councillor Woolley

That Council:

1. Appoint James Scott to the Calgary Planning Commission for a two-year term or until a successor is appointed, whichever occurs last; and
2. Directs that the closed meeting discussions remain confidential pursuant to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice).

12.21 POSTPONED - LABOUR UPDATE (VERBAL), C2017-1119

**Moved by** Councillor Chu

**Seconded by** Councillor Sutherland

That Council directs that the closed meeting discussions and verbal update remain confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), B. Stevens (Advice), M. Brunsdon (Advice), M. Lavallee (Advice), J. Fielding (Advice).

12.22 FACILITIES UPDATE (VERBAL), VR2017-0040

**Moved by** Councillor Woolley  
**Seconded by** Councillor Jones

That Council directs that the closed meeting discussions and verbal update remain confidential pursuant to Sections 16, 23, 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), B. Stevens (Advice), M. Brown (Advice)

12.23 LEGAL BRIEFING #1 (VERBAL), VR2017-0041

**Moved by** Councillor Farrell  
**Seconded by** Councillor Woolley

That Council direct that the Closed Meeting update and discussions remain confidential pursuant to Section 27 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Floyd (Advice), J. Fielding (Advice), D. Cassidy (Advice), B. Stevens (Advice)

12.24 LEGAL BRIEFING #2 (VERBAL), VR2017-0042

**Moved by** Councillor Farkas  
**Seconded by** Councillor Chahal

That Council:

1. Receive this verbal report VR2017-0042 for information; and
2. Directs that the closed meeting discussions remain confidential pursuant to Section 27 Freedom of Information and Protection of Privacy Act.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Floyd (Advice), T. MacLeod (Advice), B. Stevens (Advice), J. Fielding (Advice), D. Cassidy (Advice)

Mayor Nenshi requested a motion to withdraw the previous vote on the previous recommendations by general consent.

**Moved by** Councillor Carra  
**Seconded by** Councillor Chahal

That Council:

1. Adopt the Administration Recommendations contained in Attachment 1; and
2. Directs that the Report, Attachment 1 and the closed meeting discussions remain confidential pursuant to Section 27 *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Floyd (Advice), T. MacLeod (Advice), B. Stevens (Advice), J. Fielding (Advice), D. Cassidy (Advice)

#### 12.25 CALGARY REGIONAL PARTNERSHIP MEMBERSHIP, IGA2017-0638

**Moved by** Councillor Demong  
**Seconded by** Councillor Woolley

That Council:

1. Refer Report IGA2017-0638 to the 2017 December 07 Intergovernmental Affairs Committee for more information; and
2. Directs that the closed meeting discussions and Report IGA2017-0638 remain confidential pursuant to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act* until this matter is resolved.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), B. Stevens (Advice)

#### 12.26 PERSONNEL MATTER, VR2017-0045

**Moved by** Councillor Woolley  
**Seconded by** Councillor Farkas

That Council:

1. Establish a Personnel Committee to report back to City Council no later than 2018 January 31;
2. Directs that:
  - a. Councillor Farkas;
  - b. Councillor Woolley; and
  - c. The Mayor be members of the Personnel Committee;
3. Appoint a fourth member and report back to Council with an appointment no later than 2017 December 11; and

4. Directs that the recommendations, the information set out in Attachment 1 and the closed meeting discussions remain confidential pursuant to Sections 17 and 24 of the *Freedom of Information and Protection of Privacy Act* until such time as it will be made public.

**MOTION CARRIED**

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: L. Kennedy (Clerk), J. Lord Charest (Clerk) G. Cole (Legal Advice), J. Fielding (Advice)

14. ADMINISTRATIVE INQUIRIES

There were no Administrative Inquiries received at this meeting.

15. ADJOURNMENT

**Moved by** Councillor Jones  
**Seconded by** Councillor Magliocca

That this Council adjourn at 11:06pm on 2017 November 13.

For: Mayor N. Nenshi, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Magliocca, and Councillor Sutherland

Against: Councillor Jones, Councillor Keating, and Councillor Woolley

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



## MINUTES

### STRATEGIC MEETING OF COUNCIL

**November 16, 2017, 11:00 AM  
IN THE CALGARY POWER RECEPTION HALL**

**PRESENT:**

Mayor N. Nenshi  
Councillor G-C. Carra  
Councillor G. Chahal  
Councillor S. Chu  
Councillor J. Davison  
Councillor P. Demong  
Councillor J. Farkas  
Councillor D. Farrell  
Councillor J. Gondek  
Councillor R. Jones  
Councillor S. Keating  
Councillor J. Magliocca  
Councillor W. Sutherland  
Councillor E. Woolley

**ALSO PRESENT:**

City Manager J. Fielding  
City Solicitor and General Counsel G. Cole  
Chief Financial Officer E. Sawyer  
General Manager S. Dalglish  
General Manager R. Stanley  
Acting General Manager D. Limacher  
Acting General Manager M. Thompson  
Acting General Manager R. Hinse  
Acting City Clerk D. Williams  
Legislative Recorder M. A. Cario  
Legislative Assistant T. Rowe

**1. CALL TO ORDER**

Mayor Nenshi called the Meeting to order at 11:04 a.m.

**2. OPENING REMARKS**

Mayor Nenshi called for a moment of quiet contemplation at today's Meeting.

Mayor Nenshi provided an overview of today's meeting as follows:

- Strategic Conversation between the Mayor, Councillors and the City Manager
- Introduction to the 2018 Budget Adjustments
- The One Calgary Program
- Setting citizen priorities for 2019-2022

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Carra

**Seconded by** Councillor Sutherland

That the Agenda for the 2017 November 16 Strategic Meeting of Council be confirmed.

**MOTION CARRIED**

4. UNFINISHED BUSINESS

None.

5. POSTPONED REPORTS

*(includes related/supplemental reports)*

None.

6. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None.

7. URGENT BUSINESS

No Urgent Business added.

8. CONFIDENTIAL ITEMS

Closed Meeting in accordance with Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act (FOIP)*.

**Moved by** Councillor Sutherland

**Seconded by** Councillor Carra

That pursuant to Section 197 of the *Municipal Government Act*, and Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act*, Council now reconvene in closed meeting to consider Confidential Items 8.1 - 8.4 inclusive.

ROLL CALL VOTE:

For: Mayor Nenshi, Councillor Carra, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

Against: Councillor Chu

**MOTION CARRIED**

Clerk's Note:

Council's decisions with respect to Agenda Items 8.1 - 8.4 are located under Agenda Item 9.

9. RISE AND REPORT

Council recessed at 12:12 p.m. in closed meeting and reconvened in closed meeting at 1:20 p.m. with Deputy Mayor Chu in the Chair.

Mayor Nenshi resumed the Chair at 1:25 p.m.

Council recessed at 3:25 p.m. in closed meeting and reconvened in closed meeting at 3:45 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Demong  
**Seconded by** Councillor Chahal

That Council reconvene in public meeting at 5:57 p.m., with Mayor Nenshi in the Chair, to rise and report.

**MOTION CARRIED**

8.1 STRATEGIC CONVERSATION - MAYOR, COUNCIL AND CITY MANAGER (VERBAL), VR2017-0046

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting: D. Williams (Clerk), M.A. Cario (Clerk), T. Rowe (Clerk), J. Fielding (Advice), G. Cole (Legal Advice), E. Sawyer, S. Dalglish, R. Stanley, K. Gardner, D. Limacher, M. Thompson, R. Hinse, C. Male, D. Corbin, A. Sharma, N. Schaefer

**Moved by** Councillor Chu  
**Seconded by** Councillor Farkas

That Council directs that the closed meeting discussions with respect to Verbal Report VR2017-0046 remain confidential pursuant to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act* until this matter has been resolved.

**MOTION CARRIED**

8.2 INTRODUCTION TO 2018 BUDGET ADJUSTMENTS (VERBAL), VR2017-0047

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting: D. Williams (Clerk), M.A. Cario (Clerk), J. Fielding (Advice), G. Cole (Legal Advice), E. Sawyer, S. Dalglish, R. Stanley, K. Gardner, D. Limacher, M. Thompson, R. Hinse, C. Male (Finance Advice), D. Corbin, A. Sharma, N. Schaefer, J. Kwong (Finance Advice), C. Jacyk (Finance Advice)

**Moved by** Councillor Chu  
**Seconded by** Councillor Farkas

That Council:

1. Adds Attachment 1 – PowerPoint Presentation entitled “Introduction to 2018 Budget Adjustments” to Verbal Report VR2017-0047; and

2. Directs that the closed meeting discussions and Attachment 1 to Verbal Report VR2017-0047 remain confidential pursuant to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act* until this matter has been resolved.

**MOTION CARRIED**

8.3 THE CITY OF CALGARY - ONE CALGARY PROGRAM (VERBAL), VR2017-0048

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: D. Williams (Clerk), M.A. Cario (Clerk), J. Fielding (Advice), G. Cole (Legal Advice), E. Sawyer, S. Dalgleish, R. Stanley, K. Gardner, D. Limacher, M. Thompson, R. Hinse, D. Corbin, A. Sharma, N. Schaefer, R. Virkutis

**Moved by** Councillor Chu

**Seconded by** Councillor Farkas

That Council:

1. Adds Attachment 1 – PowerPoint presentation entitled “Calgary: A Great Place to Make a Living, a Great Place to Make a Life Service Plans and Budgets for 2019-2022 (One Calgary)” to Verbal Report VR2017-0048; and
2. Directs that the closed meeting discussions and Attachment 1 to Verbal Report VR2017-0048 remain confidential pursuant to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act* until this matter has been resolved.

**MOTION CARRIED**

8.4 CITIZEN PRIORITIES FOR 2019-2022 (VERBAL), VR2017-0049

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: D. Williams (Clerk), M.A. Cario (Clerk), J. Fielding (Advice), G. Cole (Legal Advice), E. Sawyer, S. Dalgleish, R. Stanley, K. Gardner, D. Limacher, M. Thompson, R. Hinse, D. Corbin, A. Sharma, N. Schaefer, R. Virkutis

**Moved by** Councillor Chu

**Seconded by** Councillor Farkas

That Council:

1. Adds Attachment 1 – PowerPoint presentation entitled “Citizen Priorities for 2019-2022” to Verbal Report VR2017-0049; and
2. Directs that the closed meeting discussions and Attachment 1 to Verbal Report VR2017-0049 remain confidential pursuant to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act* until this matter has been resolved.

**MOTION CARRIED**

10. ADJOURNMENT

**Moved by** Councillor Demong  
**Seconded by** Councillor Farkas

That this Council adjourn at 5:59 p.m. on 2017 November 16.

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

UNCONFIRMED





**MINUTES**  
**COMBINED MEETING OF COUNCIL**

**November 20, 2017, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

Mayor N. Nenshi  
Councillor G-C. Carra  
Councillor G. Chahal  
Councillor S. Chu  
Councillor J. Davison  
Councillor P. Demong  
Councillor J. Farkas  
Councillor D. Farrell  
Councillor J. Gondek  
Councillor R. Jones  
Councillor S. Keating  
Councillor J. Magliocca  
Councillor W. Sutherland  
Councillor E. Woolley

**ALSO PRESENT:**

City Manager J. Fielding  
Deputy City Manager B. Stevens  
City Solicitor and General Counsel G. Cole  
Chief Financial Officer E. Sawyer  
General Manager S. Dalglish  
General Manager K. Hanson  
General Manager D. Limacher  
General Manager R. Stanley  
Acting General Manager M. Thompson  
Acting City Solicitor D. Jakal  
Acting City Clerk J. Dubetz  
Legislative Assistant J. Lord Charest  
Legislative Assistant D. Williams  
Legislative Assistant L. McDougall  
Legislative Assistant M. Cario

**1. CALL TO ORDER**

Mayor Nenshi called the meeting to order at 9:31 a.m.

**2. OPENING REMARKS**

Mayor Nenshi called for a moment of quiet contemplation at today's Meeting.

Mayor Nenshi acknowledged the Calgary Stampeders for progressing to the 2017 Grey Cup Final in Ottawa, Ontario.

Mayor Nenshi acknowledge the University of Calgary Dino's football team on a great season.

3. QUESTION PERIOD

1. Councillor Chu

Topic: Collection schedule for green, blue and black cart bins during the winter season.

INTRODUCTION

Councillor Chu introduced a group of students from Huntington Hills School in Ward 4, along with their teachers Mrs. Kunimoto & Mrs. Tam and tour guide Cheryl.

2. Councillor Farkas

Topic: Releasing confidential information pertaining to the Olympic bid to the Public and the Councillors.

3. Councillor Gondek

Topic: Korean Flag raising and the Council Flag Policy.

4. CONFIRMATION OF AGENDA

Distribution with respect to the Agenda Confirmation

An email from Darren Trudeau, Re: "LOC2017-0244 Secondary Suite Application", dated 2017 November 16, with respect to Report CPC2017-369.

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Gondek

**Amendment:**

That the Agenda for today's meeting be amended by adding, Calgary Police Commission Appointment (Verbal), VR2017-0050, as item of Confidential Urgent Business.

**MOTION CARRIED**

**Moved by** Councillor Farkas  
**Seconded by** Councillor Chu

**Amendment:**

That the Agenda for today's meeting, as amended, be further amended by bringing forward and withdrawing Report CPC2017-369 at the request of the applicant.

**MOTION CARRIED**

Clerk's Note: The above motion was later reconsidered.

**Moved by** Councillor Keating  
**Seconded by** Councillor Carra

That the Agenda for the 2017 November 20 Combined Meeting of Council be confirmed, as amended, as follows:

**ADD AN ITEM OF CONFIDENTIAL URGENT BUSINESS:**

15.5 Calgary Police Commission Appointment (Verbal), VR2017-0050

**WITHDRAW APPLICATION:**

8.1.15 Land Use Amendment, Haysboro (Ward 11), 94 Avenue SW and Elbow Drive SW, Bylaw 360D2017, CPC2017-369.

**MOTION CARRIED**

5. CONFIRMATION OF MINUTES

5.1 UNCONFIRMED MINUTES OF THE REGULAR PUBLIC HEARING OF COUNCIL, 2017 NOVEMBER 06

**Moved by** Councillor Magliocca  
**Seconded by** Councillor Davison

That the Minutes of the Regular Public Hearing Meeting of Council held on 2017 November 06 be confirmed.

**MOTION CARRIED**

6. PRESENTATION(S) AND RECOGNITION(S)

(None)

7. CONSENT AGENDA

(None)

8. PLANNING MATTERS FOR PUBLIC HEARING

8.1 CALGARY PLANNING COMMISSION REPORTS

8.1.1 LAND USE AMENDMENT, RUNDLE (WARD 5), SOUTH OF RUNDLEHORN DRIVE NE AND EAST OF RUNDLERIDGE DRIVE NE BYLAW, 342D2017, CPC2017-351

A Clerical Correction was noted on Page 1 of 9 of Report CPC2017-351 under the Previous Council Direction section, by deleting the first paragraph in its entirety.

INTRODUCTION

Councillor Keating introduced a group of students from Summit West Independent School in Ward 12, along with their teacher Ms. Coombes-Blackwell and tour guide Dianna.

The public hearing was called and Judy Dandurand addressed Council with respect to Bylaw 342D2017.

**Moved by** Councillor Jones  
**Seconded by** Councillor Farkas

That with respect to Report CPC2017-351, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 744 Rundleridge Drive NE (Plan 7510277, Block 8, Lot 31) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 342D2017.

**MOTION CARRIED**

That Bylaw 342D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 342D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 342D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 342D2017 be read a third time.

**MOTION CARRIED**

- 8.1.2 LAND USE AMENDMENT, MARLBOROUGH (WARD 10), MARWOOD WAY NE WEST OF MARWOOD CIRCLE NE BYLAW 343D2017, CPC2017-352

The public hearing was called and Christine Rast addressed Council with respect to Bylaw 343D2017.

**Moved by** Councillor Chahal  
**Seconded by** Councillor Gondek

That with respect to Report CPC2017-352, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 4611 Marwood Way NE (Plan 6689JK, Block 5, Lot 45) from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
  2. Give three readings to the proposed Bylaw 343D2017.
- Against: Councillor Jones

**MOTION CARRIED**

That Bylaw 343D2017 be introduced and read a first time.

Against: Councillor Jones

**MOTION CARRIED**

That Bylaw 343D2017 be read a second time.

Against: Councillor Jones

**MOTION CARRIED**

That authorization now be given to read Bylaw 343D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 343D2017 be read a third time.

Against: Councillor Jones

**MOTION CARRIED**

#### 8.1.3 LAND USE AMENDMENT, MONTGOMERY (WARD 1), 29 AVENUE NW EAST OF 46 STREET NW BYLAW 344D2017, CPC2017-353

##### INTRODUCTION

Councillor Chu introduced a group students from West Dalhousie School, with the City Hall School, in Ward 4.

The public hearing was called and Stephen Krause addressed Council with respect to Bylaw 344D2017.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Carra

That with respect to Report CPC2017-353, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 4635 - 29 Avenue NW (Plan 485GR, Block 2, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
  2. Give three readings to the proposed Bylaw 344D2017.
- Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 344D2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 344D2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 344D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 344D2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

#### 8.1.4 LAND USE AMENDMENT, COUGAR RIDGE (WARD 6), COUGAR RIDGE CLOSE SW, BYLAW 345D2017, CPC2017-354

The public hearing was called, however no one came forward with respect to Bylaw 354D2017.

**Moved by** Councillor Davison

**Seconded by** Councillor Magliocca

That with respect to Report CPC2017-354, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 177 Cougar Ridge Close SW (Plan 1210568, Block 4, Lot 75) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 345D2017.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

That Bylaw 345D2017 be introduced and read a first time.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

That Bylaw 345D2017 be read a second time.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

That authorization now be given to read Bylaw 345D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 345D2017 be read a third time.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

8.1.5 LAND USE AMENDMENT, WILDWOOD (WARD 8), 3 AVENUE EAST  
OF 40 STREET SW, BYLAW 346D2017, CPC2017-355

The public hearing was called and the following persons addressed Council with respect to Bylaw 346D2017:

1. Andy Taylor
2. Larry Heather

**Moved by** Councillor Woolley  
**Seconded by** Councillor Carra

That subject to sections 88 and 90 (2) of the Procedure Bylaw 35M2017, Council reopen the public hearing with respect to Bylaw 346D2017, to allow the address Council.

Against: Councillor Chu and Councillor Keating

**MOTION CARRIED**

3. Robert Oulton

**Moved by** Councillor Woolley  
**Seconded by** Councillor Carra

That with respect to Report CPC2017-355, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4020 - 3 Avenue SW (Plan 7986GW, Block 5, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 346D2017.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 346D2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 346D2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 346D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 346D2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

8.1.6 LAND USE AMENDMENT, SOUTHVIEW (WARD 10), 26 AVENUE SE AND 35 STREET SE, BYLAW 347D2017, CPC2017-356

The public hearing with respect to Bylaw 347D2017 was called, however no one came forward.

**Moved by** Councillor Carra  
**Seconded by** Councillor Farkas

That with respect to Report CPC2017-356, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2426 – 35 Street SE (Plan 4857HG, Block 4, Lot 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 347D2017.

**MOTION CARRIED**

That Bylaw 347D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 347D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 347D2017 a third time

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 347D2017 be read a third time.

**MOTION CARRIED**

8.1.7 LAND USE AMENDMENT, DEER RUN (WARD 14), DEER RUN CRESCENT SE AND DEER RUN PLACE SE, BYLAW 348D2017, CPC2017-357

The public hearing was called and the following persons addressed Council with respect to Bylaw 348D2017:

1. Victor Volkhine
2. Larry Heather

**Moved by** Councillor Farrell  
**Seconded by** Councillor Woolley

That with respect to Report CPC2017-357, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 239 Deer Run Crescent SE (Plan 7711192, Block 5, Lot 24) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 348D2017.

ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farrell, Councillor Gondek, and Councillor Woolley

Against: Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION DEFEATED**

8.1.8 LAND USE AMENDMENT, COVENTRY HILLS (WARD 3), EAST OF HARVEST HILLS BOULEVARD NORTH OF COUNTRY VILLAGE ROAD NE, BYLAW 353D2017, CPC2017-362

The public hearing was called and Inderdeep Battu addressed Council with respect to Bylaw 353D2017.

**Moved by** Councillor Gondek  
**Seconded by** Councillor Farkas

That with respect to Report CPC2017-362, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located 192 Coventry Hills Drive NE (Plan 0511809, Block 24, Lot 130) from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 353D2017.

Against: Councillor Keating

**MOTION CARRIED**

That Bylaw 353D2017 be introduced and read a first time.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

That Bylaw 353D2017 be read a second time.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

That authorization now be given to read Bylaw 353D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 353D2017 be read a third time.

Against: Councillor Demong and Councillor Keating

**MOTION CARRIED**

8.1.9 LAND USE AMENDMENT, EDMONT (WARD 4), SOUTH OF COUNTRY HILLS BOULEVARD NW AND WEST OF SHAGANAPPI TRAIL NW, BYLAW 354D2017, CPC2017-363

The public hearing was called and Helen Ang addressed Council with respect to Bylaw 354D2017.

**Moved by** Councillor Chu

**Seconded by** Councillor Magliocca

That with respect to Report CPC2017-363, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 132 Edgevalley Circle NW (Plan 9110318, Block 12, Lot 19) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 354D2017.

Against: Councillor Keating

**MOTION CARRIED**

That Bylaw 354D2017 be introduced and read a first time.

Against: Councillor Keating

**MOTION CARRIED**

That Bylaw 354D2017 be read a second time.

Against: Councillor Keating

**MOTION CARRIED**

That authorization now be given to read Bylaw 354D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 354D2017 be read a third time.

Against: Councillor Keating

**MOTION CARRIED**

**8.1.10 LAND USE AMENDMENT, THORNCLIFFE (WARD 4), TRAFFORD PLACE NW AND TRAFFORD DRIVE NW, BYLAW 355D2017, CPC2017-364**

The public hearing was called and Barry Quinn addressed Council with respect to Bylaw 355D2017.

**Moved by** Councillor Chu

**Seconded by** Councillor Magliocca

That with respect to Report CPC2017-364, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 4 Trafford Place NW (Plan 8474GY, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 355D2017.

**MOTION CARRIED**

That Bylaw 355D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 355D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 355D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 355D2017 be read a third time.

**MOTION CARRIED**

8.1.11 LAND USE AMENDMENT, GLAMORGAN (WARD 6), 40 AVENUE SW  
EAST OF 50 STREET SW, BYLAW 356D2017, CPC2017-365

The public hearing was called and the following persons addressed  
Council with respect to Bylaw 356D2017:

1. Michal Wieczorek
2. Kathy Oberg

**Moved by** Councillor Davison  
**Seconded by** Councillor Chahal

That with respect to Report CPC2017-365, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 5027 – 40 Avenue SW (Plan 7429JK, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 356D2017.

**MOTION CARRIED**

That Bylaw 356D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 356D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 356D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 356D2017 be read a third time.

**MOTION CARRIED**

8.1.12 LAND USE AMENDMENT, ST. ANDREWS HEIGHTS (WARD 7),  
KINGSTON STREET NW AND TORONTO CRESCENT NW, BYLAW  
357D2017, CPC2017-366

The public hearing was called and the following persons addressed Council with respect to Bylaw 357D2017:

1. Asghar Mesbah-Nejad
2. Jacques Gendron
3. Larry Heather

**Moved by** Councillor Farrell

**Seconded by** Councillor Woolley

That with respect to Report CPC2017-366, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 2636 Toronto Crescent NW (Plan 359GP, Block 6, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 357D2017.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 357D2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 357D2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 357D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 357D2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

8.1.13 LAND USE AMENDMENT, DOVER (WARD 9), SOUTH OF 34 AVENUE SE AND EAST OF 26 STREET SE, BYLAW 358D2017, CPC2017-367

The public hearing was called and Gedeon Emboye addressed Council with respect to Bylaw 358D2017.

**Moved by** Councillor Carra

**Seconded by** Councillor Woolley

That with respect to Report CPC2017-367, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 152 Dovely Crescent SE (Plan 7510649, Block 24, Lot 42) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 358D2017.

**MOTION CARRIED**

That Bylaw 358D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 358D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 358D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 358D2017 be read a third time.

**MOTION CARRIED**

8.1.14 LAND USE AMENDMENT, FAIRVIEW (WARD 9), FLAVELLE ROAD SE, NORTH OF HERITAGE DRIVE SE BYLAW 359D2017, CPC2017-368

The public hearing was called and Rosalie Bruinsma addressed Council with respect to Bylaw 359D2017.

**Moved by** Councillor Carra  
**Seconded by** Councillor Farkas

That with respect to Report CPC2017-368, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 85 Flavelle Road SE (Plan 3323HR, Block 8, Lot 34) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 359D2017.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 359D2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 359D2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 359D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 359D2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

8.1.15 LAND USE AMENDMENT, HAYSBORO (WARD 11), 94 AVENUE SW  
AND ELBOW DRIVE SW, BYLAW 360D2017, CPC2017-369

**Moved by** Councillor Farkas  
**Seconded by** Councillor Jones

That Council's decision, earlier today, with respect to Report CPC2017-369 be reconsidered.

**MOTION CARRIED**

**Moved by** Councillor Farkas  
**Seconded by** Councillor Jones

That with respect to Report CPC2017-369, the following be adopted:

That Council:

1. Accepts the withdrawal of the application to adopt the proposed redesignation 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 827 – 94 Avenue SW (Plan 5463HL, Block 30, Lot 87) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District; and
2. Abandons proposed Bylaw 360D2017.

**MOTION CARRIED**

8.1.16 LAND USE AMENDMENT, SOMERSET (WARD 13), SOMERSIDE GROVE SW AND SOMERCREST STREET SW, BYLAW 361D2017, CPC2017-370

The public hearing was called and the following persons addressed Council with respect to Bylaw 361D2017:

1. Sherry Steele
2. Larry Heather
3. Tracey Kehler

**Moved by** Councillor Gondek  
**Seconded by** Councillor Chahal

That with respect to Report CPC2017-370, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 104 Somerside Grove SW (Plan 9910669, Block 22, Lot 50) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 361D2017.

ROLL CALL VOTE

For : Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That Bylaw 361D2017 be introduced and read a first time.

ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That Bylaw 361D2017 be read a second time.

VOTE WAS AS FOLLOWS

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That authorization now be given to read Bylaw 361D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 361D2017 be read a third time.

VOTE WAS AS FOLLOWS

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

8.1.17 LAND USE AMENDMENT, DEER RUN (WARD 14), DEER RUN BOULEVARD SE AND 146 AVENUE SE, BYLAW 362D2017, CPC2017-371

The public hearing with respect to Bylaw 362D2017 was called, however no one came forward.

**Moved by** Councillor Chahal

**Seconded by** Councillor Gondek

That Report CPC2017-371 Recommendations be adopted as follows:

That Council:

1. ADOPT the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 2412 - 146 Avenue SE (Plan 7810750, Block 21, Lot 59) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 362D2017.

ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Jones

Against: Councillor Chu, Councillor Davison, Councillor Demong, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That Bylaw 362D2017 be introduced and read a first time.

ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Jones

Against: Councillor Chu, Councillor Davison, Councillor Demong, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That Bylaw 362D2017 be read a second time.

VOTE WAS AS FOLLOWS

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Jones

Against: Councillor Chu, Councillor Davison, Councillor Demong, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

That authorization now be given to read Bylaw 362D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 362D2017 be read a third time.

VOTE WAS AS FOLLOWS

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Jones

Against: Councillor Chu, Councillor Davison, Councillor Demong, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

8.1.18 LAND USE AMENDMENT, LIVINGSTON (WARD 3), WEST OF 6 STREET NE AND NORTH OF 144 AVENUE NE, BYLAW 349D2017, CPC2017-358

The public hearing was called and the following persons addressed Council with respect to Bylaw 349D2017:

1. Heather Dybvig
2. Kathy Oberg

**Moved by** Councillor Gondek  
**Seconded by** Councillor Chahal

That with respect to report CPC2017-358, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 60.80 hectares  $\pm$  (150.2 acres  $\pm$ ) located at 300 and 500 - 144 Avenue NE (Portion of Section 3-26-1-5) 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 – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 349D2017.

**MOTION CARRIED**

That Bylaw 349D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 349D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 349D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 349D2017 be read a third time.

**MOTION CARRIED**

8.1.19 LAND USE AMENDMENT, ROYAL VISTA (WARD 2), EAST OF ROYAL VISTA DRIVE NW AND NORTH OF STONEY TRAIL NW, BYLAW 350D2017, CPC2017-359

The public hearing was called and the following persons addressed Council with respect to Bylaw 350D2017:

1. Mike Robinson
2. Ken Friesen

That Subject to section 6(1) of Procedure Bylaw 35M2017, Section 79 was suspended by general consent to allow Council to complete the remainder of Report CPC2017-359, prior to the scheduled recess.

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Chahal

That with respect to Report CPC2017-359, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.49 hectares  $\pm$  (1.21 acres  $\pm$ ) located at 35 Royal Vista Drive NW (Plan 1710547, Block 1, Lot 17) from Industrial – Business f1.0h24 (I-B f1.0h24) District to DC Direct Control District to accommodate the additional use of Auto Body and Paint Shop, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 350D2017.

ROLL CALL VOTE

For: Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Gondek, Councillor Sutherland, and Councillor Woolley

Against: Mayor Nenshi, Councillor Chu, Councillor Farkas, Councillor Farrell, and Councillor Jones

**MOTION CARRIED**

That Bylaw 350D2017 be introduced and read a first time.

**ROLL CALL VOTE**

For: Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Gondek, Councillor Sutherland, and Councillor Woolley

Against: Mayor Nenshi, Councillor Chu, Councillor Farkas, Councillor Farrell, and Councillor Jones

**MOTION CARRIED**

That Bylaw 350D2017 be read a second time.

**VOTE WAS AS FOLLOWS**

For: Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Gondek, Councillor Sutherland, and Councillor Woolley

Against: Mayor Nenshi, Councillor Chu, Councillor Farkas, Councillor Farrell, and Councillor Jones

**MOTION CARRIED**

That authorization now be given to read Bylaw 350D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 350D2017 be read a third time.

**VOTE WAS AS FOLLOWS**

For: Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Gondek, Councillor Sutherland, and Councillor Woolley

Against: Mayor Nenshi, Councillor Chu, Councillor Farkas, Councillor Farrell, and Councillor Jones

**MOTION CARRIED**

**8.1.20 LAND USE AMENDMENT, SADDLE RIDGE (WARD 3), 52 STREET NE AND 88 AVENUE NE, BYLAW 351D2017, CPC2017-360**

Council recessed at 6:14 p.m. and reconvened at 7:33 p.m., in the Council Chamber, with Mayor Nenshi in the Chair.

The public hearing was called and the following persons addressed Council with respect to Bylaw 351D2017:

1. Gobi Singh

**DISTRIBUTION**

Copies of Mr. Singh's speaking notes with respect to Report CPC2017-360 were distributed.

2. Ajith Karunasena

**Moved by** Councillor Chahal

**Seconded by** Councillor Carra

That with respect to Report CPC2017-360, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 3.54 hectares  $\pm$  (8.74 acres  $\pm$ ) located at 8607 and 8825 – 52 Street NE (Plan 6778AW, Blocks 8 and 9) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Medium Rise (M-H2f4.0h23) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate a mixed-use development with a minimum residential component, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 351D2017.

**MOTION CARRIED**

That Bylaw 351D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 351D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 351D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 351D2017 be read a third time.

**MOTION CARRIED**

**8.1.21 POLICY AMENDMENT AND LAND USE AMENDMENT, BANKVIEW (WARD 8), 19 AVENUE AT 17A STREET SW, BYLAWS 62P2017 AND 352D2017, CPC2017-361**

The public hearing was called and Mike Borkristl addressed Council with respect to Bylaws 62P2017 and 352D2017.

**Moved by** Councillor Keating

**Seconded by** Councillor Gondek

**Amendment:**

That the Recommendations contained in Report CPC2017-361 be amended by adding a Recommendation 6, as follows:

**"6. To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority."**

Against: Councillor Woolley and Councillor Chu

**MOTION CARRIED**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Chu

That with respect to Report CPC2017-361, Recommendations 1-4, be adopted, as follows:

That Council:

1. ADOPT the proposed amendments to the Bankview Area Redevelopment Plan, in accordance with Administration's recommendation;
2. Give three readings to the proposed Bylaw 62P2017;
3. ADOPT the proposed redesignation of 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) located at 2102 and 2108 – 17A Street SW (Plan 3076AB, Block 8, Lots 2 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 352D2017.

**MOTION CARRIED**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Chu

That with respect to Report CPC2017-361, Recommendation 5 be adopted, **after amendment**, as follows:

That Council:

**5. Directs that Administration disregard the Motion Arising made by the Calgary Planning Commission as noted on page 4 of 16 of Report CPC2017-361, as follows:**

**"2. Calgary Planning Commission advises the Applicant to rework the plan to:**

**A. Reduce driveway access to the site to one;**

**B. Address 17A Street SW with pedestrian/ground-oriented interface; and**

**C. Address Nimmons Park with a ground-orientated interface.”**

**ROLL CALL VOTE**

For: Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (3): Mayor Nenshi, Councillor Carra, and Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Chu

That with respect to Report CPC2017-361, Recommendation 6, be adopted, **as amended**, as follows:

That Council:

**6. Directs that the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.**

**ROLL CALL VOTE**

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED**

That Bylaw 62P2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 62P2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 62P2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 62P2017 be read a third time.

**MOTION CARRIED**

That Bylaw 352D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 352D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 352D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 352D2017 be read a third time.

**MOTION CARRIED**

**8.1.22 LAND USE AMENDMENT, BELTLINE (WARD 8), MACLEOD TRAIL SE AND 13 AVENUE SE, BYLAW 363D2017, CPC2017-372**

The public hearing was called and Scott Craig addressed Council with respect to Bylaw 363D2017.

**Moved by** Councillor Chu

**Seconded by** Councillor Woolley

That with respect to Report CPC2017-372, the following be adopted:

That Council:

1. **ADOPT** the proposed redesignation of 0.68 hectares  $\pm$  (1.67 acres  $\pm$ ) located at 1327 and 1331 Macleod Trail SE (Plan 0913182, Block 5, Lots 11 and 12) from DC Direct Control District to Centre City Mixed Use District (CC-X), in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 363D2017.

**MOTION CARRIED**

That Bylaw 363D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 363D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 363D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 363D2017 be read a third time.

**MOTION CARRIED**

**8.1.23 LAND USE AMENDMENT GREENVIEW INDUSTRIAL PARK, (WARD 4),  
41 AVENUE NE AND 1 STREET NE BYLAW 364D2017, CPC2017-373**

The public hearing was called and Marvin Quashnik addressed Council with respect to Bylaw 364D2017.

**Moved by** Councillor Chu

**Seconded by** Councillor Carra

That with respect to Report CPC2017-373, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 4150 - 1 Street NE (Plan 1612384, Block 2, Lot 42) from Industrial – Redevelopment (I-R) District to Industrial – Edge (I-E) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 364D2017.

**MOTION CARRIED**

That Bylaw 364D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 364D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 364D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 364D2017 be read a third time.

**MOTION CARRIED**

**8.1.24 POLICY AMENDMENT AND LAND USE AMENDMENT, CAPITOL HILL  
(WARD 7), 14 STREET NW AND 21 AVENUE NW, BYLAWS 63P2017  
AND 365D2017, CPC2017-374**

The public hearing was called and Dave Collins addressed Council with respect to Bylaws 63P2017 and 365D2017.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Demong

That with respect to Report CPC2017-374, the following be adopted:

That Council:

1. ADOPT the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation;
2. Give three readings to the proposed Bylaw 63P2017;
3. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1504 - 21 Avenue NW (Plan 2864AF, Block 6, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 365D2017.

**MOTION CARRIED**

That Bylaw 63P2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 63P2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 63P2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 63P2017 be read a third time.

**MOTION CARRIED**

That Bylaw 365D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 365D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 365D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 365D2017 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Carra

That respect to Report CPC2017-374, the following Motion Arising be adopted:

That Council directs the Administration to refund the fee to the applicant for the Area Development Plan amendment.

Against: Councillor Chu and Councillor Demong

**MOTION CARRIED**

8.1.25 POLICY AMENDMENT AND LAND USE AMENDMENT, MOUNT PLEASANT (WARD 7), 4 STREET NW AND 29 AVENUE NW, BYLAWS 64P2017 AND 366D2017, CPC2017-375

The public hearing was called and the following persons addressed Council with respect to Bylaws 64P2017 and 366D2017:

1. Jessica Karpat
2. Max Tayefi
3. Renee Hjorth
4. Don Mikalson

Distribution with respect to Report CPC2017-375

An Email from Chris Best, Mount Pleasant Community Association, dated 2017 October 16.

**Moved by** Councillor Woolley  
**Seconded by** Councillor Sutherland

That subject to section 6(1) of the Procedure Bylaw 35M2017, section 79 be suspended in order that Council may complete the following Reports prior to the scheduled adjournment time:

- CPC2017-375
- CPC2017-376
- CPC2017-377
- CPC2017-378, and
- VR2017-0050.

And further, that Reports C2017-1179 and C2017-1180 be postponed to the 2017 December 11 Combined Meeting of Council.

#### ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Sutherland, and Councillor Woolley

Against: (2): Councillor Demong, and Councillor Farrell

**MOTION CARRIED**

Subject to sections 88 and 90(2) of the Procedure Bylaw 35M2017, Council reopened the public hearing with respect to Bylaws 64P2017 and 366D2017, by general consent, to recall the Applicant with respect to new information.

**Moved by** Councillor Farrell  
**Seconded by** Councillor Carra

That with respect to Report CPC2017-375 the following be adopted:

That Council:

1. ADOPT the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 64P2017;
3. ADOPT the proposed redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 466 - 29 Avenue NW (Plan 2617AG, Block 44, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 366D2017.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 64P2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 64P2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 64P2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 64P2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 366D2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 366D2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 366D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 366D2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Jones

That with respect to Report CPC2017-375, the following Motion Arising be adopted:

That to the satisfaction of the Development Authority, Council encourage a Development Permit that accomplishes the following objectives:

- Dwelling units accessible from and fronting both public streets
- Facade articulation and grade-level interfaces that promote the pedestrian-scale vision of the Main Streets initiative
- Automobile access consolidated to the laneway
- Sensitive transition to adjacent Low Density Residential parcels

ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Farkas, Councillor Farrell, and Councillor Jones

Against: Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Gondek, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

8.1.26 2017LAND USE AMENDMENT, BOWNESS (WARD 1), 48 AVENUE NW AND 33 AVENUE NW, BYLAW 367D2017, CPC2017-376

The public hearing was called and the following persons addressed Council with respect to Bylaw 367D2017:

1. Hugh Ham
2. Peter Witting

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Davison

That with respect to Report CPC2017-376, the following be adopted:

That Council:

1. ADOPT the proposed redesignation of 13.8 hectares  $\pm$  (34.1 acres  $\pm$ ) located at 9400 - 48 Avenue NW (Plan 8911515, Block 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate existing children's health centre, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 367D2017.

**MOTION CARRIED**

That Bylaw 367D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 367D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 367D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 367D2017 be read a third time.

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Davison

That with respect to Report CPC2017-376, the following Motion Arising be adopted:

That Council direct the Administration to refund the Land Use fees back to the applicant.

**MOTION CARRIED**

8.1.27 POLICY AMENDMENT AND LAND USE AMENDMENT,  
KILLARNEY/GLENGARRY (WARD 8), 26A STREET SW AND 23  
AVENUE SW, BYLAWS 65P2017 AND 368D2017, CPC2017-377

The public hearing was called and the following persons addressed Council with respect to Bylaws 65P2017 and 368D2017:

1. Moe Abdulla
2. Fatima Nasser
3. Sue Padva
4. Ann MacIntosh

Distributions with the respect to Report CPC2017-377.

- A package of letters entitled "CPC2017-377 Attach 3 Letter 14".
- A submission with 63 signatures.

**CLERICAL CORRECTION**

A Clerical Correction was noted to Report CPC2017-377 Recommendation 1, one page 1, by deleting the words "Area Structure Plan" and substituting with the words "Area Redevelopment Plan".

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Carra

That with respect to Report CPC2017-377, the following be adopted,  
**after correction:**

That Council:

1. ADOPT the proposed amendments to the Killarney/Glengarry **Area Redevelopment Plan**, in accordance with Administration's recommendation;
2. Give three readings to the proposed Bylaw 65P2017;
3. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2240 – 26A Street SW (Plan 56610, Block 21, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 368D2017.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 65P2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 65P2017 be read a second time.

Against: Councillor Chu

**MOTION CARRIED**

That authorization now be given to read Bylaw 65P2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 65P2017 be read a third time.

Against: Councillor Chu

**MOTION CARRIED**

That Bylaw 368D2017 be introduced and read a first time.

Against: Councillor Chu

**MOTION CARRIED**

**Amendment:****Moved by** Councillor Woolley**Seconded by** Councillor Chahal

That proposed Bylaw 368D2017 be amended by deleting Schedule B in its entirety, and by substituting with new maps as displayed and text for a Direct Control District, as follows:

**"Purpose**

- 1 This Direct Control District is intended to:
  - (a) Provide for **building heights** that are contextually sensitive to the surrounding low density residential **development**, and
  - (b) Remove **Secondary Suite** and **Backyard Suites** as allowable **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.

**Reference to Bylaw 1P2007**

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

**Permitted Uses**

- 4 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
  - (a) **Secondary Suite**.

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

**Bylaw 1P2007 District Rules**

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

**Building Height**

- 7 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:
  - (a) 8.6 metres; or

(b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

**(2) For a Rowhouse Building:**

(a) Unless otherwise referenced in subsection (b), the maximum **building height** is 10.0 metres.

(b) The maximum **building height** within 4.2 metres of a **side property line**, that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:

(i) 8.6 metres;

(ii) The **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or

(iii) The **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 10.0 metres; and

(c) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.

**(3)** The maximum **building height** for a **cottage building** is 8.6 metres.

**(4)** For all other **uses**, the maximum **building height** is 10.0 metres."

Against: Councillor Carra

**MOTION CARRIED**

That Bylaw 368D2017, **as amended**, be read a second time.

Against: Councillor Carra

**MOTION CARRIED**

That authorization now be given to read Bylaw 368D2017, **as amended**, a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 368D2017 be read a third time, **as amended, by deleting Schedule B in its entirety, and by substituting with new maps as displayed and text for a Direct Control District, as follows:**

**"Purpose**

**1** This Direct Control District is intended to:

(a) Provide for **building heights** that are contextually sensitive to the surrounding low density residential **development**; and

- (b) Remove **Secondary Suite** and **Backyard Suites** as allowable **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.

### **Reference to Bylaw 1P2007**

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

### **Permitted Uses**

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

- (a) **Secondary Suite.**

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

- (a) **Backyard Suite.**

### **Bylaw 1P2007 District Rules**

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

### **Building Height**

- 7 (1)** For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or  
(b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

- (2)** For a **Rowhouse Building**:

- (a) Unless otherwise referenced in subsection (b), the maximum **building height** is 10.0 metres.  
(b) The maximum **building height** within 4.2 metres of a **side property line**, that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:  
(i) 8.6 metres;  
(ii) The **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or

(iii) The **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 10.0 metres; and

(c) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.

(3) The maximum **building height** for a **cottage building** is 8.6 metres.

(4) For all other **uses**, the maximum **building height** is 10.0 metres."

Against: Councillor Carra

**MOTION CARRIED**

8.1.28 LAND USE AMENDMENT, INGLEWOOD (WARD 9), 10 AVENUE SE AND 14 STREET SE, BYLAW 369D2017, CPC2017-378

The public hearing was called and the following persons addressed Council with respect to Bylaw 369D2017:

1. Brad Wright

2. Bela Syal

**Moved by** Councillor Carra

**Seconded by** Councillor Farrell

That with respect Report CPC2017-378, the following be adopted:

That Council

1. ADOPT the proposed redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 1429 and 1433 - 10 Avenue SE (Plan 0410520, Block 10, Lots 40 and 41) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 369D2017.

**MOTION CARRIED**

That Bylaw 369D2017 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 369D2017 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 369D2017 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 369D2017 be read a third time.

**MOTION CARRIED**

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

*(including non-statutory) (None)*

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

(None)

9.1 CALGARY PLANNING COMMISSION REPORTS

(None)

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

(None)

9.3 BYLAW TABULATIONS

*(related to planning matters)*

(None)

10. POSTPONED REPORTS

*(includes related/supplemental reports)*

(None)

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 OFFICER OF COUNCIL REPORTS

(None)

11.2 ADMINISTRATION REPORTS

**Moved by** Councillor Chu

**Seconded by** Councillor Magliocca

That the following Reports be brought forward and dealt with as the first items of new business following the lunch recess:

- C2017-1093
- C2017-1092
- C2017-1094
- C2017-1181

Against: Councillor Farrell

**MOTION CARRIED**

Council recessed at 12:00 p.m. and reconvened at 1:15 p.m., in the Council Chamber, with Mayor Nenshi in the Chair.

**Moved by** Councillor Chahal  
**Seconded by** Councillor Sutherland

That subject to Section 197 of the *Municipal Government Act*, and Sections 17, 19 and 24 of the *Freedom of Information and Protection of Privacy Act*, Council reconvene in closed meeting, in the Council Lounge, at 1:23 p.m., to consider the confidential attachments to Reports C2017-1092, C2017-1093 and C2017-1094.

**ROLL CALL VOTE**

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED**

**Moved by** Councillor Demong  
**Seconded by** Councillor Chahal

That Council reconvene in open meeting, in the Council Chamber, at 2:03 p.m., with Mayor Nenshi in the Chair.

**MOTION CARRIED**

**11.2.1 2018 CALGARY SUBDIVISION AND DEVELOPMENT APPEAL BOARD APPOINTMENTS, C2017-1093**

Attachments 2, 3, 5 and 9 held confidential pursuant to section 17 of FOIP.

Subject to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting:

J. Dubetz (Clerk), J. Lord Charest (Clerk), G. Cole (Legal Advice), L. Kennedy (Advice), N. Dengis (Advice), T. Woo (Advice).

**Moved by** Councillor Woolley  
**Seconded by** Councillor Gondek

That with respect to Report C2017-1093 the following be adopted, **after amendment**:

That Council:

1. Appoint the individuals named in **amended** Attachment 1 to serve as members on The Calgary Subdivision and Development Appeal Board for the proposed terms of appointment;
2. Permit the member named in Attachment 8 to sit on concurrent Boards;
3. Direct that Attachments 1, **as amended**, 4 and 8 be released as public documents; and
4. Direct that the closed meeting Discussions remain confidential pursuant to sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act* and that Attachments 2, 3, 5 and 9 remain confidential pursuant to section 17 of the *Freedom of Information and Protection of Privacy Act*.

Opposed: Councillor Chu

**MOTION CARRIED**

#### 11.2.2 2018 CALGARY LICENCE AND COMMUNITY STANDARDS APPEAL BOARD APPOINTMENTS, C2017-1092

Attachments 2, 3, 4 and 7 held confidential pursuant to section 17 of FOIP.

Subject to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting:

J. Dubetz (Clerk), J. Lord Charest (Clerk), G. Cole (Legal Advice), L. Kennedy (Advice), N. Dengis (Advice), T. Woo (Advice).

**Moved by** Councillor Jones  
**Seconded by** Councillor Woolley

That with respect to Report C2017-1092 the following be adopted:

That Council:

1. Appoints the individuals named in Attachment 1 to serve as members on the Calgary Licence and Community Standards Appeal Board for the 2018 calendar year;
2. Directs that Attachment 1 be released as a public document; and
3. Directs that the closed meeting discussions remain confidential pursuant to sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act* and that Attachments 2, 3, 4 and 7 remain confidential pursuant to section 17 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

11.2.3 2018 CALGARY SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
LEADERSHIP AND OPERATIONS, C2017-1094

Attachment 1 held confidential pursuant to sections 17 and 19 of the FOIP; and

Attachment 4 held confidential pursuant to section 24 of FOIP.

Subject to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting:

J. Dubetz (Clerk), J. Lord Charest (Clerk), G. Cole (Legal Advice), L. Kennedy (Advice), N. Dengis (Advice), T. Woo (Advice).

**Moved by** Councillor Woolley

**Seconded by** Councillor Demong

That with respect to Report C2017-1094 the following be adopted:

That Council:

1. Appoints Bill Chomik as the SDAB Chair for 2018;
2. Directs that the closed meeting discussions remain confidential pursuant to sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*;
3. Directs that Attachment 1 remain confidential pursuant to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*; and
4. Directs that Attachment 4 remain confidential pursuant to Section 24 of the *Freedom of Information and Protection of Privacy Act*.

Opposed: Councillor Chu

**MOTION CARRIED**

11.2.4 OLYMPIC BID UPDATE - C2017-1181

Attachments 3 and 5 held confidential pursuant to sections 23, 24 and 25 of FOIP.

Distributions with respect to Report C2017-1181:

- A PowerPoint presentation entitled "C2017-1181 Olympic Bid Updated", dated 2017 November 20.
- A letter, Re: Pledge of Support from the Canadian Olympic Committee, dated 2017 November 17.
- A letter, Re: Town of Canmore Support for City of Calgary 2026 Olympic Bid, dated 2017 November 14.
- A letter by the Olympic Games Executive Director, dated 2017 November 17.

5.A letter by The Honourable Kent Hehr, P.C., M.P. Minister of Sport and Persons with Disabilities, dated 2017 November 17

At the request of the Administration, the following Clerical Corrections were noted within the documents related to Report C2017-1181:

- On page 2 of 8 of the Cover Report, first paragraph, second sentence, by deleting the words "to "50% of BidCo's budget" following the words "could fund up to" and by substituting the words "35% of BidCo's total budget or up to 50% of the government portion, whichever is lesser."
- On page 7 of 8 of the Cover Report, Reason(s) for Recommendation(s), third paragraph by deleting the year "2017" following the words "one-time increase in" and by substituting the year "2018".
- To Confidential Attachment 3, to delete the figures "\$000's" in the header of the tables and substitute with the figures "\$000 000's".

#### POINT OF PRIVILEGE

Councillor Demong rose on a Point of Privilege to enquire if slides 25 of the publicly distributed PowerPoint presentation contained confidential information.

Council recessed at 3:17 p.m. and reconvened at 3:50 p.m., in the Council Chamber, with Mayor Nenshi in the Chair.

Council recessed by general consent at 5:00 p.m. and reconvened at 5:16 p.m., in the Council Chamber, with Mayor Nenshi in the Chair.

**Moved by** Councillor Keating  
**Seconded by** Councillor Davison

#### **Amendment:**

That the Administration Recommendations contained in Report C2017-1181 be amended, as follows:

- In Recommendation 1, by adding the following words to the end of the sentence, "And further, that Council authorize the release of no more than \$1 million until financial commitments to the BidCo are secured from the provincial and federal governments".
- By adding an new Recommendation 4, as follows and by renumbering the remaining recommendation accordingly:  
"4. Direct administration to continue to seek financial participation from the other orders of government in the BidCo. If this is not achieved by January 2018, to return to Council with an update no later than 2018 February."

#### ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Demong, Councillor Farkas, and Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Keating  
**Seconded by** Councillor Davison

**Amendment:**

That the Administration Recommendations contained in Report C2017-1181, be amended by deleting Recommendation 3 in its entirety and by substituting with a new Recommendation 3 as follows:

"3. Direct administration to incorporate the work on the five principles into the BidCo work where possible and seek any commensurate cost savings."

**MOTION CARRIED**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Jones

That with respect to Report C2017-1181, Administration Recommendations 1,2,4 and 5 **as amended**, be adopted:

That Council:

1. Approves a one-time increase in 2018 to operating budget program #426 of up to \$2.0 million from the Fiscal Stability Reserve (FSR) to accomplish project deliverables until either key deliverables related to preparing the Bid Book have transitioned to a BidCo or the International Olympic Committee (IOC) release of the Host City Contract (scheduled for 2018 Q3) or Council decides to no longer pursue a 2026 Olympic Paralympic Winter Games (OPWG) Bid. **And further that Council authorize the release of no more than \$1 million until financial commitments to the BidCo are secured from the provincial and federal governments;**
2. Directs Administration to move beyond the Calgary Bid Exploration Committee (CBEC) mandate to specifically explore venues outside of Calgary as part of an updated Master Facilities Plan (MFP) in order to reduce the costs of hosting the 2026 OPW; and
4. **Directs administration to continue to seek financial participation from the other orders of government in the BidCo. If this is not achieved by January 2018, to return to Council with an update no later than 2018 February.**
5. Directs that Attachments 3 and 5 remain confidential pursuant to Section 23, 24 and 25 of the Freedom of Information and Protection of Privacy Act (FOIP) until such time as Council decides not to proceed with a bid or the International Olympic Committee (IOC) has awarded the 2026 and 2030 Olympic and Paralympic Games (OWPG) to another Host City.

RECORDED VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Demong, Councillor Farkas, and Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Woolley  
**Seconded by** Councillor Jones

That with respect to Report C2017-1181, Administration Recommendation 3 **as amended**, be adopted:

That Council:

**3. Direct administration to incorporate the work on the five principles into the BidCo work where possible and seek any commensurate cost savings.**

**MOTION CARRIED**

11.3 COMMITTEE REPORTS

12. ITEMS DIRECTLY TO COUNCIL

12.1 NOTICE(S) OF MOTION

12.1.1 COUNCIL CHAMBER SEATING, C2017-1179

Councillor Keating, Councillor Sutherland

Note: Report C2017-1179 was postponed to the 2017 December 11 Meeting of Council.

12.1.2 SHORT TERM RENTALS POLICY AND BYLAWS, C2017-1180

Councillor Sutherland

Note: Report C2017-1180 was postponed to the 2017 December 11 Meeting of Council.

12.2 BYLAW TABULATIONS

(None)

12.3 MISCELLANEOUS BUSINESS

(None)

13. URGENT BUSINESS

14. CONFIDENTIAL ITEMS

**Moved by** Councillor Woolley  
**Seconded by** Councillor Jones

Subject to Section 197 of the *Municipal Government Act*, and Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*, Council reconvene in closed meeting, at 10:35 p.m., in the Council Lounge to consider Verbal Report VR2017-0050.

**MOTION CARRIED**

15. RISE AND REPORT

**Moved by** Councillor Davison  
**Seconded by** Councillor Gondek

That Council reconvene in public meeting, in Council Chamber, at 10:37 p.m., with Mayor Nenshi in the Chair.

**MOTION CARRIED**

15.1 URGENT BUSINESS; CALGARY POLICE COMMISSION APPOINTMENT (VERBAL), VR2017-0050

Held confidential pursuant to sections 17 and 19 of FOIP.

Subject to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the Closed Meeting: J. Dubetz (Clerk), D. Jackal (Legal Advice).

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Gondek

That Council:

1. Appoints Amira Dassouki to the Calgary Police Commission for a two-year term set to expire on 2019 October 31 or when a successor is appointed, whichever is later; and
2. Directs that the Closed Meeting discussions remain confidential pursuant to sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

16. ADMINISTRATIVE INQUIRIES

(None)

17. ADJOURNMENT

**Moved by** Councillor Jones  
**Seconded by** Councillor Chahal

That this Council adjourn at 10:37 p.m.

**ROLL CALL VOTE**

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

UNCONFIRMED



LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017

ITEM #8.1.1

MAP 25W

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling and a shed. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 370D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4520 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 370D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Montgomery Area Redevelopment Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

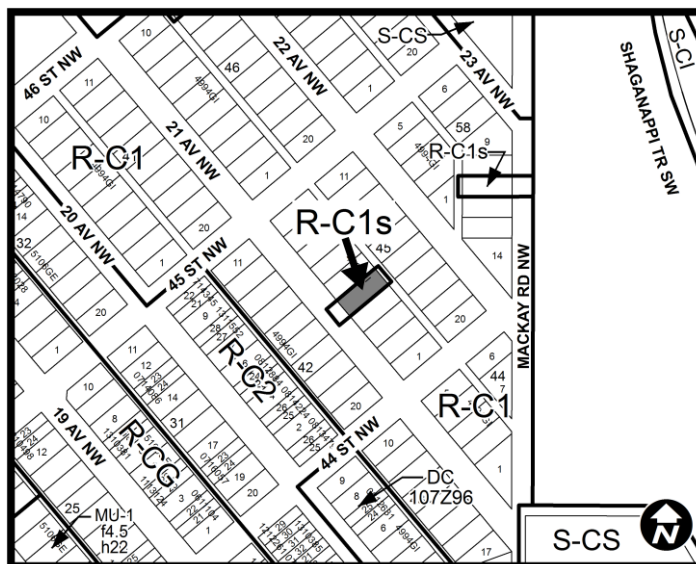
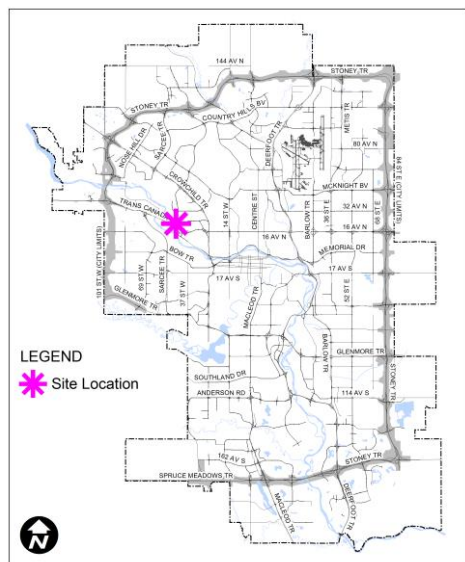
1. Proposed Bylaw 370D2017

LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017

ITEM #8.1.1

MAP 25W

LOCATION MAPS



LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017

ITEM #8.1.1

MAP 25W

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4520 - 21 Avenue NW (Plan 4994GI, Block 45, Lot 4) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 9 – 0**

LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017

ITEM #8.1.1

MAP 25W

**Applicant:**

Sukhwinder Grewal

**Landowner:**

Sukhwinder Grewal

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Montgomery, the site is approximately 15 metres by 37 metres in size and is developed with a one-storey single detached dwelling, a shed and a 1-car parking pad that is accessed from 21 Avenue NW. Surrounding development consists of low-density residential to the north, east, south, and west of the site. The parcel sits just outside of the Main Streets boundary for Bowness Road NW (Montgomery).

According to data from the City of Calgary 2017 Civic Census, the following table identifies Montgomery's peak population and year, current 2017 population and the population amount and percentage difference between the peak and current populations if any.

| <b>Montgomery</b>                  |       |
|------------------------------------|-------|
| Peak Population Year               | 1969  |
| Peak Population                    | 5,287 |
| 2017 Current Population            | 4,353 |
| Difference in Population (Number)  | -934  |
| Difference in Population (Percent) | -18%  |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017**

**ITEM #8.1.1**

**MAP 25W**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Inner City Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

Montgomery Area Redevelopment Plan (2012)

The site is within the Low Density Residential area of the ARP as identified on Figure 1.3 Future Land Use Plan. The proposed R-C1s land use district is a low density residential district which allows for an increased mix of housing types. The Residential Land Use policies of the ARP encourages a mix of housing types while acknowledging that single family housing is likely to be the predominant housing type (subsection 2.5 a and f). The application is generally in keeping with this policy.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 21 Avenue NW and the rear lane. The area is served by Calgary Transit primary transit network bus service with a bus stop location within approximately 450 metres and a bus rapid transit stop location within approximately 650 metres walking distance of the site on Bowness Road NW and 16 Avenue NW respectively. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017**

**ITEM #8.1.1**

**MAP 25W**

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## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

## **GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Administration received a letter that notes the majority of the committee members are in support of to the application from the Montgomery Community Association, however, some were opposed. (APPENDIX II) No reasons stated for support were given.

### **Citizen Comments**

Administration did not receive any responses from citizens.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017**

**ITEM #8.1.1**

**MAP 25W**

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The proposed use for this new bungalow with 600 sq ft garage/backyard suite is residential. The vehicle access point will be from the back lane and there will be three parking stalls in the garage, one of which will be allotted to the garage/backyard suite tenant. The whole development including the garage/backyard suite will be brand new. The current structures on the lot will be demolished.

LAND USE AMENDMENT  
MONTGOMERY (WARD 7)  
21 AVENUE NW WEST OF 44 STREET NW  
BYLAW 370D2017

ITEM #8.1.1

MAP 25W

## APPENDIX II

### LETTERS SUBMITTED



13 August, 2017

Giyan Brenkman  
Planning Development and Assessment  
City of Calgary  
[giyan.brenkman@calgary.ca](mailto:giyan.brenkman@calgary.ca)  
403.268.2678

Dear Giyan:

**RE:LOC2017-0221 4520 21 AV NW**

Land Use Amendment from R-C1 to R-C1s (Secondary Suite)

The Planning Committee reviewed the above-noted LOC application for the proposed Land Use Amendment at 4520 21 AV NW.

The majority of the Planning Committee was in support of this Land Use Amendment which would allow for a secondary suite on the site. There were some members, however, who did not support increasing the density of an R-C1 district under any condition.

Regards,

Janice Mackett,  
Planning Committee Chair  
Montgomery Community Association

cc: Councillor Ward Sutherland  
Executive Assistant Ward 1  
Community Liaison – Ward 1  
Ms. Marilyn Wannamaker, President, MCA  
Members of the MCA Planning Committee

### APPENDIX III

#### IMPORTANT TERMS

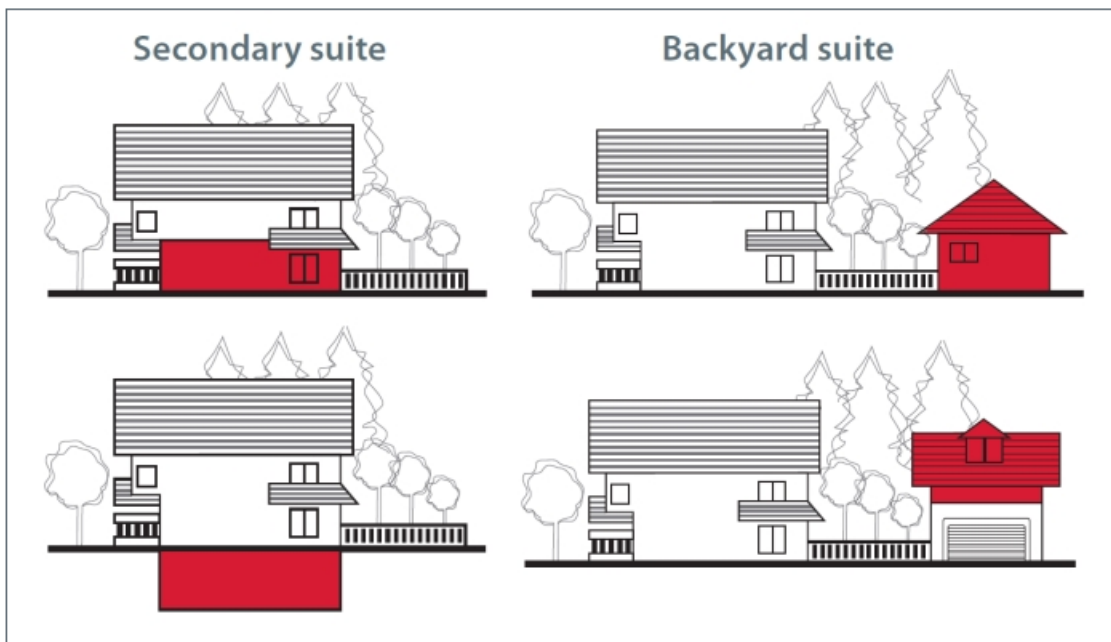
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.





# PROPOSED

ITEM #8.1.1  
CPC2017-379  
ATTACHMENT 1

## BYLAW NUMBER 370D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0221) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

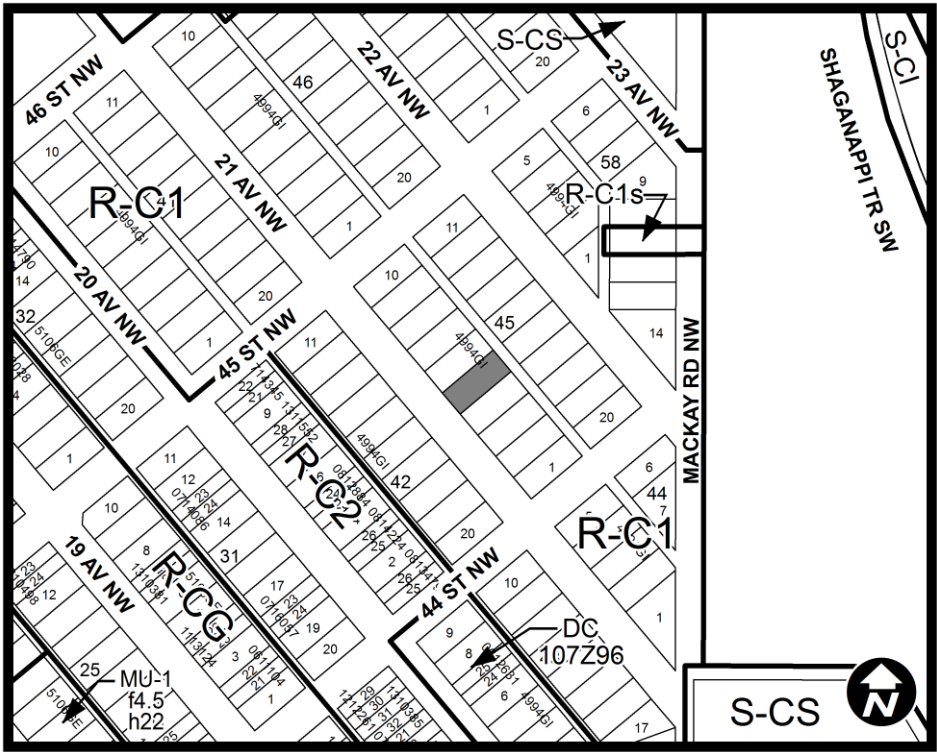
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

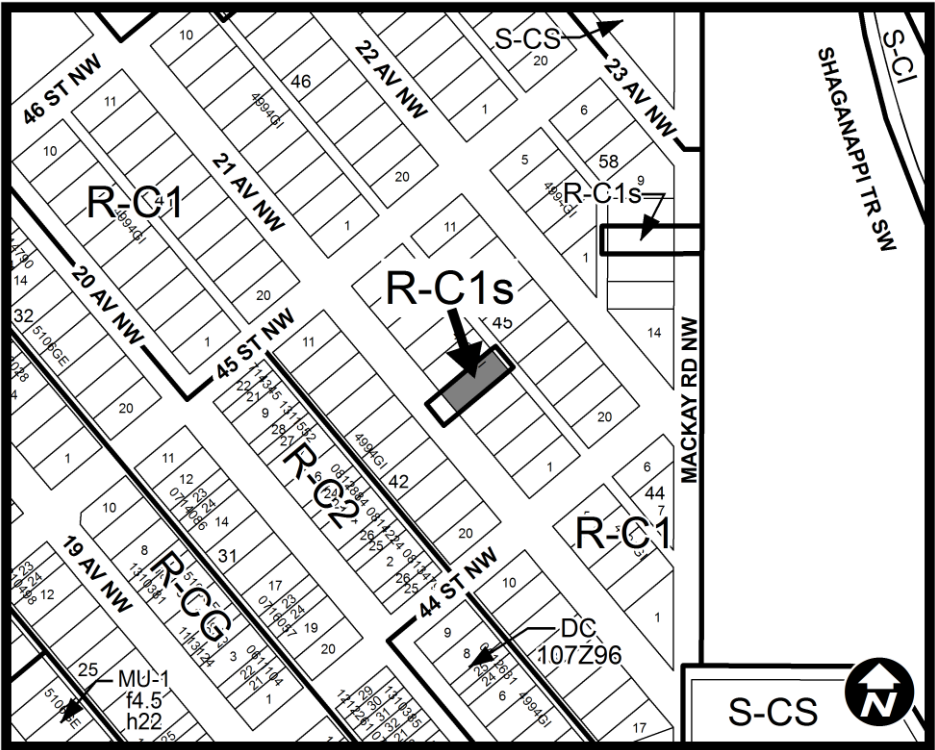
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017

Item #8.1.2

MAP 31N

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 371D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 45 Evansborough Green NW (Plan 1213641, Block 67, Lot 11) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 371D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Symons Valley Community Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

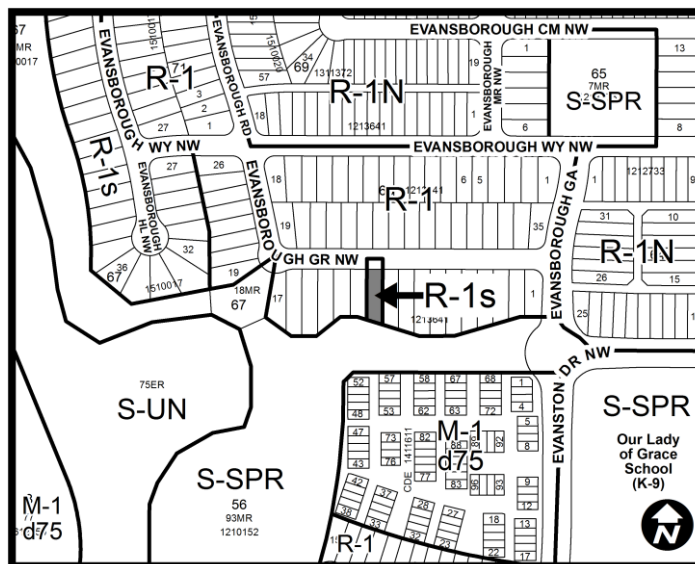
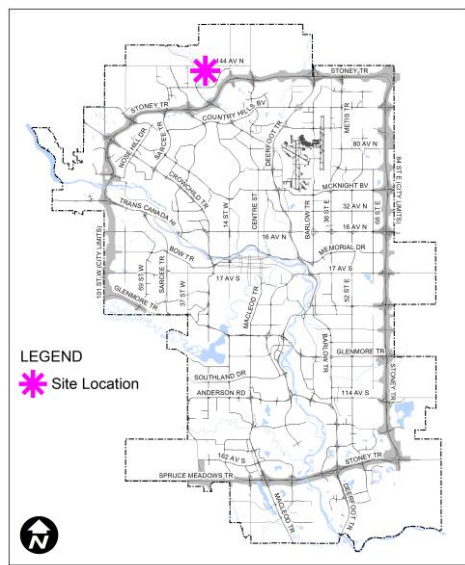
1. Proposed Bylaw 371D2017
2. Public Submission

LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017

Item #8.1.2

MAP 31N

LOCATION MAPS



LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017

Item #8.1.2

MAP 31N

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 45 Evansborough Green NW (Plan 1213641, Block 67, Lot 11) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: R. Wright**

**Carried: 6 – 3**

Opposed: M. Foht, D. Leighton  
and S. Keating

Reasons for Opposition from Mr. Leighton:

- I did not support this application because of the limited ability to accommodate on- or off-street parking.

LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017

Item #8.1.2

MAP 31N

**Applicant:**

Gordon David Allan Hill

**Landowner:**

Gordon David Allan Hill  
Pui Ting Vivian Hill

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-1 setting in the community of Evanston, the site is approximately 12 metres by 39 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage that is accessed from Evansborough Green NW. Surrounding development consists of low-density residential to the north, east, and west of the site. A Municipal Reserve lot with a multipurpose trail exists south of the parcel.

According to data from the City of Calgary 2017 Civic Census, the following table identifies that Evanston has continued to experience growth and 2017 is the community's peak population.

| <b>Evanston</b>                    |        |
|------------------------------------|--------|
| Peak Population Year               | 2017   |
| Peak Population                    | 15,885 |
| 2017 Current Population            | 15,885 |
| Difference in Population (Number)  | 0      |
| Difference in Population (Percent) | 0%     |

**LAND USE DISTRICTS**

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The

**LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017**

**Item #8.1.2**

**MAP 31N**

SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Symons Valley Community Plan (2001)

The site is within the Residential area of the Community Plan as identified on Map 3 Land Use Concept. The proposed R-1s land use district is a low density residential district which allows for an increased mix of housing types. The Community Plan outlines that a mixture of alternative forms of housing shall be encouraged and supported within each community in the Symons Valley area in order to meet the needs of different income groups and lifestyles (10.1.2). Secondary housing (studio suites, accessory suites) is outlined as one of the alternative forms of housing to be encouraged. The application is generally in keeping with this policy.

## **TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Evansborough Green NW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 300 metre walking distance of the site on Evanston Drive NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

## **UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017**

**Item #8.1.2**

**MAP 31N**

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**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received an email stating no comment to the application from the Evanston-Creekside Community Association (APPENDIX II).

**Citizen Comments**

Administration received two (2) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Traffic in the neighborhood will increase;
- Street parking is limited; and
- Noise will increase.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017

Item #8.1.2

MAP 31N

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

**Reasoning for Secondary Suite Application**

1. Immediately provide a self-contained living area for a family member.
2. Have the ability to rent out unit in the future.

**LAND USE AMENDMENT  
EVANSTON (WARD 2)  
EVANSBOROUGH GREEN NW WEST OF EVANSTON DRIVE NW  
BYLAW 371D2017**

**Item #8.1.2**

**MAP 31N**

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**APPENDIX II**

**LETTERS SUBMITTED**

**Evanston-Creekside Community Association**

**From:** Robbie Morton

**Sent:** Friday, September 15, 2017 1:37 PM

**To:** Atkinson, Matthew L. <Matthew.Atkinson@calgary.ca>

**Cc:** planning@eccacalgary.com; president@eccacalgary.com; vicepresident@eccacalgary.com

**Subject:** [EXT] Re: LOC2017-0230

Sorry I thought I had replied.

The community association has no comment on this application.

Thanks,

Rob

### APPENDIX III

#### IMPORTANT TERMS

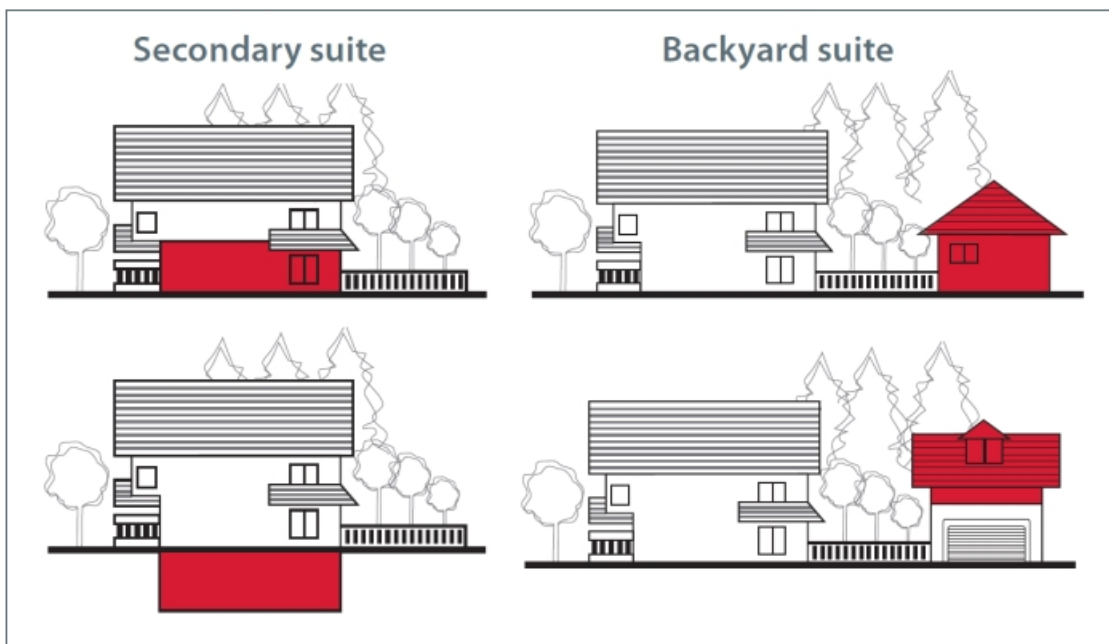
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.





# PROPOSED

ITEM #8.1.2  
CPC2017-380  
ATTACHMENT 1

## BYLAW NUMBER 371D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0230)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

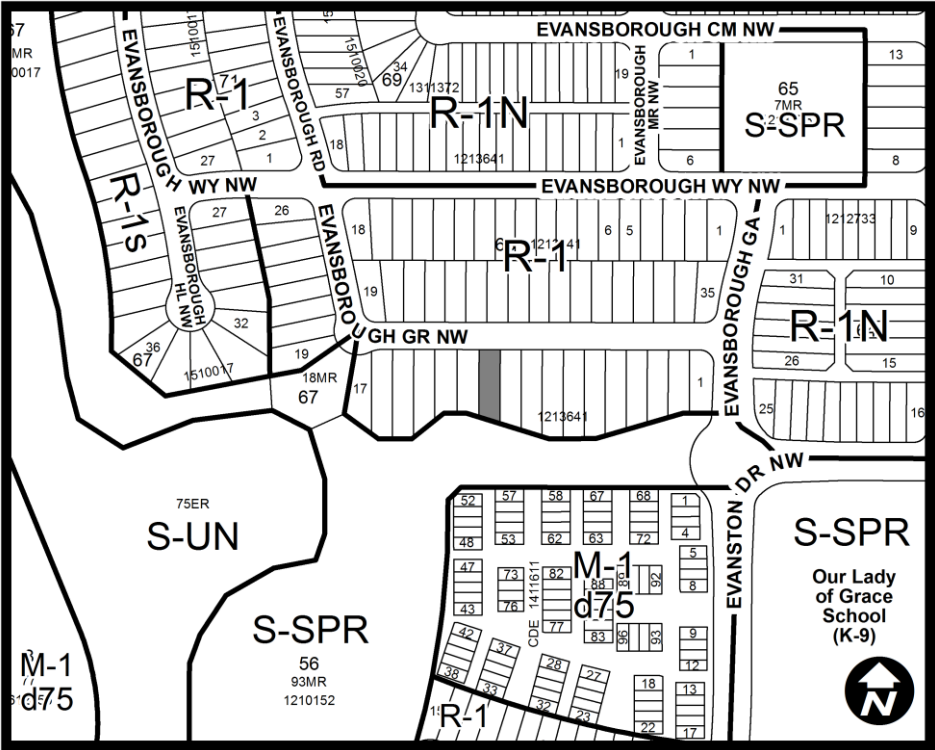
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

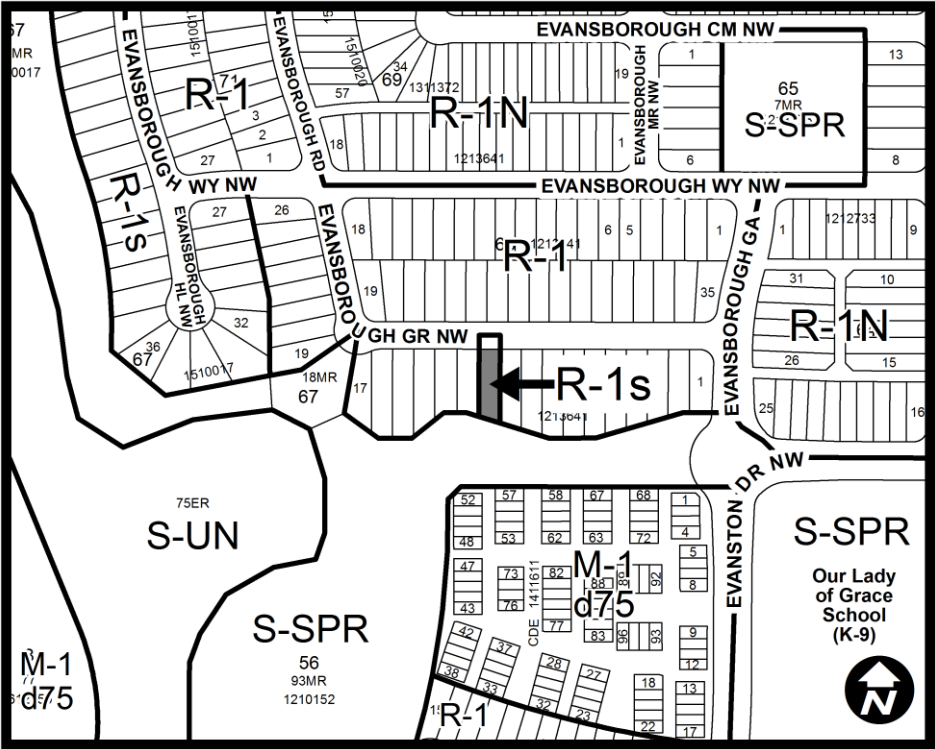
# PROPOSED

SCHEDULE A



# PROPOSED

SCHEDULE B





**From:** [Albrecht, Linda](#)  
**To:** [LaClerk](#)  
**Subject:** FW: [EXT] FW: bylaw #371D2017  
**Date:** Monday, November 27, 2017 7:11:26 AM

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**From:** Bob Marcy [mailto:bamarcy@shaw.ca]  
**Sent:** Sunday, November 26, 2017 4:22 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] FW: bylaw #371D2017

**RE: above property zone change from R-1 to R-1s FILE bylaw #371D2017**

**This is the same as sent Aug 31, 2017 to Giyan Brenkman.**

In short; we disagree with the change.

Last year (2016) we moved into our new home; hopefully to get away from having rented home suites on both sides of us and across the street. At this present location there is already a rental suite two doors south of us. Is this legal?

There are 41 homes on this street; and changing the zoning sets a precedent. This opens up the possibility of other applications; and just imagine 39 additional homes with suites and the congestion this would cause.

We purchased our home, as mentioned, last year and were told this is an estate development. Why on earth would secondary suites be allowed in the first place?

At present the 45 Evansborough Green NW home has two vehicles parked on the driveway. Where is the renter going to park? Parking is at a premium as the lots are small and one vehicle takes up to two lots of green space to park. Does the renter not need to provide off street parking?

The more vehicles park on the street; the bigger the risk for children being hit due to visibility and the tighter to pass an oncoming vehicle; as the street cannot accommodate the meeting of two vehicles when vehicles are parked on both sides of the street. Let's keep the area safe.

Let's keep the zoning in the area as we had initially purchased - residential one only.

Thanks for your consideration.

Bob & Catherine Marcy

Thanks

Bob & Cathy Marcy  
85 Evansborough Green NW  
Calgary, AB T3P 0M8  
Phone : (403) 285 - 9679  
Email: [bamarcy@shaw.ca](mailto:bamarcy@shaw.ca)

This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify me immediately by replying to the message and deleting it from your computer.



THE CITY OF  
**CALGARY**

**BYLAW #371D2017**

# **NOTICE**

## **LAND USE BYLAW AMENDMENT**

**An application has been made to redesignate this site municipally known as:**

**Address**

**45 EVANSBOROUGH GR NW**

**From R-1**

**To R-1s**

**Any person claiming to be affected by this amendment may make written representation to the City Clerk, City Hall, Calgary at [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) before NOON on December 4, 2017.**

**Persons who wish to address Council may do so at the Public Hearing on this Bylaw in the Council Chambers commencing at 9:30 A.M. on December 11, 2017.**

**For the ongoing status of the application as well as basic information see: [www.calgary.ca/developmentmap](http://www.calgary.ca/developmentmap)**

**For further information on this matter, call Development & Building Approvals at 403-268-6774.**

**Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5**

The Personal Information on Submissions made regarding this Land Use Redesignation Application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and subsequent versions of the act. The submission may be included in the public meeting agenda of City Council and as such the personal information included in the submission will be publicly available. In accordance with Section 40(1) of the FOIP Act, if you have any questions regarding the collection of this information please contact: 403-268-5323 for the FOIP Program Administrator, Planning, Development & Accommodation Department, Development & Building Approvals Business Unit, P.O. Box 2100, City Hall, Calgary AB T2P 2M5.



LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017

Item #8.1.3

MAP 17NW

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 372D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 102 Tuscarora Crescent NW (Plan 9712199, Block 6, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 372D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and the Revised West Scenic Acres Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

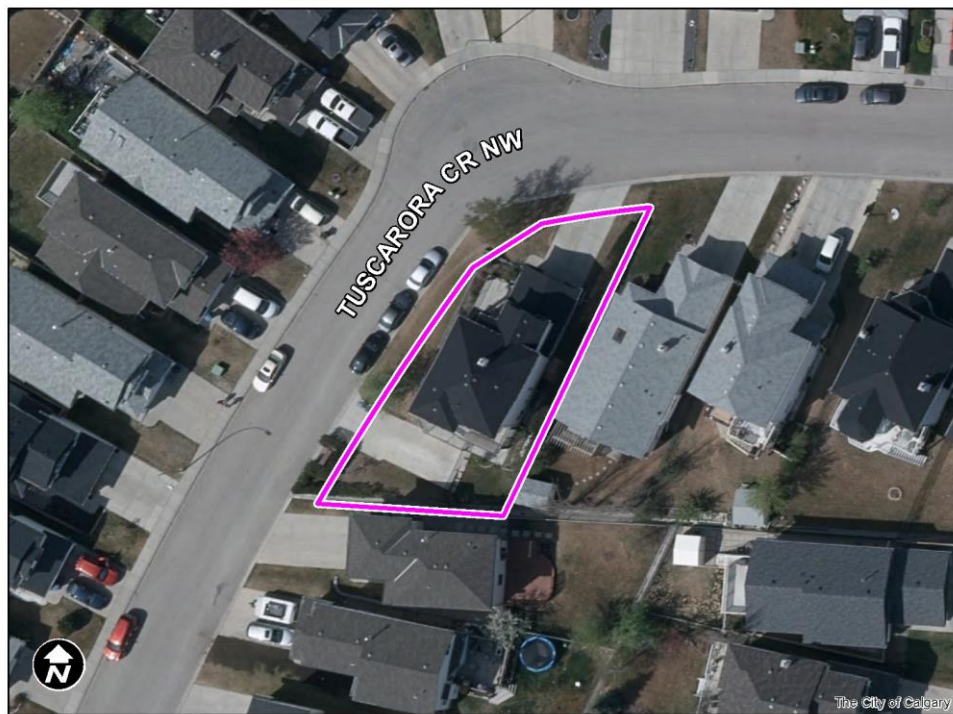
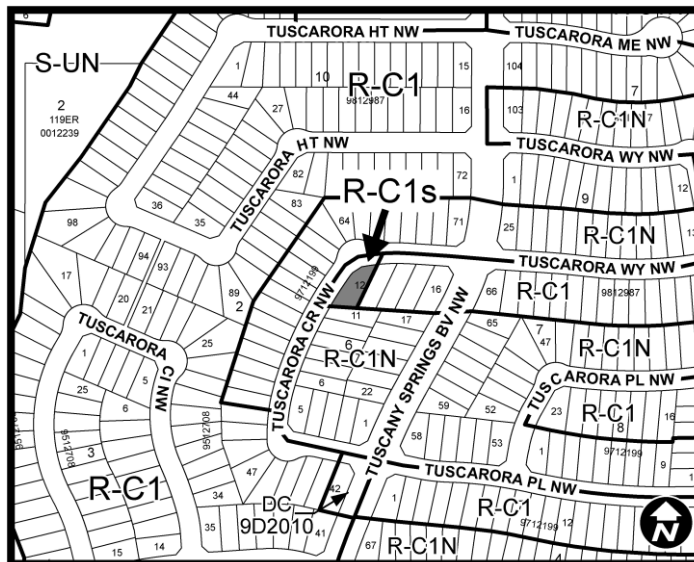
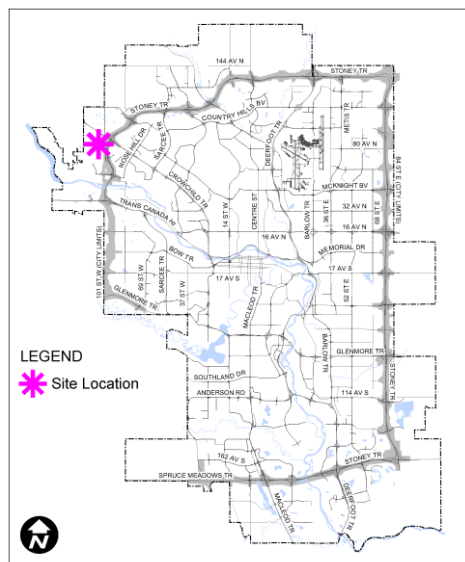
1. Proposed Bylaw 372D2017
2. Public Submission(s)

LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017

Item #8.1.3

MAP 17NW

LOCATION MAPS



LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017

Item #8.1.3

MAP 17NW

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 102 Tuscarora Crescent NW (Plan 9712199, Block 6, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: S. Keating

Carried: 9 – 0

LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017

Item #8.1.3

MAP 17NW

**Applicant:**

Huilin (Cathy) Chen

**Landowner:**

Huilin Chen

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Tuscany, the site is approximately 16 metres by 33 metres in size and is developed with two-storey single detached dwelling, with an attached front garage, and a two-car parking pad that is accessed from Tuscarora Crescent NW. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from the City of Calgary 2017 Civic Census, the following table identifies Tuscany's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

| <b>Tuscany</b>                     |        |
|------------------------------------|--------|
| Peak Population Year               | 2015   |
| Peak Population                    | 19,737 |
| 2017 Current Population            | 19,659 |
| Difference in Population (Number)  | -78    |
| Difference in Population (Percent) | -0.4%  |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017**

**Item #8.1.3**

**MAP 17NW**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Revised West Scenic Acres Area Structure Plan (2009)

The site is located within the “Residential” area of the Revised West Scenic Acres Area Structure Plan (RWSAASP). The RWSAASP makes no specific reference to secondary suites within the Residential Area, but is deemed to be generally consistent with the low density residential housing form proposed for this area.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Tuscarora Crescent NW and there is no rear lane. The area is served by Calgary Transit light rail transit with light rail transit station location within approximately 600 metre walking distance of the site on Tuscan Springs Boulevard NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017**

**Item #8.1.3**

**MAP 17NW**

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**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter in support of the application from the Tuscany Community Association (APPENDIX II).

Reasons stated for support are summarized as follows:

- The parking provided exceeds the norm;
- There were no objections by homeowners received by the community association; and
- The applicant was willing to communicate with neighbours.

**Citizen Comments**

Administration received two (2) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- That the owner does not reside at the residence; and
- Lack of yard maintenance on the property.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017**

**Item #8.1.3**

**MAP 17NW**

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

August 14, 2017

Calgary Planning Commission  
And  
City Council

Regarding the land use redesignation (Secondary Suites) application for the property 102 Tuscarora Cres NW Calgary. Here are our reasons for our application:

- Developing a legal basement suite allow me to continue staying at the home and have the flexibility to rent the basement out or have family member stay in the basement in the future
- I would like to invest in my property and make it safe and legal. Whether it is for family member or for tenants
- I have plenty of parking on the property: attached double car garage, two parking pads in front, one extra-long parking pad in the back yard
- The house is very close to Tuscany C-train station and University of Calgary. It is a great way to provide safe and affordable housing for university students or new professionals work in downtown
- I called Councillor Ward Sutherland's office and Tuscany Community Association regarding to their opinion on secondary suite. And we are glad to know the councillor and the community do support safe and legal secondary suite.

Sincerely,

P. Schryvers

**LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017**

**Item #8.1.3**

**MAP 17NW**

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**APPENDIX II**

**LETTERS SUBMITTED**

**Re: Land Use Amendment LOC2017-0236; 102 Tuscarora Cr NW**

The Tuscany Community Association (TCA) respectfully offers the following comments regarding this application for a Land Use Amendment, to accommodate the development of a Secondary Suite.

This application asks for a change of land use, from R-C1 to R-C1s. Although the TCA has not been provided with detailed drawings/plans, we understand construction work required will be confined to the lower level of the home. The property is on a corner, with a double garage, a parking pad in front, and additional parking in the back.

The applicant notified the Tuscany Community Association in August about the secondary suite application. Ms. Chen was asked whether she had proactively spoken to nearby homeowners about the application, and she responded to say she spoke with neighbours, and a concern was expressed about parking. As the parking area at this property exceeds the norm, the TCA does not share this concern.

The TCA has not received any objections to the application from other homeowners in the area, and the homeowner seems considerate and willing to communicate with the neighbours, so we support this application.

Regards,

Kelli Taylor  
Past-President and Chair of Planning & Development  
Tuscany Community Association  
([planning@tuscanyca.org](mailto:planning@tuscanyca.org))

cc: Peter Schryvers, City of Calgary File Manager  
Ward Sutherland, Ward 1 Councillor  
Cathy Chen, Applicant  
bcc: TCA Board of Directors

LAND USE AMENDMENT  
TUSCANY (WARD 1)  
TUSCARORA CRESCENT AND TUSCANY SPRINGS  
BOULEVARD NW  
BYLAW 372D2017

Item #8.1.3

MAP 17NW

### APPENDIX III

#### IMPORTANT TERMS

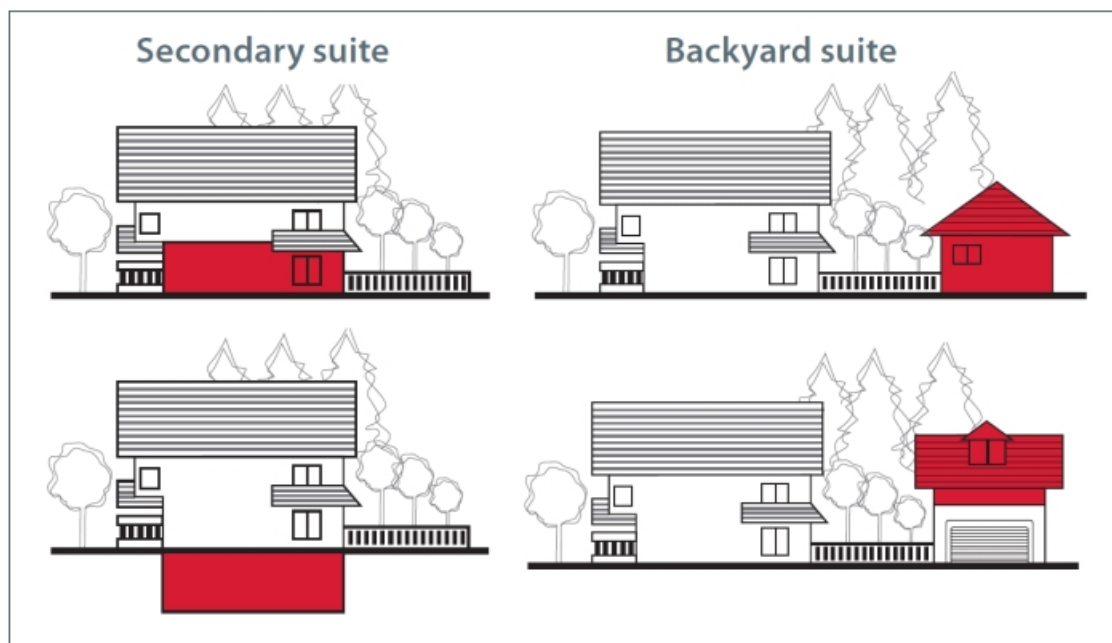
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.





# PROPOSED

ITEM #8.1.3  
CPC2017-381  
ATTACHMENT 1

## BYLAW NUMBER 372D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0236) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

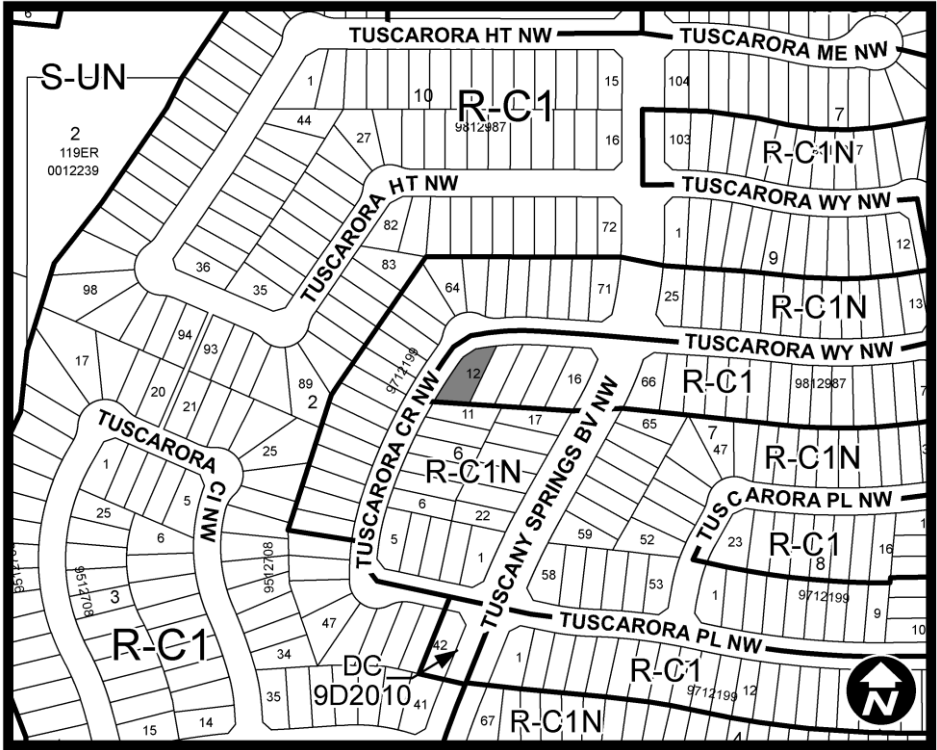
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

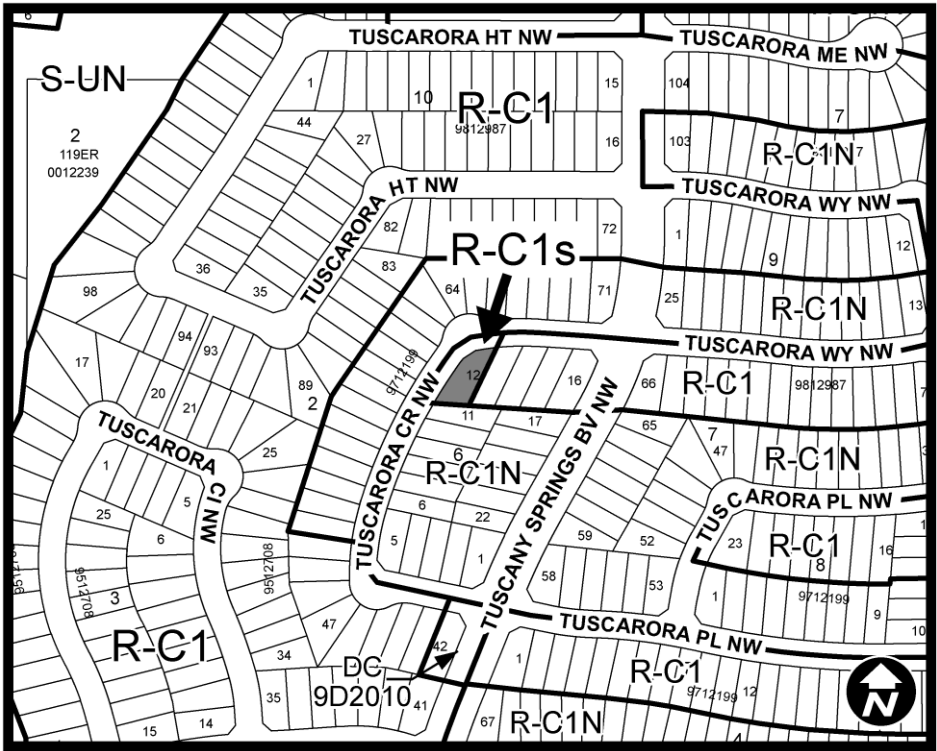
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 7:57 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Plan 9712199 Block 6, Lot 12

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**From:** sherimugleston [mailto:sherimugleston@gmail.com]  
**Sent:** Friday, December 01, 2017 5:00 PM  
**To:** City Clerk  
**Subject:** [EXT] Plan 9712199 Block 6, Lot 12

To Laura M Kennedy

Regarding the re-zoning application for 102 Tuscarora Crew., we would like to express our concern and disapproval for an additional rental suite for that dwelling. This home is already solely used as a rental property. Since its change from primary residence to a rental, we have seen a marked decline in the maintenance and upkeep of the home and property. We chose to be in a single family neighbour hood on purpose, for the many benefits it offers. We have no interest in living in higher density housing, especially as it effects our home values, traffic, activity and parking (even though they have backyard parking, they and their visitors don't use it, they tend to use the street).

Please consider denying this application.

Sincerely

Sheri Mugleston

103 Tuscarora Cres.

Calgary AB T3L2G3

4032305660

[sherimugleston@gmail.com](mailto:sherimugleston@gmail.com)

Sent from my T-Mobile 4G LTE Device



LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 373D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3506 Beaver Road NW (Plan 3043JK, Block 4, Lot 47) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 373D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

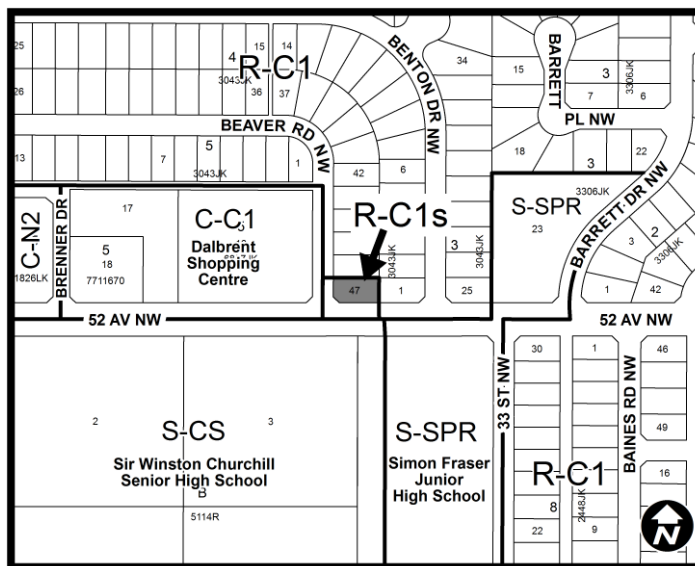
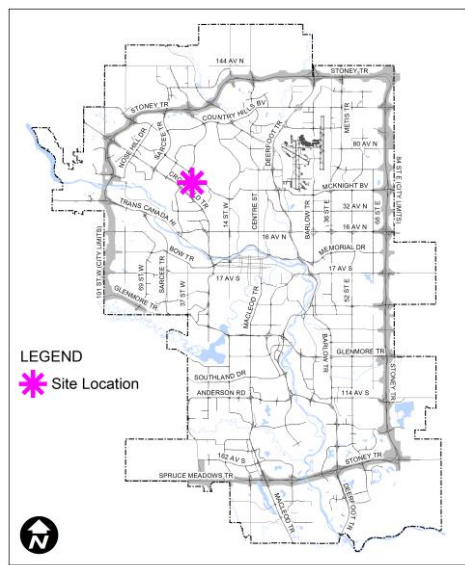
1. Proposed Bylaw 373D2017
2. Public Submissions

LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N

LOCATION MAPS



LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3506 Beaver Road NW (Plan 3043JK, Block 4, Lot 47) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: A. Palmiere**

**Carried: 9 – 0**

LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N

**Applicant:**

Cathy Chen

**Landowner:**

Hong Deng

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Brentwood, the site is approximately 18 metres by 34 metres in size and is developed with a single storey single detached dwelling, an attached two car garage that is accessed from Beaver Road NW, and a driveway with parking for two cars. A commercial strip mall is located immediately across the street to the west, and a high school is located immediately to the south. Low density housing exists to the north and east. Northland Mall is located approximately 100 metres west of the site.

According to data from the City of Calgary 2017 Civic Census, the following table identifies Brentwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

| <b>Brentwood</b>                   |        |
|------------------------------------|--------|
| Peak Population Year               | 1969   |
| Peak Population                    | 9,086  |
| 2017 Current Population            | 7,132  |
| Difference in Population (Number)  | -1,954 |
| Difference in Population (Percent) | -22%   |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017**

**Item # 8.1.4**

**MAP 6N**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Beaver Road NW and there is no rear lane. The area is served by Calgary Transit bus service (Route 9) with a bus stop location within approximately 50 metres walking distance of the site on 52 Avenue NW. Many other bus routes serve Northland Drive, with stops located approximately 100 metres to the west of the site. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017**

**Item # 8.1.4**

**MAP 6N**

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**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received a letter in opposition to the application from the Brentwood Community Association (APPENDIX II). Reasons stated for opposition include maintenance issues with the existing property, parking issues, and a desire to have certainty regarding whether the applicant intends to construct a backyard suite or a basement suite.

**Citizen Comments**

Administration received fourteen letters of opposition to this application and one letter of support.

Reasons stated for support are summarized as follows:

- the need for students, immigrants and newly married people to access affordable accommodation.

Reasons stated for opposition are summarized as follows:

- maintenance issues with the property;
- a desire to maintain the low density, single family character of the area;
- parking issues along the street;
- the potential for absentee landlords to rent out the suite;
- the parking of recreational vehicles on the property;
- the potential racial background of renters or owners of the property;
- the visual appeal of the property; and
- a perceived lack of need for more rental housing in the neighbourhood.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N

APPENDIX I

APPLICANT'S SUBMISSION

*LOC 2017-0234  
App Sam*

Hong Deng

3506 Beaver Road NW  
Calgary T2L 1X1  
(403) 837-9328

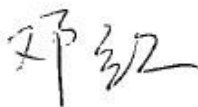
August 132, 2017

Calgary Planning Commission  
And  
City Council

Regarding to the land use redesignation (Secondary Suites) application for the property  
3506 Beaver Road NW Calgary. Here are our reasons for our application.

- We have been renting the property out to a family for the past five years. Developing a legal basement suite in the future can make the home more functional for the tenants. Whether it is for one big family or two family.
- We would like to invest in our property and make it safe and legal for the tenants.
- We have plenty of parking on the property: double attached garage, two parking pads in front. The property is on a corner lot so there is no neighbor on the other side of the property. We never had any concern on lack of parking.
- The house is very close to University of Calgary. It is a great way to provide safe and affordable housing for university students.
- We reached out to Councillor Farrell's regarding to their opinion on secondary suite. And we are glad to know the councillor and the community do support safe and legal secondary suite.

Sincerely,



LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N

**APPENDIX II**

**LETTERS SUBMITTED**



**Brentwood Community Association**

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax (403) 284-3951 [brntwdca@telus.net](mailto:brntwdca@telus.net)  
[www.brentwoodcommunity.com](http://www.brentwoodcommunity.com)

Attn: Jill Sonogo, File Manager, City of Calgary  
[jill.sonogo@calgary.ca](mailto:jill.sonogo@calgary.ca)  
Circulation Control, Planning and Development, [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)

Application # LOC2017-0234  
Application Type: Change of Land Use from R-C1 to R-C1s

Address: 3506 Beaver Rd NW

**Response from the Brentwood Community Association**

The Brentwood Community Association receives many comments regarding secondary suites from area residents. Some do not feel secondary suites should be allowed at all in R-C1 neighbourhoods while others are not opposed provided certain conditions are met. All would prefer to see owner-occupied suites. The majority of complaints we hear appear to be cases where both the main home and the secondary suite are rented out so there is an absentee landlord. While we realize only the use, not the user, can be regulated, we hear from our residents that having an owner on site tends to lessen potential problems with property upkeep, garbage handling, yard maintenance and unruly tenants.

**Regarding the property at 3506 Beaver Road:**

The BCA has received an unprecedented amount of feedback from residents on Beaver Road opposing the proposed redesignation of this property, both through phone calls and emails. The opposition centers largely on the lack of property maintenance and apparent use of the property for commercial business uses. While we realize that the Community Standards Bylaw should address some of these issues, we would be remiss in representing our residents if we did not pass on their comments.

**Comments received include:**

1. With regards to the Community Standards Bylaw, residents tell us that they "don't want to tell on their neighbours", they "don't want to cause problems", and they are afraid of repercussions should they file a complaint with 311. One resident stated that they "did not want to complain, but they (the residents at 3506 Beaver Road) should just clean up their mess and look after their place". Just because there may be no record of 311 complaints does not mean there are no problems.
2. Residents have commented that "this house has been the most poorly kept house on Beaver Road".
3. There are large oil spills and stains on the driveway and sidewalk.
4. There is garbage, including vehicle parts on the driveway and in front of the home, and sometimes on the front lawn as well. (There was a boat on the front lawn previously.)
5. Because the driveway is continually blocked by garbage, equipment and other materials, the double garage is not usable for vehicles. Additional parking for a secondary suite would not currently be possible on the site.
6. The yard is not maintained and the fence is unpainted and in poor shape.
7. The home is not maintained, with a piece of plywood replacing a window on the back of the house.
8. Large trucks used by the occupants for their roofing work are frequently parked in front and beside the house, making it difficult to see around the corner when turning onto 52<sup>nd</sup> Avenue. The occupants appear to be operating a business from the home. A tent covering has often been set up on the driveway to hold materials and supplies. Two large trucks are usually parked in front of the home.

J. Sonogo

LAND USE AMENDMENT  
BRENTWOOD (WARD 4)  
NORTHLAND DRIVE NW AND 52 AVENUE NW  
BYLAW 373D2017

Item # 8.1.4

MAP 6N



## Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 [brntwdca@telus.net](mailto:brntwdca@telus.net)  
[www.brentwoodcommunity.com](http://www.brentwoodcommunity.com)

The BCA is aware that these comments fall outside of the guidelines for a Land Use Application. They are included because in representing our residents, we feel their voices should be heard.

### Redesignation Process

The BCA Board is concerned that the current R-C1s designation does not distinguish between a basement suite and a backyard / garage / laneway unit. We feel that the application should specify which type is being applied for and the applicant can then ONLY build that type of unit.

The BCA opposes the current application process in which applications are not specific as to the type of suite. As noted on all applications,

*The proposed R-C1s district has the ability to accommodate a secondary suite or backyard suite on parcels that already contain a single detached dwelling on a single parcel. The suite may take one of the following two types:*

- *Secondary suite as a permitted use (located within the main residential building and secondary to the main residential use).*
- *Backyard suite as a discretionary use (located in a detached building located behind the front facade of the main residential building and secondary to the main residential use).*

*Approval of this land use application does not constitute approval of a specific secondary suite type, but rather it allows for a secondary suite to be considered via the development or building permit process. If the secondary suite is a permitted use and meets all Land Use Bylaw rules, a development permit is no longer required.*

Backyard, laneway or garage suites have significant impact on adjacent properties in terms of massing, shadowing and privacy. A neighbour might not be opposed to an owner-occupied home with a secondary suite in a basement but may be greatly opposed to a new second storey over a garage overlooking his property (especially in an area where most homes are single-storey bungalows).

The current system means that either is possible and in fact, adjacent neighbours do not even know which is planned. It is almost impossible for them to submit comments.

The Planning Department should consider separate designations, for example R-C1s (basement), R-C1g (over garage) and R-C1L (laneway). Under the current system, an applicant is given leeway to build any type of suite (although some may be discretionary) and neighbours are at a significant disadvantage.

Thank you for the opportunity to comment on this application.

Melanie Swailes  
on behalf of the  
Development and Transportation Committee  
Brentwood Community Association

### APPENDIX III

#### IMPORTANT TERMS

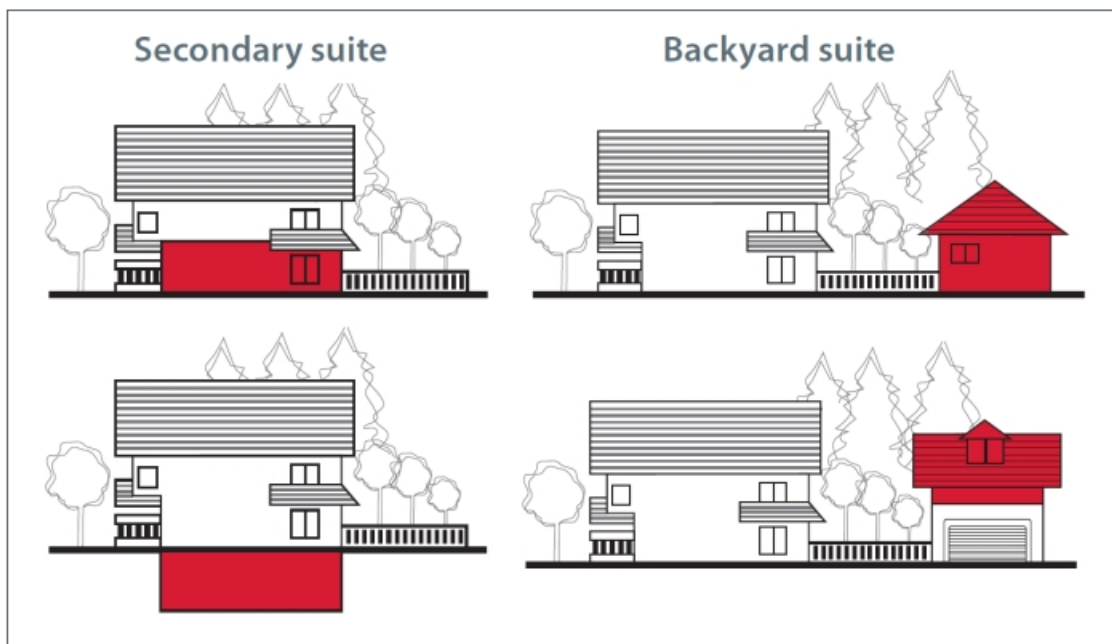
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## Important terms

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**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



# PROPOSED

ITEM #8.1.4  
CPC2017-382  
ATTACHMENT 1

## BYLAW NUMBER 373D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0234) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

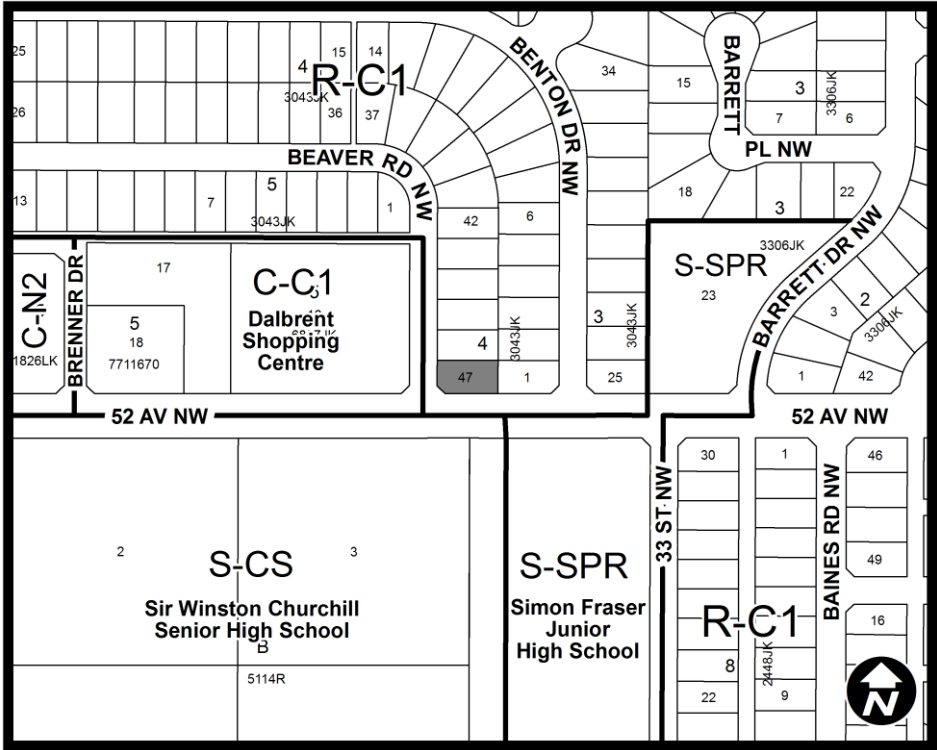
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

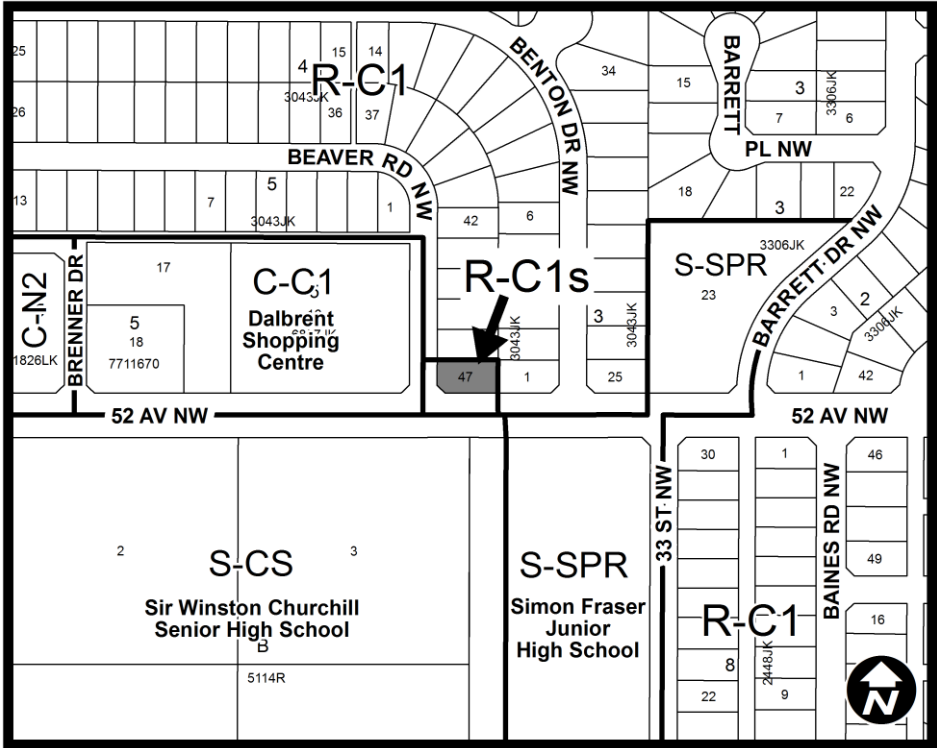
# PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**McDougall, Libbey C.**

---

**From:** Smith, Theresa L.  
**Sent:** Thursday, November 30, 2017 11:25 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Re: File Number :LOC2017-0234

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Carmen Kemper [mailto:carmen.kemper@gmail.com]  
**Sent:** Thursday, November 30, 2017 11:19 AM  
**To:** City Clerk  
**Subject:** [EXT] Re: File Number :LOC2017-0234

Dear Sir,

My name is Carmen Kemper and my husband's name is Cornelis. We have lived on Beaver Rd. for the last 50 years. We love our neighborhood and have been very happy with the residents of Beaver Road.

We have our qualms regarding any changes to the land use bylaw. We are already seeing increased traffic and parking problems on our street and surrounding area. Students from Sir Winston Churchill High School, staff and clients from the Dalbrent Medical Centre have increased the parking problem on our street and back alley. Furthermore there is a strip mall adjacent to the medical centre which is adding to the traffic congestion which gives an overall "industrial" look to our beloved neighborhood.

Moreover, the renters of house number 3506 Beaver Rd. have shown no respect towards the rest of the neighbourhood- disregarding parking rules and the proper care of a property. The double garage on the property has never been used for parking any vehicle. It is mostly used for storage; so the two or three trucks used for the roofing business are always parked on the street, which really adds to the congested look of that part of Beaver RD. Oil dripping from these vehicles is a real eyesore. The driveway is mostly used for discarded car parts and what looks like a garbage container.

Finally, I believe that the owner doesn't seem to care much about how the property is kept- which worries us as to any future development on the said property..

We sincerely hope and trust the City will consider our concerns.

Respectfully,

Carmen and Cornelis Kemper

OFFICE OF THE City Clerk  
THE City OF CALGARY  
700 MACLEOD TRAIL S.E.  
P.O. Box 2100  
Postal Station 'M'  
CALGARY, ALBERTA  
T2P-2M5

BRIAN HILL  
3508 BEAVER RD N.W.  
CALGARY, ALBERTA  
T2L-1X1  
(403) 284-5175

Attention: Ms. JILL SONEGO

Re: LOC 2017-0234 (SECONDARY Suite)

DEAR JILL:

My NAME IS BRIAN HILL, I HAVE OWNED MY HOUSE FOR TWENTY YEARS. My NEIGHBOR IS AN "ABSENTEE LANDLORD". I WOULD NOT WISH ANYONE TO LIVE NEXT DOOR TO THEM. I KNOW THIS APPLICATION WILL BE GRANTED. AS A FAVOUR TO THIS TAX PAYER, COULD YOU PLEASE ISSUE A TWO HOUR PARKING ZONE IN FRONT OF MY HOUSE. I HAVEN'T BEEN ABLE TO PARK IN FRONT OF MY HOUSE FOR FIVE YEARS. THANK YOU FOR YOUR CONSIDERATION. BH

**McDougall, Libbey C.**

---

**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 7:56 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] Bylaw 373D2017

-----Original Message-----

From: roseetee@gmail.com [mailto:roseetee@gmail.com]  
Sent: Sunday, December 03, 2017 8:33 PM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] Bylaw 373D2017

In regards to redesignate the land located at 3506 Beaver Road NW from R-C1 to R-C1s I have some concerns.

This particular property appears to be owned by an absentee landlord. The property is in total disrepair and has been for a number of years. As of the last few years it has been home to a roofing company with a number of various roofing equipment surrounding the property. I feel this is for financial gain only and in no way has the owner any interest in being a good neighbour.

I feel that eventually we will see secondary suites but as with all things there will have to be rules and regulations. I would sincerely hope that one of those would require the owner to live in the house

Sincerely yours  
Janice M Gibson  
3407 Benton Drive NW  
Calgary Ab  
T2L 1W7  
403 282 8133  
roseetee@gmail.com

Sent from my iPhone

RECEIVED  
2017 DEC 04 AM 9:28  
THE CITY OF CALGARY  
CITY CLERKS

Dr. Susanne Cote  
3512 Beaver Road NW  
Calgary, AB T2L 1X1

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
Calgary, AB T2P 2M5

December 4<sup>th</sup>, 2017

To Whom It May Concern,

I am writing to express my concerns about **Secondary Suite Application LOC 2017-0234 at 3506 Beaver Road NW**. I reside two doors down from the aforementioned property.

First and foremost, the Calgary Planning Commission has **made a serious error in their recommendation to council**. Their Recommendation (dated 19<sup>th</sup> October) states that "On-street parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system". That is false. **Neither Beaver Rd nor 52<sup>nd</sup> Ave have permit parking**, which should be a major consideration in whether this application is approved or not. It is my strong view that **the existing parking issues on our street would need to be dealt with** before any additional densification occurs.

The applicants' letter states that there is no concern about parking at this location because there is a two-car garage and two driveway spots on the property. While technically true, the existing tenants on the property are using the garage to store materials for their business, and one of the driveway spots for a dump trailer (see attached photo from Google Maps). They also have a boat parked on the lawn! Therefore, only one parking spot exists on the property right now, which **means the current tenants are parking 2-4 vehicles on the street** already (some of which rarely move; others are often parked too close to the intersection – see Google Maps photo). **Any additional tenants at this address would need to park on the street**. There are regularly no on-street parking spots available on Beaver Road from 9am-4pm due to heavy demand from the high school and adjacent commercial centre.

There are many existing bylaw violations on the property. Some of these are caused by the existing tenants, but enabled by the landlord's complete lack of interest in maintaining the property and ensuring the property is safe and legally used. Some examples:

- This landlord has allowed their tenants to run a very obvious illegal business out of the home (roofing company). It is my understanding that until recently, the tenants did not have any kind of license for this home-based business. Now they have a Class 1 land use

approval for their business, which is clearly not the appropriate license (see attached photo).

- The landlord allows the tenants to smoke pot in and around the property on an almost daily basis, which is illegal.
- The landlord allowed the tenants to spill large amounts of motor oil on the property. Neither the tenants or the landlord cleaned it up until formal complaints were made. Several of our neighbours report calling 311 about this issue.
- Lack of maintenance to structure and lawn. Several of our neighbours report calling 311 about this issue.
- Fence on 52<sup>nd</sup> Avenue that is poorly maintained (including loose boards; see photo below). Several of our neighbours report calling 311 about this issue.

Beaver Road is a lovely place, with a strong and welcoming community. Some of our neighbors are the original occupants of their homes. We have parties at least twice a year (gatherings of the "Beaver Roadents" have been taking place for over a decade).

I do not feel that the owner of this property has made a **good faith effort** to be neighbourly and contribute to our community. Furthermore, the Planning Commission has not taken due consideration of the existing parking problems on our street in their recommendation for approval, and erred in reporting that our street has residential permit parking. Council should not approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susanne Cote', with a stylized flourish at the end.

Susanne Cote



Google Street View. Image captured May 2016. Downloaded Dec 4<sup>th</sup>, 2017



Google Street View. Image captured May 2016. Downloaded Dec 4<sup>th</sup>, 2017

Derek Muise  
3512 Beaver Road NW  
Calgary, AB  
T2L 1X1

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 1200 Postal Station M  
Calgary, AB  
T2P 2M5

To whom it may concern,

I am writing this letter to address my concerns with secondary suite application # LOC2017-0234 at 3506 Beaver Road.

- This section of Beaver road becomes very congested with parking due to the high school, the strip mall across the street, and resident parking. The current residents at the proposed development consistently have three vehicles parked on the street as the driveway and garage are being used for a trailer and other vehicles that are used for their small business. This contradicts the statement made in the owner's letter to the city stating that parking is not a problem. The Calgary Planning Commission made an error in that they stated that Beaver Road is permit parking, but it is not. An additional suite will only add to the parking problem.
- The owner of this property is unaware of the state that the property is often in, which includes:
  - The driveway when not filled with trailers and vehicles will have tools, and random car parts laying around.
  - At times there is a boat in the front yard.
  - There are oil stains on the driveway as well as the road in front of the house.
  - There was an illegal roofing business operating from the house, which was recently granted a class one business license, but should require a class two business license as per the City of Calgary website.
  - It is not uncommon to smell marijuana being smoked at this residence.
- These above points indicate to me that the owner of the property is not invested in making the community a better place for either tenants or neighbors.

Please consider these concerns when making a decision on the rezoning application.

Regards,

Derek Muise



LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017

Item # 8.1.5

MAP 16S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION'S RECOMMENDATION**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 374D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 348 Sackville Drive SW (Plan 4985JK, Block 17, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 374D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

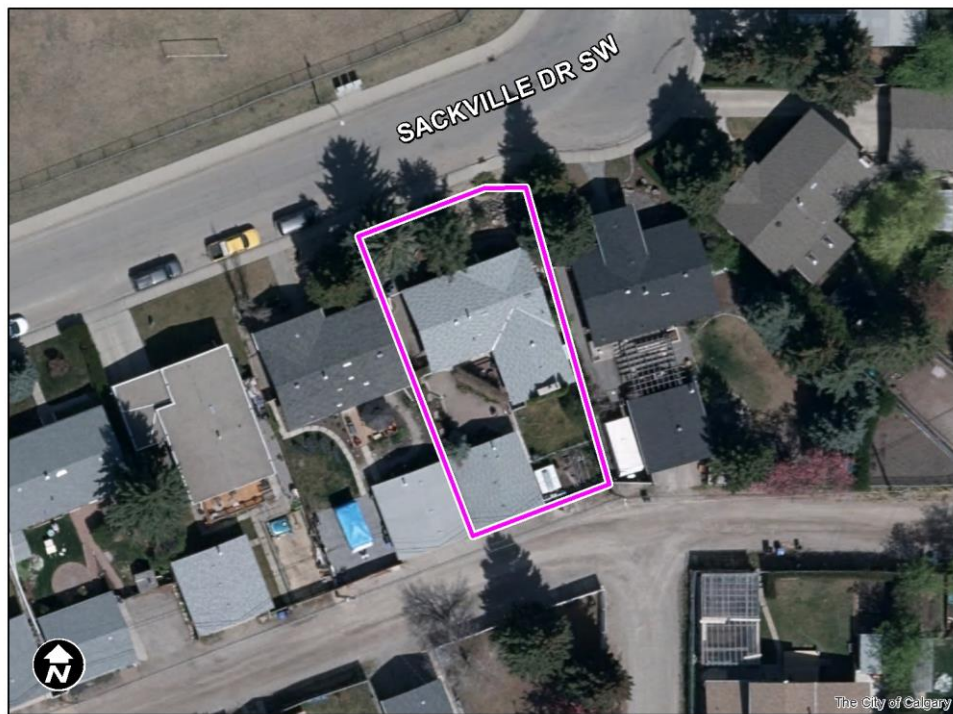
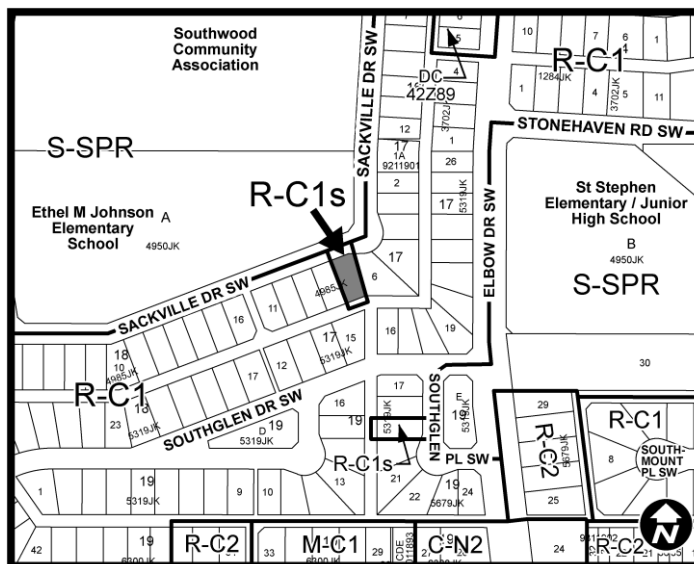
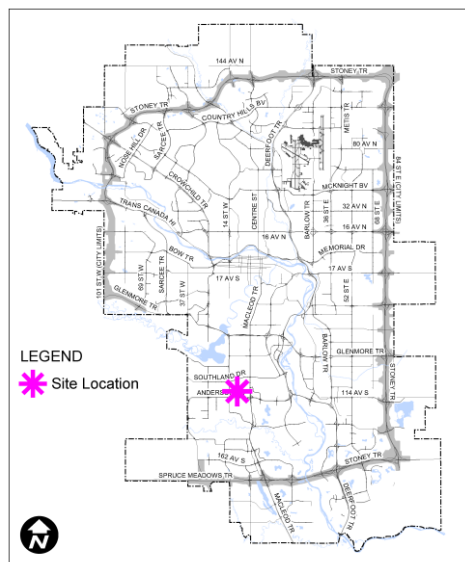
1. Proposed Bylaw 374D2017
2. Public Submission

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017

Item # 8.1.5

MAP 16S

LOCATION MAPS



LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017

Item # 8.1.5

MAP 16S

**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 348 Sackville Drive SW (Plan 4985JK, Block 17, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 9 – 0**

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017

Item # 8.1.5

MAP 16S

**Applicant:**

Alexander J M Vincent

**Landowner:**

Alexander J M Vincent  
Robert L Vincent

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 33 metres by 17 metres in size and is developed with a one-storey single detached dwelling and a detached one-car garage that is accessed from the rear lane. A school exists to the north of the site. Single detached dwellings exist to the east, south, and west of the site.

According to data from the City of Calgary 2017 Civic Census, the following table identifies Southwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations.

| <b>Southwood</b>                   |        |
|------------------------------------|--------|
| Peak Population Year               | 1978   |
| Peak Population                    | 8,101  |
| 2017 Current Population            | 6,214  |
| Difference in Population (Number)  | -1,887 |
| Difference in Population (Percent) | -23%   |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017**

**Item # 8.1.5**

**MAP 16S**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Sackville Drive SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Elbow Drive SW. On-street parking adjacent to the site is unregulated.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017**

**Item # 8.1.5**

**MAP 16S**

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Southwood Community Association received a letter stating that the Southwood Community Association does not take a position on this application.

**Citizen Comments**

Administration received one (1) letter in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Existing traffic on Sackville Drive SW;
- Other existing illegal secondary suites in the area;
- Parking issues;
- No need for secondary suites based on expectation that low cost housing will be developed near Anderson Light Rail Transit Station; and
- Decrease in property values.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
SACKVILLE DRIVE SW AND SABRINA ROAD SW  
BYLAW 374D2017**

**Item # 8.1.5**

**MAP 16S**

## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

To Whom it may concern,

We are making this application for a Land use Redesignation for several reasons:

- 1) As part of an older established and less densely populated neighborhood our house is an ideal candidate for a secondary suite. And it can contribute to a low impact living "footprint" in part because it is only 175 steps to the nearest bus stop and a mere 10 minute walk to Anderson LRT.
- 2) Although it's not primarily a city concern, secondary suites provide a potential alternative place for older parents to age within a family atmosphere, while maintaining the independence associated with secondary suites. This could ultimately save the provincial health system much of the expense associated with institutional care while providing a better environment for the parent/parents.
- 3) We both believe that the city is correct in promoting increased density, as opposed to continued sprawl. And that secondary suites, nicely done, are an attractive option for both tenants and owners.
- 4) Long term, well done secondary suites would increase the value of the house and the neighborhood if more people "buy into the idea." Ultimately it would make it easier for younger buyers to afford the more established neighborhoods, as opposed to moving to those cheaper outlying areas, because they could count on some rental income to help with the mortgage. This in turn will revitalize these older neighborhoods which often seem to go through cycles where younger families with kids are mostly absent. These kids and their parents are often the ones most involved with the community, its schools, and local activities.
- 5) Lastly, if we look at areas of the city that are zoned for duplexes, fourplexes and multifamily dwellings, they often look like shabby rental neighborhoods. Owners live nowhere nearby, and treat the area as just rental properties, and they look it. By contrast, well done secondary suites, particularly ones over detached garages give "us" as a community a chance to get development right. I'd suggest that if you look at other areas within the city, and elsewhere, that "granny shacks" have been promoted, you more often find that the property owners live in either the house or the garage, and keep an eye on each other. This also allows older owners to maintain the community ties they established in their years within the area, while allowing someone else to have the benefit of a detached house. And these areas look very different from areas that are mostly rental enclaves.

### APPENDIX III

#### IMPORTANT TERMS

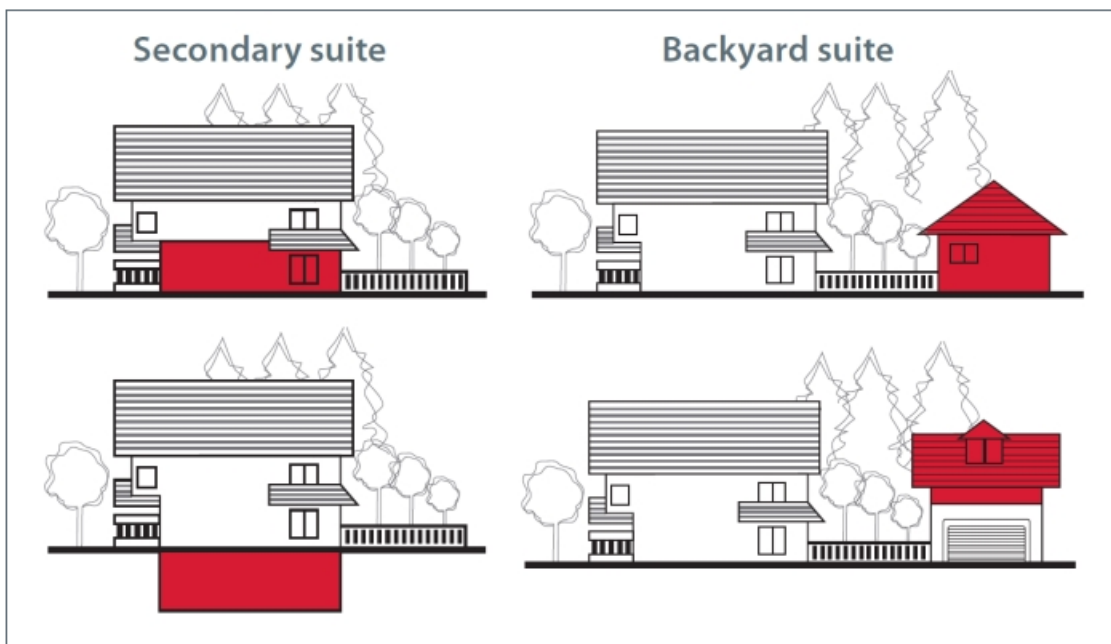
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



# PROPOSED

ITEM #8.1.5  
CPC2017-383  
ATTACHMENT 1

## BYLAW NUMBER 374D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0249)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

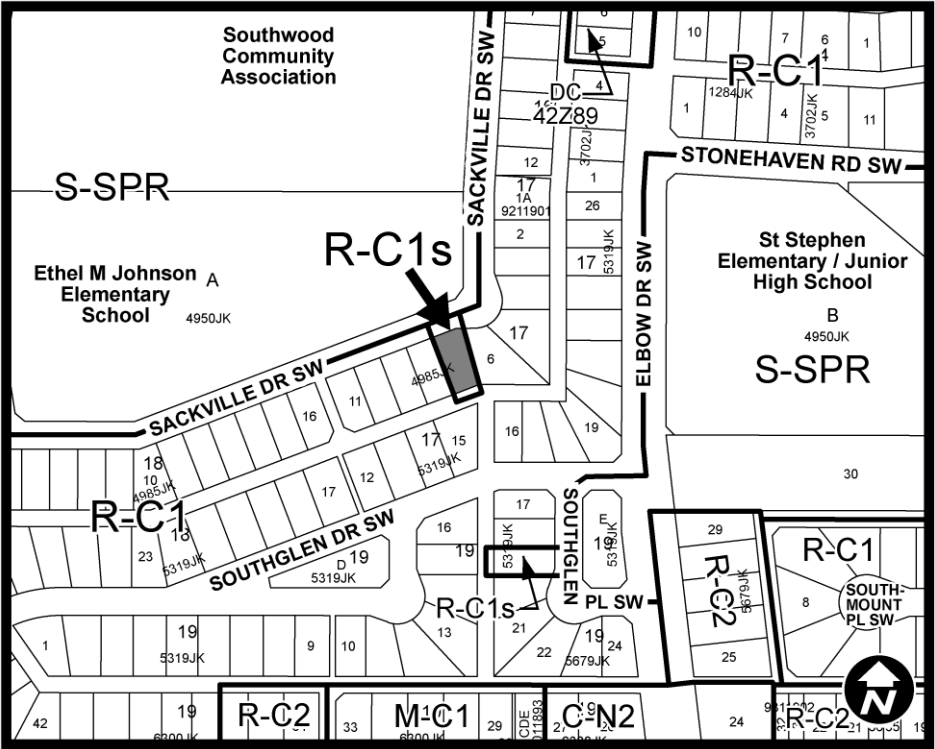
\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



PROPOSED

SCHEDULE B





**McDougall, Libbey C.**

---

**From:** Smith, Theresa L.  
**Sent:** Thursday, November 30, 2017 1:11 PM  
**To:** LaClerk  
**Subject:** FW: [EXT] Secondary Suite Objection BYLAW #374D2017 or #37402017

---

**From:** kokes [mailto:kokes2@yahoo.com]  
**Sent:** Thursday, November 30, 2017 12:54 PM  
**To:** City Clerk  
**Cc:** Constituent Liaison - Ward 11  
**Subject:** [EXT] Secondary Suite Objection BYLAW #374D2017 or #37402017

I am opposed to this application to amend the bylaw.

I made a complaint when this was attempted a month earlier. Consult the results of BYLAW

And my complaint is the same as follows:



kokes <kokes2@yahoo.com>  
To: Ezra.Wasser@calgary.ca

Good day Mr. Wasser.

At this point anyways, I know this information will be kept confidential on my complaint on a neighbour's proposal to redesignate their property from R-C1 to a R\_C1s.

My name is Mark Kochems and I live down the street at 168 Sackville Drive. I am opposed to the redesignation for a number of reasons.

Firstly, this particular Drive is already congested with traffic. Two schools (K-9), a community center, an air-cadet facility, two skating rinks, a basketball court and a skateboard park dominate the large green space within Sackville Drive. Many school kids are present either at the school or walking to and from nearby residents. School buses, parent pickup, mailbox delivery (4 drops offs), and community activities (baseball, hockey, hall rental) already overwhelm the area with traffic. So public safety considerations need to be assessed when adding a "residence" for all intensive purposes, which is occupied by a number of individual and vehicles.

Secondly, there are currently two confirmed ILLEGAL suites in the area. This issue continues to cause problems with some neighbours and requires bylaw intervention.

Thirdly, there is no need to develop the area for secondary suites when additional low cost housing is available near the Anderson LRT Station just down the street from here.

Lastly, we have lived here for over 17 years. People take pride of ownership in the area and many have renovated. House prices are higher as a result. This is an economic long term benefit for the residential community. Not only do rental units cause more traffic issues but they also impact the selling price of the area. In other words, we want growth in our property investment in the future. This proposal affects not only the person but affects the rest of us. And yes, I have spoken to a few neighbours down the street and they have wholeheartedly with me in that. **we do not want secondary suites in the area for the reasons I**

So thank you for your time and if you require additional information, please do not hesitate to contact me. I will let me know the status of the file as we move forward as well as any appeal mechanisms that are available for recourse.

Thanking you in advance.

*For your convenience, here is the word for the above:  
Good day Mr. Wasser.*

*At this point anyways, I know this information will be kept confidential on my complaint on a neighbour's proposal to redesignate their property from R-C1 to a R\_C1s.*

*My name is Mark Kochems and I live down the street at 168 Sackville Drive. I am opposed to the redesignation for a number of reasons.*

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*Secondly, there are currently two confirmed ILLEGAL suits in the area. This issue continues to cause parking problems with some neighbours and requires bylaw intervention.*

*Thirdly, there is no need to develop the area for secondary suites when additional low cost housing will soon be available near the Anderson LRT Station just down the street from here.*

*Lastly, we have lived here for over 17 years. People take pride of ownership in the area and many houses have been renovated. House prices are higher as a result. This is an economic long term benefit for the rest of us in the community. Not only do rental units cause more traffic issues but they also impact the selling price of the houses in the area. In other words, we want growth in our property investment in the future. This proposal only benefits one person but affects the rest of us. And yes, I have spoken to a few neighbours down the street and they agree wholeheartedly with me in that.. **we do not want secondary suites in the area for the reasons listed above.***

*So thank you for your time and if you require additional information, please do not hesitate to contact me. And please let me know the status of the file as we move forward as well as any appeal mechanisms that are in place for possible recourse.*

*Thanking you in advance.*

In addition to the aforementioned, most of the houses around this block do not have a front drive. In other words, many park in the street as a result. Further creating parking issues in the area.

Now, I am not prepared to respond to this every month. Changing the email addy and posting the same Notice a month later is surreptitious in my mind. I know some councillors and the Mayor are pushing for secondary suites so that is likely the reason. Having said that, I have copied Jeromy Farkas, city councillor in my area so he is informed of our wishes.

To reiterate, we are opposed to secondary suites in this area. If this amendment gets approved or if another Notice is posted on said property, then we will bring in the media.

Regards



LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017

Item # 8.1.6

MAP 16S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 375D2017; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 10308 - 7 Street SW (Plan 573JK, Block 9, Lot 2) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 375D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

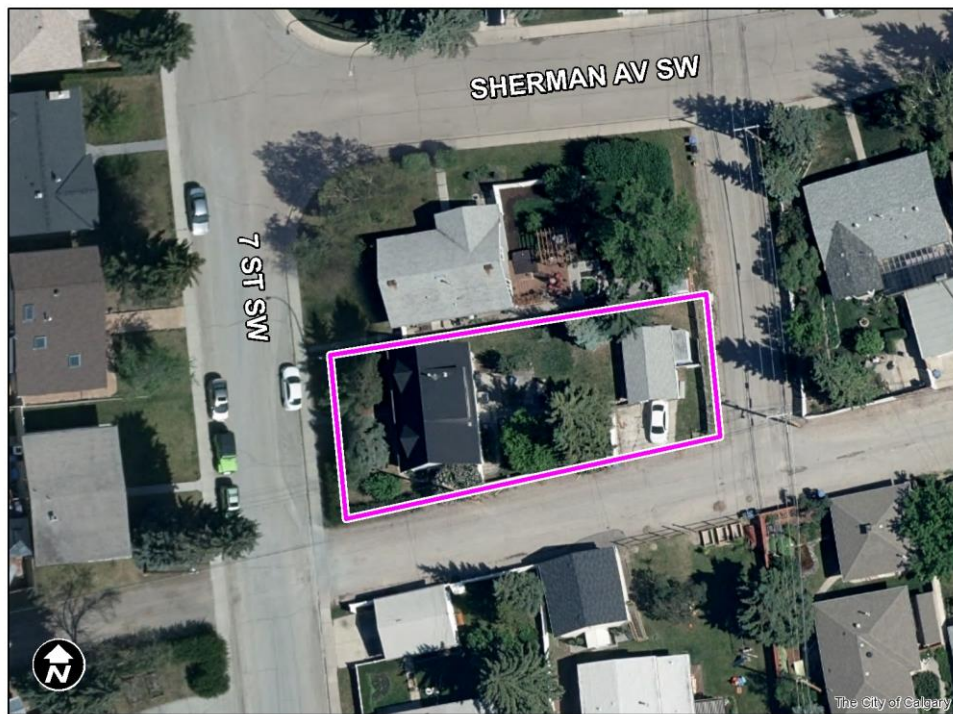
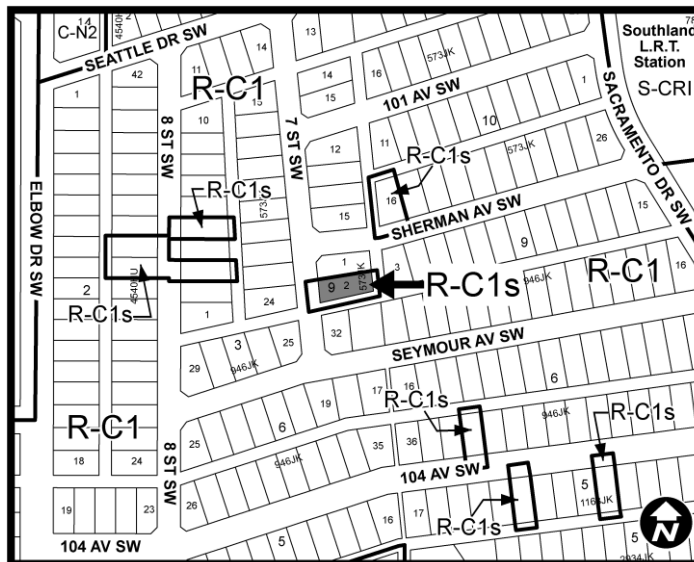
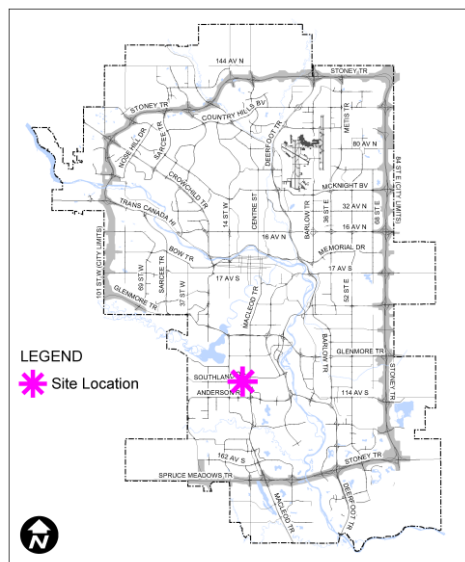
1. Proposed Bylaw 375D2017

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017

Item # 8.1.6

MAP 16S

LOCATION MAPS



LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017

Item # 8.1.6

MAP 16S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

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**Moved by: S. Keating**

**Carried: 9 – 0**

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017

Item # 8.1.6

MAP 16S

**Applicant:**

Nicholas R Brunisma

**Landowner:**

Nicholas R Bruinsma

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Southwood, the site is approximately 16 metres by 40 metres in size and is developed with a one-storey single detached dwelling and a detached two-car garage that is accessed from the rear lane. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from the City of Calgary 2017 Civic Census, the following table identifies Southwood's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

| Southwood                          |        |
|------------------------------------|--------|
| Peak Population Year               | 1978   |
| Peak Population                    | 8,101  |
| 2017 Current Population            | 6,214  |
| Difference in Population (Number)  | -1,887 |
| Difference in Population (Percent) | -23%   |

**LAND USE DISTRICTS**

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**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017**

**Item # 8.1.6**

**MAP 16S**

---

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 7 Street SW and the rear lane. The area is served by Calgary Transit Primary transit network bus service and light rail transit with a bus stop location within approximately 400 metres walking distance of the site on Elbow Drive SW. The Southland LRT station is located approximately 550 metres walking distance of the site. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017**

**Item # 8.1.6**

**MAP 16S**

---

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration received an email from the Southwood Community Association (CA) stating that the CA does not take a position on this application. The email is attached in APPENDIX II.

**Citizen Comments**

Administration received two letters in support of the application.

Reasons stated for support are summarized as follows:

- Close proximity to the c-train station;
- Allows for more affordable housing options;
- Secondary suite will enhance this street, community and city overall; and
- Property is well kept.

Administration received one letter in opposition of the application.

Reasons stated for opposition are summarized as follows:

- Desire to remain in an R-C1 only community;
- Will bring undesirable renters to community;
- Increase in crime, noise, and trash; and
- Increase in traffic.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017

Item # 8.1.6

MAP 16S

**APPENDIX I**

**APPLICANT'S SUBMISSION**

Nicholas Bruinsma

City of Calgary  
Planning & Development  
P.O. Box 2100, Stn. M, # 8108  
Calgary, AB, Canada T2P 2M5

**RE: Reason for Application**

To Whom It May Concern,

Please consider the following as justification for my application of a secondary suite. It is my belief that my property is an excellent candidate for redesignation, allowing for the construction of a secondary suite that will have positive effects for the city of Calgary and for the Community of Southwood.

A secondary suite on 10308 7<sup>th</sup> St SW would provide an excellent start for young professionals, unable to afford a large property or living in the core of the city. Less than 10 minutes walk from the Southland C-train, it provides easy access to the city core. It currently has a rear entrance, giving private access to the basement.

There is room for multiple vehicles on the parking pad, and it is located on the corner, with street parking as well as wide, paved alleys on two sides. Combined with this location, a large fenced off back yard, with mature trees makes the property very private, limiting any negative impact on the neighborhood. It is also an ideal location for pet owners.

Calgary is currently the fastest growing City in Canada, having grown 32% to more than 1.2 million citizens between 2005 and 2015. (Country Digest, 2017). In terms of demographics, World Population View (2017) states that 42% of Calgary's growth is due to international migration. The Calgary Economic Development website (2016) states that the median age for a Calgarian is 36.4 years. Calgary is experiencing an influx of young professionals looking to start a career. The availability of affordable housing is wholly inadequate to support such a population boom, causing a potential bottleneck in economic growth. Approximately 1 in 3 homeless people in Calgary are employed but unable to find affordable housing. This is compared to less than 1 in 10 throughout the nation. (Campbell, 2017). Calgary does not have the housing to support the current high level of economic activity.

Allowing secondary suites in an established neighborhood, such as Southwood, will create modest economic advantages for the businesses in the area. In addition, it allows the city of Calgary to leverage existing infrastructure (schools, green spaces, parks, utilities, etc.) to accommodate a growing population, reducing the expense of expansion. Located just off McLeod and nearby both Chinook and South Centre Mall, Southland offers access to all the required amenities.

Southwood is an older area, that has gone through some rejuvenation recently. As well as seeing construction and resale of houses in the area, there have been several instances of home owners applying for redesignation. As such it is an ideal and accepting neighborhood for secondary suites.

My basement is large enough to accommodate a 1.5 bedroom suite with a modest sized bathroom, kitchen, and living area, perfect for a young professional. I am prepared for the cost of permits and work meet applicable city standards and maintain the suite. Thank you for your consideration.

Regards,

Nicholas Bruinsma

S. Brar

**LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017**

**Item # 8.1.6**

**MAP 16S**

Nicholas Ryan Bruinsma

Southwood Neighborhood

**RE: Rezoning of Property for a Secondary Suite**

To Whom It May Concern,

I am currently putting in an application with the city to have my property, 10308 7<sup>th</sup> St SW, rezoned to allow for a legal secondary basement suite. If my application is accepted, there will be a period of time where I will be required to post in the newspaper, as well as in my yard, asking for neighborhood feedback.

As a result, I would like to address some of the concerns about secondary suites:

1. Parking – My house is located on a corner, with two paved alleys on either side. As well as two spots on my parking pad, there is lots of street parking and wide alleys so that parking in the area should not be negatively affected
2. Privacy – My backyard has a large fence, with mature trees. As mentioned it is also surrounded on 3 sides by roads, making it quite private and maintaining the privacy of those around
3. Transient Residents – Calgary is a city with a large professional population. By rigorous screening of individuals before allowing rental, I can minimize the risk of individuals who are disruptive to the neighborhood.

I am looking for others in the neighborhood who may be willing to give me a positive feedback, as this could go a long way in my application being accepted. Tangible benefits for people in the neighborhood include increasing property value and making future applications easier to complete.

If you were interested to do so on my behalf, when the time comes, I would be very happy to keep you posted in all proceedings including steps in the process, timelines and costs along the way. I feel this would be valuable information if this was something you personally would be interested in doing yourself at any point.

Thanks for your time. If you are interested in this, please see my contact information below. If you are not sure if you are interested to assist me at this time, but have some questions in regard to the process so far, I'd be happy to answer them as well.

Regards,

Nicholas Bruinsma

LAND USE AMENDMENT  
SOUTHWOOD (WARD 11)  
7 STREET SW AND SHERMAN AVENUE SW  
BYLAW 375D2017


Item # 8.1.6

MAP 16S

**APPENDIX II**

**LETTERS SUBMITTED**

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 Tue 8/29/2017 2:51 PM  
Becky Poschmann <[REDACTED]>  
[EXT] Re: LOC2017-0241 - Circulation Package  
To ☐ CPAG Circ

Whom it may concern,

This email is to inform you that the Southwood Community Association does not take a position on application LOC2017-0241.

Regards,  
Becky Poschmann  
Director of Development

### APPENDIX III

#### IMPORTANT TERMS

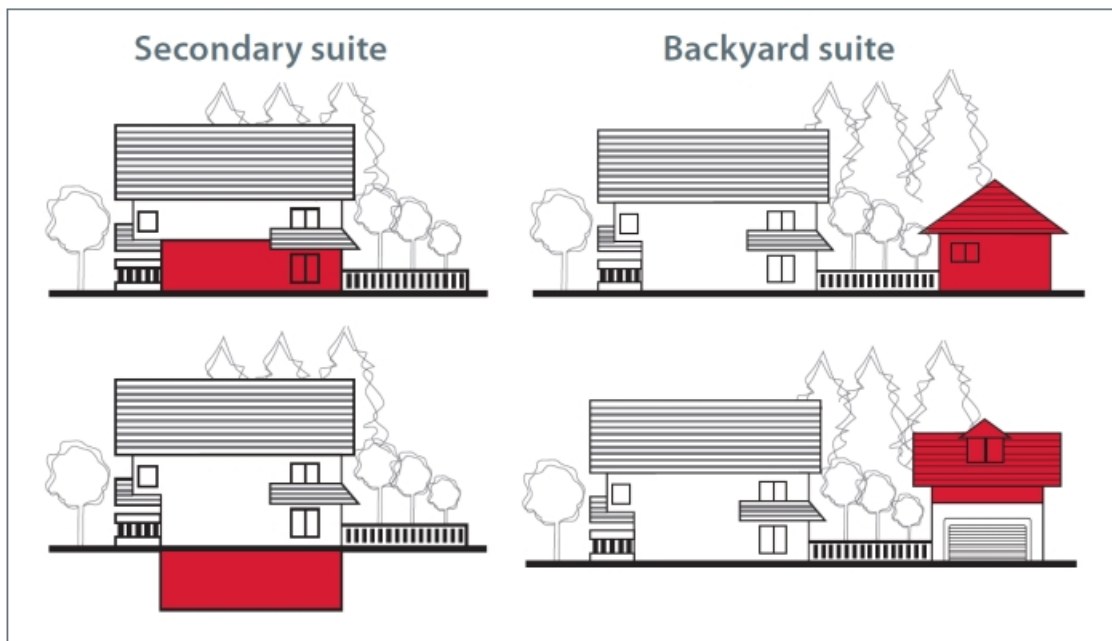
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



# PROPOSED

ITEM #8.1.6  
CPC2017-384  
ATTACHMENT 1

## BYLAW NUMBER 375D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0241)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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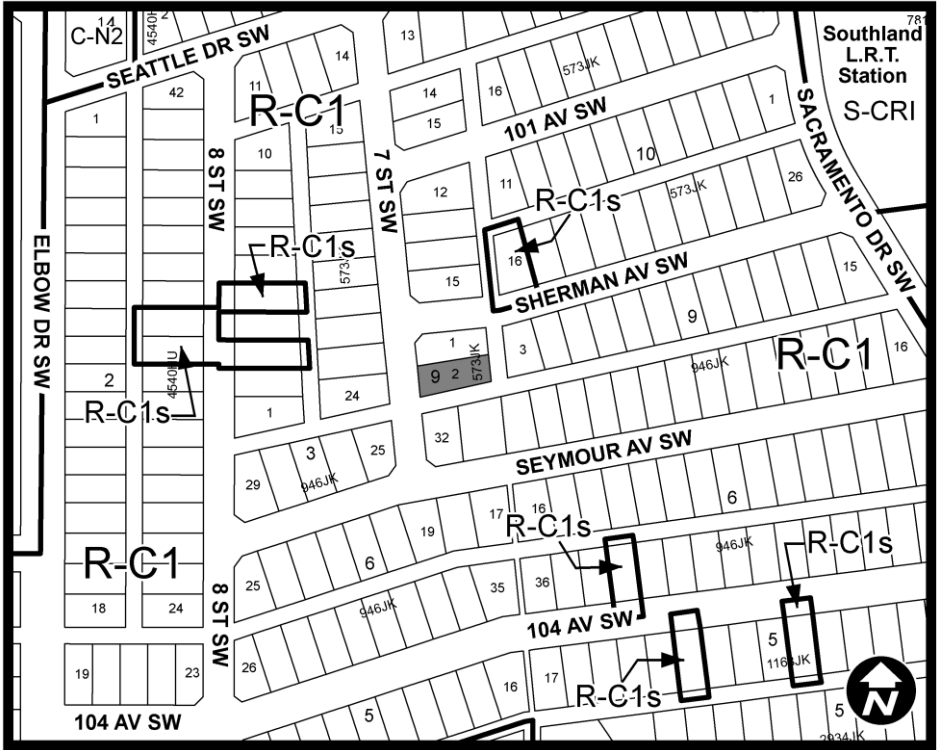
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

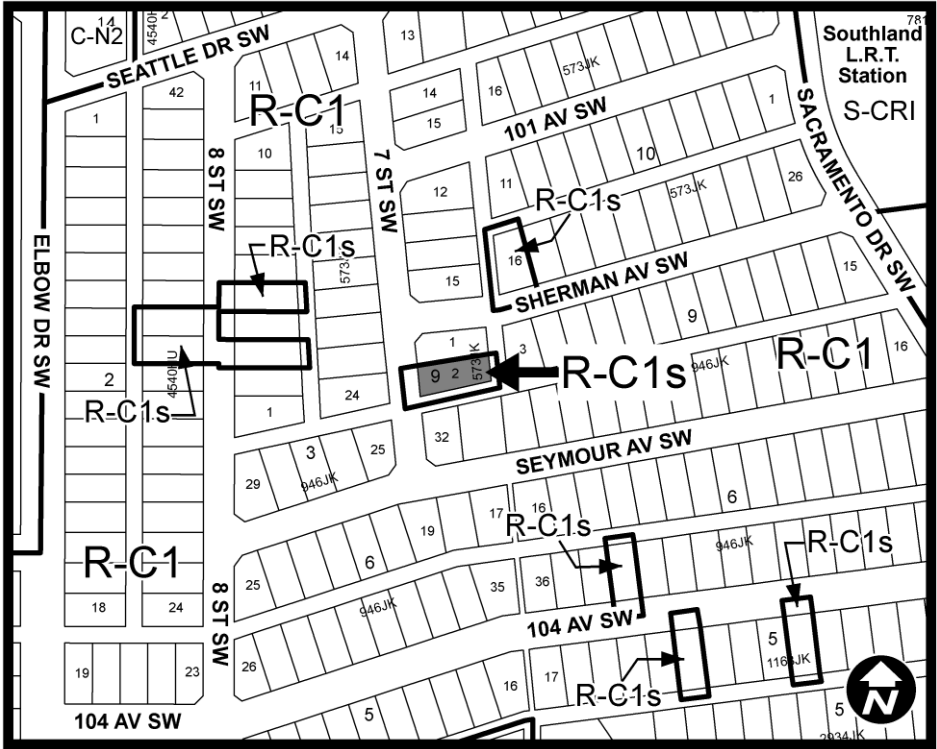
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017

Item # 8.1.7

MAP 22S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION'S RECOMMENDATION**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 376D2017; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 9515 - 3 Street SE (Plan 577JK, Block 45; Lot44) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 376D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

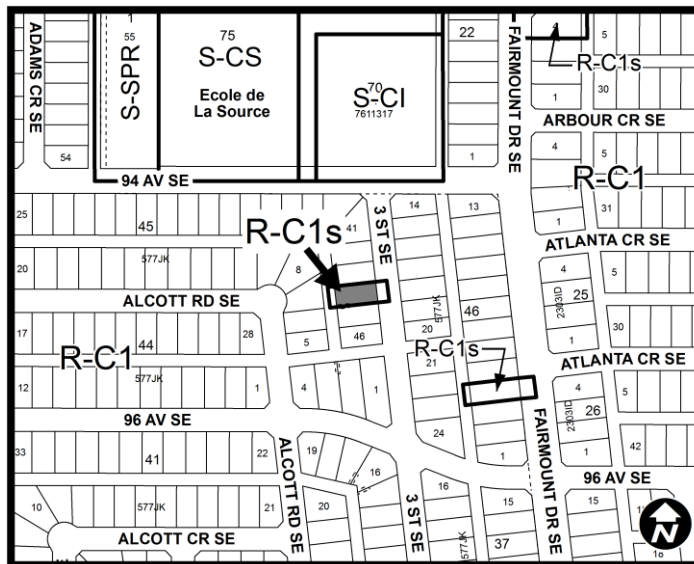
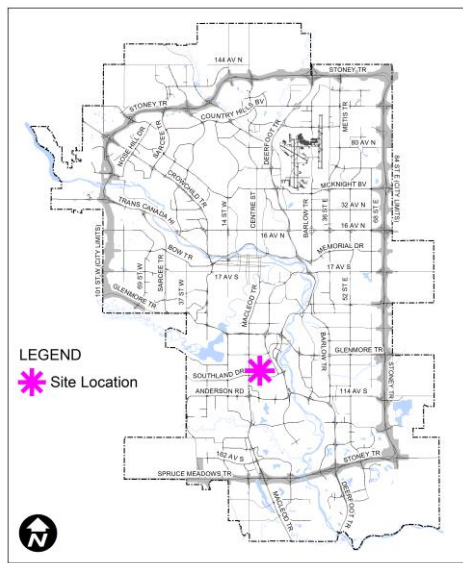
1. Proposed Bylaw 376D2017
2. Public Submission

LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017

Item # 8.1.7

MAP 22S

LOCATION MAPS



LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017

Item # 8.1.7

MAP 22S

**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 9515 - 3 Street SE (Plan 577JK, Block 45; Lot44) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: S. Keating**

**Carried: 9 – 0**

LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017

Item # 8.1.7

MAP 22S

**Applicant:**

Bill Muskovitch

**Landowner:**

Bill Muskovitch  
Audrey Muskovitch

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Acadia, the site is approximately 15 metres by 30 metres in size and is developed with a one storey single detached dwelling and a detached two car garage that is accessed from the rear lane and a single car parking pad that is accessed from 3 Street SE. Single detached dwellings exist to the north, east, south, and west of the site.

According to data from the City of Calgary's 2017 Civic Census, the following table identifies Acadia peak population and current population and the population amount and percentage difference between the peak and current populations.

| <b>Acadia</b>                      |        |
|------------------------------------|--------|
| Peak Population Year               | 1999   |
| Peak Population                    | 13,589 |
| 2017 Current Population            | 10,660 |
| Difference in Population (Number)  | -2,929 |
| Difference in Population (Percent) | -22%   |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017**

**Item # 8.1.7**

**MAP 22S**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

There is no local area plan.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 3 Street SE and the rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 350 metre walking distance of the site on Fairmount Drive SE. On-street parking adjacent to the site is regulated through the Calgary Parking Authority’s residential parking permit system.

**UTILITIES & SERVICING**

Water and sanitary sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017**

**Item # 8.1.7**

**MAP 22S**

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## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Administration received a letter in support of the application from the Acadia Community Association (APPENDIX II).

### **Citizen Comments**

Administration received two letters in opposition to the application from nearby residents.

Reasons stated for opposition are summarized as follows:

- Parking;
- Absentee landlords;
- Property values;
- Neighbourhood safety; and
- Ongoing building maintenance.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

**LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017**

**Item # 8.1.7**

**MAP 22S**

## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

Reasons to approve the application for a secondary suite at 9515 3<sup>rd</sup> Street SE Calgary.

There are many benefits to legal secondary suites; they are affordable, in family friendly neighbourhoods, sustainable and most importantly are built to code.

Acadia is a wonderful part of the city. It has schools, fitness facilities, walkable shopping, easy access to bus and LRT. In fact it has been voted one of the best communities in the city. My home in Acadia is well suited for a one bedroom secondary suite. It has a detached double garage and a front driveway so street parking will not be an issue. The lot is large, well fenced so my neighbours privacy will be maintained. These good neighbour amenities are just some of the reasons which make this an excellent location for a secondary suite.

A home is a major investment. In these economic times, help paying a mortgage is of great importance. Having a legal basement suite will give me extra cash in my pocket to invest in my business (I am a small business owner). But the main reason I wish to have this suite approved is that it will be legal and built to code – safe for myself and for my neighbours.

Safety and comfort for my tenants is key. Once it has been deemed legal, the person there can enjoy having a back yard rather than a small balcony, having a pet and know that their landlord values their safety. As for my neighbours, they too will know that the home will be safe.

Being a landlord comes with responsibility, one that will be taken seriously and with respect to my tenants, neighbours and community. As stated, a home is a major investment so it will be well maintained.

Thank you for your consideration of this application.

LAND USE AMENDMENT  
ACADIA (WARD 11)  
SOUTH OF 94 AVENUE SE ON 3 STREET SE  
BYLAW 376D2017

Item # 8.1.7

MAP 22S

## APPENDIX II

### COMMUNITY ASSOCIATION COMMENTS



Acadia Community Association  
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development  
City of Calgary  
% Ian Bamford

August 26th, 2017

Re: LOC2017-0227

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 9812 Austin RD. SE.

We greatly value the ability of young families to make Acadia their home, and add vibrancy to our social fabric with a diversity of living options. As Calgary continues to add to its population, we view Secondary Suites as a mechanism by which density can be added to our community while preserving the character of our neighbourhood. As the Wyldewood Estates is developed in future years, the addition of light density in the adjoining blocks will help to ease the transition to the towers.

Our location between two major corridors, and proximity to the primary transit network make Acadia an ideal area for the addition of suites from a transportation perspective. Suites also create a stepping-stone for potential long-term residents, as we have a number of medium-density parcels and a number of single-family dwellings, which tend to present a large financial jump for tenants. We feel our community would be served well by this addition to our built environment.

Kim Warnke,  
Planning Committee Chair  
On behalf of the Acadia Community Association  
planning@acadiaca.com

### APPENDIX III

#### IMPORTANT TERMS

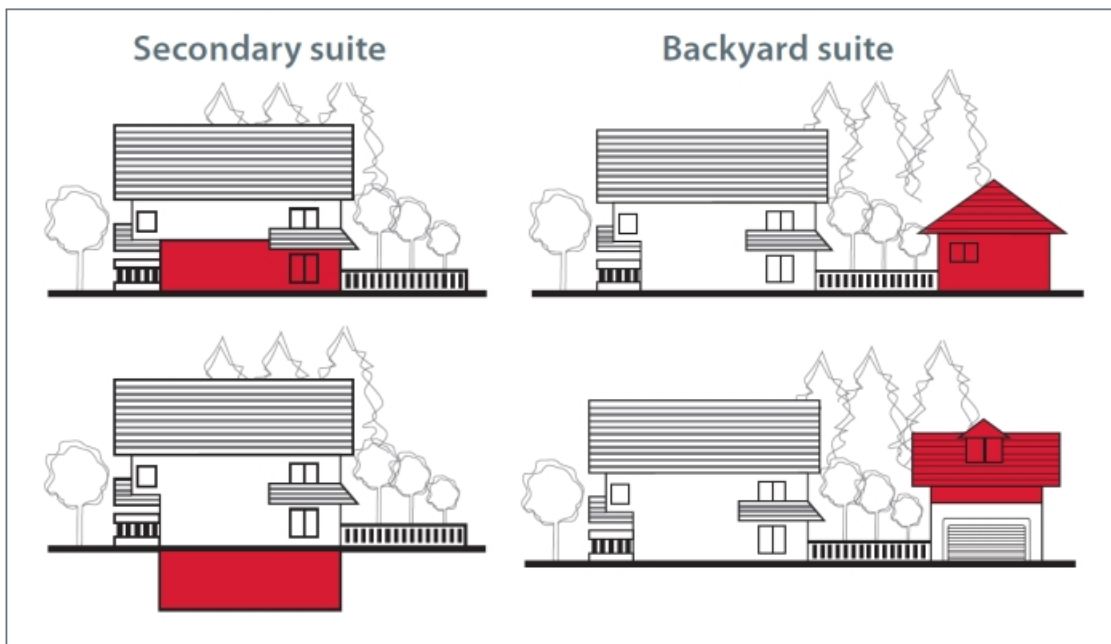
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

## Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.





# PROPOSED

ITEM #8.1.7  
CPC2017-385  
ATTACHMENT 1

## BYLAW NUMBER 376D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0227)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

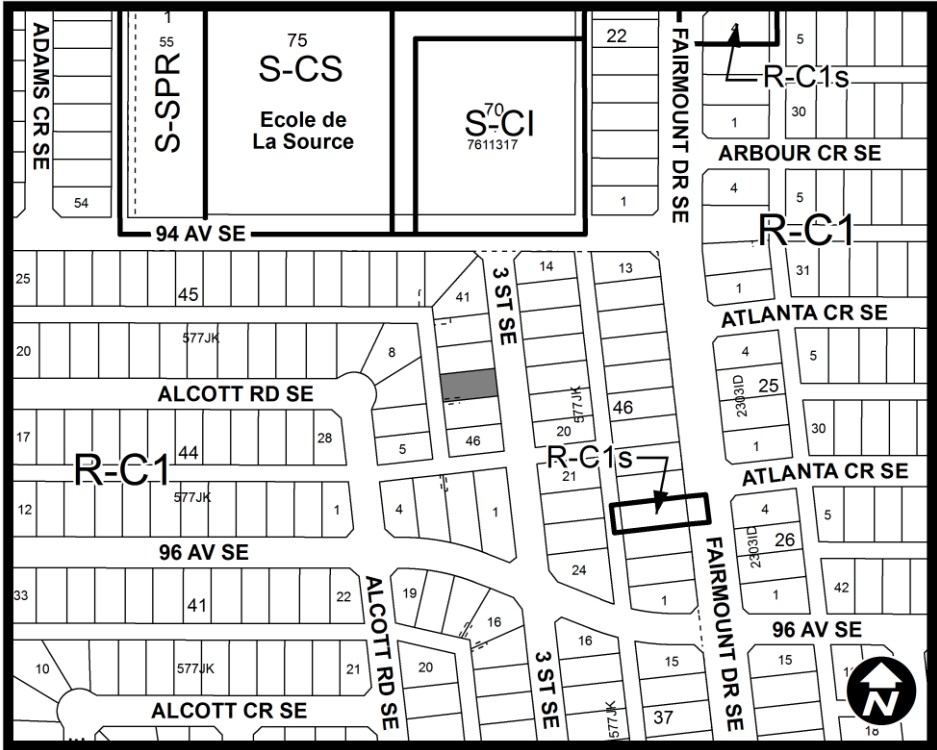
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

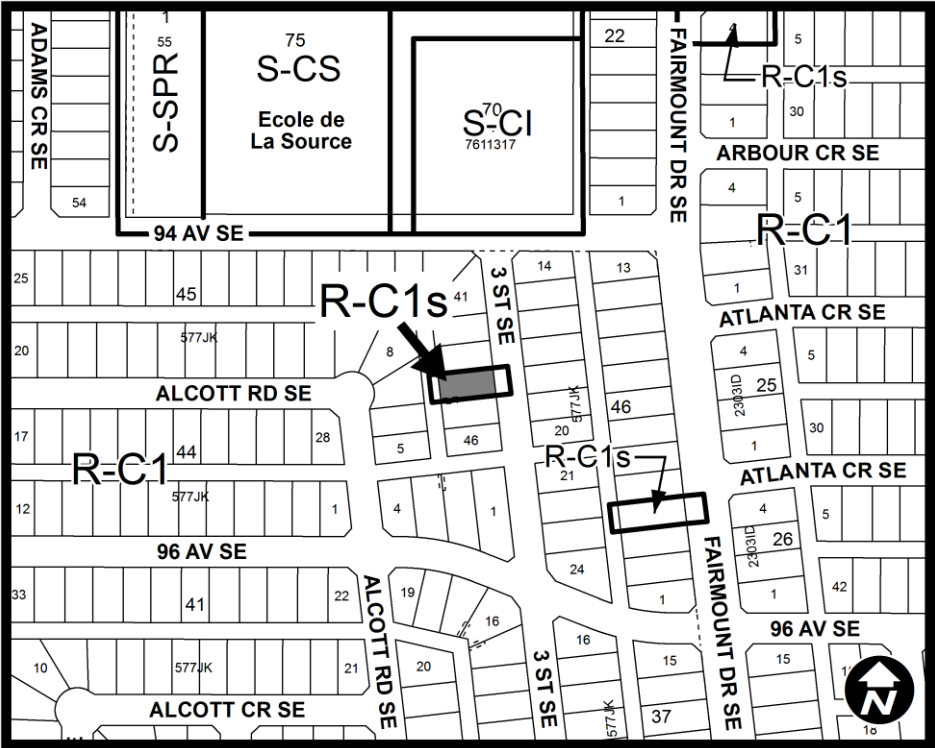
# PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**From:** [Albrecht, Linda](#)  
**To:** [LaClerk](#)  
**Subject:** FW: [EXT] Public Hearing for Acadia Bylaw 376D2017  
**Date:** Monday, November 27, 2017 7:11:44 AM

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-----Original Message-----

From: Heather Stockall [<mailto:hstockall@gmail.com>]  
Sent: Saturday, November 25, 2017 1:44 PM  
To: City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
Subject: [EXT] Public Hearing for Acadia Bylaw 376D2017

I am the owner of the house next door to 9515 - 3 St. SE. The existing situation with that house is that they don't have enough parking for even the people presently residing in it. The single garage is being used to restore an old car and the driveway has a car that is never driven. With 3 drivers in the house, that leaves their cars on the street and in front of my house. It's worse in the summer due to frequent visitors.

I do not support this application due to the parking situation.

Heather Stockall  
9511 - 3 St. SE  
Calgary, AB T2J 0P2

[hstockall@gmail.com](mailto:hstockall@gmail.com)



LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017

Item # 8.1.8

MAP 3W

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential – One Dwelling (R-1) District to a Residential – One Dwelling (R-1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 377D2017; and

1. **ADOPT** the proposed redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 377D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and Springbank Hill Area Structure Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT**

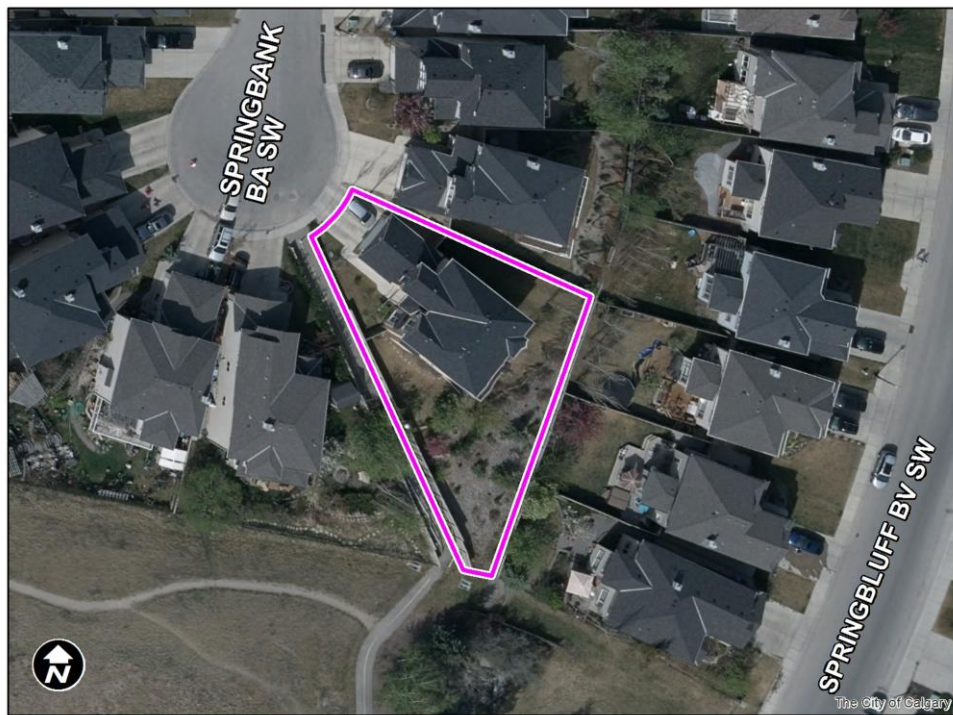
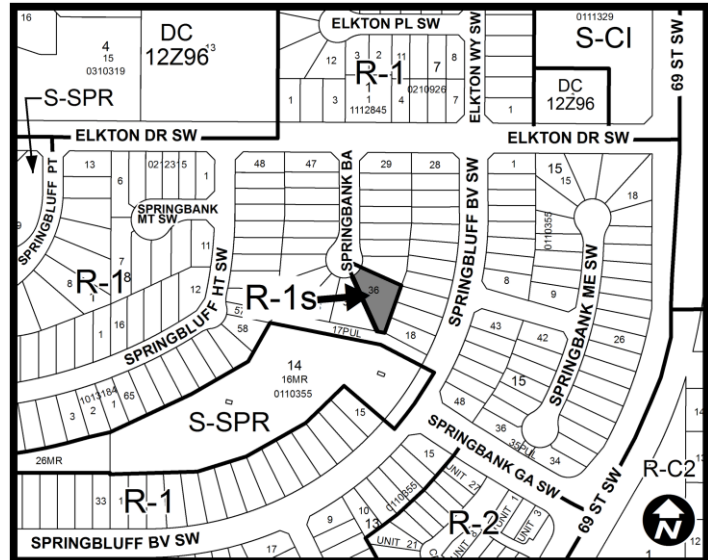
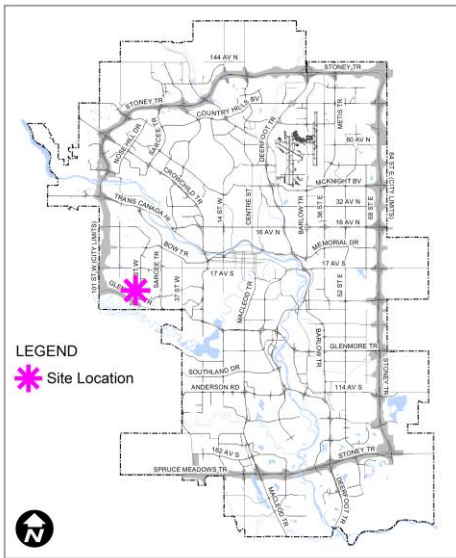
1. Proposed Bylaw 377D2017
2. Public Submission(s)

LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017

Item # 8.1.8

MAP 3W

LOCATION MAPS



LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017

Item # 8.1.8

MAP 3W

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District.

**Moved by: M. Tita**

**Carried: 6 – 3**

Opposed: M. Foht, D. Leighton  
and S. Keating

Reasons for Opposition from Mr. Leighton:

- I did not support this application because of the limited ability to accommodate on- or off-street parking.

LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017

Item # 8.1.8

MAP 3W

**Applicant:**

Farshid Zafari

**Landowner:**

Roshanak Kholdisbeti  
Farshid Zafari

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low-density residential R-1 setting in the community of Springbank Hill, the site is approximately 26 metres by 38 metres in size and is developed with a two-storey single detached dwelling, an attached two-car garage that is accessed from Springbank Bay SW, and a two-car parking pad that is accessed from Springbank Bay SW. Single detached dwellings exist to the north, east, and west of the site. A pathway connection separates the site from a public utility right-of-way providing storm drainage to the south.

According to data from the City of Calgary 2017 Civic Census the following table identifies Springbank Hill's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

| <b>Springbank Hill</b>             |       |
|------------------------------------|-------|
| Peak Population Year               | 2016  |
| Peak Population                    | 9,995 |
| 2017 Current Population            | 9,985 |
| Difference in Population (Number)  | -10   |
| Difference in Population (Percent) | -0.1% |

**LAND USE DISTRICTS**

The proposed R-1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

**LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017**

**Item # 8.1.8**

**MAP 3W**

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential; Developing; Planned Greenfield with Area Structure Plan (ASP)” area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and Housing Diversity and Choice policies (subsection 2.3.1).

Springbank Hill Area Structure Plan (2017)

The site is located within the “Standard Suburban” land use area as identified on Map 2: Land Use Concept of the *Springbank Hill Area Structure Plan* (ASP). Though the ASP is silent on the subject of secondary suites, it states that all neighbourhood areas should achieve the upper range of their density targets (subsection 3.1.1). In this case, the required density range is 7-17 units per gross developable hectare. Currently, development fronting Springbank Bay SW achieves 14 units per gross developable hectare.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Springbank Bay SW and there is no rear lane. The area is served by Calgary Transit bus service with a bus stop location within approximately 150 metres walking distance of the site on Springbank Gate SW. On-street parking adjacent to the site is unregulated.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017**

**Item # 8.1.8**

**MAP 3W**

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**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

Administration did not receive a response from the Springbank Hill Community Association.

**Citizen Comments**

Administration received five (5) letters in opposition to the application. Reasons stated for opposition are summarized as follows:

- Limited on-street parking in the cul-de-sac;
- No lane, so it is difficult finding room on-street for waste & recycling pick-up;
- Fear of decrease in property value;
- Concern that renters are not personally invested and do not take pride in their homes;
- Grown children in cul-de-sac already have many cars, additional cars would not be safe for small children;
- Other homeowners chose to live among families, not renters; and
- Applicants should move to a smaller home if they want to downsize, not change their land use designation.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

LAND USE AMENDMENT  
SPRINGBANK HILL (WARD 6)  
SPRINGBANK BAY SOUTH OF ELKTON DRIVE SW  
BYLAW 377D2017

Item # 8.1.8

MAP 3W

APPENDIX I

APPLICANT'S SUBMISSION

LOC2017-0228

date: 2017-12-11

Dear Calgary Planning Commission:

We the  of 32 Springbank Bay Resident  
decided to get a permit for legalization of  
our basement as a suite for mostly two reasons

①  we are going  
to down size, but we love our home and  
we want to stay in our home.

② Financially it can help us to pay off  
the remaining mortgage.

We appreciate your help in this regard.

Sincerely,

Farshid Zafari

## APPENDIX II

### IMPORTANT TERMS

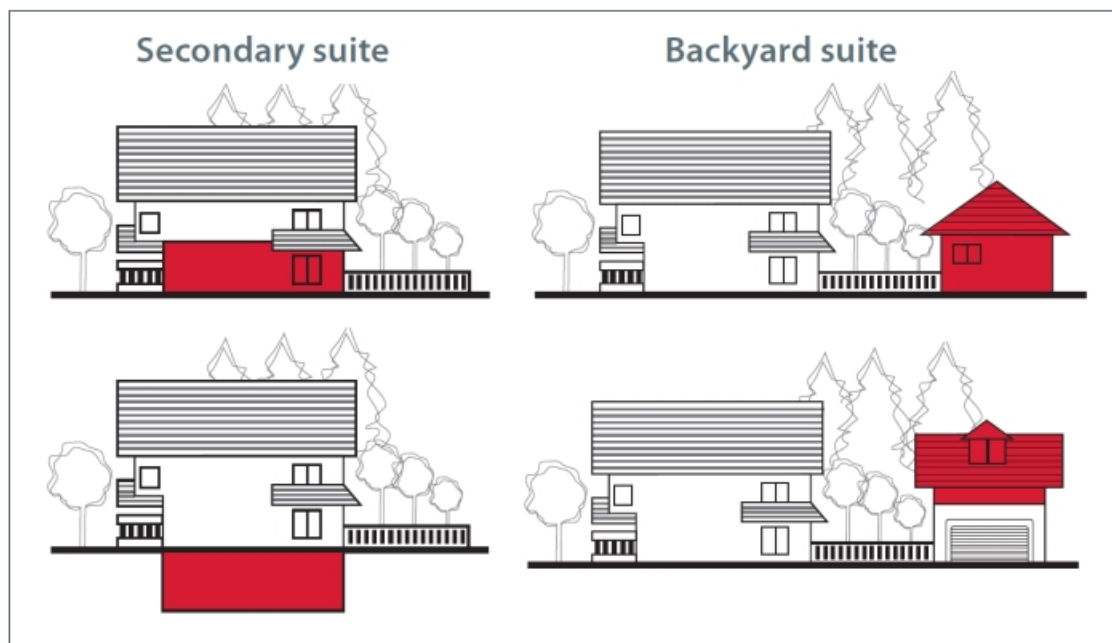
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms

**Secondary suite:** A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



**Backyard suite:** A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.



# PROPOSED

ITEM #8.1.8  
CPC2017-386  
ATTACHMENT 1

## BYLAW NUMBER 377D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0228) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

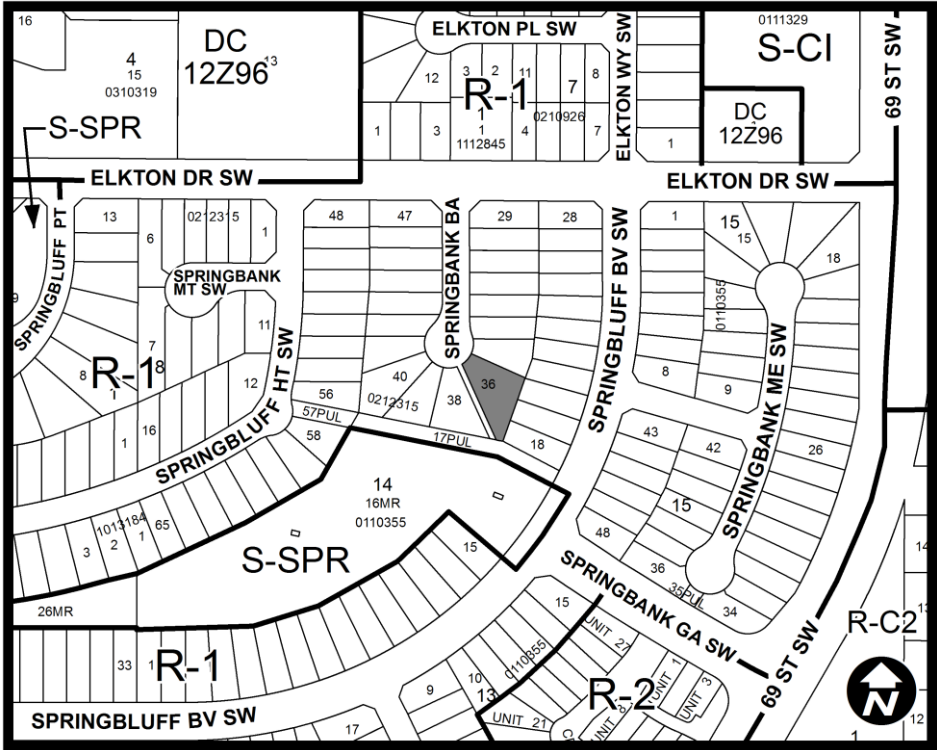
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

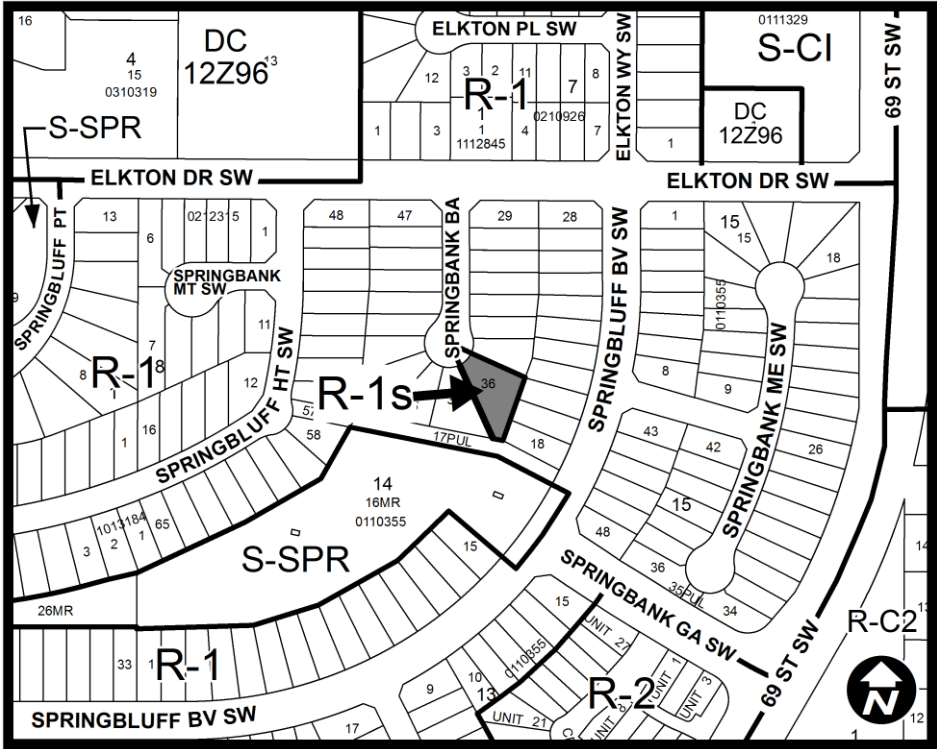
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 7:55 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36) redesignation

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**From:** Jason & Karen [mailto:jkrat@shaw.ca]  
**Sent:** Sunday, December 03, 2017 9:16 PM  
**To:** City Clerk  
**Subject:** [EXT] 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36) redesignation

Dear Sir / Madam,

This letter is in response to the application for a secondary suite at 32 Springbank Bay SW (Plan 0212315, Block 14, Lot 36).

We are neighbours at 52 Springbank Bay SW and are **against their application for a secondary suite.**

While we do respect the owners right to do what they want inside their home, having a renter will greatly affect **parking** for the neighbours. The current blend of families on the street ranges from retired seniors, to families with multiple children. Kids ages on the street range from 2-17, and more than one family has adult children who still live at home. The increased demand for parking on the street is already at a premium.

People who live here chose a cul-de-sac for the decreased traffic. There was also a conscious desire on our part to **live in a neighbourhood with families, not renters.** The street currently has 12/18 homes with children living there. The family currently making the application also has at least one adult child who, as far as I know, is living at the home.

32 Springbank Bay SW is also the **newest house** on the street, they are one of the newest families, with one of the largest lots, and it is **the highest valued home** according to the 2016 city tax assessment. Springbank Hill is also one of Calgary's highest median income neighbourhoods. They chose to build the home in an R-1 and live in an R-1 zone. Their application letter stated they want to downsize. Remaining in the most expensive home on the street is not downsizing. Moving to a smaller home with an affordable mortgage is a better option for them that will affect them, not other families.

They are a pleasant, quiet family, and good neighbours. Our intent is not to see them leave, ~~but to~~ reject the application for having more people live on our street.

We currently own a rental property so we understand the need for rental space in the city. We also understand that renters can be challenging and can have a great affect on a neighbourhood where they are not personally invested in the property.

Sincerely,

Jason and Karen Ratushny

**ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017**

**Item # 8.1.9**

**MAP 14SE**

**EXECUTIVE SUMMARY**

This application is to close a portion of the road adjacent to 6915 - 108 Avenue SE and redesignate the closed road from undesignated road right-of-way to Industrial – General (I-G) District.

The subject road closure area is presently used as a parking area for the adjacent land owner through a License of Occupation. The City of Calgary Real Estate and Development Services is in negotiations with the adjacent land owner to close and purchase the subject road right-of-way for consolidation with 6915 - 108 Avenue SE.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION'S RECOMMENDATION**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 13C2017 and 378D2017; and

1. **ADOPT** the proposed closure of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) of road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 13C2017.
3. **ADOPT** the proposed redesignation of 0.36 hectares  $\pm$  (0.89 acres  $\pm$ ) of closed road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE from Undesignated Road Right-of-Way **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 378D2017.

**ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017**

**Item # 8.1.9**

**MAP 14SE**

---

**REASONS FOR RECOMMENDATION**

The proposed land use redesignation of Industrial – General (I-G) District is consistent with the adjacent lands, and access to all existing utilities will be maintained via an easement or utility right-of-way.

**ATTACHMENTS**

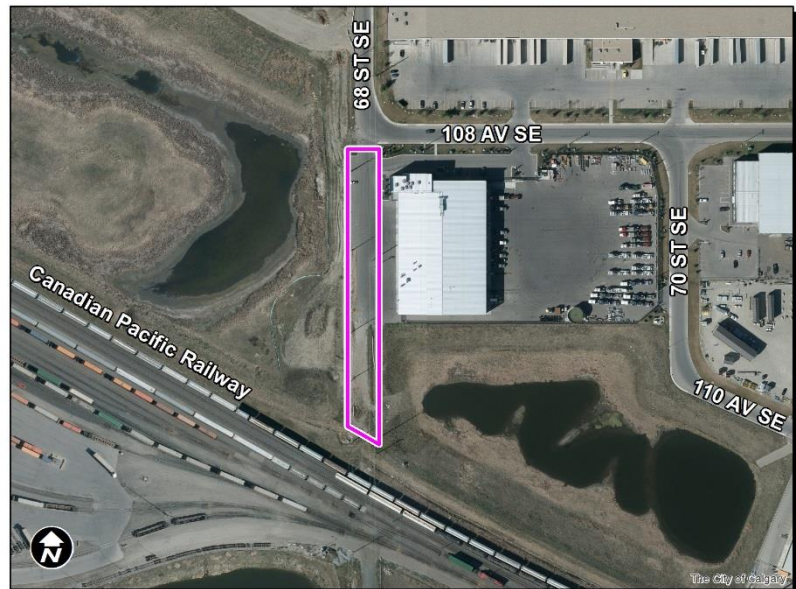
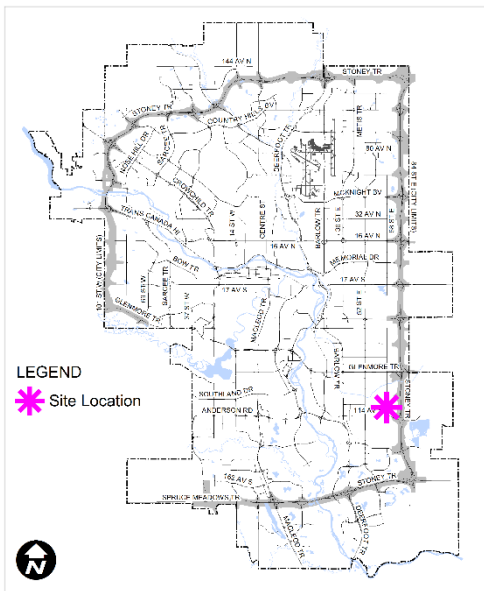
1. Proposed Bylaw 13C2017
2. Proposed Bylaw 378D2017

**ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017**

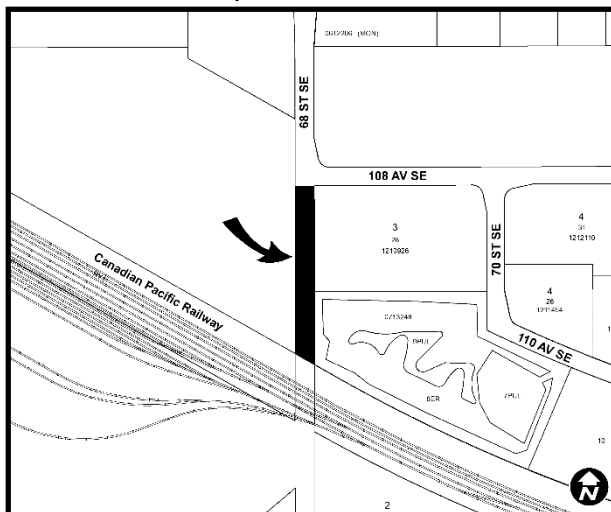
Item # 8.1.9

MAP 14SE

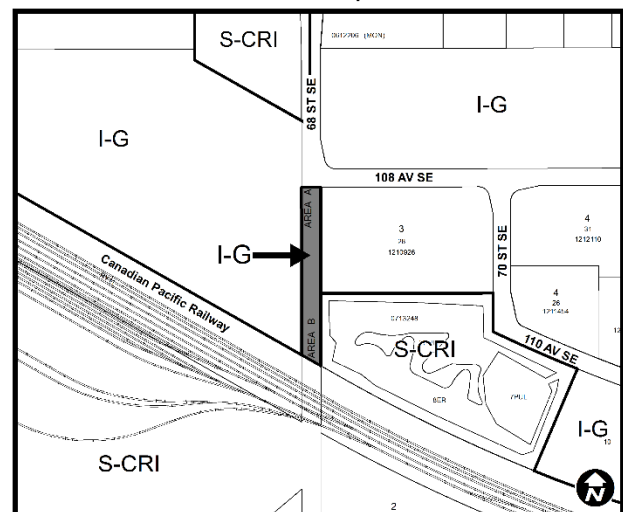
**LOCATION MAPS**



Road Closure Map



Land Use Amendment Map



ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017

Item # 8.1.9

MAP 14SE

**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |   |
|----|---|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed closure of 0.36 hectares $\pm$ (0.89 acres $\pm$ ) of road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE, with conditions (APPENDIX II).   |
|    | <b>Moved by: S. Keating</b> <b>Carried: 9 – 0</b>   |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.36 hectares $\pm$ (0.89 acres $\pm$ ) of closed road (Plan 1710653, Area A and Area B) adjacent to 6915 - 108 Avenue SE and 7115 - 110 Avenue SE from Undesignated Road Right-of-Way <b>to</b> Industrial – General (I-G) District. |
|    | <b>Moved by: S. Keating</b> <b>Carried: 9 – 0</b>   |

ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017

Item # 8.1.9

MAP 14SE

**Applicant:**

The City of Calgary

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

**SITE CONTEXT**

This application is to close a portion of 68 Street SE that is south of 108 Avenue SE, north of the Canadian Pacific (CP) railway tracks, and adjacent to 6915 - 108 Avenue SE. The application also includes the redesignation of the closed road from undesignated road right-of-way to Industrial – General (I-G) District.

The subject road is adjoined by land designated as Special Purpose – City and Regional Infrastructure (S-CRI) District to the north, south and west, as well as Industrial – General (I-G) District to the east. The CP Railway Corridor creates a physical barrier to the south of the subject road, and as such the road is presently used as parking for the adjoining parcel to the east, through a License of Occupation.

The City of Calgary Real Estate and Development Services is in negotiations with the land owner of the adjacent parcel, 6915 – 108 Avenue SE, to close and purchase the subject road right-of-way for consolidation. This would remove the need for the existing License of Occupation.

A range of shallow and deep utilities exist within the road right-of-way, all of which will maintain access via an easement.

The road closure and land use amendment application was circulated to all relevant stakeholders, with no objections received.

The road closure and land use amendment is compatible with adjacent land uses.

**ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017**

**Item # 8.1.9**

**MAP 14SE**

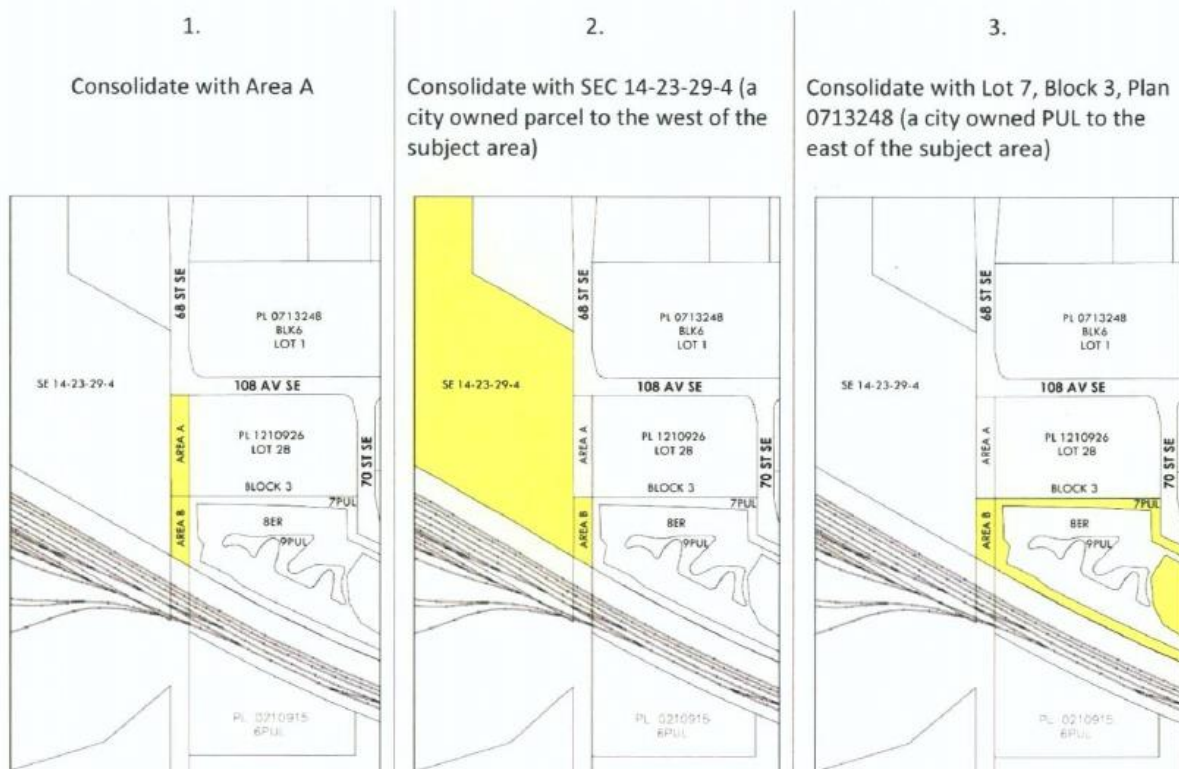
**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application is to close a 0.36ha (0.89ac) portion of 68 ST AV SE between 108 AV SE and the Canadian Pacific Railway tracks within the East Shepard Industrial Area. The proposed closed road is to be redesignated as Industrial-General (I-G).

This subject area has been divided into Area A and Area B. Real Estate & Development Service (RE&DS) currently has a lease in place with the owners of 6915 108 AV SE (Plan 1210923, Block 3, Lot 28) for Area A. It is RE&DS' intention to honour this existing lease.

Area B will be consolidated into one of 3 options:



The existing underground and overhead utilities within the closed road right-of-way will be protected with a utility right-of-way.

ROAD CLOSURE AND LAND USE AMENDMENT  
EAST SHEPARD INDUSTRIAL (WARD 12)  
PORTION OF 68 STREET SE, SOUTH OF 108 AVENUE SE,  
NORTH OF CANADIAN PACIFIC RAILWAY  
BYLAWS 13C2017 AND 378D2017

Item # 8.1.9

MAP 14SE

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## **APPENDIX II**

### **PROPOSED ROAD CLOSURE CONDITIONS**

1. All costs associated with the closure shall be borne by the applicant.
2. That protection and/or relocation of any utilities will be at the applicant's expense and to the appropriate standards.
3. Remove and/or relocate existing utilities located within the subject parcel **OR** register an easement or utility right of way for the protection of the utilities, to the satisfaction of the affected utility owner(s).
4. That the closed road right-of-way be consolidated with the adjacent lands.



# PROPOSED

ITEM #8.1.9  
CPC2017-387  
ATTACHMENT 1

## BYLAW NUMBER 13C2017

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 1710653, AREA A AND AREA B)  
(CLOSURE LOC2017-0183)**

\*\*\*\*\*

**WHEREAS** The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

**AND WHEREAS** the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

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

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 1710653  
AREA A AND AREA B  
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



# PROPOSED

ITEM #8.1.9  
CPC2017-387  
ATTACHMENT 2

## BYLAW NUMBER 378D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0183)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

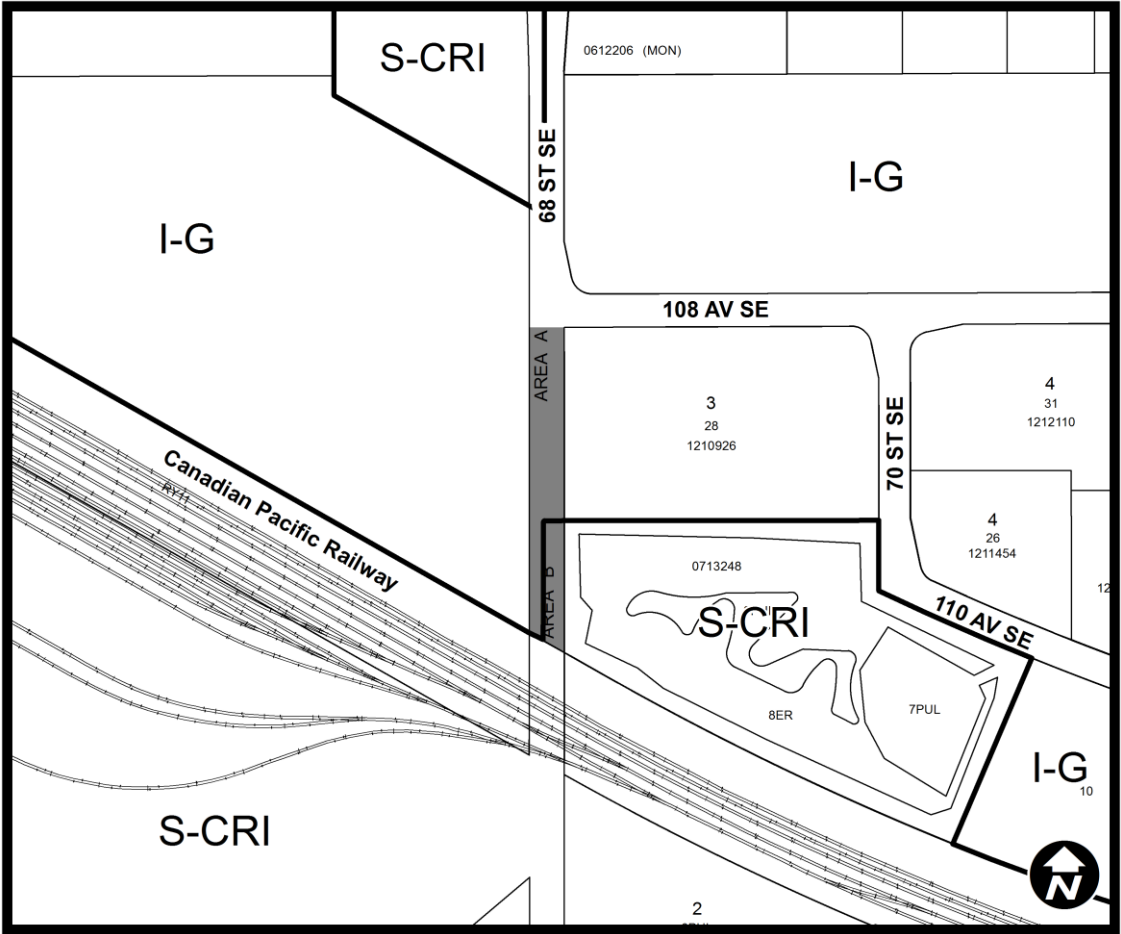
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

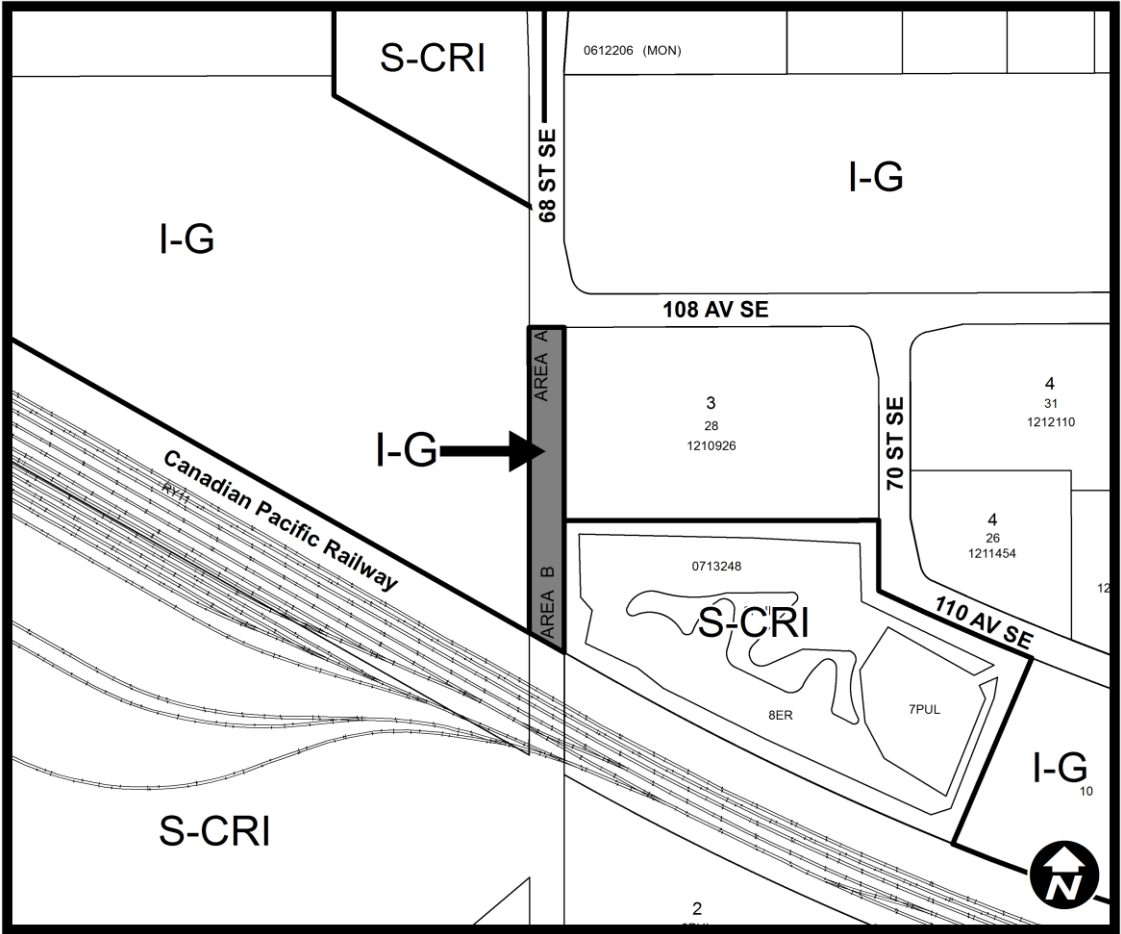
# PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

**EXECUTIVE SUMMARY**

This is a land use amendment application in the community of Mount Pleasant. The site is located at 423 - 18 Avenue NW. The application seeks to redesignate the subject parcel from Residential Contextual One/Two Dwelling (R-C2) District to the Multi-Residential – Contextual Medium Profile (M-C2) District.

An amendment to the North Hill Area Redevelopment Plan is required to accommodate this land use redesignation. No development permit has been submitted for this site at this time.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommend **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 66P2017 and 379D2017; and

1. **ADOPT** the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 66P2017.
3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 423 – 18 Avenue NW (Plan 2129O, Block 6, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 379D2017.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

---

**REASON(S) FOR RECOMMENDATION:**

The proposed redesignation is in keeping with applicable policies in the Municipal Development Plan and the North Hill Area Redevelopment Plan as amended.

The Multi-Residential Contextual Medium Profile (M-C2) District is designed to be located adjacent to low density residential, and as such provides for an appropriate transition from the 4 Street corridor to the low density residential within the community.

**ATTACHMENTS**

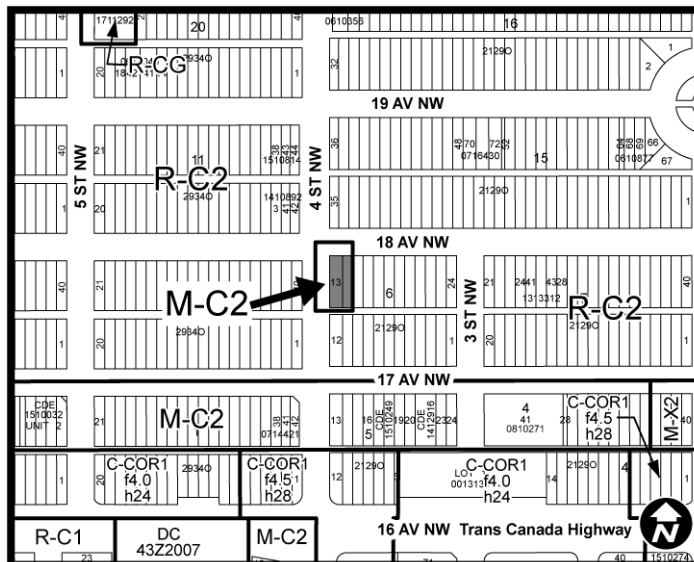
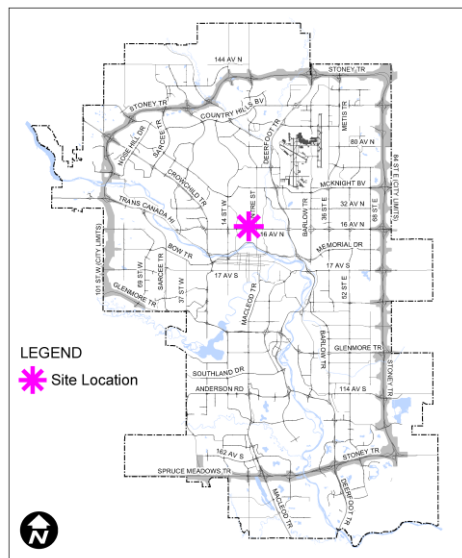
1. Proposed Bylaw 66P2017
2. Proposed Bylaw 379D2017

POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017

Item # 8.1.10

MAP 27C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017

Item # 8.1.10

MAP 27C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. That Council **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX II).  
  
**Moved by: A. Palmiere** **Carried: 5 – 2**  
Absent: G.-C. Carra and S. Keating Opposed: D. Leighton and R. Wright
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 423 – 18 Avenue NW (Plan 2129O, Block 6, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.  
  
**Moved by: A. Palmiere** **Carried: 5 – 2**  
Absent: G.-C. Carra and S. Keating Opposed: D. Leighton and R. Wright  
  
Reasons for Approval from Ms. Juan:
  - I support this application as it is in alignment with the future plans for 4 Street NW as a future Main Street. From what we heard from the Applicant, the plans for Live Work units, would be a strong addition to the future Main Street.  
Reasons for Opposition from Mr. Wright:
  - This application, in my mind is premature, as I see 4 Street NW many years away from a Main Street style development. The ARP correctly identified creating a mixed use node at 4 Street and 23 Avenue NW, which is appropriate. This application is outside this node, and is actually, just a spot zoning.  
Reasons for Opposition from Mr. Leighton:
  - I did not support this ARP and Land Use Amendment because:
    - This represents ad-hoc, isolated “spot-zoning” that will not necessarily support the proposed “Main Street”;
    - This application is premature (pending completion of the Main Street work) and a more comprehensive rezoning of this area together with associated ARP amendments.

POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017

Item # 8.1.10

MAP 27C

**Applicant:**

Andy Papadopoulos

**Landowner:**

Andy Papadopoulos

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the northwest community of Mount Pleasant along 4 Street NW and two blocks to the north of the 16 Avenue Corridor. Fourth Street NW is an identified Neighbourhood Main Street in the Municipal Development Plan. The subject site is contained within the North Hill Area Redevelopment Plan and the immediate area is predominantly developed with single and semi-detached residential uses with more intense commercial and residential uses developed or planned for development along the 16 Avenue Corridor. Mount Pleasant has reached its new peak population in 2017, although this is not inconsistent with its previous peak population reached in 1968.

| <b>Mount Pleasant</b>              |       |
|------------------------------------|-------|
| Peak Population Year               | 2017  |
| Peak Population                    | 5,811 |
| 2017 Current Population            | 5,811 |
| Difference in Population (Number)  | 0     |
| Difference in Population (Percent) | 0%    |

**LAND USE DISTRICTS**

The existing Residential One Two Dwelling (R-C2) District allows for a maximum of two dwelling units to be constructed on the site.

The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. This district does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5. The proposed district would allow for approximately 1,625 square metres of floor area to be developed under the 16 metre height limit. The site is considered appropriate for greater density considering its location along 4 Street NW – an identified Neighbourhood Main Street, and its proximity to the 16 Avenue Corridor – an identified Urban Main Street.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The site is located within two typologies as identified in the MDP:

- 1.) Residential Developed Inner City
- 2.) Main Street Neighbourhood Main Street.

The Residential Developed Inner City typology encourages shaping a more compact urban form, directing growth to strategic areas that can support neighbourhood and economic vitality, and reinforcing character.

The MDP encourages strong residential neighbourhoods with higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit.

The Neighbourhood Main Street typology strives for 100 jobs and population per hectare, located near Primary Transit with the typical key uses including medium density residential buildings.

The subject site is located within close proximity of Primary Transit, major services and amenities. The proposed land use district respects the context of the neighbouring property through built in contextual rules while increasing residential density at a location that is extensively served with existing infrastructure.

North Hill Area Redevelopment Plan (ARP)

The North Hill ARP identifies the site as being located in the Low Density Residential typology. This plan indicates this area is appropriate for low density housing such as single detached, semi-detached and duplex housing. The ARP discourages redesignations of the low density areas. The current ARP is not aligned with the MDP in that the MDP seeks a minimum of 100 jobs and population per hectare along the Neighbourhood Main Street, although the ARP's current densities in the area cannot achieve this goal without amendments.

The ARP amendment would amend Map 2 to show "Medium Density Multi Dwelling" typology on the subject site. This typology is intended to accommodate townhouse or apartment developments.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

The proposed Multi-Residential Contextual Medium Profile (M-C2) District is intended to be adjacent to low density developments, has a maximum height of 16 metres and can accommodate residential in a variety of forms including townhouses and apartments.

### **TRANSPORTATION NETWORKS**

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

There is currently a bus stop located 30 metres north of the site on 4 Street NW, servicing Route 2 (Mount Pleasant). In the future, the North Crosstown BRT (currently under construction) will have a station located 180 metres to the south at the intersection of 4 Street NW and 16 Avenue NW. Also, the future Greenline LRT station will be located at 16 Avenue and Centre Street, approximately 600 metres from this site.

Upon redevelopment, the 2.134 metre 4 Street NW road right of way Bylaw setback will be applied. Vehicular access to the site will be provided from the rear lane. Direct vehicular access to 4 Street NW will not be permitted.

### **UTILITIES & SERVICING**

Water, Sanitary Sewer and Storm Sewer mains are available to service the site. Studies may be required as part of the development permit stage.

### **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

### **GROWTH MANAGEMENT**

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time. This proposal is in alignment with the MDP references associated with growth management matters.

### **PUBLIC ENGAGEMENT**

#### **Community Association Comments**

The community Association submitted a formal response on 2017 August 27 (APPENDIX II) in support of the application.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

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**Citizen Comments**

One letter was submitted from the adjacent neighbour with concerns regarding parking if a commercial building was proposed on the site. This feedback was taken into account when the application was amended from a mixed use proposal to a multi-residential proposal.

**Public Meetings**

The applicant met with the Community Association to discuss the application twice in 2016.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

The owner plans to use the space and in the future develop it as per the 4<sup>th</sup> Street NW Main Street Guidelines for office, retail and residential use. The proposal is for Rezoning of the subject property from R-C2 to Multi-Residential – Contextual Medium Profile (M-C2) District.

The subject property is on the 4<sup>th</sup> Street NW “Main Street” Corridor. Starting from 16<sup>th</sup> Avenue NW to 27<sup>th</sup> Avenue NW the 4<sup>th</sup> Street Main Street corridor has retail, commercial, and residential development. The Municipal Development Plan (MDP) 3.4.3 provides the guidelines for Main Street development. In particular MDP 3.4.3.e encourages “ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Corridor, with the highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centers or Urban Corridors”.

The subject property is on a 54 by 125 foot level lot on the SE corner of 18<sup>th</sup> Avenue and 4<sup>th</sup> Street NW.

Within 100 meters of the subject property there are 3 bus route stops (2, 19, 404). The LRT line to the West runs through 10<sup>th</sup> Street and 16<sup>th</sup> Avenue (6 blocks away), and the proposed Centre Street or Edmonton Trail LRT line will be 4 to 6 blocks away.

Commercial/residential mixed use is the direction of the Main Street Neighbourhood Corridors. The owner intends to develop the property for residential use. The change of Land Use is intended to fully utilize the Main Street guidelines and add to the 4<sup>th</sup> Street NW Corridor diversity, live/work opportunities, and walk to work development. The proposed land use district uses the Main Street guidelines and enhances the 4<sup>th</sup> Street NW Main Street through diversity, creates job/housing balance, and brings vitality to this Neighbourhood Corridor.

POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017

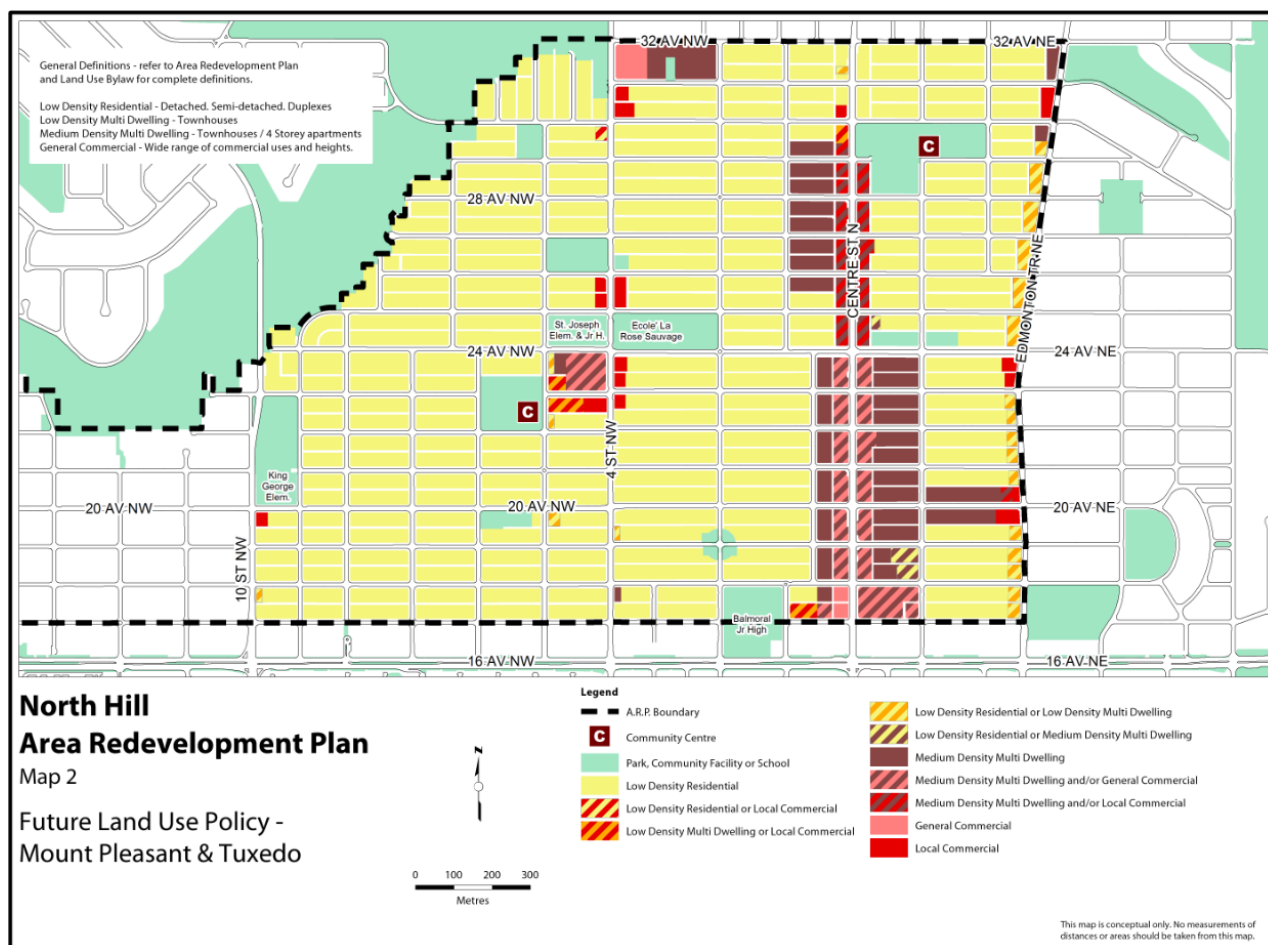
Item # 8.1.10

MAP 27C

APPENDIX II

AREA REDEVELOPMENT PLAN AMENDMENT

- (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” as follows:



**POLICY AMENDMENT AND LAND USE AMENDMENT  
MOUNT PLEASANT (WARD 7)  
4 STREET NW AND 18 AVENUE NW  
BYLAWS 66P2017 AND 379D2017**

**Item # 8.1.10**

**MAP 27C**

**APPENDIX III**

**LETTERS SUBMITTED**




Sun 8/27/2017 3:48 PM

Chris Best <[REDACTED]>

[EXT] RE: LOC2015-0133

To  Bevill, Brad C.

Cc  Communications & Community Liaison Ward 7

Brad – Thank you for checking with us on this application.

We have been supportive of this application from the beginning and are still supportive of the change in zoning to M-C2. As a community we have established that we would prefer the higher density development on the busier streets, 4<sup>th</sup> Street, 10<sup>th</sup> Street and 20<sup>th</sup> Avenue, so this is appropriate.

Chris Best  
Mount Pleasant Community Association Board Director  
Planning, Transportation and Land Use (PTLU) Committee Chair



# PROPOSED

ITEM #8.1.10  
CPC2017-388  
ATTACHMENT 1

## BYLAW NUMBER 66P2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 \*\*\*\*\*

**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo" and replace with the revised Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo", attached hereto as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

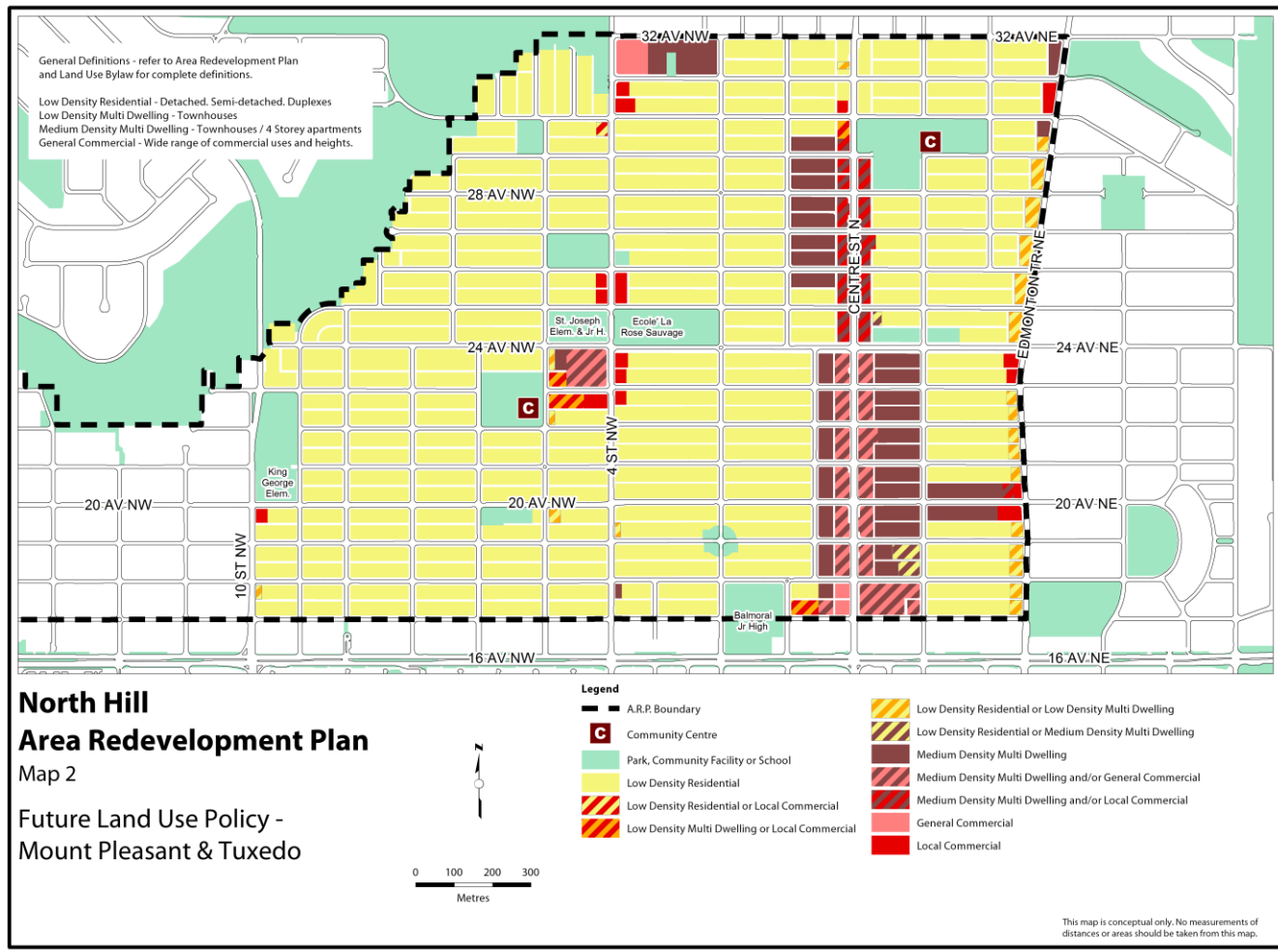
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

# PROPOSED BYLAW NUMBER 66P2017

## Schedule A



# PROPOSED

ITEM #8.1.10  
CPC2017-388  
ATTACHMENT 2

## BYLAW NUMBER 379D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2015-0133) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

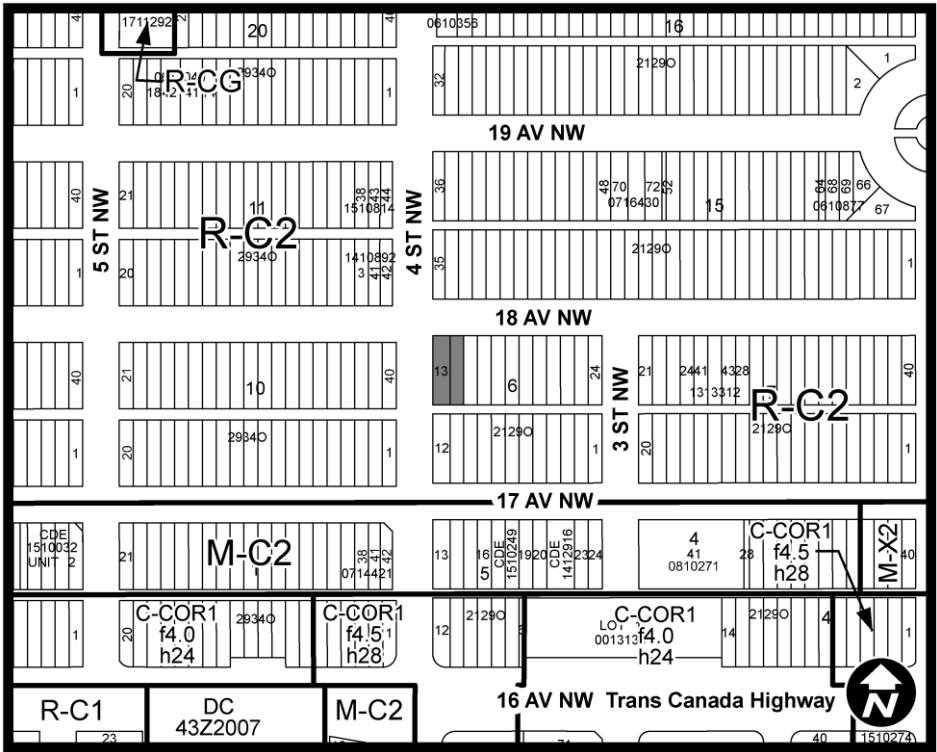
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

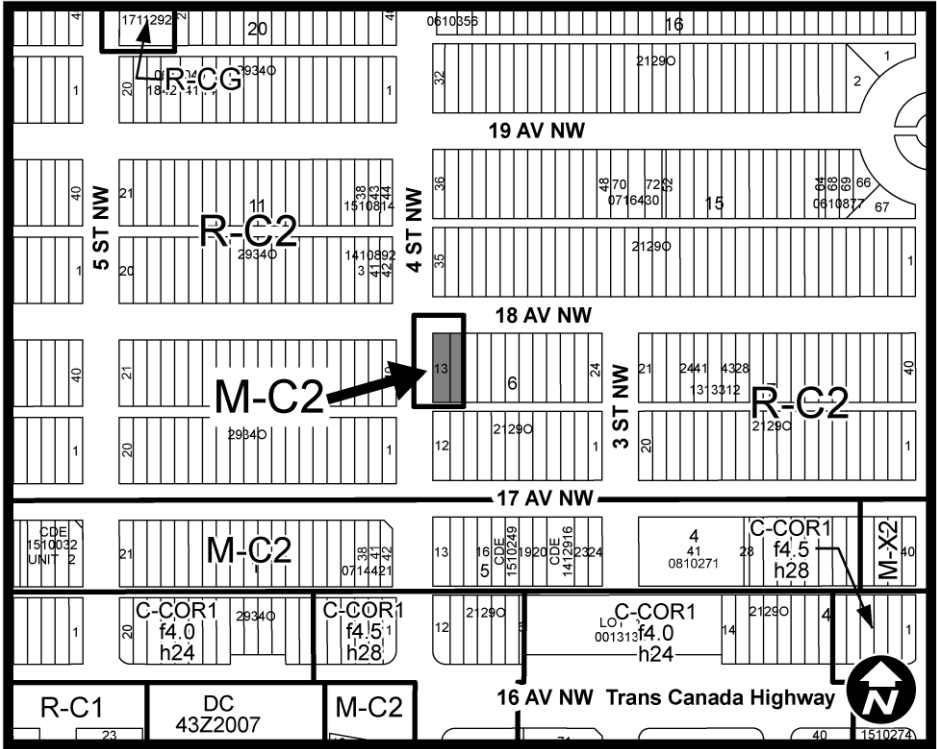
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017

Item # 8.1.11

MAP 35NE

**EXECUTIVE SUMMARY**

This is a land use amendment application in Residual Sub Area 3H, north of Stoney Trail and East of Metis Trail along 52 Street NE. The application seeks to redesignate the subject parcels from the Special Purpose – Future Urban Development (S-FUD) District to Industrial – General (I-G) District.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 380D2017; and

1. **ADOPT** the proposed redesignation of 1.46 hectares  $\pm$  (3.61 acres  $\pm$ ) located at 13950 – 52 Street NE (Plan 9410747, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 380D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed redesignation is in keeping with applicable policies in the Municipal Development Plan and the Intermunicipal Development Plan. The proposed Industrial – General (I-G) District is compatible with adjacent land uses and provides for a wide range of industrial uses and limitations on unserved parcels to accommodate interim development until such time that full services become available to the area.

**ATTACHMENT**

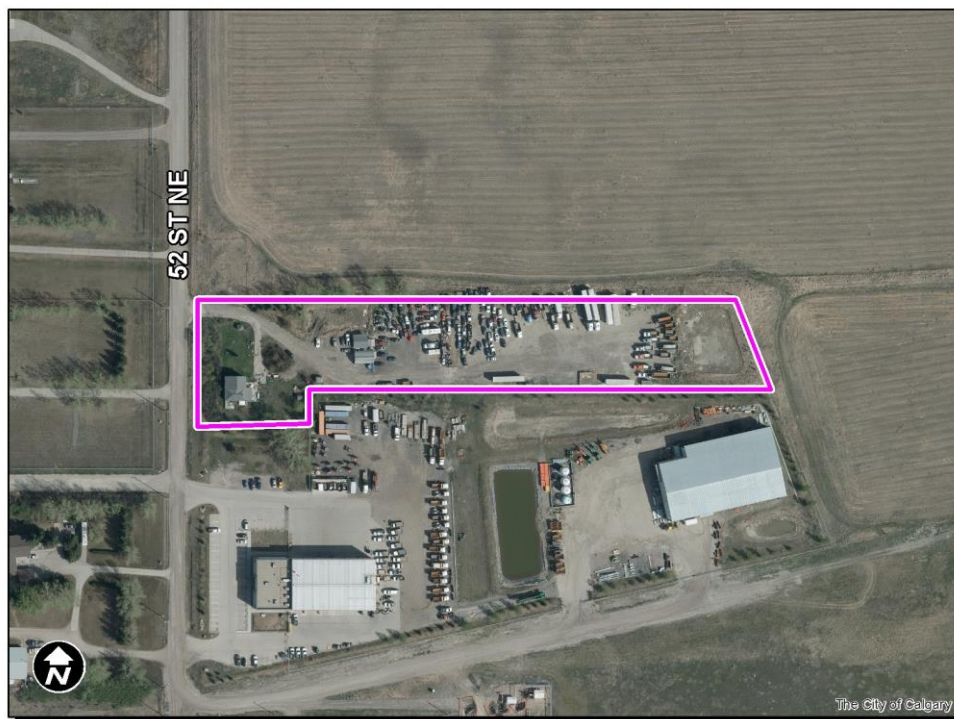
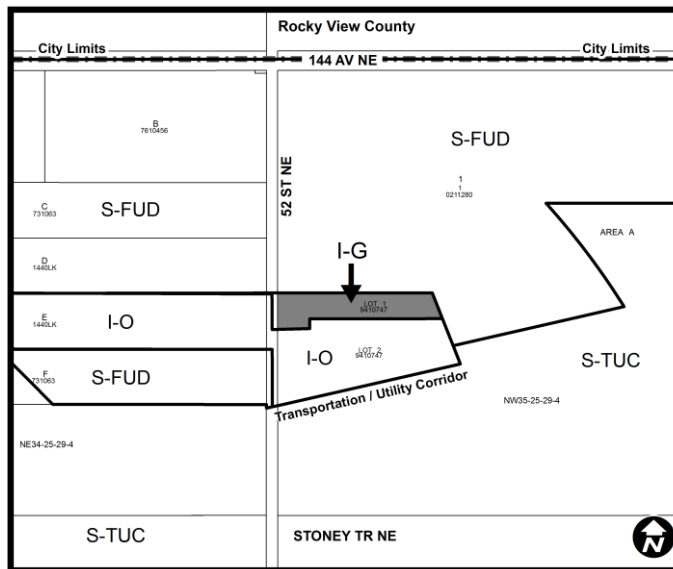
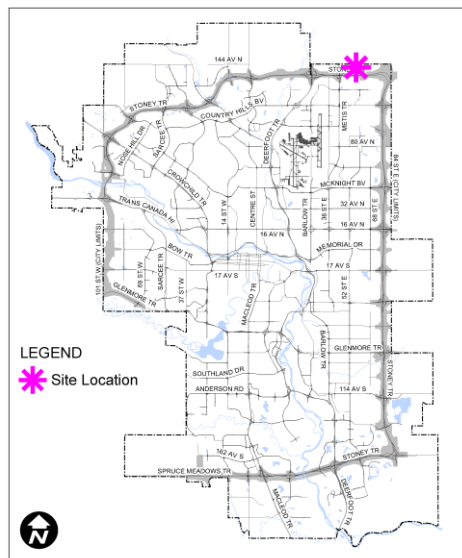
1. Proposed Bylaw 380D2017

LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017

Item # 8.1.11

MAP 35NE

LOCATION MAPS



LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017

Item # 8.1.11

MAP 35NE

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.46 hectares  $\pm$  (3.61 acres  $\pm$ ) located at 13950 – 52 Street NE (Plan 9410747, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – General (I-G) District.

**Moved by: C. Friesen**

**Carried: 8 – 1**

Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment (rezoning) because, in my opinion, this largely unserviced site should remain S-FUD (Future Urban) and be considered when the large area is planned and rezoned in a comprehensive manner. I would also like to raise the issue of implied City responsibility (and potentially liability) for providing services to this isolated site. For example, the City Fire Department has adopted a 7-minute response time standard that far exceeds the required 10-minute response time across Alberta. Is the City responsible for providing fire protection and other municipal services for this proposed development? If adopted Fire (and other) standards cannot be met – is the City exposed in any way?

LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017

Item # 8.1.11

MAP 35NE

**Applicant:**

Inderpreet K Khurana

**Landowner:**

Inderpreet K Khurana  
Balvir Singh Khurana

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the Northeast quadrant of the city in the Residual Sub-Area 3H along 52 Street NE. Located in a largely undeveloped and unplanned area of the city, segmented from the contiguous portion of the city by Stoney Trail and Metis Trail NE, the immediate adjacent area is predominantly used for agricultural purposes with outdoor storage and other general industrial uses to the south and to the west of the subject site.

**LAND USE DISTRICTS**

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The S-FUD District is intended to protect lands for future urban forms of development and density.

The proposed land use district is the Industrial – General (I-G) District. This district is intended to accommodate a wide range of light and medium general industrial uses as well as a limited number of support commercial uses. The Industrial – General (I-G) District also includes specific provisions that limit the gross floor area of all buildings on a given parcel that is not serviced by City water and sewer to 1600.00 square metres. This site does currently have City water service, although it does not have City sewer service and as such this provision would apply to this parcel.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**Municipal Development Plan (MDP)**

The site is located within the Standard Industrial typology as per the Municipal Development Plan (MDP). The MDP encourages industrial uses to be the primary use and allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017**

**Item # 8.1.11**

**MAP 35NE**

Rocky View / City of Calgary - Intermunicipal Development Plan (IMDP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the Rocky View / Calgary Intermunicipal Development Plan. The proposal was circulated to Rocky View County as per the IMDP with no objections.

Northeast Residual Area Policy Plan (2005)

The Northeast Residual Area Policy Plan (Plan) identifies the site as being located within Cell B of the Plan and within the Industrial General typology. The Industrial General typology is intended for general industrial uses as the predominant use.

The Plan also identifies that the area is partially serviced with water service only and no waste water servicing currently exists in the area. The Plan recommends that temporary uses be accommodated through the development permit process which would not compromise the future subdivision or development of the site. The Plan also identifies that limited service uses in this area can be accommodated on these sites provided that they do not compromise the eventual transition of the site, and planning cell, to a fully serviced industrial area in the future in terms of the retrofit and upgrading of municipal services, provision of roadways, and design.

**TRANSPORTATION NETWORKS**

The site is located north of Stoney Trail NE, adjacent to 52 Street NE which is currently a gravel road. Fifty Second Street NE dead ends at Stoney Trail NE and access to or from the Stoney Trail NE will not be permitted. The area does not have transit service. A Traffic Impact Assessment report was not required for this application, although it may be required at the development permit stage.

**UTILITIES & SERVICING**

Water is available to the site, although sanitary and storm servicing is not. At the development permit stage a disposal plan for wastewater will be required and any necessary extensions from existing services will be determined at that time. Any upgrades or extensions to the water, sanitary, or storm water systems will be at the Developer's expense.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017**

**Item # 8.1.11**

**MAP 35NE**

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**GROWTH MANAGEMENT**

The Northeast Residual Area Policy Plan does not contain a Growth Management Overlay. This redesignation proposal is to provide for a variety of industrial uses within a limited serviced industrial area context and does not trigger City funded capital infrastructure investment. The infrastructure improvements required to make this area fully serviced are not within the current budget, Action Plan 2015-2018 or the 10 Year Capital Plan. The proposed redesignation does not compromise the eventual transition of the planning cell to a fully serviced industrial area.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

There is no community association in this area.

**Citizen Comments**

No comments were submitted from adjacent landowners

**Public Meetings**

No public meetings were held for this proposal.

**LAND USE AMENDMENT  
RESIDUAL SUB-AREA 3H (WARD 5)  
52 STREET NE AND METIS TRAIL NE  
BYLAW 380D2017**

**Item # 8.1.11**

**MAP 35NE**

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This letter is to request the former Zoning from SFud District to de IG District, due to the type of use that we wish to develop in this property.

The IG District allows for a large use of Place of Worship which suits the needs of a potential customer. This building will hold a congregation, as well as services and offices. It will also allow space for our one Office Building that won't exceed 1,600 m2 between the constructions and will follow under the guidelines of unserviced lots.

I hope that you take in consideration my request and process my application for the re-designation of use for the IG District



# PROPOSED

ITEM #8.1.11  
CPC2017-389  
ATTACHMENT 1

## BYLAW NUMBER 380D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0113)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

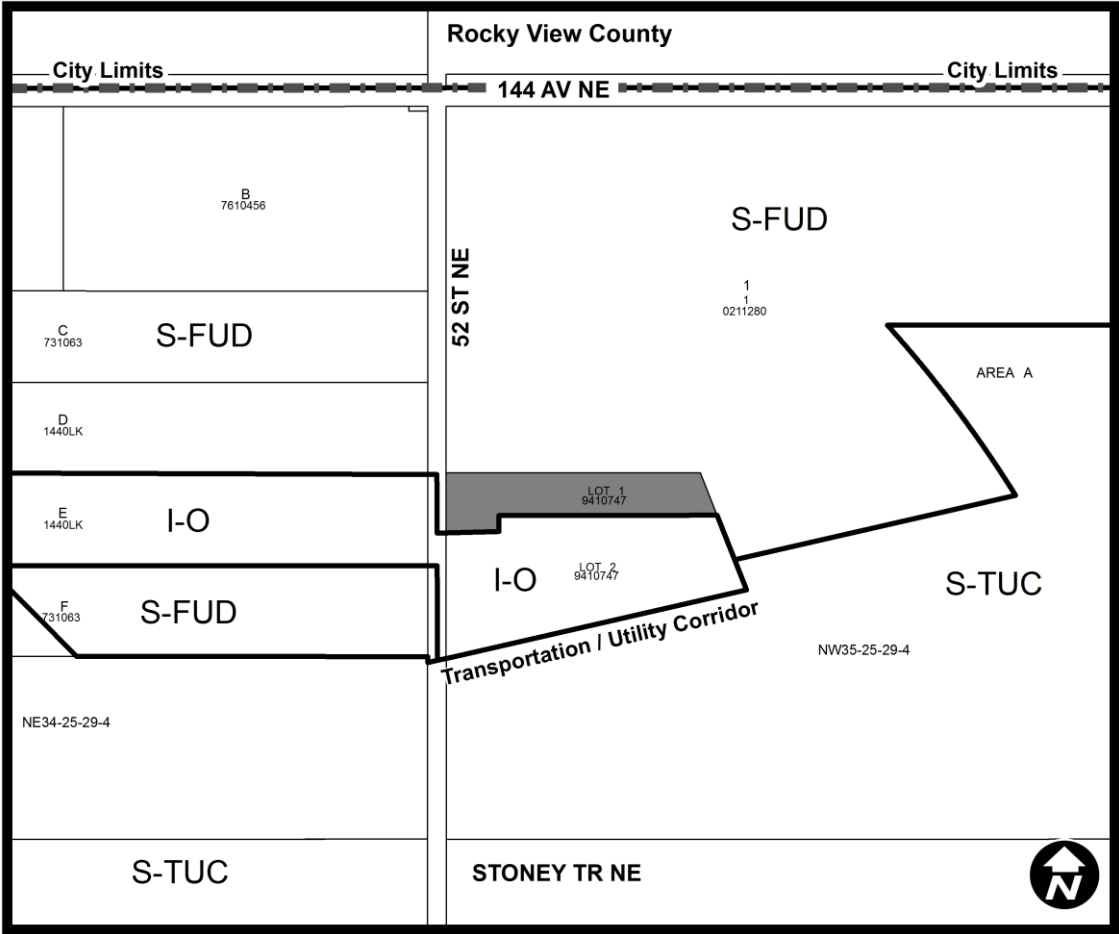
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

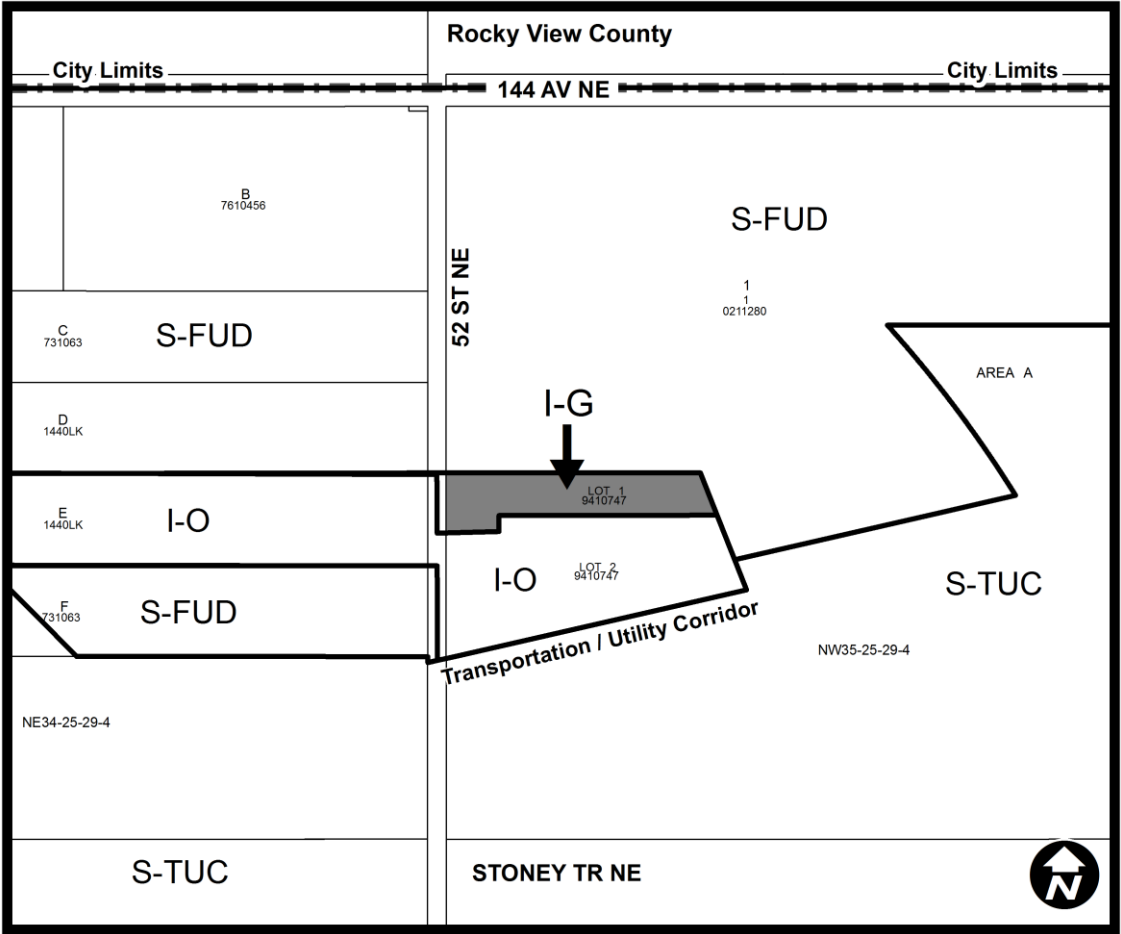
# PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**LAND USE AMENDMENT  
STONEGATE LANDING (WARD 5)  
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE  
BYLAW 381D2017**

**Item # 8.1.12**

**MAP 25N**

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a single parcel of land totaling 3.71 hectares (9.16 acres) located at 20 Stonehill Place NE from Industrial – Business (I-B) District to Commercial – Corridor 3 (C-COR3) District in the community district of Stonegate Landing to allow for future uses that may include retail, auto dealership and hotel, amongst other commercial uses.

**PREVIOUS COUNCIL DIRECTION**

None.

|   |                 |
|---|-----------------|
| <b>ADMINISTRATION RECOMMENDATION(S)</b>   | 2017 October 19 |
| That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.   |                 |
| <b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>   |                 |
| That Council hold a Public Hearing on Bylaw 381D2017; and   |                 |
| <ol style="list-style-type: none"><li>1. <b>ADOPT</b> the proposed redesignation of 3.71 hectares ± (9.16 acres ±) located at 20 Stonehill Place NE (Plan 1512164, Block 4, Lot 2) from Industrial – Business f1.5h26 (I-B f1.5h26) District to Commercial – Corridor 3 f2.0h26 (C-COR3 f2.0h26) District, in accordance with Administration's recommendation; and</li><li>2. Give three readings to the proposed Bylaw 381D2017.</li></ol> |                 |

**REASON(S) FOR RECOMMENDATION:**

The proposed Commercial – Corridor 3 (C-COR3) District will allow for the comprehensive development of the subject parcel and to provide commercial uses that support the neighbouring industrial and employment uses. The proposed land use redesignation is supported by policies within the Stoney Industrial Area Plan.

**ATTACHMENT**

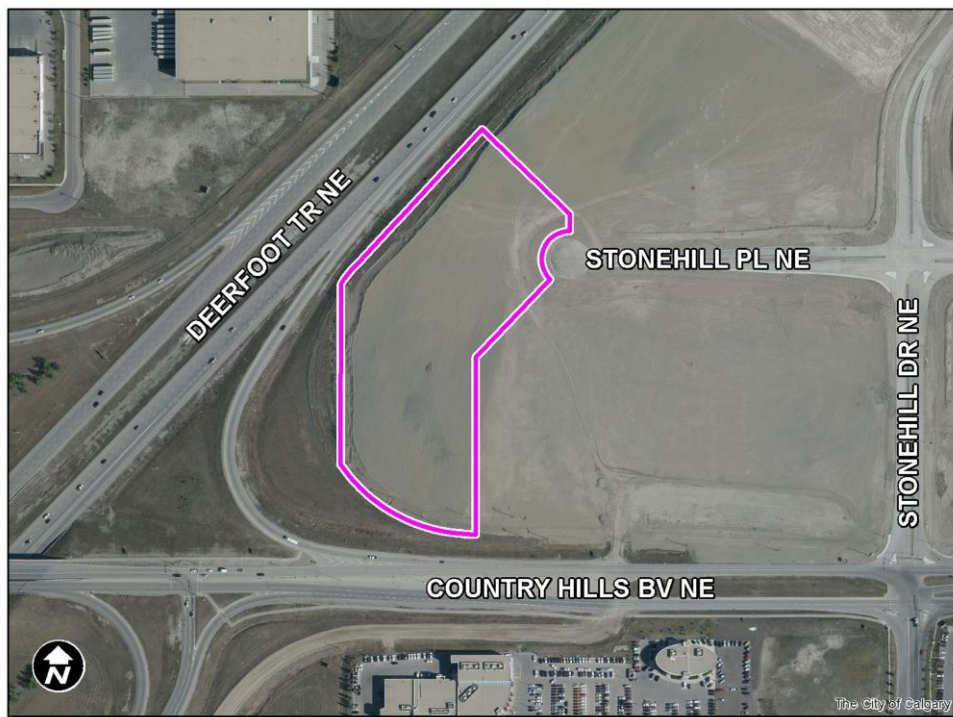
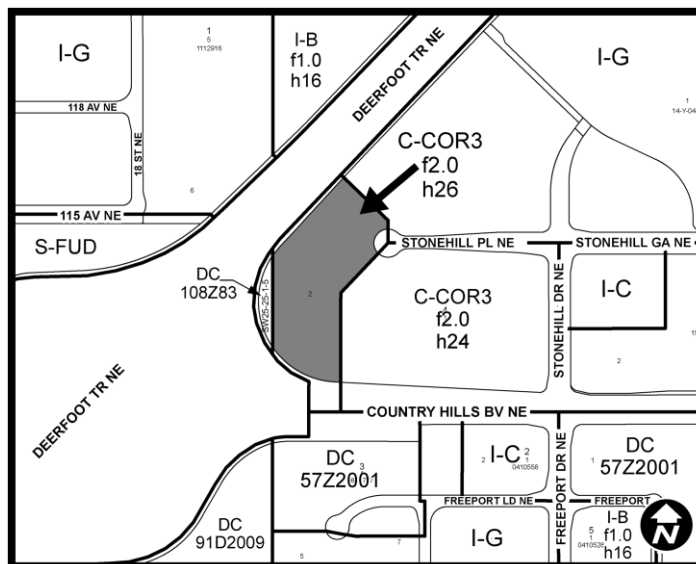
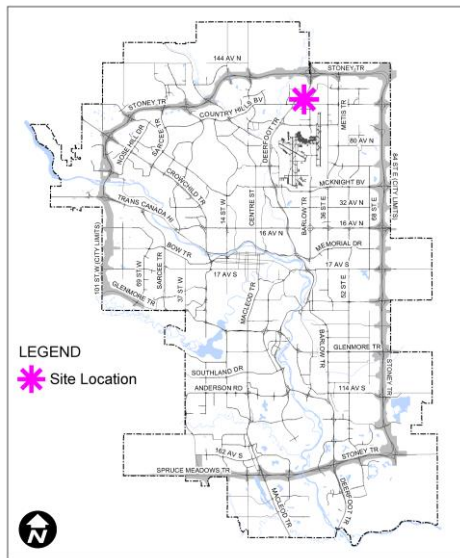
1. Proposed Bylaw 381D2017

LAND USE AMENDMENT  
STONEGATE LANDING (WARD 5)  
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE  
BYLAW 381D2017

Item # 8.1.12

MAP 25N

LOCATION MAPS



LAND USE AMENDMENT  
STONEGATE LANDING (WARD 5)  
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE  
BYLAW 381D2017

Item # 8.1.12

MAP 25N

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 3.71 hectares  $\pm$  (9.16 acres  $\pm$ ) located at 20 Stonehill Place NE (Plan 1512164, Block 4, Lot 2) from Industrial – Business f1.5h26 (I-B f1.5h26) District **to** Commercial – Corridor 3 f2.0h26 (C-COR3 f2.0h26) District.

**Moved by: M. Tita**  
Absent: S. Keating

**Carried: 5 – 3**  
Opposed: G.-C. Carra,  
D. Leighton and  
A. Palmiere

Reasons for Opposition from Mr. Leighton:

- I opposed this land use amendment because:
  - Expanding commercial land uses (including potential retail) in this location would, in my opinion, detract from the creation of viable town centres in the locations identified in the Municipal Development Plan;
  - This particular site has no existing or proposed bus service (nor pedestrian and cycling connections); it is entirely car-oriented; and
  - The traffic modeling apparently did not model the full potential impacts of this development.

LAND USE AMENDMENT  
STONEGATE LANDING (WARD 5)  
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE  
BYLAW 381D2017

Item # 8.1.12

MAP 25N

**Applicant:**

B&A Planning Group

**Landowner:**

Albari Holdings Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located to the northeast of the intersection of Country Hills Boulevard NE and Deerfoot Trail NE within the commercial/industrial district of Stonegate Landing. The land uses within this development were approved by Council at the 2014 May 01 Public Hearing. Lands to the northeast are designated Industrial – General (I-G) District and lands to the east are designated Commercial – Corridor 3 f2.0h24 (C-COR3 f2.0h24) District. These adjacent parcels are undeveloped. The proposed land use is compatible with the range of future uses for adjacent lands.

The subject site is stripped and graded with no other improvements on the site.

**LAND USE DISTRICTS**

The proposed land use district, C-COR3, allows for a wide range of commercial uses at varying heights and densities. The district is intended to be characterized by sites of various sizes at locations along major roads within industrial areas. It may accommodate mid-scale retail, and medium to large eating and drinking uses amongst other uses. The height and floor area ratio of the proposed district basically match the adjacent existing land use designation to the east (the parcel to the east is allowed 2 metres less height than what is being proposed).

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**Revised Stoney Industrial Area Structure Plan (ASP)**

The ASP's Land Use Concept (Map 3) shows the subject site within the Retail Commercial Area. The purpose of this area is to provide for retail commercial development within comprehensively-planned commercial centre sites situated along the north side of Country Hills Boulevard NE. The proposed land use designation meets the intent of the policies for the site better than the existing designation.

**LAND USE AMENDMENT  
STONEGATE LANDING (WARD 5)  
DEERFOOT TRAIL NE AND COUNTRY HILLS BOULEVARD NE  
BYLAW 381D2017**

**Item # 8.1.12**

**MAP 25N**

---

## **TRANSPORTATION NETWORKS**

The applicant has provided a trip generation memorandum in support of the proposed land-use amendment. The memo compares the trip generating potential of the proposed land use with the existing land use. Transportation Planning will confirm that the proposed uses have traffic characteristics which are similar to the ones assumed for trip generation analysis at the Development Permit stage. Calgary Transit has no plans of servicing this area in near future. Existing public transit is available along Country Hills Boulevard NE at a walking distance of approximately 665 metres from the subject via the street network.

## **UTILITIES & SERVICING**

No upgrades to utilities or servicing are required for the subject application. Details of service connections will be determined at the development permit stage.

## **ENVIRONMENTAL ISSUES**

The subject site is located entirely within the 35-40 NEF (Noise Exposure Forecast) Contour. The Calgary International Airport Vicinity Protection Area Regulation (AVPA) is intended to ensure compatible development around the airport and mitigate the impacts of aircraft noise through the prohibition of certain land uses. This application is proposing a use that is consistent with the AVPA Regulation.

No other environmental issues were identified for the subject parcel.

## **GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Not required as there is no Community Association in this area.

### **Citizen Comments**

No comments were received by the CPC Report submission date.

### **Public Meetings**

None.

## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

B&A Planning Group has submitted a Land Use Amendment application on behalf of Albari Holdings Ltd. The proposal is to redesignate 3.706 ha (9.16 ac) located at 20 Stonehill Place NE within the community of Stonegate Landing from I-B f1.5h26 Industrial - Business District to C-COR3 f2.0h26 to facilitate retail commercial development. The subject site is identified as Retail Commercial Area in the Stoney Industrial Area Structure Plan Land Use Concept Map where retail commercial uses shall be the predominant use of land.

The surrounding land use designation consists of the C-COR3 district to the east and I-G Industrial - General District to the north. Lands on the south side of Country Hills Boulevard NE include a mix of DC, I-C, I-B and I-G districts.

The land was originally designated DC108Z83 to accommodate and attract a regional shopping centre that was later built as Cross Iron Mills in Rocky View County 6 km to the north. This decision to locate the mall outside the City boundaries resulted in a subsequent land use redesignation in 2014 to I-B Industrial - Business District in hopes of attracting office uses. The adjacent lands to the east were also redesignated from DC to C-COR3 in keeping with the intent to accommodate retail commercial but not in the form of a regional shopping centre.

Demand for new offices in suburban areas is very low particularly as office vacancy rates in the city core remain very high. A prospective purchaser is interested in the land subject to redesignation of the site to an appropriate commercial land use district. Future uses envisioned for the site may include retail, auto dealership and hotel among other commercial uses. The intention is to redesignate the parcel to a C-COR3 district, in compliance with the commercial uses identified on the ASP Land Use Concept Map and matching the land use district on the adjacent land to the east. The application would reintroduce commercial uses similar in nature to what was allowed by the original DC108Z83 designation up until 2014.

The proposal land use district incorporates a Floor Area Ratio (FAR) modifier of 2.0 to be consistent with the adjacent C-COR3 property to the east. A height modifier of 26 m is proposed to match the maximum height allowed by the current land use designation in order to accommodate the possibility of a multi-storey hotel.

As the land use is consistent with the general land uses identified in the Stoney Industrial ASP, is consistent with Floor Area Ratio on the adjacent parcel to the east and maintains the height provision of the existing Direct Control District to encourage future hotel development, we respectfully request that the application be supported by Administration.

# PROPOSED

ITEM #8.1.12  
CPC2017-390  
ATTACHMENT 1

## BYLAW NUMBER 381D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0181)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

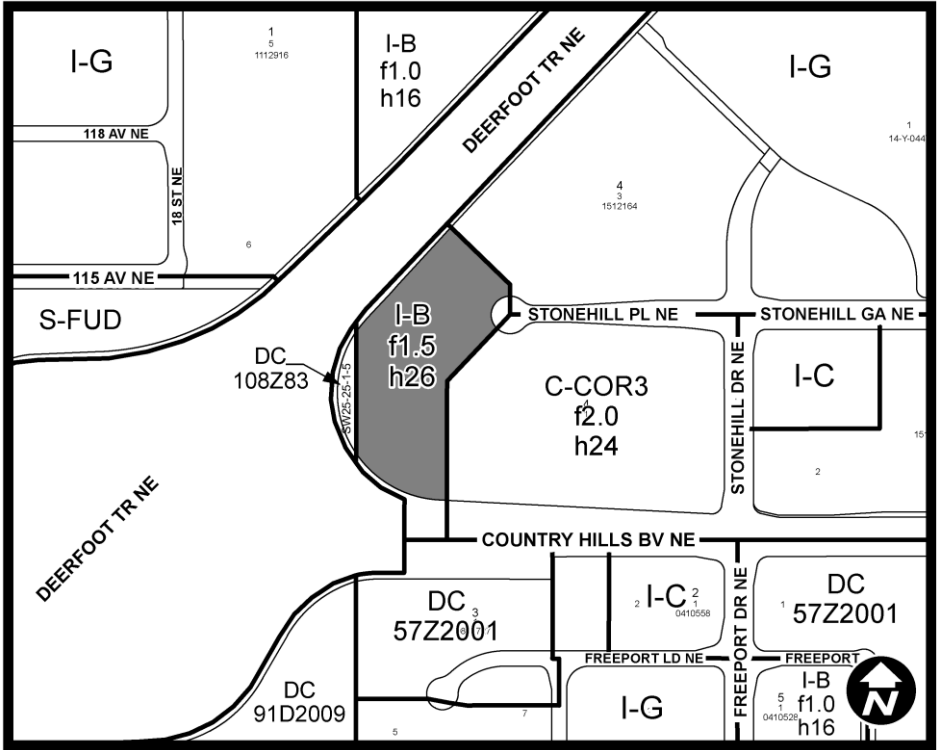
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

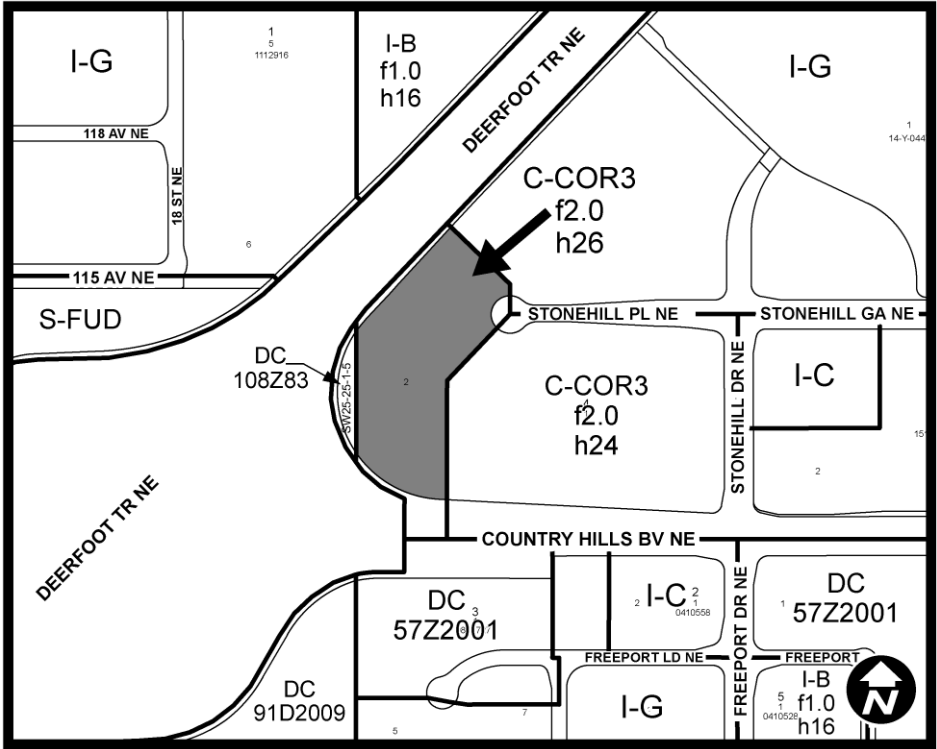
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017**

**Item # 8.1.13**

**MAP 5C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One /Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 67P2017 and 382D2017; and

1. **ADOPT** the proposed amendments to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 67P2017.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1701 - 48 Avenue SW (Plan 5770AJ, Block 7, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 382D2017.

**REASON(S) FOR RECOMMENDATION:**

The site is close to neighbourhood commercial and transit service, is a corner lot with dual frontage, and allows for a transition between nearby higher-density redevelopment and existing conservation/infill housing. Because R-CG is compatible with the established character of Altadore, the proposed land use designation and ARP amendment are deemed appropriate in this location.

**ATTACHMENTS**

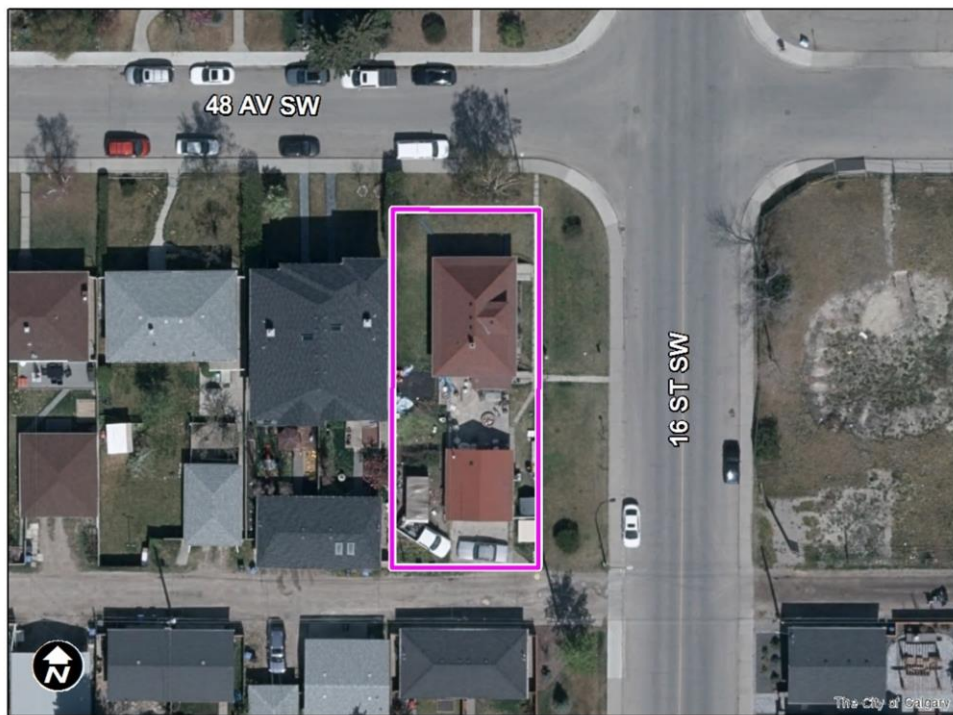
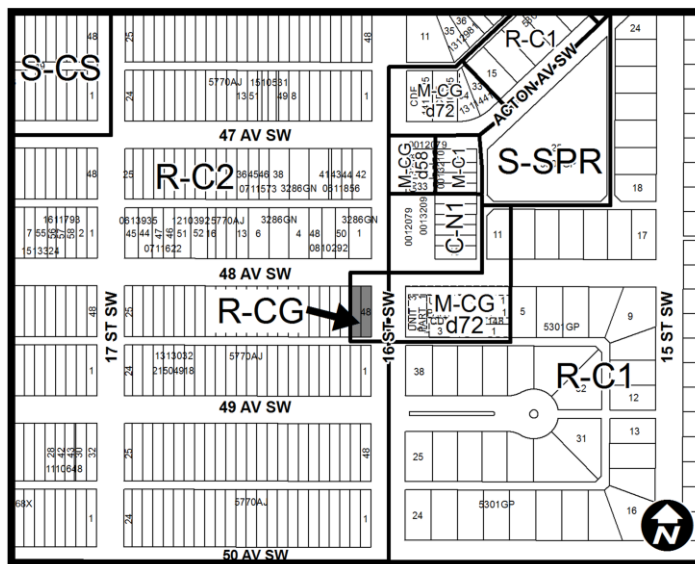
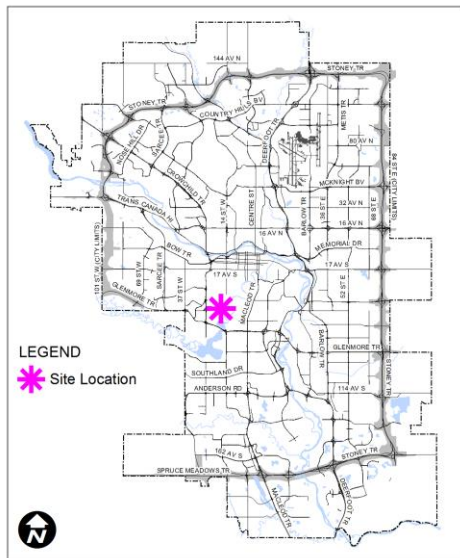
1. Proposed Bylaw 67P2017
2. Proposed Bylaw 382D2017
3. Public Submissions

POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

MAP 5C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

MAP 5C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan (APPENDIX II).

**Moved by: R. Wright**  
Absent: L. Juan

**Carried: 8 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1701 - 48 Avenue SW (Plan 5770AJ, Block 7, Lots 47 and 48) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**Moved by: R. Wright**  
Absent: L. Juan

**Carried: 8 – 0**

**2017 October 19**

**MOTION:**

The Calgary Planning Commission **TABLED** Item 5.06 (LOC2017-0239) until after Item 5.08 LOC2017-0271.

**Moved by: G.-C. Carra**  
Absent: L. Juan

**Carried: 8 – 0**

The Calgary Planning Commission **LIFTED FROM THE TABLE** Item 5.06 (LOC2017-0239).

**AMENDMENT:**

Add new amendment to the South Calgary/Altadore Area Redevelopment Plan to revise table in section 2.4.1 under “Low Density Multi Unit” to include the following:

- “3. Reduction of the standard side setback along the west side of 16 Street SW at the time of development permit to facilitate a more urban character and pedestrian-oriented streetscape.”

**Moved by: G.-C. Carra**  
Absent: L. Juan

**Carried: 5 – 4**

Opposed: R. Wright, A. Palmiere,  
M. Foht and S. Keating

POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

MAP 5C

**Applicant:**

Civicworks Planning + Design

**Landowner:**

Angelica Anna Beecroft  
Clifford William Graville

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the residential community of Altadore in the southwest quadrant of the city. The site is currently developed with a single detached dwelling and rear detached garage that is accessible via the lane. Located at the corner of 16 Street and 48 Avenue SW, the site is surrounded by redeveloping single detached and semi-detached dwellings to the north, west, and south. The property east of the site is vacant and has an approved development permit for 18 townhouses, while the property northeast of the site features a local retail strip mall.

| <b>Altadore</b>                    |       |
|------------------------------------|-------|
| Peak Population Year               | 2017  |
| Peak Population                    | 9,974 |
| 2017 Current Population            | 9,974 |
| Difference in Population (Number)  | ± 0   |
| Difference in Population (Percent) | 0%    |

**LAND USE DISTRICTS**

The current R-C2 land use designation allows for a mixture of one and two-unit residential development. The proposed R-CG designation allows for the construction of a broader range of low-density, grade-oriented residential units by adding Rowhouse as a permitted use.

The proposed R-CG land use designation permits higher-density development in the form of rowhouses and offers more flexibility with regards to unit width, setback areas and amenity space. At the maximum density of 75 units per hectare this site could potentially accommodate 4 units.

**LEGISLATION & POLICY**

A minor amendment is required to Map 2 of the South Calgary/Altadore Area Redevelopment Plan to reclassify this parcel from “Residential Conservation” to “Residential Low Density”.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017**

**Item # 8.1.13**

**MAP 5C**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to medium-density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area. In addition, this type of development will aid in the creation of a Neighbourhood Activity Centre focussed on the neighbourhood commercial parcel and its popular, local tenants.

South Calgary/Altadore Area Redevelopment Plan (ARP)

The subject parcel falls within the “Residential Conservation” land use area of the ARP. The plan envisions the site to be redeveloped as a detached, semi-detached, or duplex dwelling consistent with the existing low-density context. The policies of this plan are intended to maintain the quality and character of the existing neighbourhood by ensuring compatible infill that supports community renewal and vitality.

The Implementation section of the ARP uses old Land Use Bylaw 2P80 districts and identifies R-1 and R-2 as appropriate in the Conservation area. RM-2 is identified as appropriate for the “Low Density Multi Unit” area. As R-CG is a modernized version of RM-2, Administration has prepared an amended Map 2 to reflect the reclassification of this parcel as “Low Density Multi Unit”, as has been standard practice for other R-CG applications in the area.

**TRANSPORTATION NETWORKS**

The subject site has a Southbound Route 13 Mount Royal bus stop right out front on 16 Street SW. There is also a Northbound Route 13 Mount Royal bus stop located approximately 80 metres away. The Northbound stop provides servicing to the downtown core, and LRT stations, and the Southbound stop provides service to Mount Royal University. Primary Transit (Route 306) is located approximately 1.35 kilometres away.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017**

**Item # 8.1.13**

**MAP 5C**

The subject site is a corner lot with lane access that fronts on to 48 Avenue SW which is a collector class Road, and sides on to 16 Street SW which is a residential class road. Both roads have less than 5,000 vehicular trips per day. There is an existing curb cut on 16 Street SW that will have to be closed/rehabilitated at the time of development. There are currently no parking restrictions, however information regarding parking will be provided at the time of development permit and shall meet all the required specifications and bylaw requirements for parking, stall size, etc.

**UTILITIES & SERVICING**

Water, sanitary and storm sewer mains are available to service the subject site.

**ENVIRONMENTAL ISSUES**

No environmental issues have been identified at this time.

**ENVIRONMENTAL SUSTAINABILITY**

No sustainable measures are proposed at this time.

**GROWTH MANAGEMENT**

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Marda Loop Communities Association provided a letter of no comment, citing that they are not opposed to the redesignation but have concerns about shadowing, privacy, and massing that they would like to see addressed at the development permit stage. In addition, they are concerned about the lack of a community-wide review in identifying proactively where density increases are appropriate.

**Citizen Comments**

Administration received five (5) letters of objection from residents in the area. Stated reasons for objection include:

- Inappropriateness of spot-zoning in lieu of a full ARP review;

**POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017**

**Item # 8.1.13**

**MAP 5C**

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- Concerns over shadowing/privacy of adjacent yard;
- Concerns over street parking, limited by bus zone on 16 Street SW, dance studio next door, and approved townhouse development to the east;
- Permitted use secondary suites in R-CG could cause additional parking issues; and
- Large number of waste and recycling bins that will need to be accommodated on-site and concerns over how they would be arranged next to the 4-car garage.

**Public Meetings**

No public meetings were held by either The City or the applicant.

POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

MAP 5C

**APPENDIX I**

**APPLICANT'S SUBMISSION**

**CIVICWORKS**  
PLANNING + DESIGN

460 - 5119 Elbow Drive SW  
Calgary, Alberta T2V 1H2

P 403 201 5305  
F 403 201 5344

AUGUST 16, 2017

City of Calgary  
Planning and Building  
800 MacLeod Trail SW  
Calgary AB T2P 2M5

**RE:** Land Use Redesignation from R-C2 to R-CG: 1701 - 48 Avenue SW | Lots 47 & 48, Block 7, Plan 5770AJ

The subject parcel is located in the community of Altadore and consists of 0.05685 ha of privately owned land. RNSQR Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 16 Street and 48 Avenue SW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the South Calgary / Altadore ARP will also be required. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The intent of the R-CG District is to accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, allow Secondary Suites and Backyard Suites with new and existing residential development, provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodate site and building design that is adaptable to the functional requirements of evolving household needs.

**LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL**

The proposed R-CG land use and associated rowhouse development aligns with many of the City of Calgary preferred location conditions for multi-unit infills in low density residential areas. The following chart is a summary of the preferred conditions that support multi-unit infills like rowhousing:

| CRITERIA  | SITE ALIGNMENT  |
|---|---|
| On a corner parcel  | > YES - The site occupies a corner parcel.  |
| Within 400m of a transit stop   | > YES - The site is directly adjacent to a transit stop.  |
| Within 600m of an existing or planned primary transit stop                              | > NO - The site is not within 600m of a primary transit stop.   |
| On a collector or higher standard roadway on at least one frontage                      | > YES - The site fronts onto 16 Street SW, and is less than 175m from the 50 Avenue SW Parkway.   |
| Adjacent to existing or planned non-residential development or multi-unit development   | > YES - A commercial development lies directly northeast of the site. A duplex development is directly south of the site. An approved multi-residential development is directly east. |
| Adjacent to or across from an existing or planned open space, park or community amenity | > NO - The site is located ~450m from the Glenmore Athletic Park and Elbow River regional pathway network.  |
| Along or in close proximity to an existing or planned corridor or activity centre       | > NO - The site is directly southwest from a neighbourhood commercial destination.  |
| Direct lane access  | > YES - The site has direct lane access.  |

**POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017**

Item # 8.1.13

MAP 5C



### CITY-WIDE POLICY ALIGNMENT

This proposed development is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourages the development of more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

### COMMUNITY ENGAGEMENT

RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it in order to ensure a clear and transparent application process for all stakeholders. The project team is committed to working with our neighbours throughout the application process. Key elements of our engagement strategy include:

#### On-site Signage | Currently installed on-site

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit Applications, RNDSQR and the project team have designed, developed, built and installed on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines RNDSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions.



## HEY NEIGHBOUR!

An exciting change is happening here!

**We are proposing a land use change here to give more Calgarians an opportunity to:**

#### FIND NEW INNER-CITY LIVING OPTIONS

The inner city is our future. This is where we connect, where we work, and where we play. It's full of exciting talent and we want to help grow our community by sharing it with you.

We want to give more Calgarians the opportunity to see what makes inner city living great! For inner city families looking for something different, we built homes that fit in the existing fabric - smaller lots, more typical of older neighbourhoods.

In everything we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realize our vision.

#### HAVE MORE CHOICES FOR GETTING AROUND

For over 100 years, cities have been shaped by the needs of vehicles. Planning transportation around the automobile has allowed people to live further away from their everyday destinations and has given rise to most cities' road issues.

We want to create homes for those who don't need the thought of the daily commute. We chose to build in walkable neighbourhoods, with great access to transit, car sharing services and cycling amenities. We're also offering a variety of options for those who don't have a vehicle. We want to give more Calgarians the option to live in communities where having a vehicle is a choice and not a necessity.

#### FIT WHERE YOU LIVE

It's where you live is about the neighbourhood. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating the neighbourhood's history and character, and embracing a more sustainable living. At RNDSQR, we focus on being connected, and creating spaces where people can make it all fit.

We built homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and enjoying the outdoors. We built for people who see the vibrancy of the inner city and want to be a part of it. And we believe in quality craftsmanship, and believe we can do that in too.

Want to know more or let us know what you think?  
Get in touch: [engage@RNDSQR.ca](mailto:engage@RNDSQR.ca)



POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

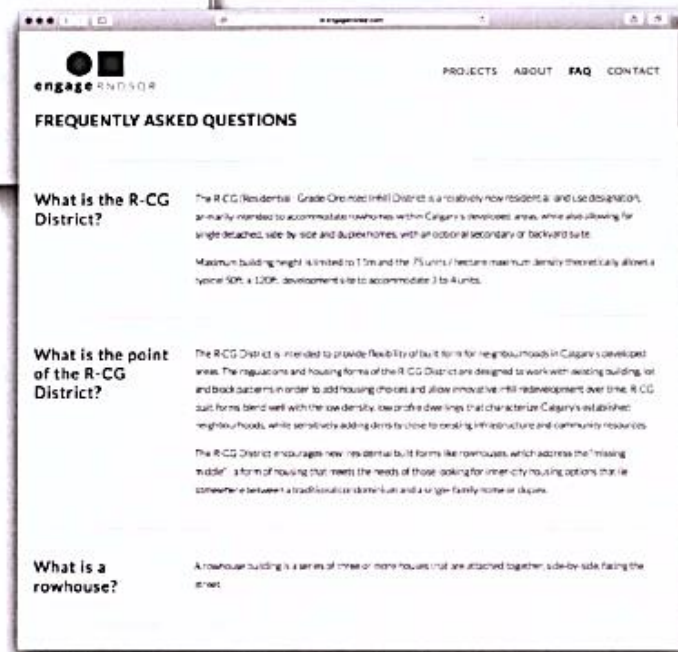
MAP 5C



Project Website | [www.engageRND5QR.com](http://www.engageRND5QR.com)

To ensure that all stakeholders have consistent and easy access to information about future RND5QR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRND5QR website portal includes:

- Information about RND5QR and their vision;
- Project-specific pages that include site location, the proposed development vision and associated land use change;
- Frequently asked questions and answers; and
- Opportunities to contact the project team directly, with general or site-specific questions and comments.
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



einke

POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

MAP 5C



Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards are delivered to neighbours on surrounding blocks to ensure that adjacent property owners are aware of the proposed land use change.

The postcards outline RNDSQL's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific information and provides answers to commonly asked questions.



CONCLUSION

The proposed land use will facilitate a development that address the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request Calgary Planning Commission and Council's support this application.

Should you have any questions or comments, please contact Boris Karn at 403 889 4434.

Sincerely,

Boris Karn, Planner  
B.HSc., M.Planning



POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

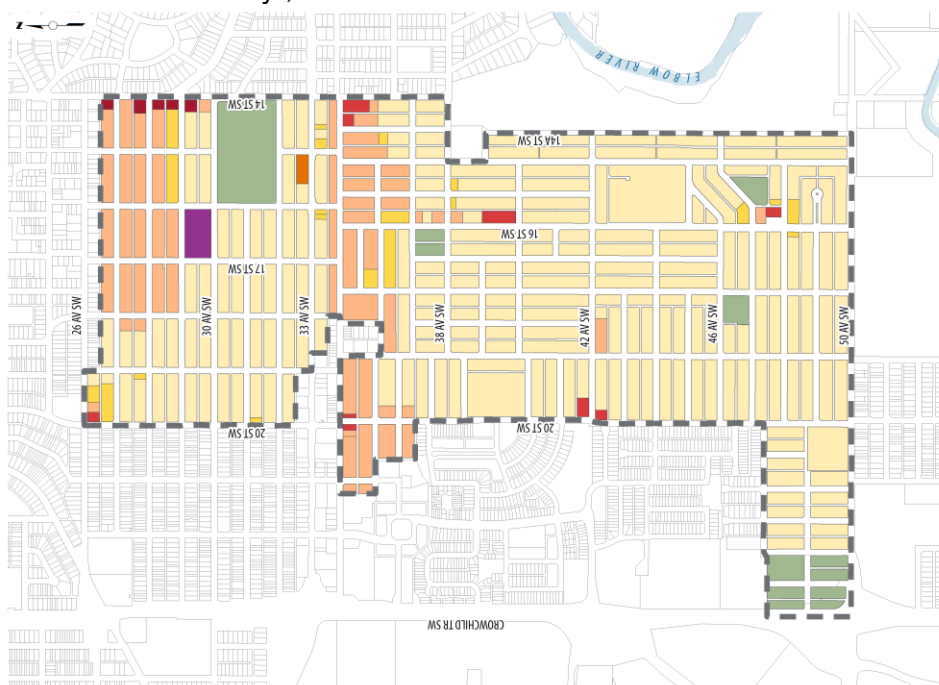
Item # 8.1.13

MAP 5C

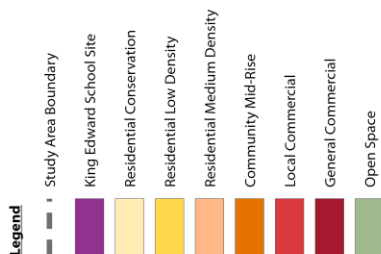
APPENDIX II

PROPOSED POLICY AMENDMENT TO THE SOUTH CALGARY/ALTADORE  
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:



Map 2  
Land Use Policy



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

POLICY AMENDMENT AND LAND USE AMENDMENT  
ALTADORE (WARD 8)  
48 AVENUE WEST OF 16 STREET SW  
BYLAWS 67P2017 AND 382D2017

Item # 8.1.13

MAP 5C

APPENDIX III

LETTERS SUBMITTED



3130 16 Street SW  
Calgary, AB, T2T 4G7

September 19, 2017

Circulation Control  
Planning & Development #8201  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5  
Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

Attn: Derek Pomreinke, [Derek.Pomreinke@calgary.ca](mailto:Derek.Pomreinke@calgary.ca)

SENT BY EMAIL

Dear Mr. Pomreinke;

RE: Community Association Feedback for LOC2017-0239

To-date the MLCA has not been contacted by the applicant or any members of the community regarding this application. As the Marda Loop Communities continue to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the communities is appropriate.

The MLCA Planning & Development Committee has concerns about the impact of this application on the neighbours directly adjacent to the site on 48<sup>th</sup> Avenue SW. Due to the orientation of the development there are shadowing, privacy, and massing issues to consider. Should this application be approved, the Committee would like to see efforts taken by the applicant and The City to work together to minimize these effects at the Development Permit stage.

If you have any questions regarding these comments, please contact me at your convenience.

Regards,

Lauren Makar  
Director - Planning & Development  
Marda Loop Communities Association  
[development@mardaloop.com](mailto:development@mardaloop.com)

cc: Tom Rosettis, President, Marda Loop Communities Association [president@mardaloop.com](mailto:president@mardaloop.com)  
Brian Pincott, Ward 11 Councillor, The City of Calgary [brian.pincott@calgary.ca](mailto:brian.pincott@calgary.ca)  
Evan Woolley, Ward 8 Councillor, The City of Calgary [evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)

Marda Loop Communities Association Vision:  
An evolving, vibrant, urban community that is engaged, connected, and desirable.

D. Pomreinke



# PROPOSED

ITEM #8.1.13  
CPC2017-391  
ATTACHMENT 1

## BYLAW NUMBER 67P2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86

\*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", attached hereto as Schedule A.
  - (b) Revise table in section 2.4.1 under "Low Density Multi Unit" to include the following:
    - "3. Reduction of the standard side setback on the west side of 16 Street SW at the time of development permit to facilitate a more urban character and pedestrian-oriented landscape."
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK

# PROPOSED

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

PROPOSED










# PROPOSED BYLAW NUMBER 67P2017

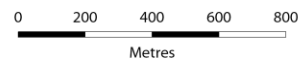
## Schedule A

### Map 2

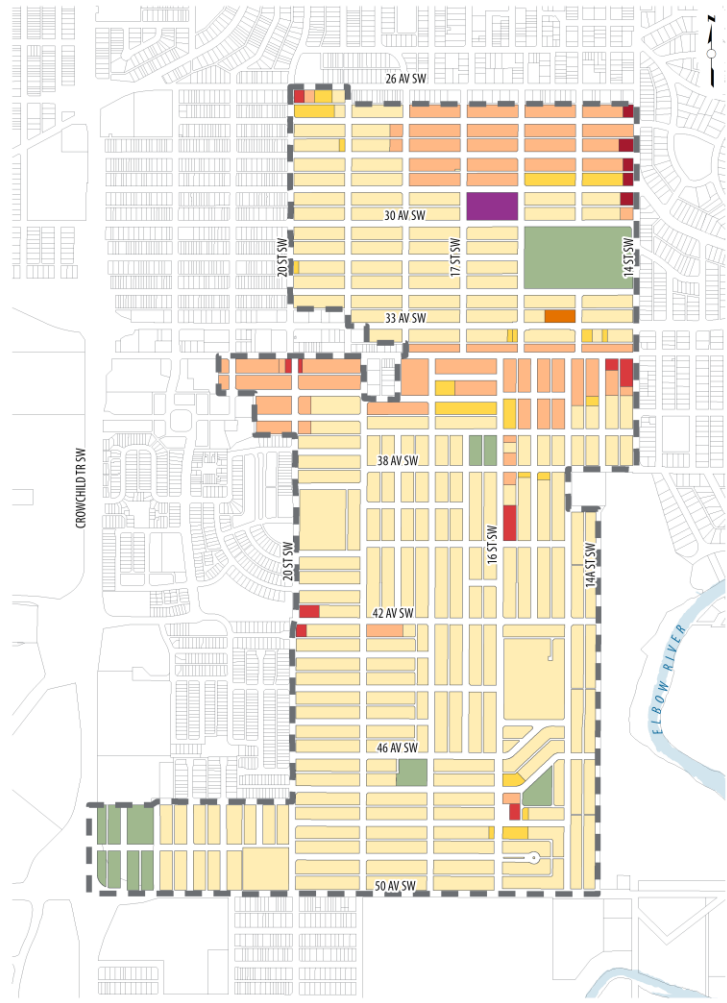
### Land Use Policy

#### Legend

-  Study Area Boundary
-  King Edward School Site
-  Residential Conservation
-  Residential Low Density
-  Residential Medium Density
-  Community Mid-Rise
-  Local Commercial
-  General Commercial
-  Open Space



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





# PROPOSED

ITEM #8.1.13  
CPC2017-391  
ATTACHMENT 2

## BYLAW NUMBER 382D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0239)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

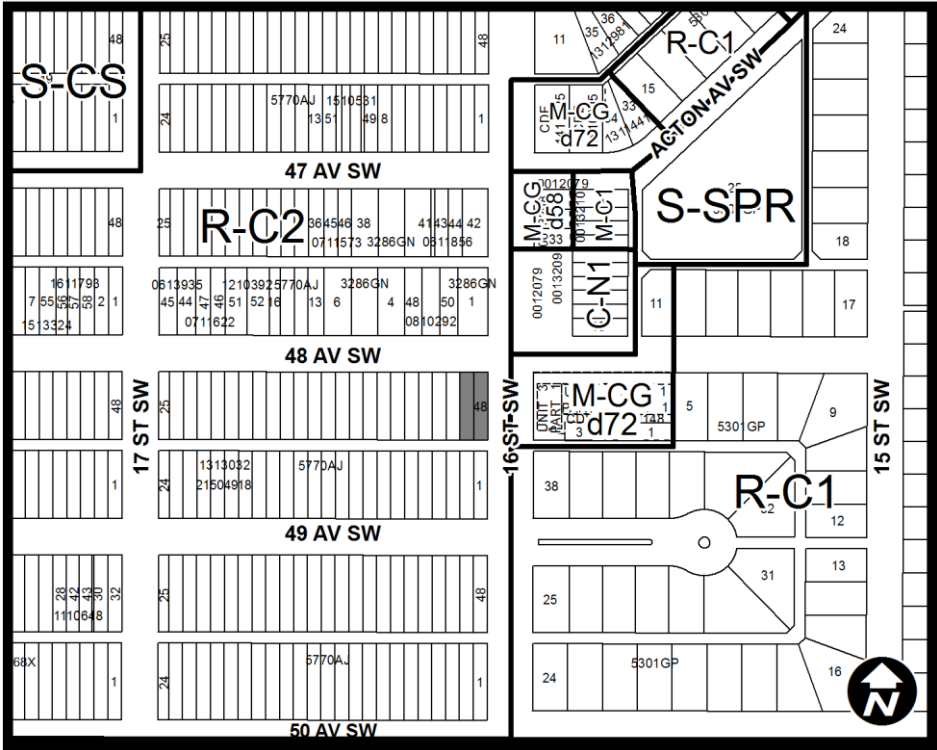
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

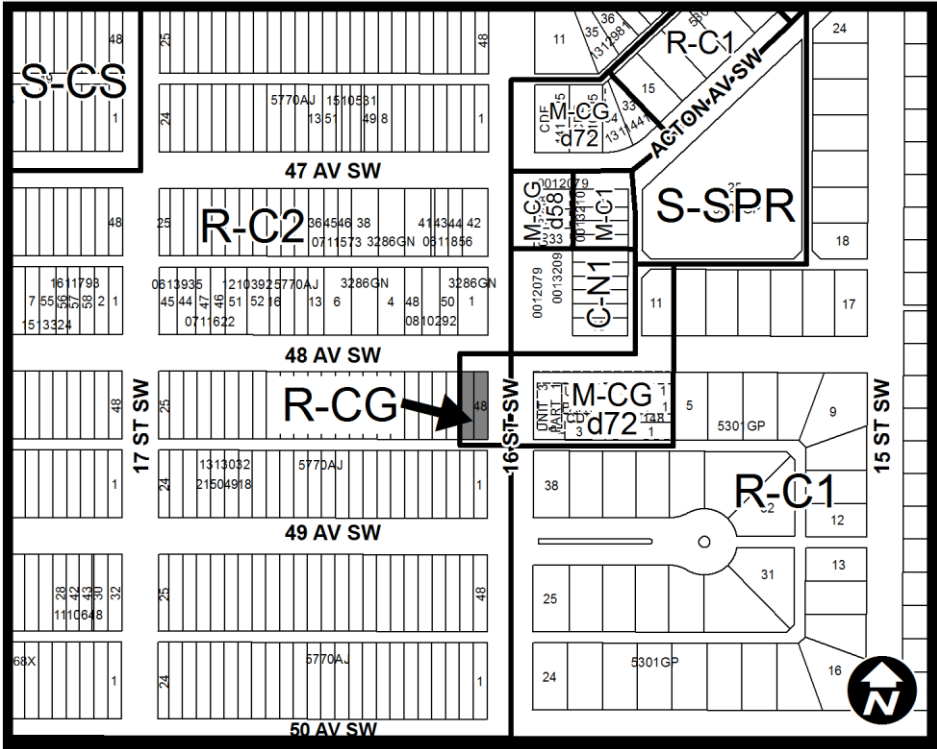
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**From:** [Albrecht, Linda](#)  
**To:** [LaClerk](#)  
**Subject:** FW: [EXT] LOC2017-0239 -- doubling the density  
**Date:** Monday, November 27, 2017 3:03:25 PM

---

LINDA ALBRECHT  
Administration Services Division  
City Clerk's Office  
The City of Calgary  
PO Box 2100, Station M, #8007

T: 403-268-5895 F: 403-268-2362  
E: [linda.albrecht@calgary.ca](mailto:linda.albrecht@calgary.ca)

---

**From:** Pomreinke, Derek D.  
**Sent:** Monday, November 27, 2017 2:44 PM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Subject:** FW: [EXT] LOC2017-0239 -- doubling the density

This applies to CPC2017-391 going to the Dec 11 Public Hearing.

**From:** Eric Keyser [<mailto:gekeyser@gmail.com>]  
**Sent:** Monday, November 27, 2017 2:42 PM  
**To:** Pomreinke, Derek D. <[Derek.Pomreinke@calgary.ca](mailto:Derek.Pomreinke@calgary.ca)>  
**Subject:** [EXT] LOC2017-0239 -- doubling the density

<https://engagerndsqr.com/#/1701-48-ave-sw/>

We own the property at 1624 48th ave. It appears that this development permit will affect a number of properties in Altadore. A few points

1. Any increase in density should be examined on a community basis, ie should all corner lots on 16 st have this designation?
2. Developers should follow the rules. If you do not like the rules then you should change them for all.
3. Parking is a real concern. There needs to be at least one parking place on the street in front. 16th parking is out due to it being a snow route and a transportation corridor.
4. At present the adjacent strip shopping mall does not provide enough parking and I frequently have customers parking in front of my house. This is only going to get worse.

Conclusion, I recommend you turn down this application until the rezoning can be addressed for the total community.

Regards, Eric Keyser 587 707 0474

**McDougall, Libbey C.**

---

**From:** Smith, Theresa L.  
**Sent:** Thursday, November 30, 2017 10:33 AM  
**To:** LaClerk  
**Subject:** FW: Altadore - BYLAW 382D2017

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Alasdair Ross [mailto:alasdair.ross@ca.ey.com]  
**Sent:** Thursday, November 30, 2017 9:46 AM  
**To:** City Clerk  
**Subject:** [EXT] Altadore - BYLAW 382D2017

Hello

As the property owner adjacent to 1701 48AV SW (file number LOC 2017-0239), I write in reference to the proposed rezoning of the address from R-C2 to R-CG. I note the zoning definitions as provided on the City of Calgary web-site and strongly oppose any re-zoning to the extent it would potentially enable any future property developer to increase the property density beyond that which is currently permitted by the existing R-C2 designation. Increasing property density not only increases traffic in the immediate vicinity of our home, but puts further strain on existing City services including utility services and schooling. I strongly oppose this re-designation and I trust my concerns will be thoughtfully considered.

My further comments are below:

1. The re-zoning of the land and the proposed design of the building is incompatible with other properties in the neighbourhood and will cause shadowing, the invasion of privacy and the restriction of light into neighbouring properties.
2. The design is going to exacerbate parking problems both for owners and visitors to the property. The lane south of the building is not suitable for the increase in traffic that will be occur as vehicles attempt to move around the building. The increase in the number of vehicles parked on the street together with the nearby bus stop, does elevate the danger to pedestrians who might be crossing the road to get to the nearby shopping mall.
3. It is unclear from the design how any AC units would be accommodated – these are unsightly and will create unwanted noise.
4. It is inconceivable how each unit will manage a garbage, a recycling and a compost bin – where are these to be stored – we cannot have all these bins on a 10m stretch of lane – again this is unsightly and, with the increase in traffic, dangerous.
5. The overhead powerline in the lane south of the development is unsightly and possibly dangerous – it would need to be addressed as part of any redevelopment.

I don't understand why this re-zoning is being permitted particularly when it has such a detrimental impact on the surrounding properties. It's clear the developers are trying to put as much property as possible (to maximise the number of units) on the size of land that is available. The size of the property and its proximity to the property boundary lines is causing all the issues that I refer to above.

Thanks for your understanding, I look forward to hearing from you.

Regards



**Alasdair Ross** | Associate Partner | Assurance

E&Y  
Ernst & Young LLP  
Calgary City Centre  
2200 – 215 2nd Street SW  
Calgary, Alberta T2P 1M4, Canada

Office: +1 403 206 5390 | [Alasdair.ross@ca.ey.com](mailto:Alasdair.ross@ca.ey.com)  
Website: <http://www.ey.com>  
Marina Egorycheva | Phone: +1 403 206 5687 | [marina.egorycheva@ca.ey.com](mailto:marina.egorycheva@ca.ey.com)

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**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 11:28 AM  
**To:** LaClerk  
**Subject:** FW: Online Submission on LOC2017-0239  
**Attachments:** PublicHearingSubmissionLOC2017-0239.docx

**From:** thehearndries@shaw.ca [mailto:thehearndries@shaw.ca]  
**Sent:** Monday, December 04, 2017 11:22 AM  
**To:** City Clerk  
**Subject:** Online Submission on LOC2017-0239

December 4, 2017

Application: LOC2017-0239

Submitted by: Mr. T. Hendrie

Contact Information

Address: 1747 49 Ave SW

Phone:

Email: [thehearndries@shaw.ca](mailto:thehearndries@shaw.ca)

Feedback:

Please see attached letter below dated December 2, 2017 for consideration by City Council in their review of LOC2017-0239. Thank you. Sincerely, Mr. T. Hendrie

December 2, 2017

Dear Mayor Nenshi and Members of City Council,

**Proposed Rezoning from R-C2 to R-CG at 1701 48 Ave SW – LOC2017-0239**

As a neighbouring resident living within one block of the above residential property, I am opposed to the proposed rezoning from R-C2 to R-CG for the following reasons:

1. It would allow for the development of a multi-residential building (4 rowhouses and the potential for 4 secondary suites) within the 'Residential Conservation' area identified in the South Calgary/Altadore Area Redevelopment Plan, where the policy intent is to retain the R-C1 and R-C2 zonings.
2. The ARP currently identifies areas within the community for low density, multi-residential uses (such as rowhouses) within the 'Low Density Residential Area' on Map 2 of the local plan. These areas are primarily located north of 38 Ave SW, where residential densities increase towards 33 Ave SW, the commercial and mixed-use core of the Marda Loop area, providing an appropriate transition between the medium to higher residential densities north of 38 Ave SW and the lower density R-C1 and R-C2 zonings in the Residential Conservation Area to the south; as well as east of 16 St. at 47 Ave and 48 Ave SW and within the South Calgary neighbourhood.
3. The existing Low Density Residential Conservation Area has been largely redeveloped with infill dwellings since the local plan was approved in 1986. Typically, semi-detached, duplex and narrow lot single detached dwellings have largely replaced bungalows on typical 50x120 ft lots, essentially doubling densities on these lots. Additionally, many basement suites exist in the surrounding area, adding to the increased densities while providing opportunities for more affordable housing, but also increasing the number of cars permanently parked on residential streets. The surrounding area is continuing to face development pressures and experiencing more 'spot zoning' R-CG applications. Typically, these developments are occurring on corner parcels, surrounded by R-C1 and R-C2 properties, largely resulting in poor interfaces with adjacent dwellings where row houses back onto side yards. Inconsistent quality of design, particularly where a single rowhouse unit fronts a street and a lack of architectural treatment of the typical detached garage's streetscape facade, are issues that commonly arise at the concurrent Development Permit stage, in the absence of any design guidelines for rowhouse infill developments.
4. Moreover, the Permitted Use status of Rowhouses in the R-CG district, does not generally enable the opportunity for Community Associations and surrounding residents to provide meaningful comments for consideration, at a Development Permit stage, relevant to, for example, a building's massing, its compatibility with the surrounding area and potential impacts on neighbouring properties' privacy and amenities, except where relaxations to the Land Use Bylaw rules may be proposed.
5. The ability to develop a basement suite within each row house, which would essentially

double the number of residential units on the subject property (i.e. 4 row houses, plus 4 secondary suites), without the need for a Development Permit (only a Building Permit) if the rules of the Land Use Bylaw are met (due to the Permitted Use status of a Rowhouse in the R-CG district), is of greatest concern with the proposed rezoning. The City's Planning Dept has recently identified this as one of the key issues of concern pertaining to the current state of the R-CG district, as detailed in its latest 'R-CG Monitoring Report' presented to CPC on November 30, 2017, and is proposing to draft amendments to the Land Use Bylaw to address this key issue and concerns with its associated parking requirements (i.e. where currently secondary suites under 45 sq.m. do not require a parking stall where zoned R-CG). Potential amendments, identified in the report, include removing the allowance for secondary suites within row houses, requiring associated parking if secondary suites continue to be allowed within rowhouses (regardless of a minimum floor area), and/or only allowing secondary suites within end rowhouse units. **Considering the above concerns and the current application, if City Council decides to support the above LOC application, I respectfully request that it consider removing secondary suites, as an allowed use within rowhouses, from the proposed bylaw.**

6. In addition to the above key issues identified by the City's Planning Department, there is an urgent and ongoing need to update and review the ARP, with community consultation, to review current policies, align better with the MDP and to comprehensively plan for increased densities, where appropriate, beyond the boundaries of the more recently approved Marda Loop ARP, in order to provide more certainty to community residents and developers alike. Both the Marda Loop Community Association, through submission of their comments on rezoning applications, and the Ward Councillor, Evan Woolley, in his recent election campaign, have clearly expressed the need for such a review. It has been almost 10 years since the MDP was adopted in 2008. How much longer must inner city communities, such as Altadore, wait for a comprehensive review/updating of their local plans? Until this is undertaken, the implementation of the R-CG district will continue to occur on an ad-hoc basis, most likely on corner parcels as has been the scenario to date, ultimately failing to achieve the potential for which it was created. **Based upon the above noted concerns, I would also like to respectfully request that City Council consider prioritizing a comprehensive review and updating of the South Calgary/Altadore ARP as soon as possible, to align with the forthcoming land use bylaw amendments to the R-CG district.**

Unfortunately, due to a work commitment, I am unable to attend the Public Hearing to present the above concerns, but trust that you will take these concerns into consideration in your decision-making process.

Thank you for your time and attention.

Sincerely,

Mr. T. Hendrie  
(Resident of Altadore)

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017**

Item # 8.1.14

**MAP 8C**

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for the development of rowhousing.

An amendment to the Richmond Area Redevelopment Plan is required to accommodate this land use amendment application.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 68P2017 and 383D2017; and

1. **ADOPT** the proposed amendments to the Richmond Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 68P2017.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2403 – 32 Avenue SW (Plan 4479P, Block 55, Lots 57 and 58) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 383D2017.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017**

**Item # 8.1.14**

**MAP 8C**

---

**REASON(S) FOR RECOMMENDATION:**

This proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan as amended. The proposed land use district was designed to be implemented in proximity to, or directly adjacent, to low density residential development. The proposal represents a modest density and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

The subject site is in close proximity to 33 Avenue SW, which is in The City's Main Streets program. The proposed land use district provides appropriate transition from higher density residential development adjacent to 33 Avenue SW and lower density north of the site.

**ATTACHMENTS**

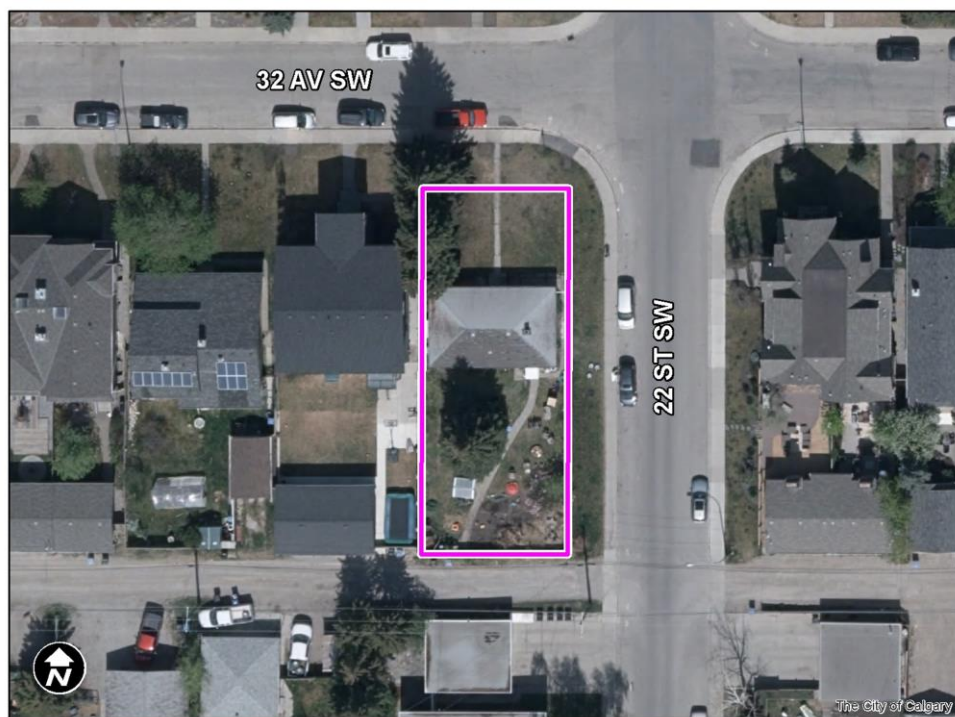
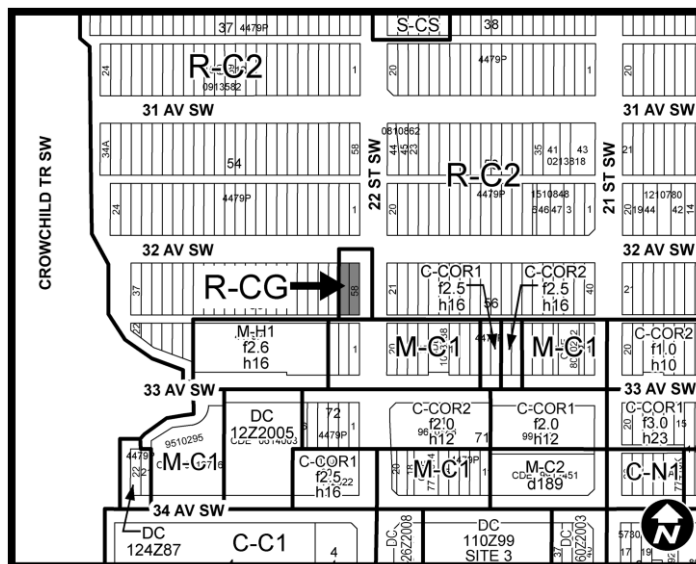
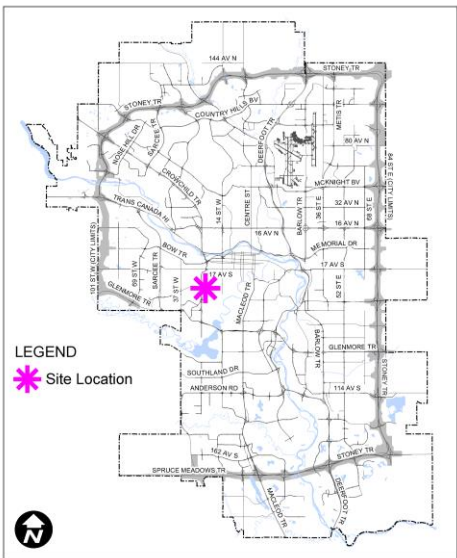
1. Proposed Bylaw 68P2017
2. Proposed Bylaw 383D2017
3. Public Submission(s)

POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (APPENDIX III).

**Moved by: A. Palmiere**  
Absent: L. Juan

**Carried: 8 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2403 – 32 Avenue SW (Plan 4479P, Block 55, Lots 57 and 58) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**Moved by: A. Palmiere**  
Absent: L. Juan

**Carried: 8 – 0**

**2017 October 19**

**AMENDMENT:**

Add new amendment to the Richmond Area Redevelopment Plan to revise table in section 2.1.4 under 2.1.4.3 “Low Density” to include the following:

- “3. Reduction of the standard side setback along 24 Street SW and 32 Avenue SW for 2403 - 32 Avenue SW at the time of development permit to facilitate a more urban character and pedestrian-oriented streetscape.”

**Moved by: G.-C. Carra**  
Absent: L. Juan

**Carried: 5 – 4**  
Opposed: R. Wright, A. Palmiere,  
M. Foht and S. Keating

POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C

**Applicant:**

Civicworks Planning + Design

**Landowner:**

South Calgary 32 Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the Community of Richmond, on the north east corner of 22 Street SW and 32 Avenue SW. The site is currently developed with a single detached dwelling and has access from the rear lane. The existing R-C2 district allows for a maximum of two dwelling units on the site. Surrounding development consists of low density residential dwellings to the north, east and west, and medium density residential dwellings to the south.

| Richmond                           |       |
|------------------------------------|-------|
| Peak Population Year               | 1968  |
| Peak Population                    | 5,080 |
| 2017 Current Population            | 4,781 |
| Difference in Population (Number)  | -299  |
| Difference in Population (Percent) | -6%   |

**LAND USE DISTRICTS**

The proposed R-CG district is intended to accommodate grade-oriented development in the form of rowhousing in close proximity or directly adjacent to low density residential development. The district offers flexibility with regards to building setbacks and building height that facilitate integration of a diversity of grade-oriented housing types over time. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate 4 units.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017**

**Item # 8.1.14**

**MAP 8C**

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Inner City of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to low density residential development, is on a corner parcel, and will allow for a greater variety of housing forms in the area.

Richmond Area Redevelopment Plan (ARP)

The Richmond ARP supports compatible infill development. In order to bring the proposal into alignment with the ARP, due to the density and use proposed on these parcels, it is necessary to make an amendment to Map 2 – Land Use Policy of the ARP to change the allocation of the parcels from Conservation/Infill to Low Density Residential. This amendment would allow for grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, that are already allowed in certain locations by the ARP.

Location Criteria for Multi-residential Infill

The proposed land use generally aligns with several of the location criteria for multi-residential infill development in low density residential areas. The following chart provides a summary of these criteria. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP, to assist in determining the appropriateness of an application in the local context.

| <b>LOCATION CRITERIA</b>   | <b>MEETS CRITERIA?</b> |
|--|------------------------|
| 1. On a corner parcel  | Yes                    |
| 2. Within 400 metres of a transit stop   | Yes                    |
| 3. Within 600 metres of an existing planning primary transit stop                          | Yes                    |
| 4. On a collector or higher standard roadway on at least one frontage                      | Yes                    |
| 5. Adjacent to existing or planned non-residential development or multi-unit development   | Yes                    |
| 6. Adjacent to or across from an existing or planned open space, park or community amenity | No                     |

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017**

**Item # 8.1.14**

**MAP 8C**

|  |     |
|--|-----|
| 7. Along or in close proximity to an existing or planned corridor or activity centre | Yes |
| 8. Direct Lane Access  | Yes |

## **TRANSPORTATION NETWORKS**

The site is located approximately 275 metres from the route 18/20 transit stop. The 18 bus provides service to the Sunalta LRT station and downtown core, and the 20 bus routes through Kensington and Parkdale up to the University and Brentwood LRT stations. There are no on-street parking restrictions. At the time of redevelopment, access is to be provided from the adjacent lane.

## **UTILITIES & SERVICING**

Water and sanitary services are available for connection from 32 Avenue SW. Storm sewer main is available for connection from 22 Street SW.

Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

## **ENVIRONMENTAL SUSTAINABILITY**

Sustainability measures will be evaluated at the development permit stage.

## **GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

Administration received a letter of no objection to the application from the Richmond Community Association (APPENDIX II).

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017**

**Item # 8.1.14**

**MAP 8C**

---

**Citizen Comments**

Administration received four (4) letters in opposition to the application.

Reasons stated in opposition were focused on the following themes:

Building height and building coverage impacts

Concerns were expressed about building height and building coverage impacts on neighbouring dwellings. Administration reviewed requirements of the R-CG district to ensure building height and scale are appropriate in close proximity to, or adjacent to, existing low density residential development.

Increased on-street parking demand

Concerns were expressed about the potential increased demand for on-street parking as a result of increased density. There are no on-street parking restrictions. However, Administration noted that on-site parking and visitor parking will be required as part of a future Development Permit application review.

Increased density

Concerns were expressed about increased density destroying livability of the area. Administration reviewed requirements of the R-CG district which allows a maximum of 75 units per hectare, or 4 units on the subject parcel. The site is located at an area of transition from higher density adjacent to 33 Avenue SW, part of The City's Main Streets program, and lower density north of the site.

Loss of mature trees

Concern was expressed about removal of mature trees from the site during construction. Administration reviewed landscape requirements of the R-CG district which ensure existing trees are retained or new trees provided in accordance with land use bylaw.

Increased traffic and congestion

Concern was expressed about increased traffic along 22 Street SW and attendant congestion and safety issues. Administration established that 22 Street SW is a Collector class road between 33 Avenue SW and 32 Avenue SW. Both roads see less than 5,000 vehicle trips per day.

**Public Meetings**

No public meetings were held.

POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C

APPENDIX I

APPLICANT'S SUBMISSION



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

AUGUST 16, 2017

City of Calgary  
Planning and Building  
800 MacLeod Trail SW  
Calgary AB T2P 2M5

RE: Land Use Redesignation from R-C2 to R-CG: 2403 - 32 Avenue SW | Lots 57 & 58, Block 55, Plan 4479 P

The subject parcel is located in the community of Richmond / Knob Hill and consists of 0.05798 ha of privately owned land. RNDSOR Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 22 Street and 32 Avenue SW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Richmond / Knob Hill ARP will also be required. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The intent of the R-CG District is to accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, allow Secondary Suites and Backyard Suites with new and existing residential development, provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodate site and building design that is adaptable to the functional requirements of evolving household needs.

**LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL**

The proposed R-CG land use and associated rowhouse development aligns with many of the City of Calgary location criteria for multi-unit infills in low density residential areas. The following chart is a summary of the preferred conditions that support multi-unit infills like rowhousing:

| CRITERIA  | SITE ALIGNMENT   |
|---|--|
| On a corner parcel  | > YES - The site occupies a corner parcel.   |
| Within 400m of a transit stop   | > YES - The site is ~275m from a transit stop.   |
| Within 600m of an existing or planned primary transit stop                              | > YES - The site is ~275m from a planned Southwest BRT primary transit stop.   |
| On a collector or higher standard roadway on at least one frontage                      | > NO - The site fronts onto a local residential road, but is less than 100m from 33 Avenue SW.                       |
| Adjacent to existing or planned non-residential development or multi-unit development   | > YES - A multi-unit development lies directly south of the site. A duplex development is directly east of the site. |
| Adjacent to or across from an existing or planned open space, park or community amenity | > NO - The site is located ~200m from a community park on the corner of 30 Avenue and 22 Street SW.                  |
| Along or in close proximity to an existing or planned corridor or activity centre       | > YES - The site is less than 100m from the 33 Avenue SW Neighbourhood Main Street.                                  |
| Direct lane access  | > YES - The site has direct lane access.   |

**POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017**

**Item # 8.1.14**

### MAP 8C



#### CITY-WIDE POLICY ALIGNMENT

This proposed development is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourages the development of more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

## COMMUNITY ENGAGEMENT

RNDSONR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it in order to ensure a clear and transparent application process for all stakeholders. The project team is committed to working with our neighbours throughout the application process. Key elements of our engagement strategy include:

On-site Signage | Currently installed on-site

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit Applications, RND/SQR and the project team have designed, developed, built and installed on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines RNDQOR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions.



installed on-site signage

## HEY NEIGHBOUR!

An exciting change is happening here!

We are proposing a land use change here to give more Calgarians an opportunity to:

### RIND NEW INNER-CITY LIVING OPTIONS

The inner city is our future. This is where we currently experience some of the best quality of life and amazing talent and we want to help preserve community life sharing it with you.

We want to give more Calgarians the opportunity to live and work in the inner city, build a new home or renovate an existing home, start a business, play in the park, enjoy walking and biking, shopping, and dining in the city.

Everything we do is a simple commitment to help bring together our residents and working families, communities and the city. We do this by working with you to make our city a better place.

### HAVE MORE CHOICES FOR GETTING AROUND

For over 300 years, cities have been places that bring people together. Planning today's urban areas around the automobile has allowed us to live far from the city center, but it has also made it harder to get to work, school, and other places we need to go.

We want to make homes for the future that are in the heart of the city center. We want to build new homes and neighborhoods, so that you can live in the city center. We want to build new homes and neighborhoods, so that you can live in the city center. We want to build new homes and neighborhoods, so that you can live in the city center.

### SET WHERE YOU LIVE

We want you to live in the heart of the city center. We want you to live in the heart of the city center. We want you to live in the heart of the city center. We want you to live in the heart of the city center. We want you to live in the heart of the city center.

We will build homes for you in the heart of the city center. We will build homes for you in the heart of the city center. We will build homes for you in the heart of the city center. We will build homes for you in the heart of the city center. We will build homes for you in the heart of the city center.

Want to know more or let us know what you think?  
Get in touch: [engage@RND5QR.ca](mailto:engage@RND5QR.ca)

POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

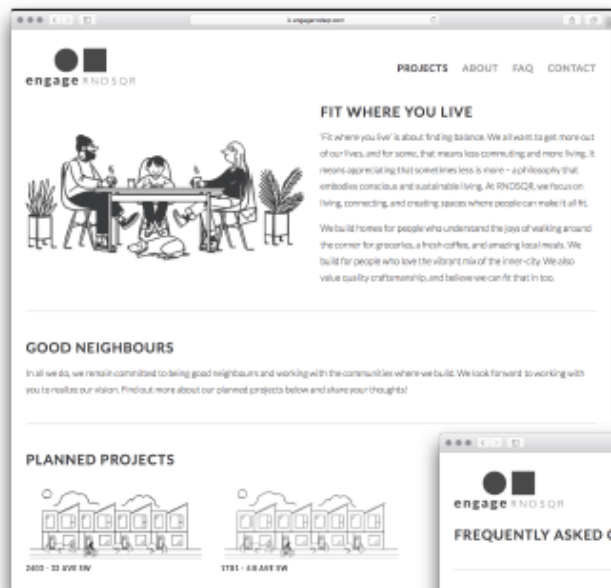
MAP 8C



Project Website | [www.engageRND5QR.com](http://www.engageRND5QR.com)

To ensure that all stakeholders have consistent and easy access to information about future RND5QR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRND5QR website portal includes:

- Information about RND5QR and their vision;
- Project-specific pages that include site location, the proposed development vision and associated land use change;
- Frequently asked questions and answers;
- Opportunities to contact the project team directly, with general or site-specific questions and comments.
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C



Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards are delivered to neighbours on surrounding blocks to ensure that adjacent property owners are aware of the proposed land use change.

The postcards outline RNDSQL's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific information and provides answers to commonly asked questions.



CONCLUSION

The proposed land use will facilitate a development that address the "missing middle" - a form of housing that meets the needs of those looking for inner-city housing options that lie somewhere between a traditional condominium and a single-family home or duplex. For the reasons outlined above, we respectfully request Calgary Planning Commission and Council's support this application.

Should you have any questions or comments, please contact Boris Karn at 403 889 4434.

Sincerely,

Boris Karn, Planner  
B.H.Sc., M.Plan.



POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C

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## **APPENDIX II**

### **COMMUNITY ASSOCIATION LETTER**

Mr. Ochieng

We understand that you are the File Manager for the captioned application to change the land use designation of the 2403 32 AV SW parcel from R-C2 Residential - Contextual One/Two Dwelling to R-CG Residential - Grade Oriented Infill to allow for a 4-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association has reviewed the Application and advises that it has no objection thereto.

Thank you.

Doug Roberts  
Chair, Development Committee  
Richmond/Knob Hill Community Association  
[REDACTED]

[development@richmondknobhill.ca](mailto:development@richmondknobhill.ca)

POLICY AMENDMENT AND LAND USE AMENDMENT  
RICHMOND (WARD 8)  
22 STREET SW AND 32 AVENUE SW  
BYLAWS 68P2017 AND 383D2017

Item # 8.1.14

MAP 8C

APPENDIX III

PROPOSED AMENDMENT TO THE RICHMOND  
AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:

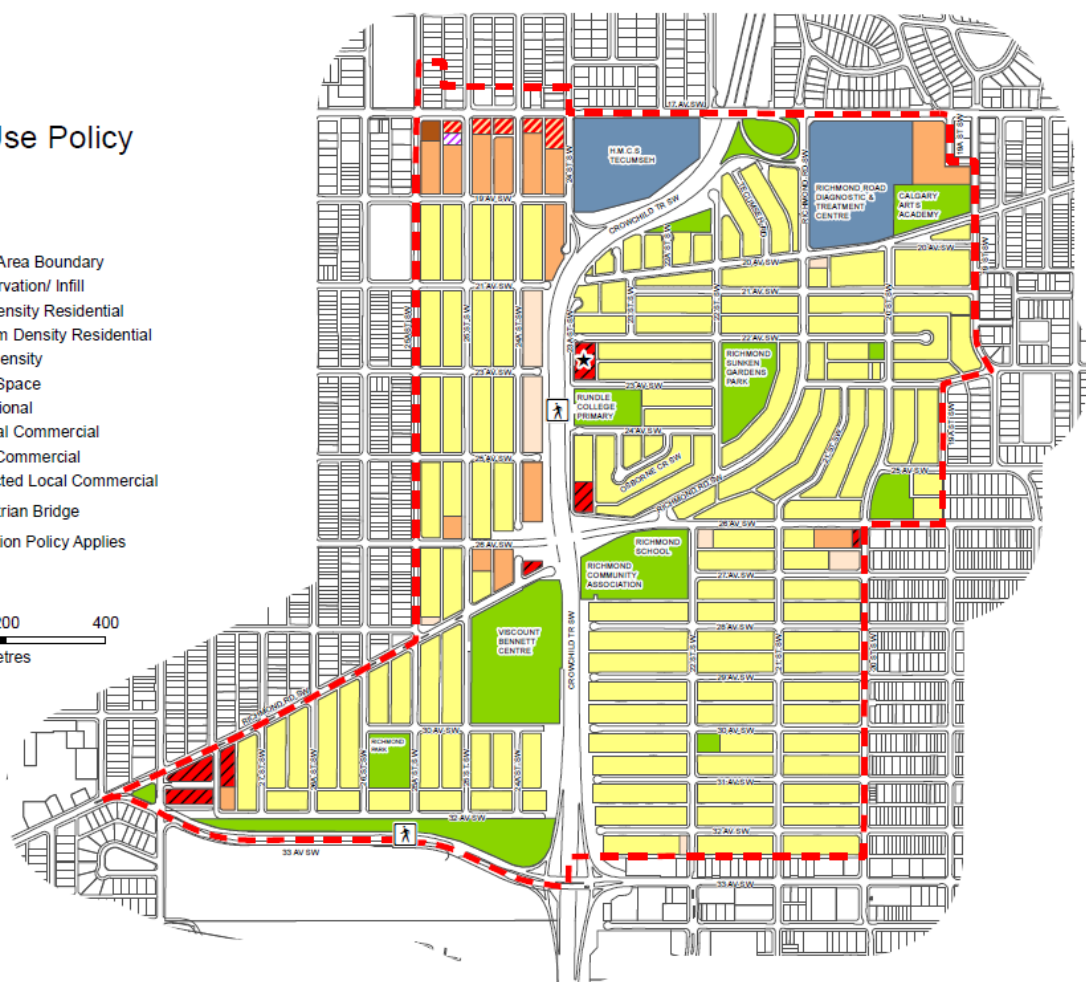
Map 2

Land Use Policy

Legend

- Study Area Boundary
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Institutional
- General Commercial
- Local Commercial
- Restricted Local Commercial
- Pedestrian Bridge
- ★ Transition Policy Applies

0 200 400  
Metres



# PROPOSED

ITEM #8.1.14  
CPC2017-392  
ATTACHMENT 1

## BYLAW NUMBER 68P2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RICHMOND AREA REDEVELOPMENT PLAN BYLAW 17P85

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Richmond Area Redevelopment Plan Bylaw 17P85, as amended;

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

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

1. The Richmond Area Redevelopment Plan attached to and forming part of Bylaw 17P85, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", attached hereto as Schedule A.
  - (b) Revise table in section 2.1.4 under 2.1.4.3 "Low Density" to include the following:

"3. Reduction of the standard side setback on 24 Street SW and 32 Avenue SW for 2403 - 32 Avenue SW at the time of development permit to facilitate a more urban character and pedestrian-oriented landscape."
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

---

MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

---

CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



# PROPOSED

ITEM #8.1.14  
CPC2017-392  
ATTACHMENT 2

## BYLAW NUMBER 383D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0238)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

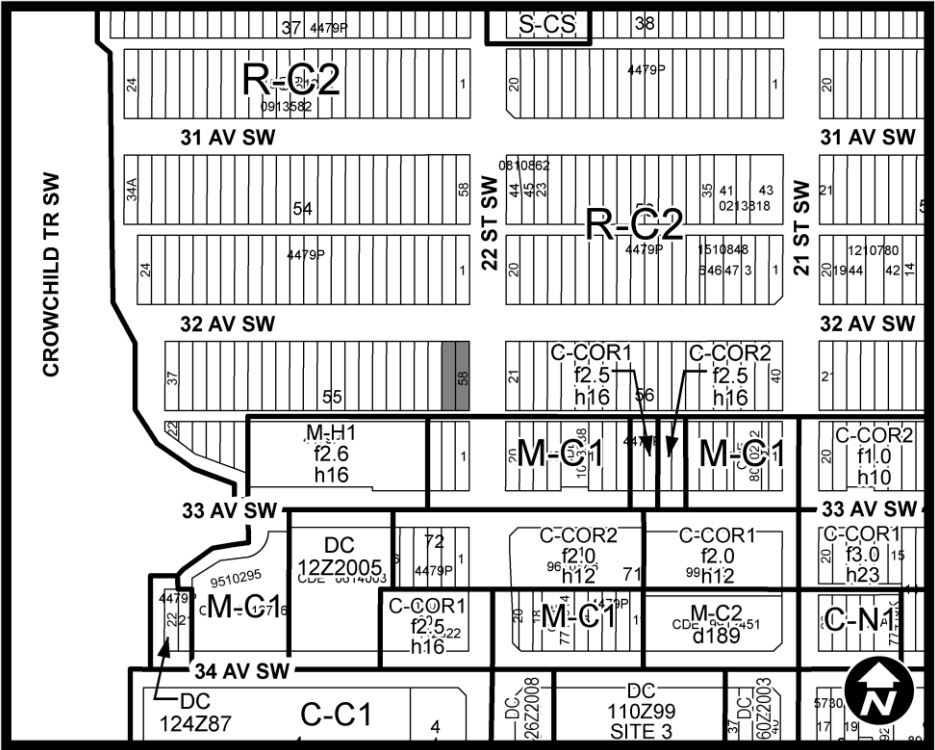
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

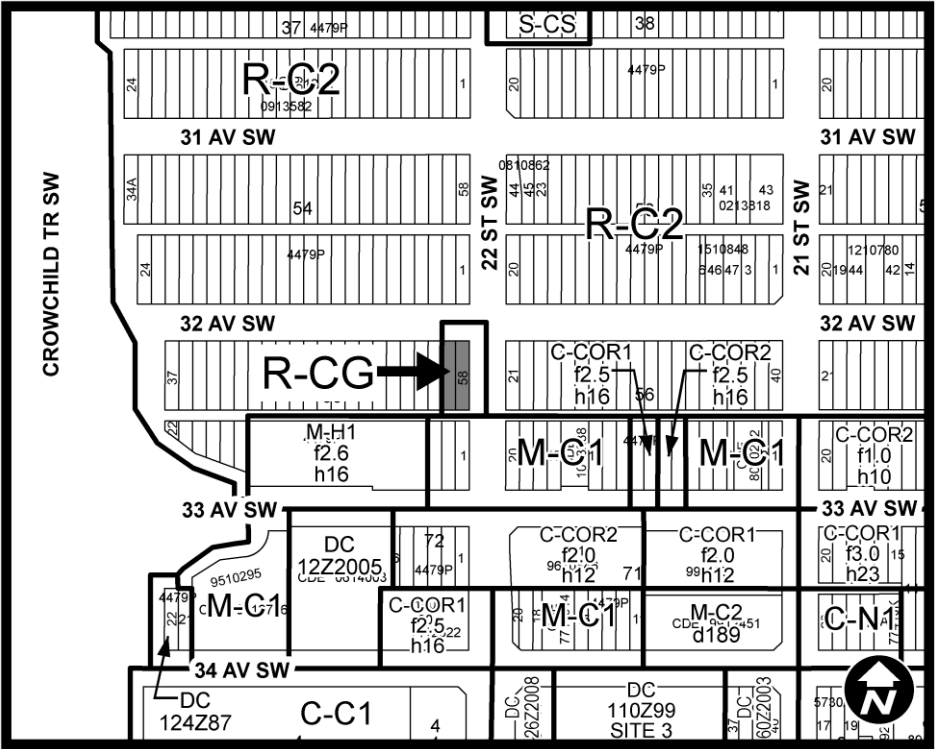
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 7:52 AM  
**To:** LaClerk  
**Subject:** FW: [EXT] 2403 32 Avenue SW Land Use Bylaw Amendment Application  
**Attachments:** 2403 32 Avenuw SW Rezoning Submission 17-12-03.pdf

---

**From:** Fred Morrissey [mailto:[fred.morrissey@shaw.ca](mailto:fred.morrissey@shaw.ca)]  
**Sent:** Sunday, December 03, 2017 1:25 PM  
**To:** City Clerk  
**Cc:** Office of the Mayor ; Executive Assistant Ward 8 ; President Richmond Knob Hill Community Association ; Development Richmond Knob Hill Community Association  
**Subject:** [EXT] 2403 32 Avenue SW Land Use Bylaw Amendment Application

December 3, 2017

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta  
T2P 2M5

Attention: City Clerk

Re: 2403 32 Avenue SW Land Use Bylaw Amendment Application

We have recently become aware of the subject application and some of its implications. As 16-year residents of this neighbourhood, and as nearly 30-year residents of Calgary, prior to this, and the application currently Under Review by the City for 2403 28 Avenue SW, we have never had occasion or felt the need to make a submission like this before. The subject Application has prompted the need to both comment on and oppose the proposed Land Use Amendment. We also believe there may be a process weakness that should be addressed more broadly by the City when there are clear precedent-setting implications at a larger scale for stand alone, one-off applications. We have essentially the same objections to this application as we have for the 2403 28 Avenue SW application, per our submission to Planning, Development and Assessment, dated November 29, 2017.

We see no benefit to our neighbourhood for the proposed land use change, and indeed only of benefit to developers who want to squeeze more square footage and hence more money out of a piece of land without concern for neighbourhood aesthetics, traffic congestion, parking and so forth. The Applicants could have easily chosen to quite profitably redevelop this lot within the current R-C2 zoning if any thought had been given to what would be best for the area as opposed to just what is best for their own pockets. Picking off building lots for R-CG redevelopment on a one-off basis for this type of zoning change should not be allowed without broader neighbourhood considerations being taken into account, as it will surely, irrevocably and detrimentally change the character of the area, whether this neighbourhood or another entirely R-C2 designated area.

We have no issue with the type of infill development currently permitted under R-C2 zoning in this neighbourhood, nor indeed with row housing in areas historically designated R-CG, but one must ask: in this case, is this land use change really necessary, and to whose benefit? In the local area between 20<sup>th</sup> Street to Crowchild Trail and between 28<sup>th</sup> to 32<sup>nd</sup> Avenues SW, we understand that every parcel of land is currently designated as R-C2. The proposed Amendment would therefore be precedent-setting for this area, and should be considered in that broader context and not be approved, or

certainly not without extensive community involvement. All streets in this area are residential, there are no high traffic through streets, and the implications for development of this sort will only add to traffic congestion and parking issues, and detract from area aesthetics. We do not believe this neighbourhood is suited for this type of rezoning and oppose this Application, and we believe most area residents would vocally agree with us if they were actively made aware of what the potential implications are. Furthermore, we also do not believe that the row house development at the corners of 26<sup>th</sup> Avenue and 22<sup>nd</sup> Street SW or the one at the corner of 31<sup>st</sup> Avenue and 20<sup>th</sup> Street SW to be precedents in this matter, as both of those are (a) outside the discussion area, and (b) located on busy high traffic through traffic streets, whether or not rezoning was required in those cases.

This City process as it currently stands appears much more suited to those who use it regularly (i.e. builders, who build and move on), rather than residents who have made substantial personal investments in purchasing their homes and will be affected by it for the long term. From a resident's viewpoint, the hit and miss nature of the communication in the development application and approval process in instances like this has also become evident. This application has made it through the Under Review and Planning Commission stages of the City approval process, and we have no recollection of having ever seen the initial on-site posting while it was Under Review. As people move about their busy daily lives, with their comings and goings and holidays, likely few would notice or take the time to look at such on-site postings, and likely less still would have any idea as to the potential implications for their neighbourhoods and communities based on the minimal information provided in these notices. As we felt the need for the 2403 28 Avenue SW application, we similarly need to voice our concern for the 2403 32 Avenue SW application, as we see this as part of a larger discussion that should take place, on either a neighbourhood, community or perhaps even a city-wide basis.

Clearly, the placement of an on-site notice placard for a relatively short period of time is not adequate in situations like this where there are clearly wider implications than the particular Application for rezoning. This is apparent to people entirely unfamiliar with the process (us). It is also apparent to us that there should be a higher standard of care applied by the City in such instances, involving more thorough consultation process between (a) the City Council, (b) Planning, Development and Assessment, and (c) the Community Associations. Ultimately, the community residents should be actively informed and engaged to be able to make more informed decisions rather than hit and (largely) miss encounters with important information affecting the areas in which they live. For example, residents should be canvassed to the effect of: "are you aware what this means and where it could lead, does this concern you, and are you OK with it?". If this proposed land use changes at both 28<sup>th</sup> Av and 32<sup>nd</sup> Av on 22<sup>nd</sup> Street SW were put to a vote by well-informed area residents, we believe the very likely outcome would be to recommend not to approve either application. If the consensus of the fully informed neighbourhood was to go along with proposal, then we could abide by that, as would be democratically appropriate, but we do not think that would be the outcome.

For the reasons stated, we oppose the subject Application and do not believe it should be approved. We have pointed out what we think are flaws in the City's application and approval process in instances like this. We would appreciate it if you could please provide us with information regarding the level of input from area residents on this matter, and in due course the outcome of this Application.

We appreciate your time and consideration in this matter, and we would also appreciate it if you would please direct responses to our submission by reply email.

A PDF copy is also attached.

Sincerely,

Fred and Heather Morrissey  
2415 28 Avenue SW  
Calgary, AB  
T2T 1L1

Cc: Mayor Nenshi  
Councillor Woolley, through his Executive Assistant  
Richmond Knob Hill Community Association  
- President

- RKH Development

Item # 8.1.14  
CPC2017-392  
Attachment 3  
Letter



LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

Item # 8.1.15

MAP 15C

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single parcel from Commercial – Corridor1 f3.0h46 (C-COR1 f3.0h46) District to Centre City Multi-Residential High Rise (CC-MH) District to allow for multi-residential high rise development. The subject parcel is a component of a larger site area proposed for comprehensive mixed-use development comprising a high density residential tower along 15 Avenue SW, and a commercial building along 17 Avenue SW. The subject parcel forms part of the residential site area.

A development permit application for proposed mixed-use development on the larger site area, including the subject site, was submitted on 2016 January 21 and is currently under review.

**PREVIOUS COUNCIL DIRECTION**

None.

|  |                 |
|--|-----------------|
| <b>ADMINISTRATION RECOMMENDATION(S)</b>  | 2017 October 19 |
| That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.  |                 |
| <b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>  |                 |
| That Council hold a Public Hearing on Bylaw 384D2017; and  |                 |
| <ol style="list-style-type: none"><li>1. <b>ADOPT</b> the proposed redesignation of 0.03 hectares ± (0.07 acres ±) located at 209 – 15 Avenue SW (Plan C, Block 119, Lot 16) from Commercial – Corridor 1 f3.0h46 (C-COR1 f3.0h46) District <b>to</b> Centre City Multi-Residential High Rise District (CC-MH), in accordance with Administration's recommendation; and</li><li>2. Give three readings to the proposed Bylaw 384D2017.</li></ol> |                 |

**REASON(S) FOR RECOMMENDATION:**

Administration supports the proposed land use as the proposed redesignation of the site from Commercial – Corridor1 f3.0h46 (C-COR1 f3.0h46) District to Centre City Multi-Residential High Rise District (CC-MH) conforms to the policies and is consistent with the intent of the Beltline Area Redevelopment Plan and Part 11 of Bylaw 1P2007. The redesignation of the subject parcel would facilitate high density mixed-use development on the overall site.

**LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017**

**Item # 8.1.15**

**MAP 15C**

---

Redesignation of the subject parcel from C-COR1 to CC-MH allows a floor area ratio (FAR) increase for the residential component from the current 3.0 FAR maximum to 5.0 FAR maximum and would facilitate the proposed mixed-use development on the site.

**ATTACHMENT**

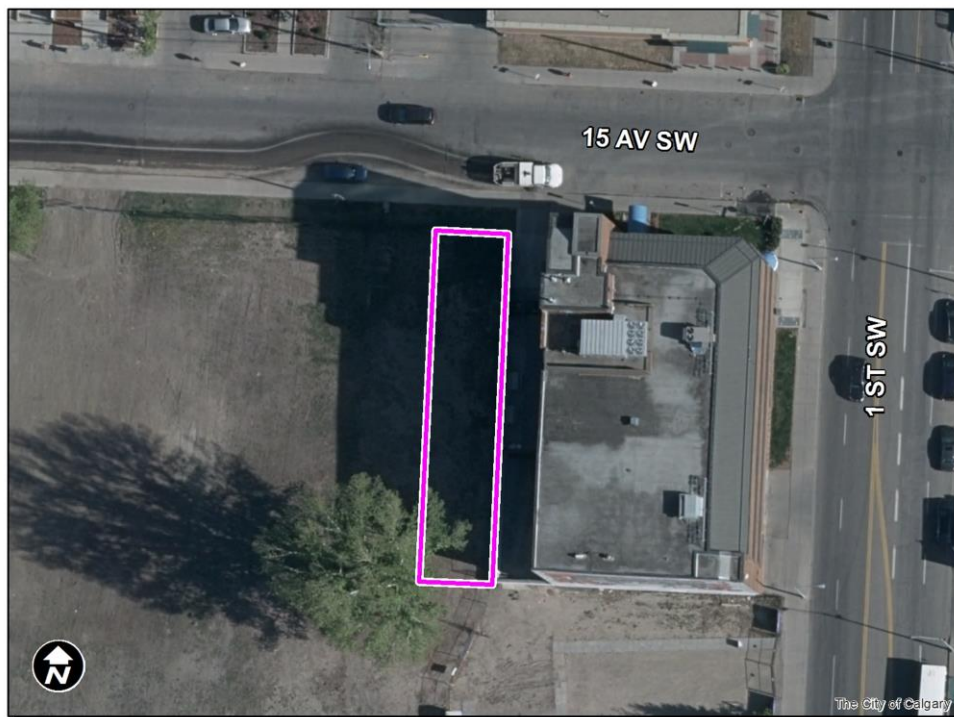
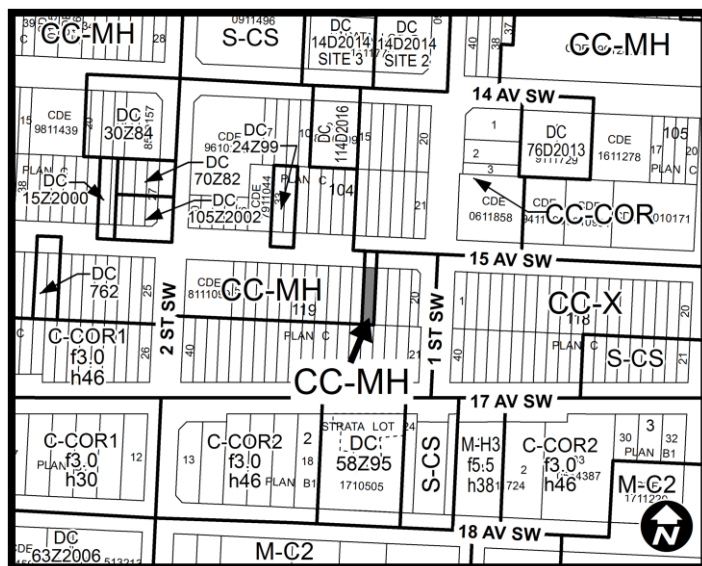
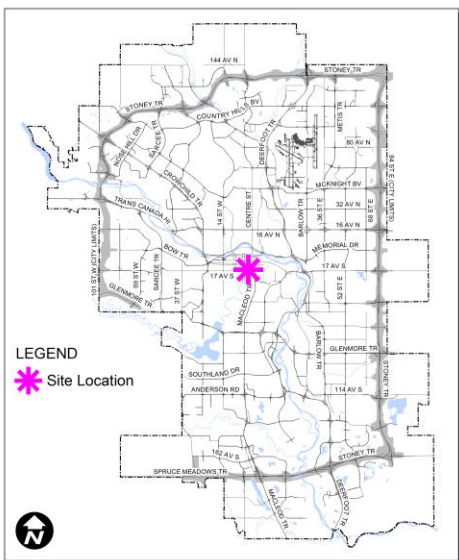
1. Proposed Bylaw 384D2017

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

Item # 8.1.15

MAP 15C

LOCATION MAPS



LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

Item # 8.1.15

MAP 15C

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 209 – 15 Avenue SW (Plan C, Block 119, Lot 16) from Commercial – Corridor 1 f3.0h46 (C-COR1 f3.0h46) District **to** Centre City Multi-Residential High Rise District (CC-MH).

**Moved by: A. Palmiere**  
Absent: L. Juan

**Carried: 8 – 0**

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

Item # 8.1.15

MAP 15C

**Applicant:**

Gibbs Gage Architects

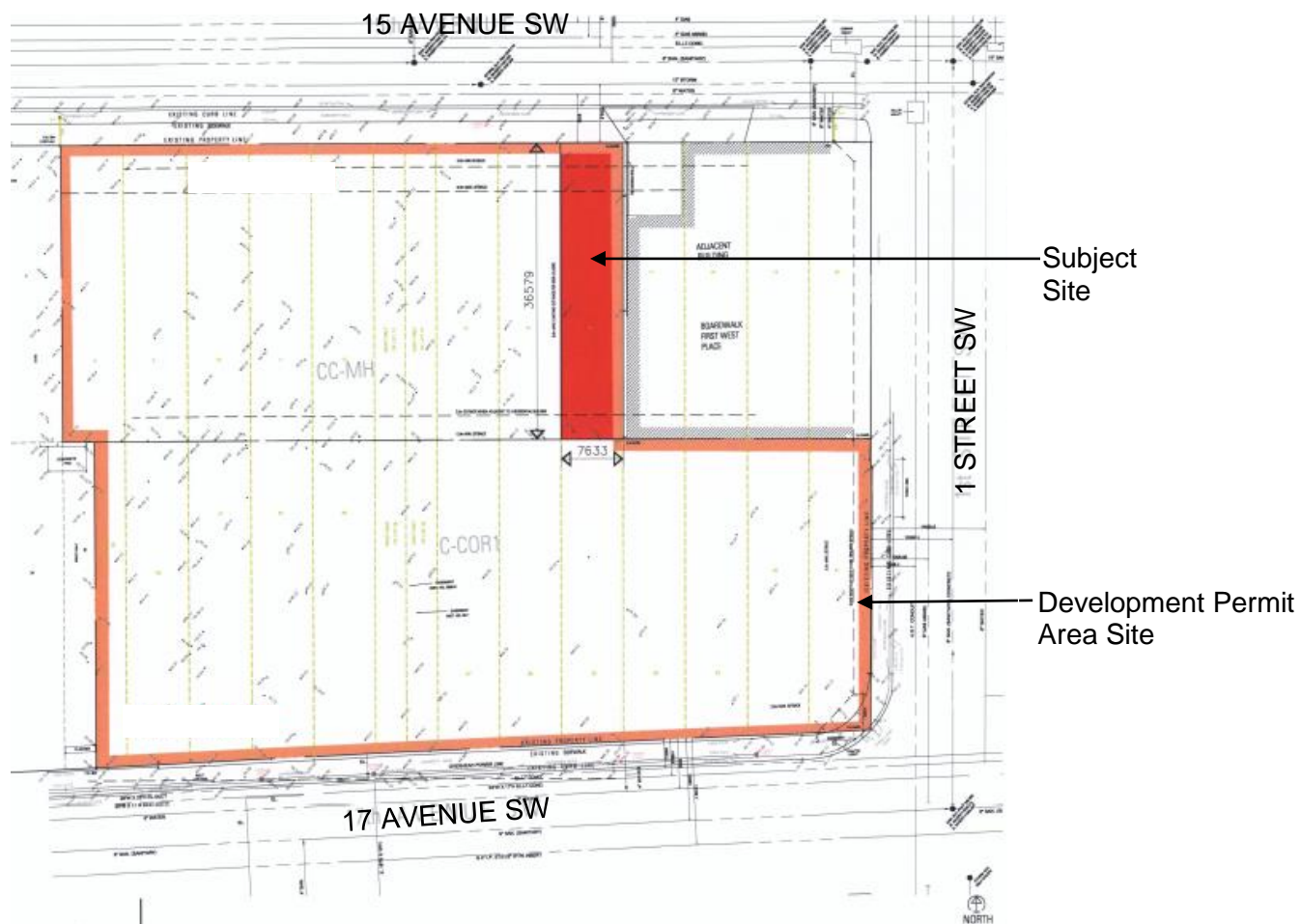
**Landowner:**

1414234 Alberta Ltd (PBA Land  
Development Ltd)

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is a rectangular parcel measuring approximately 0.03 hectares (0.07 acres) in size. It is located in the Beltline along 15 Avenue SW, adjacent to a series of vacant parcels to the west, an existing building to the east, and vacant commercial parcels to the south.



**LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
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**Item # 8.1.15**

**MAP 15C**

The subject site is designated C-COR1 and is currently vacant. It is a component of a larger site area comprising vacant CC-MH parcels to the west and C-COR1 parcels to the south, for which a comprehensive mixed-use development is proposed consisting of a high density residential tower along 15 Avenue SW, and a commercial building along 17 Avenue SW. A development permit application submitted in January 2016 is currently under review but is on hold pending the outcome of this land use redesignation.

Redesignation of the subject parcel from C-COR1 to CC-MH will provide a consistent residential character along this portion of 15 Avenue SW, while maintaining commercial use along 17 Avenue SW and 1 Street SW. It will also allow a density increase on the subject site from the current 3.0 FAR maximum to 5.0 FAR maximum and enable further progress on the development permit application.

| <b>Beltline</b>                    |        |
|------------------------------------|--------|
| Peak Population Year               | 2017   |
| Peak Population                    | 23,219 |
| 2017 Current Population            | 23,219 |
| Difference in Population (Number)  | 0      |
| Difference in Population (Percent) | 0%     |

## **LAND USE DISTRICTS**

This application seeks the redesignation of approximately 0.03 hectares of land within the Beltline community from Commercial – Corridor1 f3.0h46 (C-COR1 f3.0h46) District to Centre City Multi-Residential High Rise District (CC-MH). Centre City Multi-Residential High Rise Districts (CC-MH) are intended to provide for high intensity residential development on sites within the Centre City area. Administration finds that the redesignation to CC-MH for the subject parcel is appropriate as it reinforces the intent of the Beltline ARP to maintain the subject and adjoining site as an “Urban Mixed Use District” to ultimately compliment the comprehensive development of the site.

## **LEGISLATION & POLICY**

### South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

**LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017**

**Item # 8.1.15**

**MAP 15C**

Municipal Development Plan (MDP)

The proposed land use aligns with MDP policies relating to site and building design (section 2.4.2) and Centre City intensification (3.2.1).

Beltline Area Redevelopment Plan (ARP)

The subject site is located within the “Urban Mixed Use District Area” as identified on Map 3 of the Beltline Area Redevelopment Plan (ARP). “Urban Mixed Use District” areas are intended to allow for a wide range and mix of uses in many possible configurations, both within buildings and within the local context, resulting in vibrant pedestrian streets. Administration finds that the proposed redesignation of the subject parcel to Centre City Multi-Residential High Rise District (CC-MH) is appropriate and conforms to the intent of the Beltline ARP.

**TRANSPORTATION NETWORKS**

Access to the subject parcel is from 15 Avenue SW. The parcel provides vehicular access to both residential and commercial components of the proposed mixed-use development. A Transportation Impact Assessment submitted for the development permit application is under review.

**UTILITIES & SERVICING**

Development servicing will be determined at the development permit and Development Site Servicing Plan circulation stage(s), to the satisfaction of Water Resources.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Sustainability measures will be evaluated at the development permit stage.

**GROWTH MANAGEMENT**

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017**

**Item # 8.1.15**

**MAP 15C**

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The land use amendment was not circulated as comments from the development permit application circulation for the proposed comprehensive mixed-use development are applicable to the subject parcel:

- Beltline Planning Group very supportive of proposed mixed-use development which includes the subject site; and
- Victoria Park BRZ expressed support for the proposed development.

**Citizen Comments**

- No comments received during development permit application circulation for overall site area; and
- Land use amendment application was not circulated.

**Public Meetings**

No public meetings were held.

LAND USE AMENDMENT  
BELTLINE (WARD 8)  
15 AVENUE SW AND 1 STREET SW  
BYLAW 384D2017

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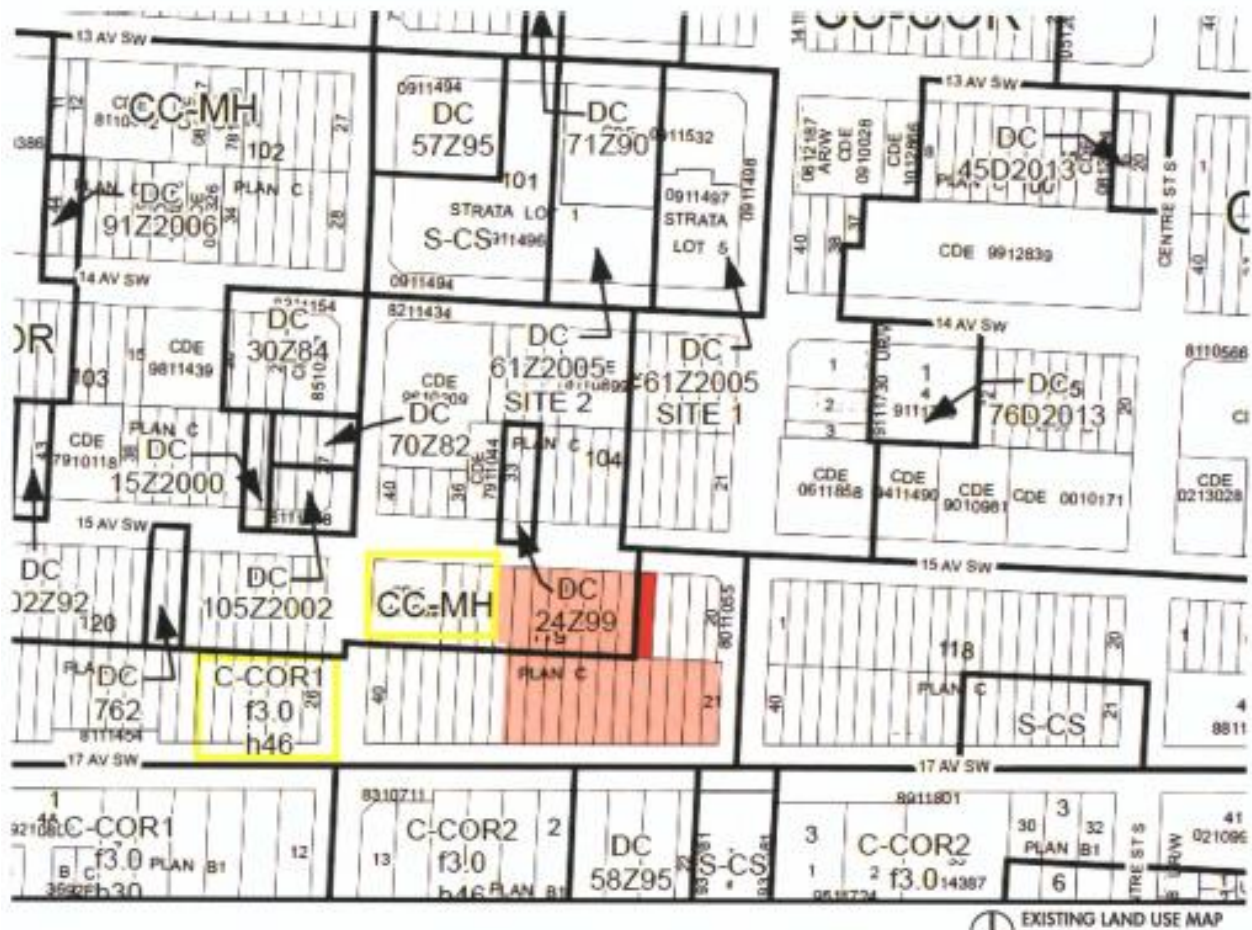
MAP 15C

APPENDIX I

APPLICANT'S SUBMISSION

THIS LAND USE APPLICATION IS TO RE-DESIGNATE A MID-BLOCK SLIVER OF VACANT LAND ON THE SUBJECT PROPERTY THAT IS CURRENTLY DESIGNATED AS C-COR1 TO CC-MH. THE SLIVER OF LAND IS 25' WIDE BY 120' DEEP FRONTING 15TH AVENUE SW. THE WEST PROPERTY LINE IS SHARED WITH A SERIES OF VACANT PARCELS ALREADY DESIGNATED CC-MH, AND THE EAST PROPERTY LINE IS SHARED WITH AN EXISTING BUILDING. THE CURRENT DESIGNATION IS CONSISTENT WITH THE COMMERCIAL LAND USE DESIGNATION ON 17TH AVE AND 1ST STREET SW, AND IS REQUIRED TO BE RE-DESIGNATED SO IT IS CONSISTENT WITH THE PREDOMINANT RESIDENTIAL FRONTAGE ON 15TH AVENUE IN ORDER TO CORRECT AN ANOMALOUS COMMERCIAL ZONING ON THE SUBJECT PARCEL.

APPROVAL OF THIS LAND USE APPLICATION WILL PROVIDE A CONSISTENT RESIDENTIAL ZONING ALONG 15TH AVE SW, A STREET THAT IS PREDOMINANTLY RESIDENTIAL IN NATURE, WHILE MAINTAINING THE COMMERCIAL USE ALONG 1ST STREET SW.





# PROPOSED

ITEM #8.1.15  
CPC2017-393  
ATTACHMENT 1

## BYLAW NUMBER 384D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0271) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

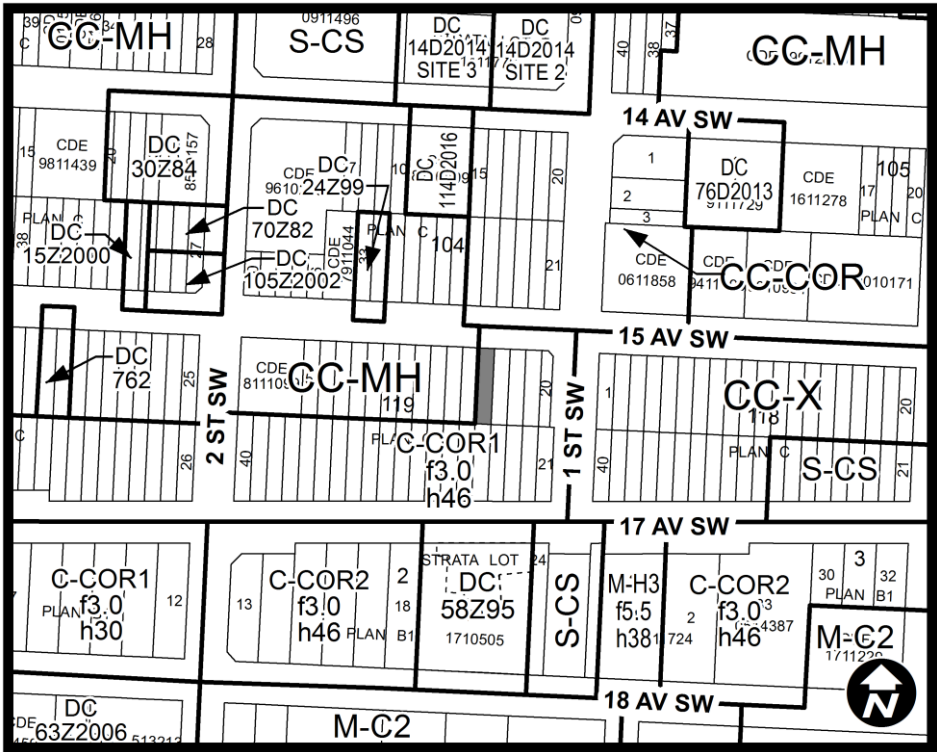
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

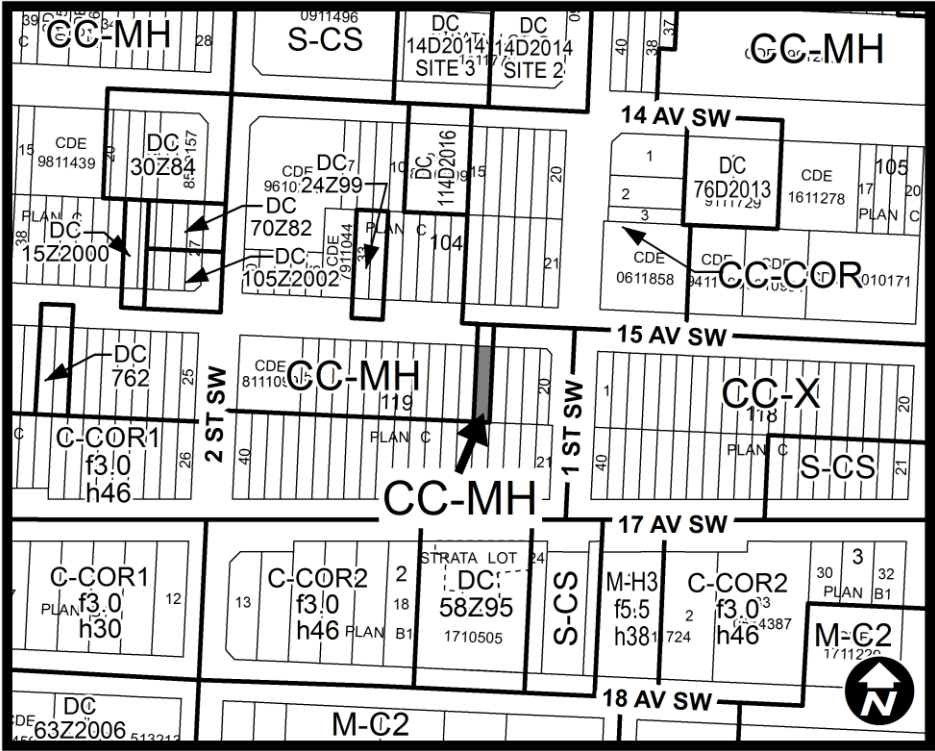
PROPOSED

SCHEDULE A



PROPOSED

SCHEDULE B





LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

Item # 8.1.16

MAP 4S

**EXECUTIVE SUMMARY**

This application is to replace the existing DC Direct Control District with a new DC Direct Control District that is identical to the existing DC but with the addition of a specific rule that was removed in error during the previous Land Use Amendment application and associated amendments to eliminate conflicts within the text. The rule in question and associated map reduces the building setback from 15.0 metres to 10.0 metres in one specific area.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 October 19

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 385D2017; and

1. **ADOPT** the proposed redesignation of 7.46 hectares  $\pm$  (18.41 acres  $\pm$ ) located at 7, 9, 11, 13, 21, 23, 25, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75 and 77 Shawnee Heath SW, 342 and 378 Shawnee Boulevard SW, 820 James McKeivitt Road SW, 995 Shawnee Drive SW and the common property (Condominium Plan 1711947, Units 1 to 30 and 38; Portion of Plan 1413460, Block G, Lot 2; Plan 8811677, Block D) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 385D2017.

**REASON(S) FOR RECOMMENDATION:**

The proposed redesignation enables the redevelopment of the site as it was presented in the previous application's communications and public engagement. It is in line with the Special Residential Area policies written for this redevelopment cell in the Revised Midnapore Phase 2 Area Structure Plan, and meets the Municipal Development Plan's call for moderate intensification of established residential communities.

**ATTACHMENT**

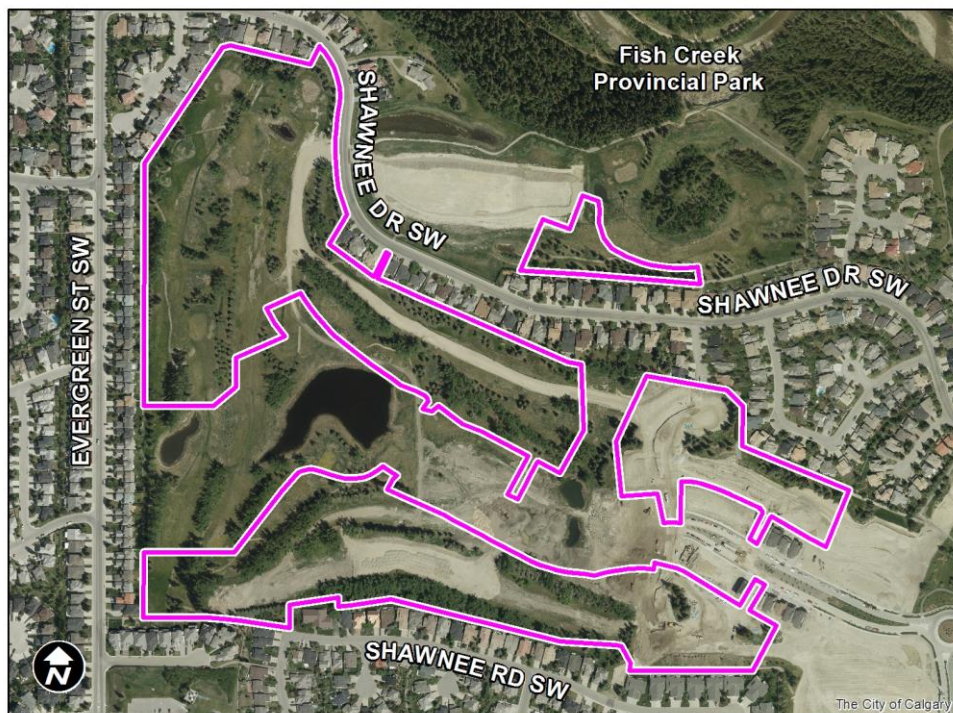
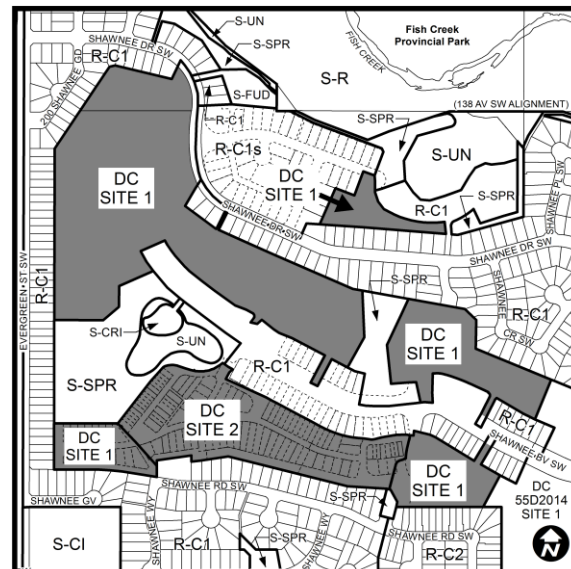
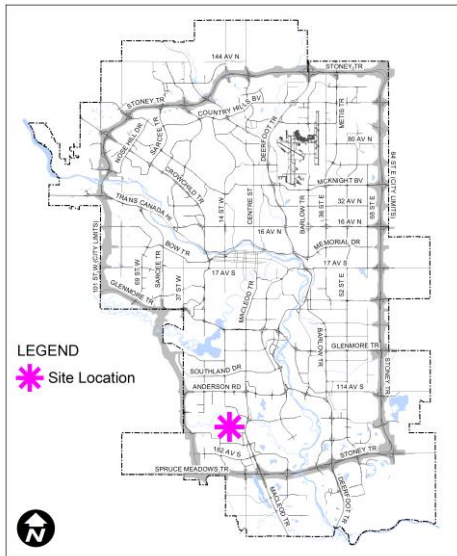
1. Proposed Bylaw 385D2017
2. Public Submissions

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

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MAP 4S

LOCATION MAPS



LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

Item # 8.1.16

MAP 4S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 7.46 hectares  $\pm$  (18.41 acres  $\pm$ ) located at 7, 9, 11, 13, 21, 23, 25, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75 and 77 Shawnee Heath SW, 342 and 378 Shawnee Boulevard SW, 820 James McKeVitt Road SW, 995 Shawnee Drive SW and the common property (Condominium Plan 1711947, Units 1 to 30 and 38; Portion of Plan 1413460, Block G, Lot 2; Plan 8811677, Block D) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development with guidelines (APPENDIX II).

**Moved by: S. Keating**

**Carried: 9 – 0**

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

Item # 8.1.16

MAP 4S

**Applicant:**

The City of Calgary

**Landowner:**

Cardel Land Holdings Ltd  
Shawnee Lands Management Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site was historically the site of the Shawnee Slopes golf course. The privately-owned golf course was sold and closed in 2011 October and the land was subsequently redesignated to accommodate new residential developments under Land Use and Outline Plan application LOC2010-0005, approved by Council at the 2013 February 11 Public Hearing.

A further amendment to the Land Use was passed by Council on 10 June 2014 to satisfy a Notice of Motion to redesignate the corner of Shawnee Drive SW and 6 Street SW to a more Transit Oriented Development (TOD) appropriate use, in addition to some housekeeping amendments.

In November 2015, a land use amendment application was submitted by the Developer, most notably in response to their inability to meet the tree preservation requirements of the DC due to the damage that the on-site trees sustained from the snow storm in 2014 September, in addition to other minor changes to the DC rules. Throughout the review of that application, Administration (as well as the Developer) regularly met and communicated with the Shawnee-Evergreen Community Association, held a Public Open House, and sent notices to adjacent property owners. That Land Use Amendment was approved by Council at its 2016 July 5 Public Hearing.

| Shawnee Slopes                     |       |
|------------------------------------|-------|
| Peak Population Year               | 2002  |
| Peak Population                    | 1,658 |
| 2017 Current Population            | 1,625 |
| Difference in Population (Number)  | -33   |
| Difference in Population (Percent) | -2%   |

**LAND USE DISTRICTS**

This application proposes a new DC Direct Control District that is identical to the existing DC with the exception of a minor change to reinstate a rule that was mistakenly omitted from LOC2015-0180 DC Bylaw 179D2016. Section 12(1)(a) in the proposed DC (APPENDIX II) contains the clause in question, which is the 10 metre building setback exception for a limited

**LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017**

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**MAP 4S**

area along the southern boundary of the Shawnee Park redevelopment site. Without this exception clause, the general 15 metre setback would be applied to this area.

In the original 2012 DC Bylaw (51D2012) that resulted from the original Outline Plan and Land Use application, there was an exemption for the area shown in Schedule D of the proposed DC (page 16 of this report) that the minimum building setback was 10 metres in this area only. The 20-metre landscape buffer area setback will still apply to this and all other perimeter areas, but if no trees are being preserved in this specific location, then building (including decks/patios and outdoor amenity space) may occur up to 10 metres from the property line with the existing residences.

Throughout the review and public consultation for LOC2015-0180 in 2016, that 10-metre building setback exception was retained and shown in all communications materials and open houses. However, the rule was unexpectedly removed from Bylaw 179D2016 as a result of a clerical error during the final stages of that land use amendment application and so this application proposes to reinstate that rule and the associated Schedule D, which visually depicts the area in question with the new proposed DC.

In order to eliminate any conflict in the subsections following 12(1)(a), subsection (6) has also been amended to reference the building setbacks as prescribed in subsection (1), rather than specifically referencing the 15-metre setback, as this would present a conflict in the Bylaw.

## **LEGISLATION & POLICY**

The changes proposed in this application will enable the site to be developed as envisioned, maintaining the developer's ability to meet the targets set out in the applicable policies for the area, detailed below.

### South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

### Municipal Development Plan (MDP)

The Municipal Development Plan identifies this area as a Developed Residential Area, characterized by predominantly low density residential development, and calling for moderate intensification that respects the scale and character of the neighbourhood. The current land use presents densities that integrate well with the surrounding communities and is therefore considered to be in line with the MDP's goals for moderate intensification in Developed Residential Areas.

### Area Structure Plan (ASP)

The Revised Midnapore Phase 2 Area Structure Plan (ASP) establishes the entire former golf course property as a Special Residential Area. Specific policies to guide the redevelopment of the site were developed concurrently with the Outline Plan and Land Use application in 2012. The ASP policies call for "*predominantly low density residential development, interfacing with adjacent established low density residential in the community.*" The policy also states that rules

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SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
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for the preservation of existing trees must be guided by Direct Control Districts for this area, and calling for the sensitive integration of new development into the surrounding community.

## **TRANSPORTATION NETWORKS**

A Transportation Impact Assessment (TIA) was completed and approved as part of the original application from 2010 and remains in place, guiding this redevelopment. An updated Traffic Capacity Analysis was requested during the review of LOC2015-0180, and it indicated that due to the potential decrease in density on this redevelopment site, there are no anticipated traffic impacts associated with this application.

The changes proposed in this application will not affect the transportation network.

## **UTILITIES & SERVICING**

Servicing arrangements will comply with all appropriate City Standards and will be required to meet the conditions laid out in the approved Outline Plan for this site. This Land Use Amendment does not introduce any new utility or service demands.

## **ENVIRONMENTAL ISSUES**

None.

## **ENVIRONMENTAL SUSTAINABILITY**

The preservation of some of the existing trees in this area represents an effort to promote environmental sustainability.

## **GROWTH MANAGEMENT**

There are no Growth Management concerns for this application.

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The Shawnee-Evergreen Community Association (SECA) was engaged prior to and during the review of this application, and are aware of the proposal but have responded to the circulation of this application with no comment.

**LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
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**MAP 4S**

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**Citizen Comments**

Letters were sent by registered mail to the land owners of the properties directly adjacent to the affected area. The letters provided an explanation of what the proposed changes are, included the Development Permit plans for the area, and a letter of commitment from the Developer to build the new residences as they are shown on that plan and was intended throughout the land use amendment application and negotiations with LOC2015-0180.

Four letters of opposition were received from adjacent landowners citing their desire to retain the 15.0 metre building setback that is currently required by the DC Bylaw. After speaking with the landowners, their concerns related to the development of the site more so than the land use amendment itself, however their objections to this application are still considered.

**Public Meetings**

No public engagement events were held as part of this application. However, as mentioned previously, the amendments proposed by this application were included in the materials presented at the public engagement events held by both the Developer and Administration in 2015 September and 2016 February respectively.

**LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017**

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**MAP 4S**

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## **APPENDIX I**

### **APPLICANT'S SUBMISSION**

The City of Calgary has recently discovered an error in the Direct Control District Bylaw (the land use/zoning) for the land at 820 James McKeivitt Road SW, the former Shawnee Slopes Golf Course.

The City approved a Land Use Amendment in July 2016 for the land that was formerly the Shawnee Slopes Golf Course, now being developed by Cardel Homes as Shawnee Park. That 2016 Land Use Amendment changed some of the rules in the original development application, approved in 2012, mainly regarding the rules around tree preservation, as many trees were damaged by the snow storm in September 2014.

The 2016 application kept most of the rules that were included in the 2012 application, so the main focus during the 2016 application was to discuss the rules that were changing. However, during the last step, the decision stage in the 2016 application, one of the rules that was being carried over from 2012 was accidentally deleted from the Bylaw. Unfortunately, the omission only recently discovered. As a result, Administration is now putting forward a new Land Use Amendment Application to add that section back into the Bylaw.

As mentioned, the missing section was approved in the 2012 application, and also included during all of our consultation with the Shawnee-Evergreen Community Association, including the information shared at our Public Open House on February 23, 2016.

## APPENDIX II

### PROPOSED DIRECT CONTROL GUIDELINES

#### **Purpose**

- 1 The purpose of this Direct Control District is to:
- (a) allow for clustered residential **development** which respects and retains much of the character of the pre-development landscape, trees and topography;
  - (b) accommodate low **density** residential dwellings on comprehensively designed sites, under bare land condominium ownership;
  - (c) provide for specific interface conditions with **existing residential development**;
  - (d) ensure appropriate **densities**, built form and setbacks are achieved; and
  - (e) establish rules for tree preservation.

#### **Compliance with Bylaw 1P2007**

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

#### **Reference to Bylaw 1P2007**

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

#### **General Definitions**

- 4 In this Direct Control District:
- (a) “**landscape buffer area**” means areas within 20.0 metres of a **property line** shared with **existing residential development**, as identified in Schedule C;
  - (b) “**existing residential development**” means **parcels** as identified in Schedule C;
  - (c) “**drip line**” means an area located directly under the outer circumference of the tree branches; and

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

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- (d) “**existing trees**” means the trees existing on the date of approval of this Direct Control District that are located in the shaded areas identified as “DC Sites 1 and 2” on Schedule C.

**Permitted Uses**

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

- (a) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Sign – Class A; and**
- (e) **Utilities.**

**Discretionary Uses**

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

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Duplex Dwelling;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E;**
- (p) **Single Detached Dwelling;**
- (q) **Temporary Residential Sales Centre;**
- (r) **Townhouse; and**
- (s) **Utility Building.**

**Bylaw 1P2007 District Rules**

**7** Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply.

**Specific Rules for Landscaped Areas**

**8** A minimum of 40.0 per cent of the area of a **parcel** must be a **landscaped area**.

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
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**Tree Protection**

- 9 (1) Subject to subsection (2), a minimum of 28.0 per cent of **existing trees** must be preserved.
- (2) A minimum of 65.0 per cent of **existing trees** with trunks located entirely within the **landscape buffer area** must be preserved.
- (3) A **development permit** is required to alter landscaping, including removal of an **existing tree** located within a **landscape buffer area**.
- (4) No portion of any **buildings, streets** or **lanes** are allowed within or between the outer **drip line** of an **existing tree** located in the **landscape buffer area**, as it exists at the date of **development permit** approval, or existed on the date of approval of this Direct Control District.
- (5) The **drip line** perimeter of an area identified for tree preservation on a **development permit** must be fenced while any area **adjacent** to it is being excavated, stripped or graded, or is under construction.

**Tree Replacement**

- 10 (1) Subject to subsections (2) and (3), when an **existing tree** is removed, it must be replaced by at least one tree according to the minimum size requirements as follows:
- (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
  - (b) deciduous ornamental trees must have a minimum **caliper** of 60.0 millimetres at the time of planting; and
  - (c) coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (2) Where an **existing tree** that is deciduous is removed in the **landscape buffer area** and has a **caliper** of 225.0 millimetres or more at the time of removal, it must be replaced by a minimum of two trees according to the minimum size requirements as follows:
- (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
  - (b) deciduous ornamental trees must have a minimum **caliper** of 75.0 millimetres at the time of planting; and

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SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
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MAP 4S

- (c) coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (3) Where an **existing tree** that is coniferous is removed and has a height of 9.0 metres or more at the time of removal, it must be replaced by a minimum of two trees according to the minimum size requirements as follows:
  - (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
  - (b) deciduous ornamental trees must have a minimum **caliper** of 75.0 millimetres at the time of planting; and
  - (c) coniferous trees must have a minimum a minimum height of 3.0 metres at the time of planting.
- (4) Poplar trees must not be planted within the Direct Control District.
- (5) The requirement for the provision of two trees is met where:
  - (i) a deciduous tree has a minimum **caliper** of 225.0 millimetres; and
  - (ii) a coniferous tree has a minimum height of 9.0 metres.

**Planting Requirements**

- 11
- (1) Trees required by this section may be provided through the planting of new trees or the preservation of **existing trees**.
  - (2) A minimum of one tree must be provided for every two **bare land units** and must be located between the **building** and **street**, according to the minimum tree size requirements as follows:
    - (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
    - (b) deciduous ornamental trees must have a minimum **caliper** of 60.0 millimetres at the time of planting; and
    - (c) coniferous trees must have a minimum height of 3.0 metres at the time of planting.
  - (3) **Existing trees** may be transplanted within this Direct Control District if the following requirements are met:

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

Item # 8.1.16

MAP 4S

- (a) the tree has a **caliper** of less than 200.0 millimetres;
- (b) the tree is classified as healthy by a qualified Arborist;
- (c) an adequate tree spade size is locally available as confirmed by a qualified landscaping contractor;
- (d) the tree is accessible and is not expected to experience damage as a result of transplantation, as confirmed by a qualified landscaping contractor; and
- (e) the transplantation occurs in the spring (April- May) or fall (September- October).

**Building Setbacks**

- 12 (1) The minimum **building setback** from a **property line** shared with an **existing residential development**:
- (a) for the areas identified on Schedule D, is 10.0 metres;
  - (b) for **Townhouses**, is 30.0 metres; and
  - (c) in all other cases is 15.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **low density residential district** is 6.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (4) In all other cases, the minimum **building setback** is 1.2 metres.
- (5) Outdoor **amenity space**, including **patios**, may be located within the **landscape buffer area**.
- (6) Outdoor **amenity space**, including **patios**, must not be located within the **building setback** identified in subsection (1).

**Fencing Rules**

- 13 In addition to the rules in section 571 of Bylaw 1P2007, the following rules apply:

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

Item # 8.1.16

MAP 4S

- (a) a permanent **fence** must not be located within 15.0 metres from a **property line** shared with an **existing residential development**, excepting a **fence** along the perimeter **property line**
- (b) a **fence** must be located in the **landscape buffer area** at a minimum of 15.0 metres from a **property line** shared with **existing residential development**; and
- (c) a **fence** abutting or within the **landscape buffer area** must be chain-link, wrought iron or other transparent style of **fence**.

**Excavation, Stripping & Grading**

- 14 (1) A **development permit** is required for all excavation, stripping or grading within a **landscape buffer area**.
- (2) A **development permit** is required for all excavation, stripping or grading of land greater than 50.0 square metres that is not part of the **landscape buffer area**.
- (3) No excavation, stripping or grading is allowed prior to approval of a landscape plan and site plan as part of a **development permit**.

**Single Detached, Semi-Detached, Duplex Dwellings and Secondary Suites Rule**

- 15 Section 573 of Bylaw 1P2007 does not apply in this Direct Control District.

**Relaxations**

- 16 The **Development Authority** may relax the rules in sections 9(1), 9(2) and 13(b) provided that the test for relaxation in sections 31 or 36 of Bylaw 1P2007 is met.

**Site 1 (16.68 ha/41.22 ac)**

- 17 The provisions in sections 18 through 19 apply only to Site 1.

**Density**

- 18 The maximum **density** is 20.0 **units** per hectare.

**Height**

- 19 (1) Subject to subsection (2), the maximum **building height** is 11.0 metres.

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

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MAP 4S

- (2) The maximum **building height** is 10.0 metres for **parcels adjacent** to the **landscape buffer area**.

**Site 2 (5.03 ha/12.43 ac)**

**20** The provisions in sections 21 through 22 apply only to Site 2.

**Density**

**21** The maximum **density** is 25.0 **units** per hectare.

**Height**

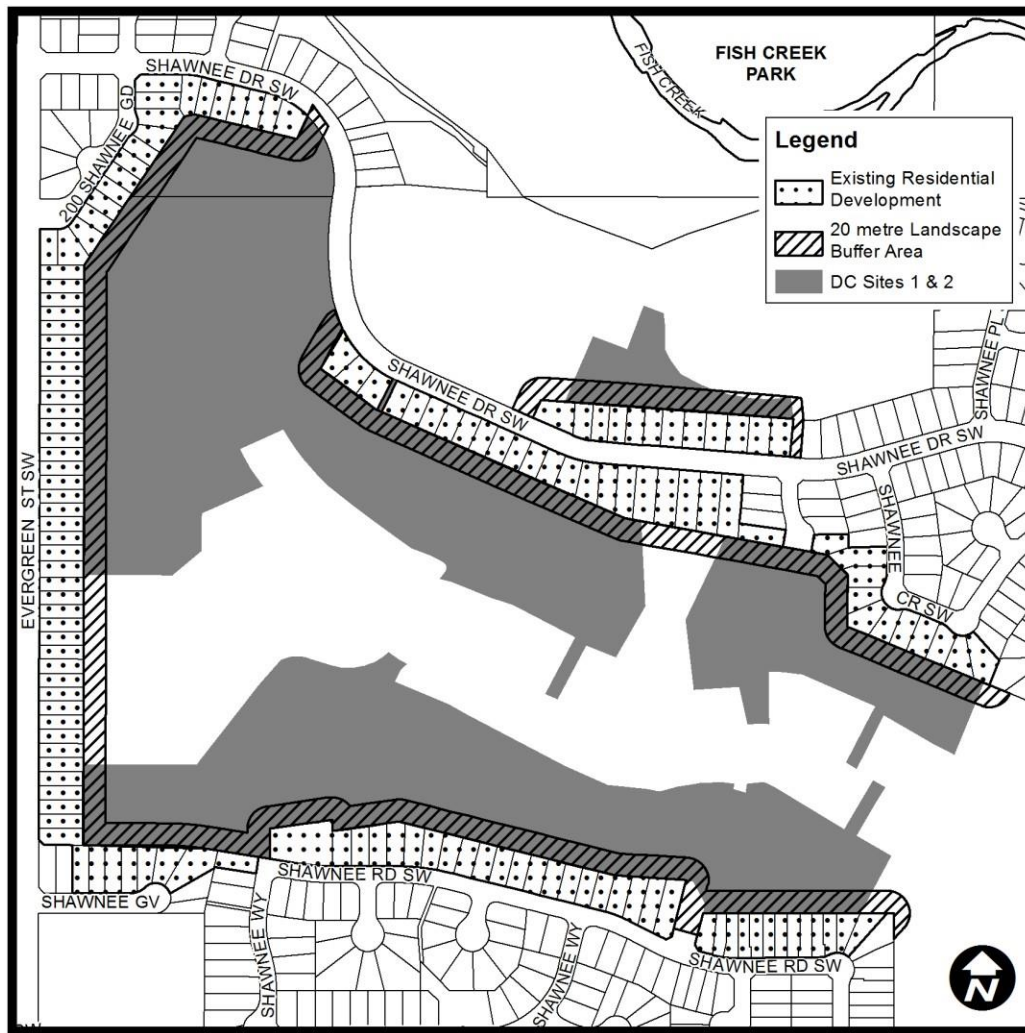
- 22** (1) Subject to subsections (2) and (3), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** is 10.0 metres for **parcels adjacent** to the **landscape buffer area**.
- (3) The maximum **building height** for **Townhouses** with a **property line** shared with a **parcel** designated as Special Purpose – School, Park and Community Reserve (S-SPR) District is 13.0 metres.

LAND USE AMENDMENT  
SHAWNEE SLOPES (WARD 13)  
JAMES MCKEVITT ROAD SW AND SHAWNEE STREET SW  
BYLAW 385D2017

Item # 8.1.16

MAP 4S

**SCHEDULE C**



**Item # 8.1.16**

## MAP 4S

The map displays a residential area with various zoning districts. The central area is labeled R-C1s, surrounded by R-C1, S-UN, S-SPR, S-CRI, S-FUD, S-R, and DC. A specific area is highlighted in yellow with diagonal hatching, indicating a 10-meter building setback area. The map includes street names such as Shawnee Dr SW, Shawnee Pl SW, Shawnee Cr SW, Shawnee Rd SW, Shawnee Gv SW, and Evergreen St SW. A north arrow is located in the top right corner. A legend in the bottom right corner defines the symbols for the Land Use Amendment Area and the 10 Meter Building Setback Area.



# PROPOSED

ITEM #8.1.16  
CPC2017-394  
ATTACHMENT 1

## BYLAW NUMBER 385D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0269) \*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

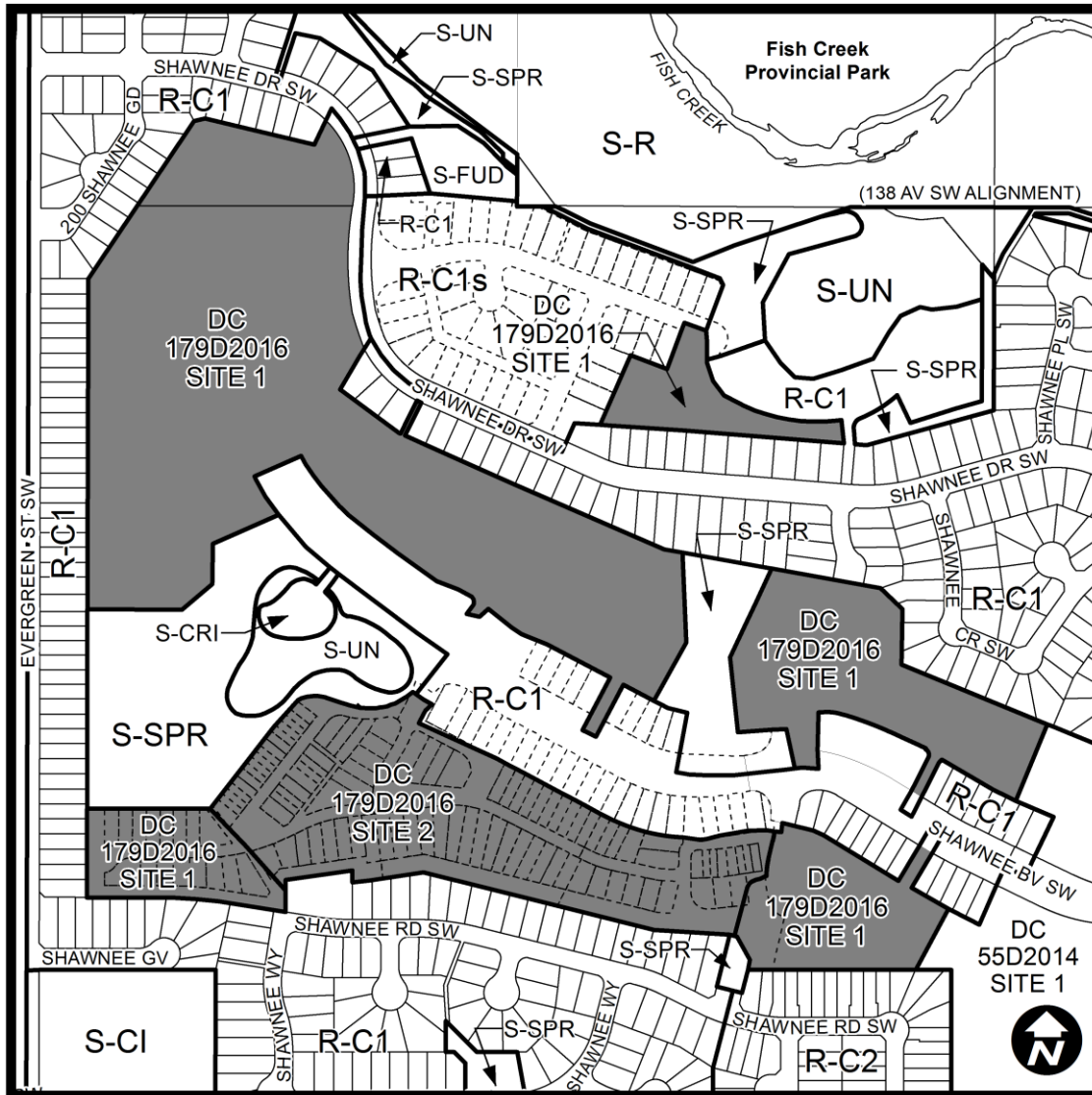
\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

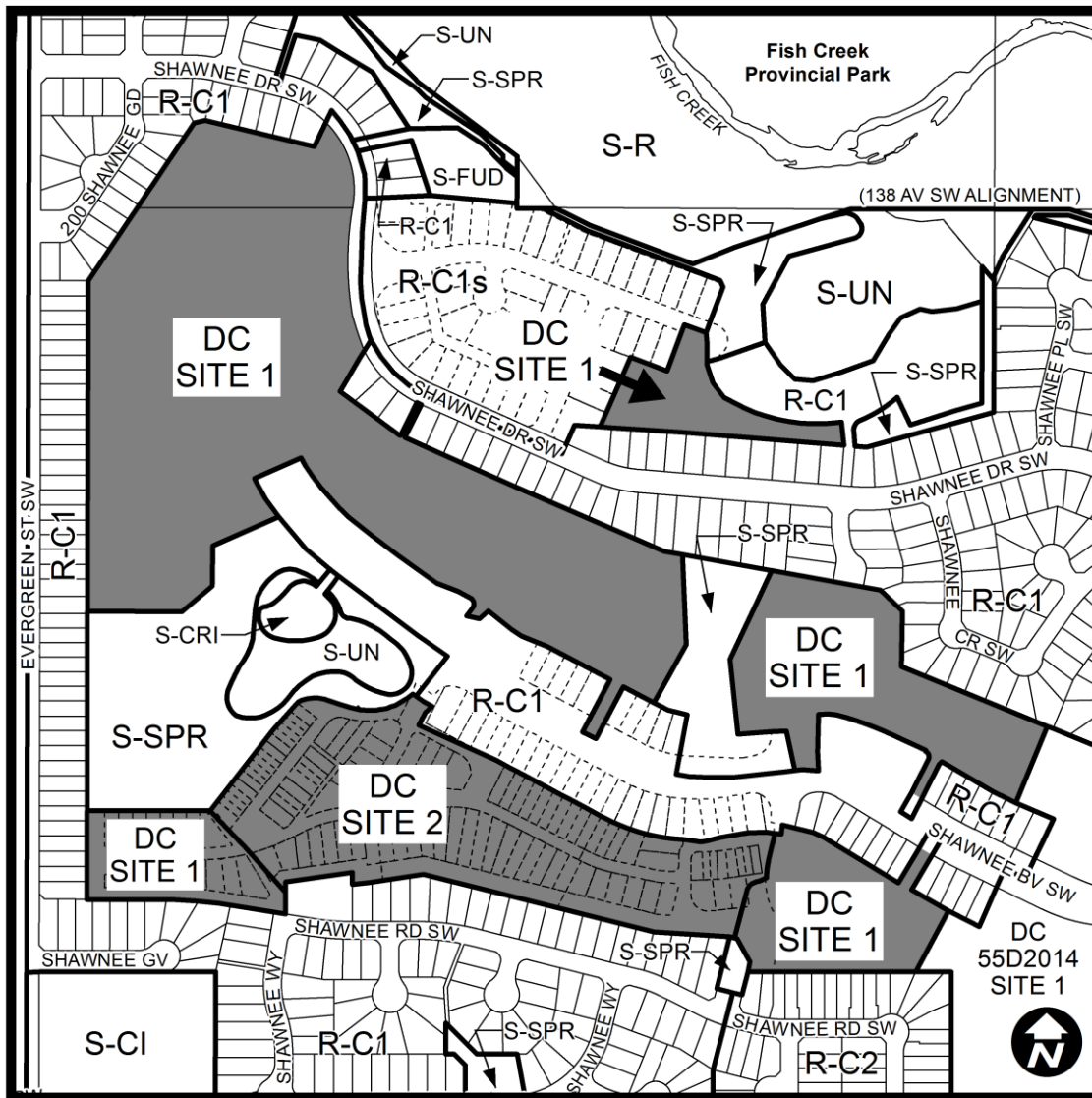
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 The purpose of this Direct Control District is to:

- (a) allow for clustered residential **development** which respects and retains much of the character of the pre-development landscape, trees and topography;

# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

- (b) accommodate low **density** residential dwellings on comprehensively designed sites, under bare land condominium ownership;
- (c) provide for specific interface conditions with **existing residential development**;
- (d) ensure appropriate **densities**, built form and setbacks are achieved; and
- (e) establish rules for tree preservation.

## Compliance with Bylaw 1P2007

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

## Reference to Bylaw 1P2007

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

## General Definitions

- 4 In this Direct Control District:
- (a) “**landscape buffer area**” means areas within 20.0 metres of a **property line** shared with **existing residential development**, as identified in Schedule C;
  - (b) “**existing residential development**” means **parcels** as identified in Schedule C;
  - (c) “**drip line**” means an area located directly under the outer circumference of the tree branches; and
  - (d) “**existing trees**” means the trees existing on the date of approval of this Direct Control District that are located in the shaded areas identified as “DC Sites 1 and 2” on Schedule C.

## Permitted Uses

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

- (a) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Sign – Class A; and**
- (e) **Utilities.**

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## Discretionary Uses

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

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Duplex Dwelling;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E;**
- (p) **Single Detached Dwelling;**
- (q) **Temporary Residential Sales Centre;**
- (r) **Townhouse; and**
- (s) **Utility Building.**

## Bylaw 1P2007 District Rules

7 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply.

## Specific Rules for Landscaped Areas

8 A minimum of 40.0 per cent of the area of a *parcel* must be a **landscaped area**.

## Tree Protection

- 9 (1) Subject to subsection (2), a minimum of 28.0 per cent of **existing trees** must be preserved.
- (2) A minimum of 65.0 per cent of **existing trees** with trunks located entirely within the **landscape buffer area** must be preserved.
- (3) A **development permit** is required to alter landscaping, including removal of an **existing tree** located within a **landscape buffer area**.
- (4) No portion of any **buildings**, **streets** or **lanes** are allowed within or between the outer **drip line** of an **existing tree** located in the **landscape buffer area**, as it exists at the date of **development permit** approval, or existed on the date of approval of this Direct Control District.
- (5) The **drip line** perimeter of an area identified for tree preservation on a **development permit** must be fenced while any area **adjacent** to it is being excavated, stripped or graded, or is under construction.

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AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

## Tree Replacement

- 10 (1) Subject to subsections (2) and (3), when an **existing tree** is removed, it must be replaced by at least one tree according to the minimum size requirements as follows:
- (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
  - (b) deciduous ornamental trees must have a minimum **caliper** of 60.0 millimetres at the time of planting; and
  - (c) coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (2) Where an **existing tree** that is deciduous is removed in the **landscape buffer area** and has a **caliper** of 225.0 millimetres or more at the time of removal, it must be replaced by a minimum of two trees according to the minimum size requirements as follows:
- (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
  - (b) deciduous ornamental trees must have a minimum **caliper** of 75.0 millimetres at the time of planting; and
  - (c) coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (3) Where an **existing tree** that is coniferous is removed and has a height of 9.0 metres or more at the time of removal, it must be replaced by a minimum of two trees according to the minimum size requirements as follows:
- (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
  - (b) deciduous ornamental trees must have a minimum **caliper** of 75.0 millimetres at the time of planting; and
  - (c) coniferous trees must have a minimum a minimum height of 3.0 metres at the time of planting.
- (4) Poplar trees must not be planted within the Direct Control District.
- (5) The requirement for the provision of two trees is met where:
- (i) a deciduous tree has a minimum **caliper** of 225.0 millimetres; and

# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

- (ii) a coniferous tree has a minimum height of 9.0 metres.

## Planting Requirements

- 11 (1) Trees required by this section may be provided through the planting of new trees or the preservation of **existing trees**.
- (2) A minimum of one tree must be provided for every two **bare land units** and must be located between the **building** and **street**, according to the minimum tree size requirements as follows:
- (a) deciduous canopy trees must have a minimum **caliper** of 75.0 millimetres at the time of planting;
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- (3) **Existing trees** may be transplanted within this Direct Control District if the following requirements are met:
- (a) the tree has a **caliper** of less than 200.0 millimetres;
  - (b) the tree is classified as healthy by a qualified Arborist;
  - (c) an adequate tree spade size is locally available as confirmed by a qualified landscaping contractor;
  - (d) the tree is accessible and is not expected to experience damage as a result of transplantation, as confirmed by a qualified landscaping contractor; and
  - (e) the transplantation occurs in the spring (April- May) or fall (September- October).

## Building Setbacks

- 12 (1) The minimum **building setback** from a **property line** shared with an **existing residential development**:
- (a) for the areas identified on Schedule D, is 10.0 metres;
  - (b) for **Townhouses**, is 30.0 metres; and
  - (c) in all other cases is 15.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **low density residential district** is 6.0 metres.

# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

- (3) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (4) In all other cases, the minimum **building setback** is 1.2 metres.
- (5) Outdoor **amenity space**, including **patios**, may be located within the **landscape buffer area**.
- (6) Outdoor **amenity space**, including **patios**, must not be located within the **building setback** identified in subsection (1).

## Fencing Rules

13 In addition to the rules in section 571 of Bylaw 1P2007, the following rules apply:

- (a) a permanent **fence** must not be located within 15.0 metres from a **property line** shared with an **existing residential development**, excepting a **fence** along the perimeter **property line**
- (b) a **fence** must be located in the **landscape buffer area** at a minimum of 15.0 metres from a **property line** shared with **existing residential development**, and
- (c) a **fence** abutting or within the **landscape buffer area** must be chain-link, wrought iron or other transparent style of **fence**.

## Excavation, Stripping & Grading

- 14 (1) A **development permit** is required for all excavation, stripping or grading within a **landscape buffer area**.
- (2) A **development permit** is required for all excavation, stripping or grading of land greater than 50.0 square metres that is not part of the **landscape buffer area**.
- (3) No excavation, stripping or grading is allowed prior to approval of a landscape plan and site plan as part of a **development permit**.

## Single Detached, Semi-Detached, Duplex Dwellings and Secondary Suites Rule

15 Section 573 of Bylaw 1P2007 does not apply in this Direct Control District.

## Relaxations

16 The **Development Authority** may relax the rules in sections 9(1), 9(2) and 13(b) provided that the test for relaxation in sections 31 or 36 of Bylaw 1P2007 is met.

## Site 1 (16.68 ha/41.22 ac)

17 The provisions in sections 18 through 19 apply only to Site 1.

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AMENDMENT LOC2017-0269  
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## Density

18 The maximum **density** is 20.0 **units** per hectare.

## Height

- 19 (1) Subject to subsection (2), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** is 10.0 metres for **parcels adjacent** to the **landscape buffer area**.

## Site 2 (5.03 ha/12.43 ac)

20 The provisions in sections 21 through 22 apply only to Site 2.

## Density

21 The maximum **density** is 25.0 **units** per hectare.

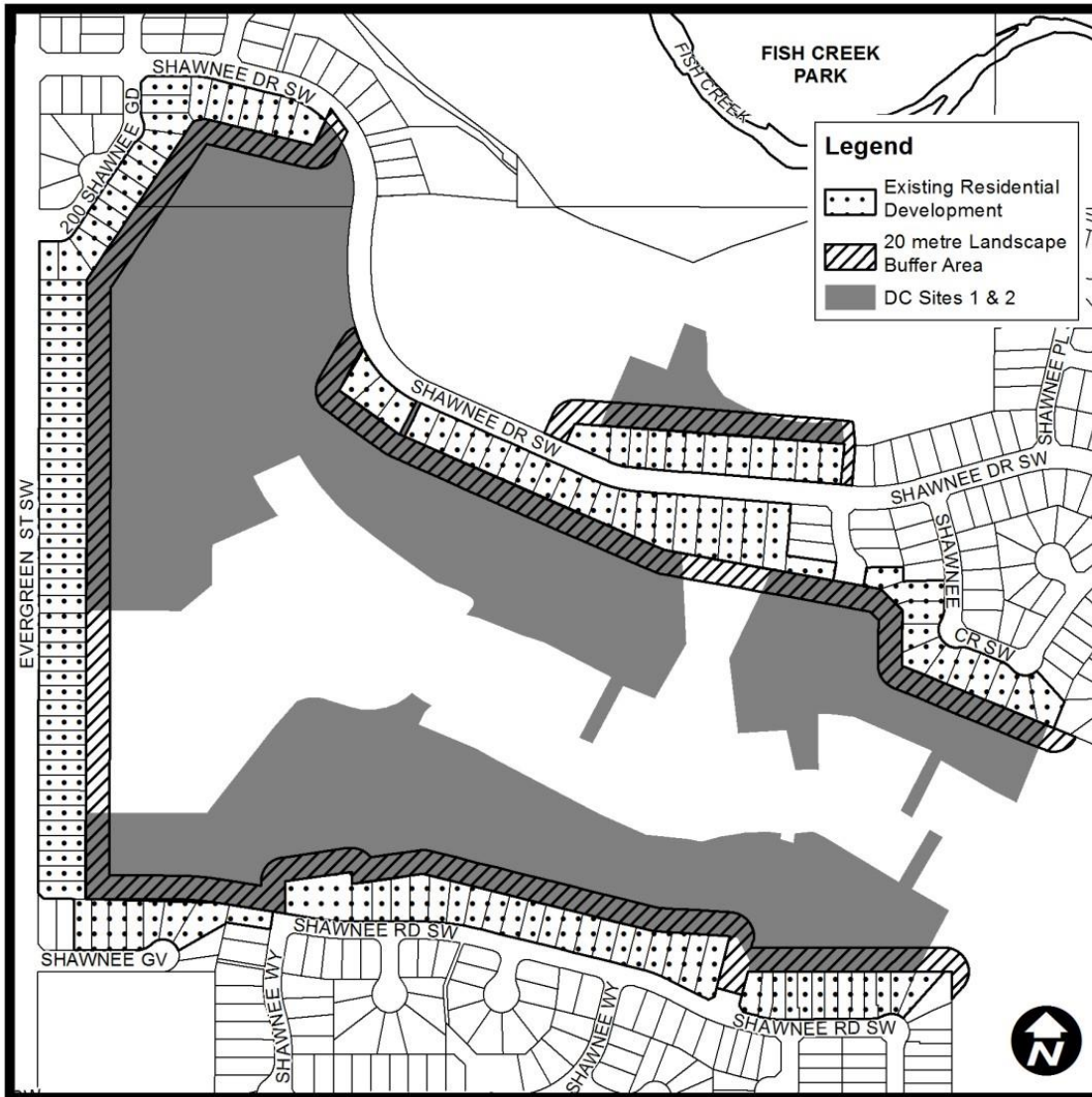
## Height

- 22 (1) Subject to subsections (2) and (3), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** is 10.0 metres for **parcels adjacent** to the **landscape buffer area**.
- (3) The maximum **building height** for **Townhouses** with a **property line** shared with a **parcel** designated as Special Purpose – School, Park and Community Reserve (S-SPR) District is 13.0 metres.

# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

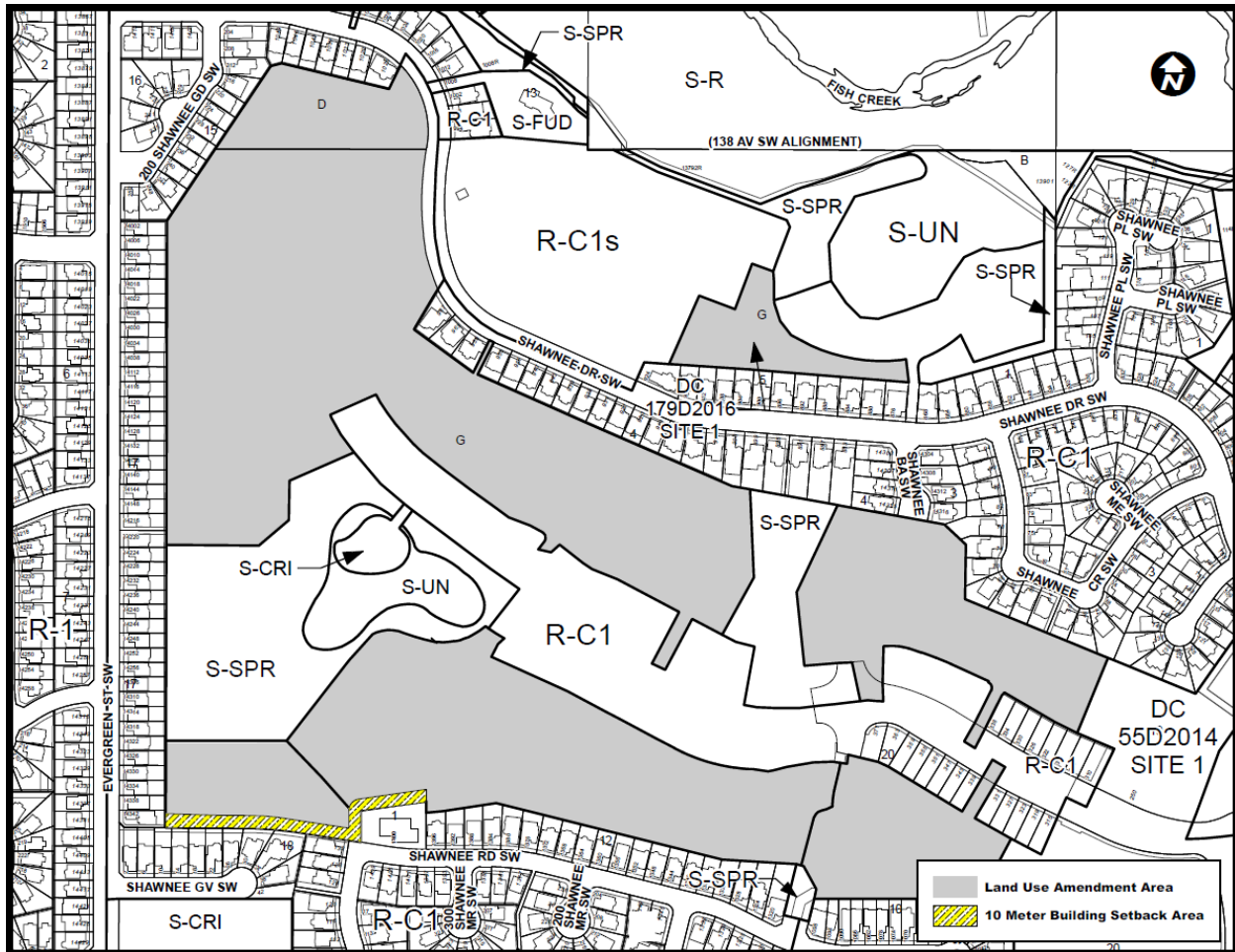
## SCHEDULE C



# PROPOSED

AMENDMENT LOC2017-0269  
BYLAW NUMBER 385D2017

## SCHEDULE D





Michelle & Paul Bauer  
30 Shawnee Grove SW  
Calgary T2Y 2W9

[thebauerfamily@shaw.ca](mailto:thebauerfamily@shaw.ca)

To Office of the City Clerk – Public Hearing Monday, December 11, 2017  
[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

Please accept our apologies for not attending the meeting tonight but we're out of town.

We would like it noted for public record and included in the Council Agenda that we object to the Land Use amendment LOC2017-0269 specifically that **we wish for the 15 meter setback be retained and relate to both built form and amenity space.**

City council has approved and passed the current land use DC179D2016. This bylaw is current and stipulates and sets out a 15-meter buffer behind the 10 existing homes at Shawnee Grove.

2016 Bylaw (1792016)

12 (1) this is consistent with the minimum building setback from a property line shared with an existing residential property.

We strongly object to Council approving the additional 5 meter amenity space encroachment by Cardel to allow the building of decks, structures etc. directly behind our residences in Shawnee Grove. Our privacy and little piece of nature has already been taken from us please don't let them encroach another 5 meters! Please keep the 15-metre consistency with the rest of the residential boundary distances in the Cardel development.

This is more than a mere administration overlook and change - we're talking about real people, our properties, our lives and our immediate neighboring surroundings and a current bylaw which should be adhered to.

We are confused as to how Cardel have already have created their Building Envelope Plan dated September, 2017 (Shawnee Park 1.0 Building Envelope Plan Phase 10, Lot 2, Block G, Descriptive Plan 141 3460 within the S½, SEC 4 TWP 23 RGE 1 W5M) in contravention of the current bylaw (as above). Bylaws put in place to be adhered to and not to be used as a negotiation tool?

We have taken the liberty to send some photos. Some were taken in Summer 2017 and you can clearly see the tree density directly behind our houses. The other photos show the development site now.

So please our council members please think, is it reasonable to allow Cardel to encroach another 5 meters along the boundary of Shawnee Grove or is it more reasonable to agree that Cardel should abide to the approved and legal current land use DC179D2016, which stipulates and acknowledges the 15 meter buffer behind the development and 10 existing homes at Shawnee Grove.

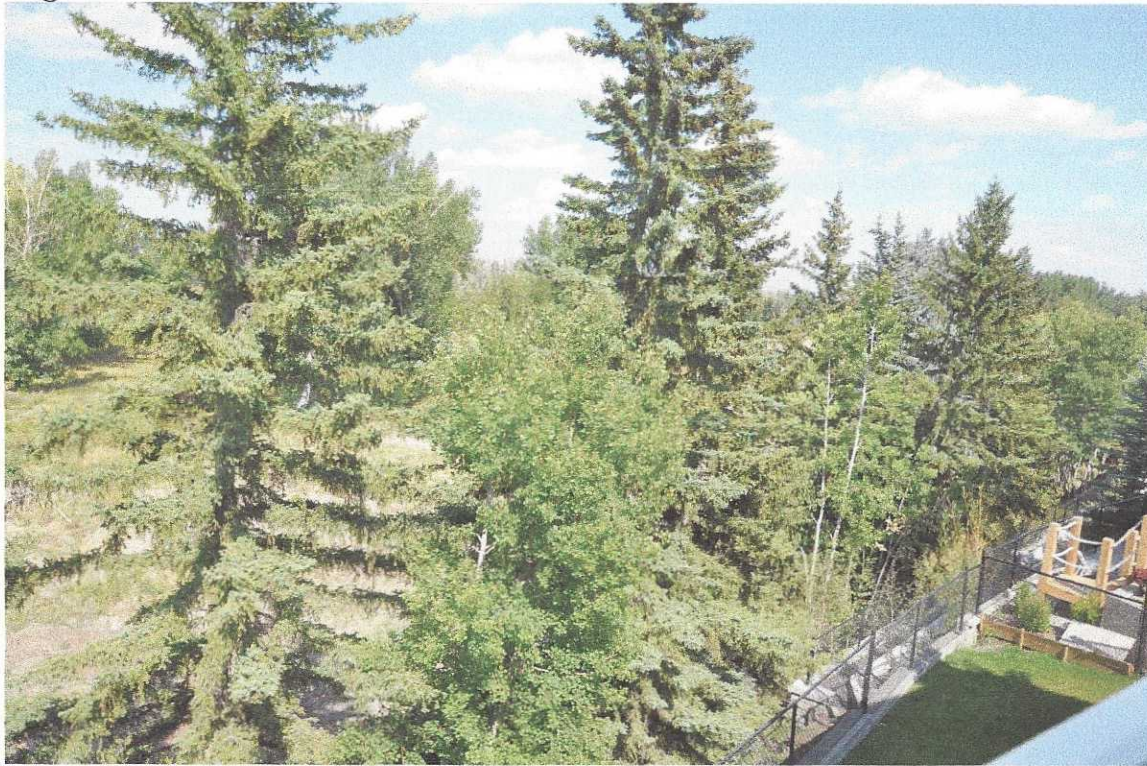
Planning and development rules and bylaws are put in place to be followed and adhered to, and not to be dictated by a developer who's plan is not within the Council's approved scope.

Yours sincerely

Michelle & Paul Bauer

*m Bauer*  
*Paul Bauer*

August 2017



November 2017



August 2017



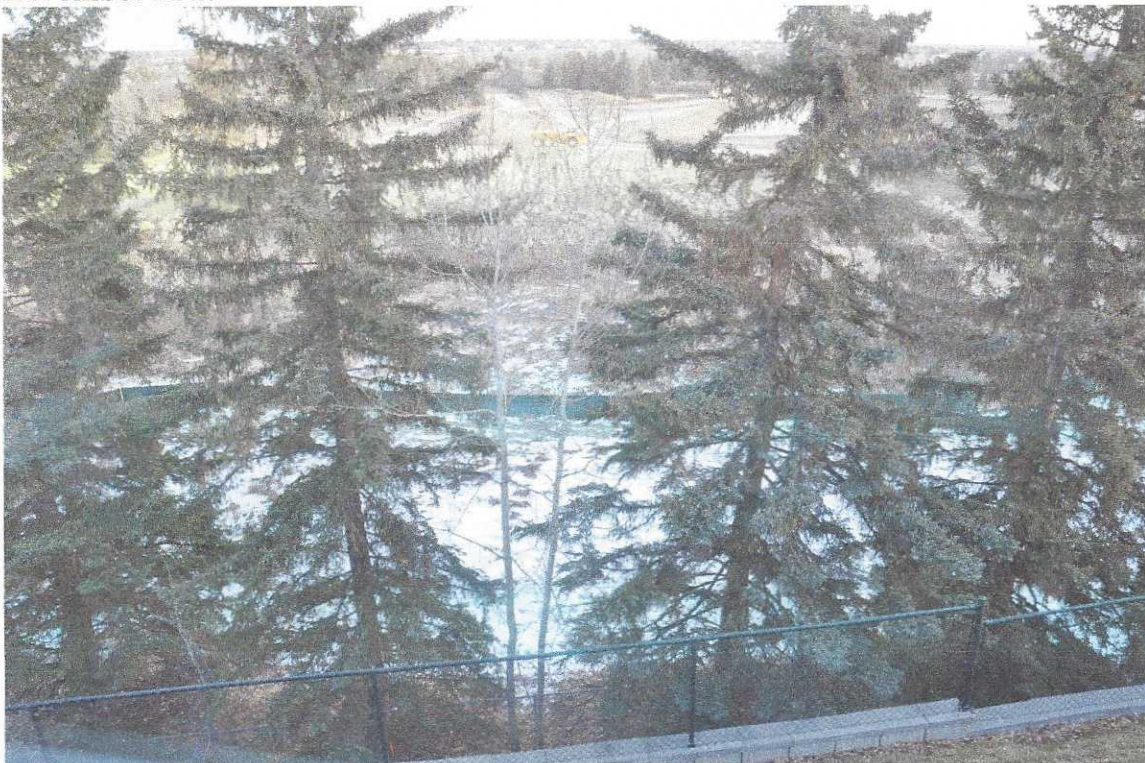
November 2017



August 2017



November 2017



August 2017



November 2017



August  
2017



November 2017



August 2017



November 2017



December 1, 2017

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station 'M'  
Calgary, AB T2P 2M5

via email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Notice of Public Hearing on Planning Matters: December 11, 2017**  
**Shawnee Slopes: Amendment to Bylaw 385D2017**

As the owner ("the Owner") of an adjacent property to "an application to amend the Land Use Designation (zoning) for the property described" in the enclosed Notice of Public Hearing On Planning Matters ("the Notice") as it relates Shawnee Slopes Bylaw 385D2017 ("the amended Bylaw"), I wish to advise Council of the following irregularities as it relates to the application process in general, and the amended Bylaw in particular, as follows:

1. There is no date attached to the Notice, but the envelope accompanying the correspondence is dated November 22, 2017; the Notice was retrieved from my community mailbox on the evening of November 28, 2017:
  - a. Any Notice served should have a date attached to it
  - b. The timeline attached to the submission of comments (being no later than noon, Monday, December 4, 2017) is too compressed, given the receipt date of November 28, 2017;
    - i. It only allows the Owner ~ 3 ½ business days to formally respond to the Notice, and virtually no time to poll other adjacent property owners who may have received the Notice and are contemplating a response
2. The indicated City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters) takes you to the following site:

**The City of Calgary - Public Hearing on Planning Matters**  
[www.calgary.ca/PDA/pd/Pages/Public.../Public-hearing-on-Planning-Matters.aspx](http://www.calgary.ca/PDA/pd/Pages/Public.../Public-hearing-on-Planning-Matters.aspx)

  - a. The site is not intuitive to the public end user, and takes some time for the user to locate the associated documents that attach to the relevant Bylaw
3. The Notice itself does not provide sufficient information to the Owner to be able to address the amended Bylaw, as:
  - a. The map included in the Notice does not provide enough detail to tie the impacted lands referenced in the text of the amended Bylaw, to the map itself:
    - i. That is, the text references various lot numbers and/or Unit numbers and/or street and road names, none of which are identified on the accompanying map (the exception being Shawnee Drive SW, which is identified on the map)
    - ii. More specifically, an Owner would not be able to identify these lands on the map:
      - 7, 9, 11 ... 77 of Shawnee Heath SW
      - 342 and 348 Shawnee Boulevard SW
      - 820 Jame McKeivitt Road SW

- 995 Shawnee Drive SW
  - the common property identified by Condominium Plan 1711947, Units 1 to 30 and 38
  - Portion of Plan 1413460, Block G, Lot2
  - Plan 8811677, Block D?
- b. the Notice does not detail what the proposed amendment is about nor is the Notice totally transparent, as it simply states “To redesignate the land ... from DC Direct Control to DC Direct Control to accommodate multi-residential development”
- i. Only by reviewing the website documents specific to the Notice does the Owner find out that the amended Bylaw seeks to reduce the building setback from 15.0 metres to 10.0 metres in a specific area of the map accompanying the Notice, ostensibly due to a “clerical error” in the drafting of a previously amended Bylaw
    - This could have easily been made a part of the Notice, as could a map that correctly identifies impacted lands and identifies the numbering referenced in the Bylaw text
4. On page 5 of 17 of the Calgary Planning Commission Report to Council dated December 11, 2017, Paragraph 2, there is reference to “Schedule D of the proposed DC (page 16 of this report)
- a. Schedule D is actually located on page 17 of the referenced report
    - i. Notices and accompany documents should be checked for accuracy
5. Page 5 of 17 of the Calgary Planning Commission Report to Council dated December 11, 2017, Paragraph 3 cannot be validated by the Owner
6. There is no reference in the Notice that there were four letters of opposition received from land owners of properties directly adjacent to the affected area, nor are these letters of opposition available to the Owners that were served the Notice:
- a. If these letters of opposition are available on the City of Calgary website, it is not intuitive as to where they can be found; as such, the Owners cannot review these letters of opposition in advance of making a submission to City Council
    - i. This again speaks to lack of transparency in the Notice
7. There was no public engagement events that were held as part of this Notice
8. None of the maps included as part of the Calgary Planning Commission Report to Council dated December 11, 2017 allow the Owner or Council to identify specific lots, Units, Roads, etc related to the Bylaw text (see 3(b) above)
- a. Schedule D does highlight in yellow the 10 meter building setback area, but there is no way to confirm that it is correctly described by the wording of the Recommendation(s) of the Calgary Planning Commission and/or the wording in the associated Bylaw

In summary, I am of the opinion that the Notice of Public Hearing on Planning Matters process falls short as it pertains to (i) adequate review time for adjacent land owners and (ii) document transparency for both adjacent land owners and Council.

Given the many Land Use Amendments that have occurred since the original Land Use and Outline Plan application LOC2010-0005 that was approved by Council at the 2013 February 11 Public Hearing

(including a significant amendment in response to the Developers' inability to meet the original tree preservation requirements) and Council's more recent approval of a Development Permit that has allowed the Developer to "clear cut" and "cut and fill" the site (well in advance of any planned building initiative on the south, west and north ends of the site) it is my recommendation that Council reject this latest in a series of amendments, until such time as the Developer and City Administration hold an Open House/Public Engagement Event that updates the community on the most recent plans for the site, with a caveat that there will be no further Land Use Amendments sought by the Developer.

Today's site development looks nothing like the one Council approved in 2013, and even less like the one that was originally rolled out and "sold" to the community many years previous to that.

Yours truly,



Gordon Dolph  
14334 Evergreen St SW  
Calgary, AB T2Y 2W9

**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[www.calgary.ca/development](http://www.calgary.ca/development)

02 0 0000338\*

IMC 8062

GORDON JAMES DOLPH  
14334 EVERGREEN ST SW  
CALGARY, AB  
T2Y 2W9

*Why did I receive this letter?*

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on Monday, December 11, 2017, commencing at 9:30 a.m.

*Can I review the application in more detail?*

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on Thursday, November 23, 2017, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

*Can I submit my comments to City Council?*

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Monday, December 04, 2017, shall be included in the Agenda of Council. Submissions must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca).

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn "M", Calgary, Ab T2P 2M5.

*What if I submit my comments late?*

Late submissions will not be accepted in the City Clerk's Office.

*How will my comments/submission be used?*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them.

*Can I address City Council in person?*

Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

*Can I distribute additional material at the meeting?*

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and bylaw 44M2006 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

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If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

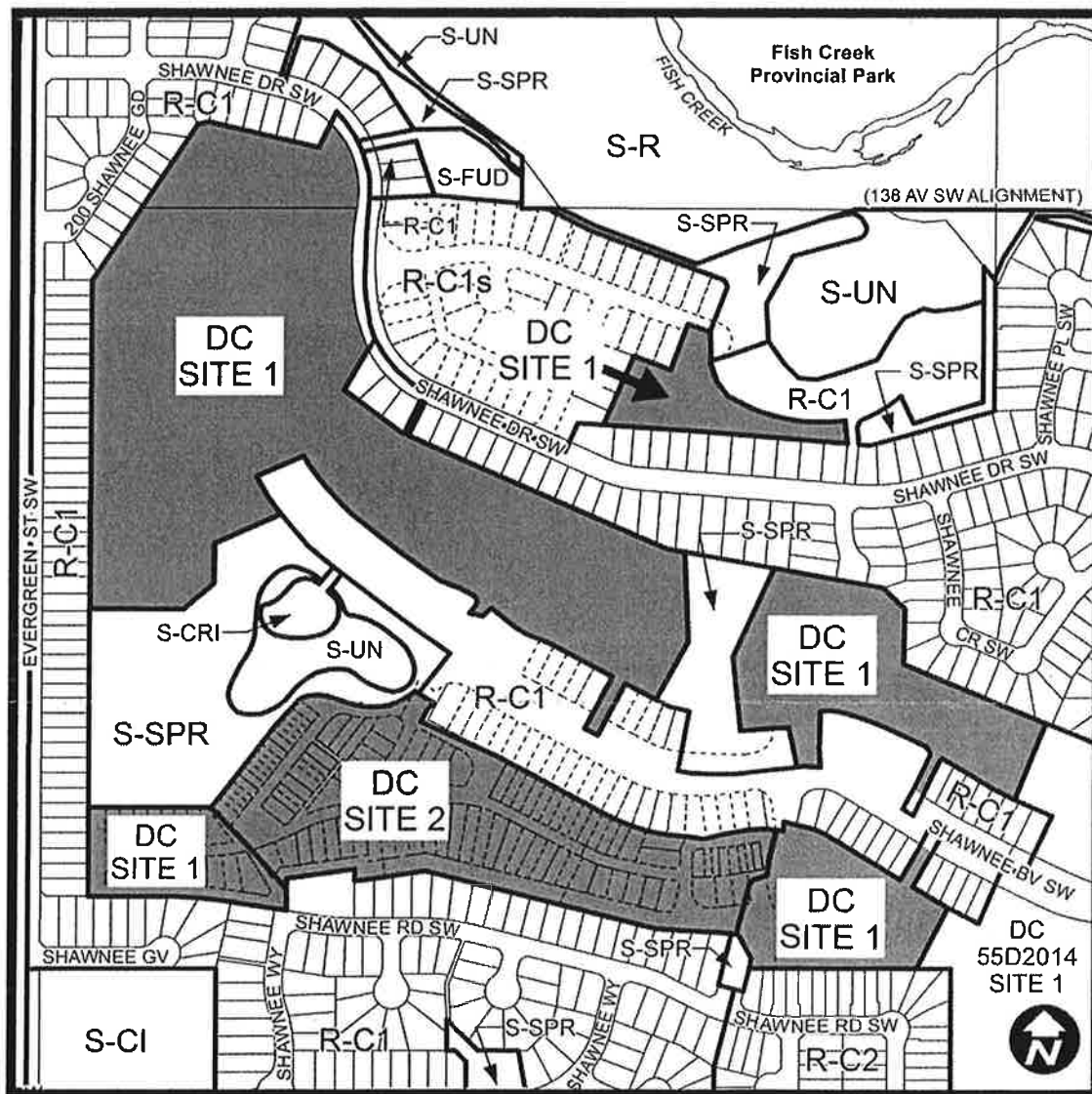
Laura M. Kennedy, CITY CLERK

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-6774.

Learn more or comment  
[calgary.ca/development](http://calgary.ca/development)  
or 403.268.5311

## SHAWNEE SLOPES BYLAW 385D2017

To redesignate the land located at 7, 9, 11, 13, 21, 23, 25, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75 and 77 Shawnee Heath SW, 342 and 378 Shawnee Boulevard SW, 820 James McKevitt Road SW, 995 Shawnee Drive SW and the common property (Condominium Plan 1711947, Units 1 to 30 and 38; Portion of Plan 1413460, Block G, Lot 2; Plan 8811677, Block D) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development.



275

**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 8:01 AM  
**To:** LaClerk  
**Subject:** FW: File # LOC2017-0269  
**Attachments:** IMG\_2937.JPG; IMG\_2940.JPG; IMG\_2832.MOV

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**From:** John Mckerlie [mailto:johnmckerlie@hotmail.com]

**Sent:** Sunday, December 03, 2017 2:46 PM

**To:** City Clerk

**Subject:** [EXT] File # LOC2017-0269

Good Afternoon,

I would like to claim that I will be affected by the request to redesignate the site municipally know as: DC/M-CG

My home is located at 1396 Shawnee Slopes...

I have enclosed a couple of pictures from my kitchen and bedroom and a video from my backyard... as you can see, if Cardel is allowed to put in multi housing units, I will have lost all privacy not to mention the traffic congestion will be intolerable.

Cardel said they would be keeping 80% of the trees... I would be surprised if they have left 10%... I don't understand how you can cut down a 100ft tree and plant a 2ft tree and expect that to make up for the one they cut down

Please reject the amendment.

Thanks you for allowing me to express my concerns...

Kind Regards,

John McKerlie





**McDougall, Libbey C.**

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**From:** Smith, Theresa L.  
**Sent:** Monday, December 04, 2017 9:25 AM  
**To:** LaClerk  
**Subject:** FW: Shawnee Slopes Bylaw 385D2017

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**From:** Joan Richards [mailto:[richards\\_joan@hotmail.com](mailto:richards_joan@hotmail.com)]  
**Sent:** Monday, December 04, 2017 9:02 AM  
**To:** City Clerk  
**Subject:** [EXT] Shawnee Slopes Bylaw 385D2017

I do not agree with the most recent request to add further density to the development of Shawnee Slopes by Genstar/Cardel. The impact of increased traffic, and request for services will overwhelm the community. I believe the citizens of Shawnee Slopes and neighbourhood communities have already given up too much and our land values will continue to deteriorate.

Joan Richards  
14256 Evergreen Street SW  
Calgary, AB T2Y 2W9  
[richards\\_joan@hotmail.com](mailto:richards_joan@hotmail.com)



POSTPONED REPORT

REVISIONS FOR PROPOSED 2018 COUNCIL CALENDAR, C2017-1153

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Background: At the 2017 November 13 Regular Meeting, Council postponed Report C2017-1153 to no later than the 2017 December 11 Combined Meeting of Council.

Note: In addition to the Calendar contained in the postponed Report a newer version has been included which incorporates Council feedback.

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Excerpt from the Minutes of the Regular Meeting of Council, 2017 November 13:

**“Moved by** Councillor Magliocca

**Seconded by** Councillor Chu.

That Report C2017-1153 be postponed to no later than the 2017 December 11 Combined Meeting of Council.

Against: Councillor Woolley

**MOTION CARRIED”**

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Attachments:

- 1) Updated Calendar proposal incorporating Council feedback;
- 2) Postponed Report; and
- 3) Attachment.






















# 2018

## Council, Standing Policy Committees (SPC) and Standing Specialized Committee Meetings Dates















| January 2018 |   |   |   |   |   |    |
|--------------|---|---|---|---|---|----|
| Su           | Mo  | Tu  | We  | Th  | Fr  | Sa |
|              |  | 2   | 3   | 4   | 5   | 6  |
| 7            | 8   | 9   | 10  | 11  | 12  | 13 |
| 14           |  |  |  |  |  | 20 |
| 21           | PH/P  | PH/P  | 24  |  | 26  | 27 |
| 28           |  | 30  | SC  |   |   |    |

(The calendar for the month of January was approved by Council at the 2017 October 30 Organizational Meeting of Council)











| February 2018 |   |   |   |   |    |    |
|---------------|---|---|---|---|----|----|
| Su            | Mo  | Tu  | We  | Th  | Fr | Sa |
|               |   |   |   | 1   | 2  | 3  |
| 4             |  |  |  |  | 9  | 10 |
| 11            | 12  |  |  |  | 16 | 17 |
| 18            |  | PH/P  | PH/P  |  | 23 | 24 |
| 25            |  | 27  | SC  |   |    |    |

| March 2018 |   |   |   |   |   |    |
|------------|---|---|---|---|---|----|
| Su         | Mo  | Tu  | We  | Th  | Fr  | Sa |
|            |   |   |   | 1   | 2   | 3  |
| 4          |  |  |  |  | 9   | 10 |
| 11         | PH/P  | PH/P  |  |  | 16  | 17 |
| 18         |  | 20  | SC  |  | 23  | 24 |
| 25         | 26  | 27  | 28  | 29  |  | 31 |











CBE and CCSD – School spring break March 26 – April 06












| April 2018  |  |   |   |   |   |    |
|---|--|---|---|---|---|----|
| Su  | Mo   | Tu  | We  | Th  | Fr  | Sa |
|  | 2  |  |  |  |  | 7  |
| 8   |   |  |  |  | 13  | 14 |
| 15  | PH/P   | PH/P  |  |  | 20  | 21 |
| 22  |   | 24  | SC  |  | 27  | 28 |
| 29  |  | 30  |   |   |   |    |

\*Scheduled for 1:00 p.m.

| May 2018 |   |   |   |   |   |    |
|----------|---|---|---|---|---|----|
| Su       | Mo  | Tu  | We  | Th  | Fr  | Sa |
|          |   |  |  |  | 4   | 5  |
| 6        | PH/P  | PH/P  |  | 10  |  | 12 |
| 13       |    | 15  | 16  |  |  | 19 |
| 20       |   | 22  | SC  | 24  | 25  | 26 |
| 27       |  | 29  | 30  | 31  |   |    |


FCM Conference: Halifax- May 31-June 3










| June 2018 |   |  |   |   |  |    |
|-----------|---|--|---|---|--|----|
| Su        | Mo  | Tu   | We  | Th  | Fr   | Sa |
|           |   |  |   |   | 1  | 2  |
| 3         | 4   |   |  |    | 8  | 9  |
| 10        | PH/P  | PH/P   |  |    | 15   | 16 |
| 17        | 18  |  | SC  |   |  | 23 |
| 24        |  | 26   | 27  |  | 29   | 30 |

| July 2018 |   |   |   |   |    |    |
|-----------|---|---|---|---|----|----|
| Su        | Mo  | Tu  | We  | Th  | Fr | Sa |
| 1         |  | 3   | SC  | 5   | 6  | 7  |
| 8         | 9   |  |  |  | 13 | 14 |
| 15        |  |  |  |  | 20 | 21 |
| 22        | PH/P  | PH/P  |  |  | 27 | 28 |
| 29        |  | 31  |   |   |    |    |












\*PUD: 1:00 PM Start
















Calgary Stampede  
July 06-July 15










| August 2018 |   |    |    |    |    |    |
|-------------|---|----|----|----|----|----|
| Su          | Mo  | Tu | We | Th | Fr | Sa |
|             |   |    | 1  | 2  | 3  | 4  |
| 5           |  | 7  | 8  | 9  | 10 | 11 |
| 12          | 13  | 14 | 15 | 16 | 17 | 18 |
| 19          | 20  | 21 | 22 | 23 | 24 | 25 |
| 26          | 27  | 28 | 29 | 30 | 31 |    |

| September 2018 |   |   |   |   |    |    |
|----------------|---|---|---|---|----|----|
| Su             | Mo  | Tu  | We  | Th  | Fr | Sa |
|                |   |   |   |   |    | 1  |
| 2              |  |  |  |  | 7  | 8  |
| 9              | PH/P  | PH/P  |  |  | 14 | 15 |
| 16             | 17  |  | SC  |  | 21 | 22 |
| 23             |  | 25  | 26  | 27  | 28 | 29 |
| 30             |   |   |   |   |    |    |

AUMA Convention – Red Deer  
September 26 - 28



| October 2018 |   |   |   |   |    |    |
|--------------|---|---|---|---|----|----|
| Su           | Mo  | Tu  | We  | Th  | Fr | Sa |
|              |  |  |  |  | 5  | 6  |
| 7            |  | PH/P  |  | 11  | 12 | 13 |
| 14           |  | 16  | 17  |  | 19 | 20 |
| 21           |  |  | 24  | 25  | 26 | 27 |
| 28           | 29  |  | SC  |   |    |    |

| November 2018   |   |   |   |   |   |    |
|---|---|---|---|---|---|----|
| Su  | Mo  | Tu  | We  | Th  | Fr  | Sa |
|   |   |   |   | 1   | 2   | 3  |
| 4   |  |  |  |  | 9   | 10 |
|  | PH/P  | PH/P  |  |  | 16  | 17 |
| 18  |  |  |  | 22  | 23  | 24 |
| 25  |  |  |  |  |  |    |

| December 2018 |   |   |   |   |    |    |
|---------------|---|---|---|---|----|----|
| Su            | Mo  | Tu  | We  | Th  | Fr | Sa |
|               |   |   |   |   |    | 1  |
| 2             |  |  |  |  | 7  | 8  |
| 9             | PH/P  | PH/P  |  | 13  | 14 | 15 |
| 16            |  | 18  | SC  |  | 21 | 22 |
| 23            | 24  |  |  | 27  | 28 | 29 |
| 30            | 31  |   |   |   |    |    |




Unless otherwise noted all meetings begin at 9:30 a.m.

### COUNCIL:


-  Regular Council Meeting 11 Meetings. Day 1, 9:30 a.m. start; Day 2, 1:00 p.m., if necessary (11 -22 Days)
- PH/P Public Hearing Council Meeting – 11 Meetings (22 Days)
- C\* Combined Meeting of Council – 1 Meetings (2 Days)
- SC Strategic Council Meeting – 11 Meetings (11 Days)
-  One Calgary Operating and Capital Budget Plan

### STANDING POLICY COMMITTEES





– 11 Meetings for Each SPC

-  SPC on Planning & Urban Development
-  SPC on Community & Protective Services
-  SPC on Transportation & Transit
-  SPC on Utilities & Corporate Services

*Special SPC on CPS Meeting:*

-  Civic Partners – 1 Meeting

### STANDING SPECIALIZED COMMITTEES

-  Priorities and Finance Committee – 14 Meetings
-  Intergovernmental Affairs Committee – 11 Meetings
-  Gas, Power & Telecommunications Committee -11 Meetings
-  Audit Committee – 8 Meetings

In cases with two Committees on the same day, the top Committee will meet at 9:30 a.m. and the bottom Committee will meet at 1:00 p.m.



Law and Legislative Services Report to  
Regular Meeting of Council  
2017 November 13

ISC: UNRESTRICTED  
C2017-1153  
Page 1 of 4

## Revisions for Proposed 2018 Council Calendar

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### EXECUTIVE SUMMARY

In accordance with Section 193(1) of the Municipal Government Act, Council establishes its Council meeting schedule for the upcoming year at its annual Organizational meeting. Council directed Administration to schedule Committee meetings in an order similar to the 2018 January schedule and to return to Council on 2017 November 13 with a revised calendar for Council's consideration. This report presents revised dates from February 01 to December 31, 2018 for Council's consideration. All Members of Council must be in attendance in order to adopt the 2018 Council Calendar.

#### ADMINISTRATION RECOMMENDATIONS:

That Council:

1. Adopt meeting dates from February 01 to December 31, 2018 as set out on Attachment 1 for inclusion in the 2018 Council Calendar; and
2. Direct that the Wholly-Owned Subsidiaries' Annual Shareholder Meetings in 2018 be scheduled as set out on Attachment 1.

### PREVIOUS COUNCIL DIRECTION / POLICY

At the 2017 October 30 Organizational meeting of Council, Recommendation 1 contained in Report C2017-1076 was adopted, following amendment. Council gave direction to Administration to incorporate principles such as uniformity in scheduling the Committee meetings, which would be similar to how the 2018 January schedule was structured and to return to Council on 2017 November 13.

### BACKGROUND

Council Calendars adopted in recent years were uniform in the sense that Council meetings were primarily scheduled on Mondays, Standing Policy Committee (SPC) meetings were primarily scheduled on Wednesdays, and Standing Specialized Committee (SSC) meetings were primarily scheduled on Thursdays. Prior to the 2018 calendar proposal, less emphasis was placed on ensuring that SPC and SSC reports were scheduled to minimize the amount of time that passed before they were placed on an upcoming Council agenda. Another scheduling 'standard' in past calendars was that Council meetings were primarily scheduled three times per month (one Regular, one Strategic and one Combined meeting).

At the 2017 October 30 Organizational meeting of Council, Members of Council requested that the general order and sequence of the 2018 proposed Council Calendar mirror the order of the 2018 Calendar for the month of January. The attached calendar achieves this.

## Revisions for Proposed 2018 Council Calendar

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### INVESTIGATION: ALTERNATIVES AND ANALYSIS

In order to mimic the general order and sequence of meetings contained in 2018 January, and to add a sense of uniformity within a single meeting type, the following revisions were made to the 2018 calendar proposed at the 2017 October 30<sup>th</sup> Organizational meeting of Council.

#### Public Hearing Council Meetings

There are eleven Public Hearing Council meetings scheduled, every month except August. Public Hearing Council meetings are scheduled for Mondays at 9:30 a.m. and the following Tuesday, if required, with a reconvene time of 1:00 p.m., with one exception. To accommodate the Thanksgiving Monday holiday, the October Public Hearing Council meeting is scheduled to begin on Tuesday, 2018 October 09. There is not a second meeting day scheduled to accommodate any unfinished business.

#### Regular Council Meetings

There are eleven Regular Council meetings scheduled, every month except August. Regular Council meetings are scheduled for Mondays at 9:30 a.m. and the following Tuesdays are left free of other meetings in the event that Council needs to reconvene for unfinished items (at 1:00 p.m. as in past years). All Regular Council meetings are scheduled on Mondays, after the monthly Public Hearing Council meeting.

The meetings are scheduled to capture all reports coming from the Administration, the SPCs, and to the extent possible, the SSCs. This will minimize the length of time before SPC and SSC reports are forwarded for Council consideration.

#### Strategic Council Meetings

A Strategic Council meeting is a form of Regular Council meeting. They are strategic planning sessions for Council that are typically comprised of reports directly from Administration and specifically the Intergovernmental and Corporate Strategy (ICS) group.

There are ten Strategic Council meetings, every month except August and November. To improve uniformity, one date was moved from April 09 to April 25, so that each Strategic meeting is always scheduled on a Wednesday, and all except two are scheduled on the Wednesday following a Regular Council meeting.

#### Standing Policy Committee (SPC) Meetings

To minimize the length of time before SPC reports are forwarded for Council consideration, all the SPC meetings will take place within the same week, on the first full work week of the month. The typical order in which they have been scheduled is as follows: SPC on Planning and Urban Development, Monday; SPC on Community and Protective Services, Wednesday; SPC on Transportation and Transit, Thursday; and the SPC on Utilities and Corporate Services, Friday.

There are eleven Regular SPC on Planning and Urban Development meetings scheduled, every month except August. Most are scheduled on Mondays at 9:30 a.m., with two exceptions. The SPC on Planning and Urban Development following Stampede is scheduled to begin on 2018 July 16, at 1:00 p.m. The SPC on Planning and Urban Development following Labour Day has been moved to Tuesday, September 04 at 9:30 a.m., with the Priorities and Finance Committee being scheduled for the same day in the afternoon.

There are eleven Regular SPC on Community and Protective Services meetings scheduled, every month except August. To improve uniformity, most are scheduled on Wednesdays at 9:30

## **Revisions for Proposed 2018 Council Calendar**

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a.m. One Special SPC on Community and Protective Services meeting has also been scheduled and occurs on Tuesday, April 03.

There are eleven Regular SPC on Transportation and Transit meetings scheduled, every month except August. To improve uniformity, most are scheduled on Thursdays at 9:30 a.m.

There are eleven Regular SPC on Utilities and Corporate Services meetings scheduled, every month except August. To improve uniformity, all are scheduled on Fridays at 9:30 a.m.

### **Standing Specialized Committee (SSC) Meetings**

There are fourteen Priorities and Finance Committee (PFC) meetings; eleven meetings each of Intergovernmental Affairs Committee and Gas, Power and Telecommunications Committee, and eight Audit Committee meetings scheduled.

PFC is scheduled in the same week as the Standing Policy Committees. Most are scheduled on Tuesdays at 9:30 a.m. with three exceptions. The Priorities and Finance Committee meeting following Labour Day will begin at 1:00 p.m. to accommodate a doubling up with an SPC on Planning and Urban Development meeting. The second PFC meeting in March and in June fall on a Thursday.

The remaining SSC meetings are scheduled for the week immediately following the week of SPC and PFC meetings. The SSC meetings week begins on the Wednesday following the Public Hearing meeting of Council. The order of the Committee meetings is as follows: Intergovernmental Affairs on Wednesday, Gas, Power and Telecommunications on Thursday, and Audit Committee on Friday (if a meeting is scheduled that month).

### **Cannabis Legislation: Council and Committee Requirements**

With anticipated changes to Federal cannabis legislation, a Special Council meeting and several Special SPC meetings are being dedicated to examine impacts to The City. The dates of those Special meetings are; February 21 at 9:30 a.m. a Special SPC on Planning and Urban Development, April 03 at 9:30 a.m. a Special SPC on Community and Protective Services, April 04 at 1:00 p.m. a Special SPC on Transportation and Transit, and April 05 at 9:30 a.m. a Special Combined Council Meeting, which can carry over to Friday April 06 if required.

## **Stakeholder Engagement, Research and Communication**

Additional engagement in the preparation of this report consists primarily of verbal feedback from Members of Council on the 2018 calendar first proposed at the 2017 October 30<sup>th</sup> Organizational meeting of Council.

## **Strategic Alignment**

This report aligns with Council's priority of a well-run city: "Calgary's government is open, responsive, accountable and transparent, delivering excellent services at a fair price. We work with our government partners to ensure we have the tools we need" (*Action Plan* 2015-2018). Adoption by Council of regularly scheduled Council meetings on specified dates, times and places satisfies the legislated requirement for notice in accordance with Section 193 of the *Municipal Government Act*.

## Revisions for Proposed 2018 Council Calendar

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### **Social, Environmental, Economic (External)**

No social, environmental or external implications have been identified related to the recommendations in this report.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

There are no direct operating budget implications for this report.

#### ***Current and Future Capital Budget:***

There are no direct capital budget implications for this report.

### **Risk Assessment**

In accordance with Section 193(1) of the *Municipal Government Act*, all Members of Council must be in attendance in order to adopt the Council Calendar.

### **REASON FOR RECOMMENDATION:**










Adoption and publication of a Council meeting schedule for the upcoming year ensures an efficient and transparent notification process which meets legislated requirement for notice.

### **ATTACHMENT(S)**











1. Revised February – December 2018 Council Calendar proposal











# 2018

## Council, Standing Policy Committees (SPC) and Standing Specialized Committee Meetings Dates














| January 2018 |   |   |   |   |   |    |
|--------------|---|---|---|---|---|----|
| Su           | Mo  | Tu  | We  | Th  | Fr  | Sa |
|              |  | 2   | 3   | 4   | 5   | 6  |
| 7            | 8   | 9   | 10  | 11  | 12  | 13 |
| 14           |  |  |  |  |  | 20 |
| 21           | PH/P  | PH/P  | 24  |  |  | 27 |
| 28           |  | 30  | SC  |   |   |    |

(The calendar for the month of January was approved by Council at the 2017 October 30 Organizational Meeting of Council)











| February 2018 |   |   |   |   |   |    |
|---------------|---|---|---|---|---|----|
| Su            | Mo  | Tu  | We  | Th  | Fr  | Sa |
|               |   |   |   | 1   | 2   | 3  |
| 4             |  |  |  |  |  | 10 |
| 11            | PH/P  | PH/P  | 14  |  |  | 17 |
| 18            |  | 20  |  | 22  | 23  | 24 |
| 25            |  | 27  | SC  |   |   |    |

| March 2018 |   |   |   |   |   |   |
|------------|---|---|---|---|---|---|
| Su         | Mo  | Tu  | We  | Th  | Fr  | Sa  |
|            |   |   |   | 1   | 2   | 3   |
| 4          |  |  |  |  |  | 10  |
| 11         | PH/P  | PH/P  | 14  |  | 16  | 17  |
| 18         |  | 20  | SC  |  |  | 24  |
| 25         |   | 26  | 27  | 28  | 29  |  |












CBE and CCSD – School spring break March 26 – April 06














| April 2018  |   |   |   |   |   |    |
|---|---|---|---|---|---|----|
| Su  | Mo  | Tu  | We  | Th  | Fr  | Sa |
|  | 2   |  |  |  | 6   | 7  |
| 8   |  |  |  |  |  | 14 |
| 15  | PH/P  | PH/P  | 18  |  |  | 21 |
| 22  |  | 24  | SC  | 26  | 27  | 28 |
| 29  |  | 30  |   |   |   |    |

\*Scheduled for 1:00 p.m.


| May 2018 |   |   |   |   |   |    |
|----------|---|---|---|---|---|----|
| Su       | Mo  | Tu  | We  | Th  | Fr  | Sa |
|          |   |  |  |  |  | 5  |
| 6        | PH/P  | PH/P  | 9   |  |  | 12 |
| 13       |  | 15  | 16  | 17  |  | 19 |
| 20       |  | 22  | 23  | 24  | 25  | 26 |
| 27       |  | 29  | SC*   | 31  |   |    |









\*Scheduled for the morning only FCM Conference: Halifax- May 31-June 3

| June 2018 |   |   |   |   |   |    |
|-----------|---|---|---|---|---|----|
| Su        | Mo  | Tu  | We  | Th  | Fr  | Sa |
|           |   |   |   |   | 1   | 2  |
| 3         |  |  |  |  |  | 9  |
| 10        | PH/P  | PH/P  | 13  |  |  | 16 |
| 17        | 18  | 19  | 20  | 21  |  | 23 |
| 24        |  | 26  | SC  |  |  | 30 |












| July 2018 |   |   |   |   |   |    |
|-----------|---|---|---|---|---|----|
| Su        | Mo  | Tu  | We  | Th  | Fr  | Sa |
| 1         |  | 3   | SC  | 5   | 6   | 7  |
| 8         | 9   |  |  |  |  | 14 |
| 15        |  |  |  |  |  | 21 |
| 22        | PH/P  | PH/P  | 25  |  |  | 28 |
| 29        |  | 31  |   |   |   |    |















\*PUD: 1:00 PM Start Calgary Stampede July 06-July 15










| August 2018 |   |    |    |    |    |    |
|-------------|---|----|----|----|----|----|
| Su          | Mo  | Tu | We | Th | Fr | Sa |
|             |   |    | 1  | 2  | 3  | 4  |
| 5           |  | 7  | 8  | 9  | 10 | 11 |
| 12          | 13  | 14 | 15 | 16 | 17 | 18 |
| 19          | 20  | 21 | 22 | 23 | 24 | 25 |
| 26          | 27  | 28 | 29 | 30 | 31 |    |

| September 2018 |   |   |   |   |   |    |
|----------------|---|---|---|---|---|----|
| Su             | Mo  | Tu  | We  | Th  | Fr  | Sa |
|                |   |   |   |   |   | 1  |
| 2              |  |  |  |  |  | 8  |
| 9              | PH/P  | PH/P  | 12  |  |  | 15 |
| 16             | 17  | 18  | SC  | 20  | 21  | 22 |
| 23             |  | 25  | 26  | 27  | 28  | 29 |
| 30             |   |   |   |   |   |    |

AUMA Convention – Red Deer September 26 - 28



| October 2018 |   |   |   |   |   |    |
|--------------|---|---|---|---|---|----|
| Su           | Mo  | Tu  | We  | Th  | Fr  | Sa |
|              |  |  |  |  |  | 6  |
| 7            |  | PH/P  | 10  |  |  | 13 |
| 14           |  | 16  | SC  | 18  | 19  | 20 |
| 21           |  | 23  | 24  | 25  | 26  | 27 |
| 28           | 29  |  | 31  |   |   |    |

| November 2018   |   |   |   |   |   |    |
|---|---|---|---|---|---|----|
| Su  | Mo  | Tu  | We  | Th  | Fr  | Sa |
|   |   |   |   | 1   | 2   | 3  |
| 4   |  |  |  |  |  | 10 |
|  | PH/P  | PH/P  | 14  |  |  | 17 |
| 18  |  | 20  | 21  | 22  | 23  | 24 |
| 25  |  |  |  |  |  |    |

| December 2018 |   |   |   |   |   |    |
|---------------|---|---|---|---|---|----|
| Su            | Mo  | Tu  | We  | Th  | Fr  | Sa |
|               |   |   |   |   |   | 1  |
| 2             |  |  |  |  |  | 8  |
| 9             | PH/P  | PH/P  | 12  |  | 14  | 15 |
| 16            |  | 18  | SC  | 20  | 21  | 22 |
| 23            | 24  |  |  | 27  | 28  | 29 |
| 30            | 31  |   |   |   |   |    |

Unless otherwise noted all meetings begin at 9:30 a.m.

### COUNCIL:


-  Regular Council Meeting 11 Meetings. Day 1, 9:30 a.m. start; Day 2, 1:00 p.m., if necessary (11 -22 Days)
- PH/P Public Hearing Council Meeting – 11 Meetings (22 Days)
- C\* Combined Meeting of Council – 1 Meetings (2 Days)
- SC Strategic Council Meeting – 11 Meetings (11 Days)
-  One Calgary Operating and Capital Budget Plan

### STANDING POLICY COMMITTEES

– 11 Meetings for Each SPC

-  SPC on Planning & Urban Development
-  SPC on Community & Protective Services
-  SPC on Transportation & Transit
-  SPC on Utilities & Corporate Services

Special SPC on CPS Meeting:

-  Civic Partners – 1 Meeting

### STANDING SPECIALIZED COMMITTEES

-  Priorities and Finance Committee – 14 Meetings
-  Intergovernmental Affairs Committee – 11 Meetings
-  Gas, Power & Telecommunications Committee -11 Meetings
-  Audit Committee – 8 Meetings
-  Days with a morning and afternoon meeting scheduled



POSTPONED REPORT

COUNCIL CHAMBER SEATING, C2017-1179

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Background: At the 2017 November 20 Combined Meeting, Council postponed Report C2017-1179 to the 2017 December 11 Combined Meeting of Council.

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Excerpt from the Minutes of the Combined Meeting of Council, 2017 November 20:

**“Moved by** Councillor Woolley

**Seconded by** Councillor Sutherland

That subject to section 6(1) of the Procedure Bylaw 35M2017, section 79 be suspended in order that Council may complete the following Reports prior to the scheduled adjournment time:

- CPC2017-375
- CPC2017-376
- CPC2017-377
- CPC2017-378, and
- VR2017-0050.

And further, that Reports C2017-1179 and C2017-1180 be postponed to the 2017 December 11 Combined Meeting of Council.

ROLL CALL VOTE

For: Mayor N. Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Sutherland, and Councillor Woolley

Against: Councillor Demong and Councillor Farrell

**MOTION CARRIED”**





**Report Number:** C2017-1179

**Meeting:** Combined Meeting of Council

**Meeting Date:** 2017 November 20

## NOTICE OF MOTION

**RE: COUNCIL CHAMBER SEATING**

**Sponsoring Councillor(s):** Councillor Keating, Councillor Sutherland

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WHEREAS the Council Chambers seating plan for Members of Council has not been revised in some time;

AND WHEREAS changes in Council can only be made through a request to the Mayor from two Members of Council;

AND WHEREAS there is currently no mechanism for a full reshuffle of Council seating arrangements;

AND WHEREAS regular seating changes could encourage more positive interactions between Councillors.

NOW THEREFORE BE IT RESOLVED that City Clerks randomly generate a new seating plan for Members of Council after each Organizational Meeting;

AND FURTHER BE IT RESOLVED that these changes come into effect after the Organizational Meeting in 2018.



POSTPONED REPORT

SHORT TERM RENTALS POLICY AND BYLAWS, C2017-1180

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Background: At the 2017 November 20 Combined Meeting, Council postponed Report C2017-1180 to the 2017 December 11 Combined Meeting of Council.

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Excerpt from the Minutes of the Combined Meeting of Council, 2017 November 20:

**“Moved by** Councillor Woolley

**Seconded by** Councillor Sutherland

That subject to section 6(1) of the Procedure Bylaw 35M2017, section 79 be suspended in order that Council may complete the following Reports prior to the scheduled adjournment time:

- CPC2017-375
- CPC2017-376
- CPC2017-377
- CPC2017-378, and
- VR2017-0050.

And further, that Reports C2017-1179 and C2017-1180 be postponed to the 2017 December 11 Combined Meeting of Council.

ROLL CALL VOTE

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Sutherland, and Councillor Woolley

Against: Councillor Demong and Councillor Farrell

**MOTION CARRIED”**



**Report Number:** C2017-1180**Meeting:** Combined Meeting of Council**Meeting Date:** 2017 November 20

## NOTICE OF MOTION

**RE:** SHORT TERM RENTALS POLICY AND BYLAWS**Sponsoring Councillor(s):** Councillor Sutherland

WHEREAS the rental of residential property does not currently require municipal approvals but can be considered a business activity;

AND WHEREAS online platforms that connect travellers with private accommodations, or Short Term Rentals, are becoming increasingly popular;

AND WHEREAS there are currently no City bylaws that specifically address Short Term Rentals;

AND WHEREAS the short-term rental of residential premises can take many different building forms;

AND WHEREAS the Business Licence Bylaw 32M98 currently regulates lodging houses, but this category does not cover many variations of rental arrangements;

AND WHEREAS Land Use Bylaw 1 P2007 defines Bed and Breakfasts but does not have defined uses for Short Term Rentals or lodging houses;

AND WHEREAS the safety of citizens and visitors to Calgary is a critical consideration for The City;

AND WHEREAS Short Term Rentals are not subject to the four per cent provincial Tourism Levy required for hotel stays in Alberta;

AND WHEREAS the Government of Alberta and the Cities of Calgary and Edmonton have agreed, as part of the City Charter process, to improve the administration of the Destination Marketing Fee, a fee that could, after further discussion, conceivably be applied to Short Term Rentals;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to explore the Business Licence, Land Use, Fire and Safety Codes requirements that would ensure Short Term Rentals, Bed and Breakfasts and Lodging Houses are subject to the appropriate level of safety and oversight (commensurate with their scale and purpose), and provide a scoping report with options (including costs of implementation) and recommendations through the Standing Policy Committee on Community and Protective Services no later than 2018 Q4.



## **Calgary Metropolitan Region Board – Councillor Appointment**

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### **EXECUTIVE SUMMARY**

On 2018 January 01 the *Calgary Metropolitan Region Board Regulation* AR190/2017 (“*Regulation*”) will come into force, establishing the Calgary Metropolitan Region Board. As a participating municipality, The City of Calgary must, in accordance with the *Regulation*, appoint a Councillor to represent The City of Calgary on the Calgary Metropolitan Region Board. This report presents Councillors’ expressions of interest in serving on the Calgary Metropolitan Region Board.

#### **ADMINISTRATION RECOMMENDATION:**

That Council:

1. Appoint a Councillor, as The City of Calgary’s representative, and an alternate, to the Calgary Metropolitan Region Board for a term effective 2018 January 01 and set to expire at the 2018 Organizational Meeting of Council; and
2. Direct that Attachment 3 remain confidential pursuant to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

The Council policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03) provides that Council Members shall be appointed to Boards, Commissions and Committees at the annual Organizational Meeting of Council, and at other times the Boards, Commissions and Committees require. The appointment term for Council Members is until the next annual Organizational Meeting of Council, unless otherwise specified by a resolution of Council or a Governance Document and terminates immediately upon leaving office. In the case of a mid-term Council Member vacancy, the City Clerk’s Office will canvass all Councillors for interest in the applicable Board, Commission or Committee and bring a report forward for Council to make an appointment.

### **BACKGROUND**

Section 708.02(1) of the *Municipal Government Act* (“MGA”) provides that the Lieutenant Governor in Council, on the recommendation of the Minister on the request of two or more municipalities, may establish a growth management board in respect to those municipalities by regulation. Section 708.04 provides that each participating municipality must, in accordance with the regulation establishing the growth management board of which the participating municipality is a member, appoint a person to represent the participating municipality on the growth management board.

The *Regulation* was granted Royal Assent on October, 26, 2017 and it will come into force on January 1, 2018. The *Regulation* establishes the Calgary Growth Management Board. The mandate, power and duties of the Calgary Metropolitan Region Board are set out within the *Regulation* (Attachment 1). In accordance with the *Regulation*, The City of Calgary is a participating municipality. A complete list of participating municipalities is provided within the *Regulation* (Attachment 2).

**Calgary Metropolitan Region Board - Councillor Appointment**

**Item # 11.2.1**

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

*Appointment of a Representative*

In accordance with the *Regulation*, the representative appointed under Section 708.04 of the *MGA* must be a Councillor of the participating municipality that is appointing the representative. The *MGA* provides that a Councillor includes the Chief Elected Official (that is, the Mayor). The *Regulation* also provides that each participating municipality may appoint a person to act in the representative's temporary absence or temporary inability to act. The appointed representatives are expected to represent the perspectives of their respective municipality during Board deliberations but have a duty to act in the best interests of the Board when taking actions or making decisions.

Until a participating municipality appoints a representative under Section 708.04, the Chief Elected Official of the participating municipality is designated as that municipality's representative.

*Term Length*

The *Regulation* does not set out a term for the appointed representative. The Council policy on *Governance and Appointments of Boards, Commissions and Committees* (CP2016-03) provides that the appointment term for Council Members is until the next annual Organizational Meeting of Council, unless otherwise specified by a resolution of Council or a Governance Document. The recommended term length for the Councillor appointment is until the 2018 Organizational Meeting of Council in order to align the Calgary Metropolitan Region Board appointment process with existing appointment processes for Members of Council at The City of Calgary. Given that the *Regulation* does not come into force until 2018 January 01, the Councillor appointment term will begin on 2018 January 01.

**Stakeholder Engagement, Research and Communication**

The Law and Legislative Services Department collaborated with the Intergovernmental and Corporate Strategy Division in reviewing the *Regulation* to ensure The City's compliance and preparedness ahead of the *Regulation* coming into force on 2018 January 01. In accordance with Council policy, all Members of Council were canvassed as to their interest in being appointed to the Calgary Metropolitan Region Board (Attachment 3).

**Strategic Alignment**

This report aligns with Council's priority of a well-run city: "Calgary's government is open, responsive, accountable and transparent, delivering excellent services at a fair price. We work with our government partners to ensure we have the tools we need" (*Action Plan 2015-2018*).

**Social, Environmental, Economic (External)**

The *Regulation* provides that the Calgary Metropolitan Region Board will promote the long-term sustainability of the Calgary Metropolitan Region, ensure environmentally responsible land-use planning, growth management and efficient use of land, and promote the economic well-being and competitiveness of the Calgary Metropolitan Region (Attachment 1).

**Calgary Metropolitan Region Board – Councillor Appointment**

**Item # 11.2.1**

**Financial Capacity**

***Current and Future Operating Budget:***

None.

***Current and Future Capital Budget:***

None.

**Risk Assessment**

There are no significant risks associated with the recommendations in this report. The *Regulation* comes into force on 2018 January 01 and appointing a Councillor at this time ensures The City's readiness for the Calgary Metropolitan Region Board's first meeting. Further, the *Regulation* states that until The City appoints a representative, the Chief Elected Official is designated as The City's representative on the Calgary Metropolitan Region Board.

**REASON(S) FOR RECOMMENDATION(S):**

The *MGA* provides that The City, as a participating municipality, must, in accordance with the *Regulation*, appoint a Councillor to represent The City of Calgary on the Calgary Metropolitan Region Board. Further, the *Regulation* provides that each participating municipality may appoint a person to act in the representative's temporary absence or temporary inability to act.

**ATTACHMENT(S)**

1. Attachment 1 – Calgary Metropolitan Region Board: Mandate, power and duties
2. Attachment 2 – Calgary Metropolitan Region Board: Participating Municipalities
3. Attachment 3 – Expressions of Interest (Confidential)



**Mandate of Board****3(1)** The Board shall

- (a) strive towards consensus regarding matters before the Board,
- (b) promote the long term sustainability of the Calgary Metropolitan Region,
- (c) ensure environmentally responsible land-use planning, growth management and efficient use of land,
- (d) develop policies regarding the coordination of regional infrastructure investment and service delivery,
- (e) promote the economic well-being and competitiveness of the Calgary Metropolitan Region,
- (f) develop policies outlining how the Board shall engage the public on the Growth Plan and the Servicing Plan, and
- (g) be limited in its mandate and role to those powers given to the Board under the Act and this Regulation.

**(2)** In fulfilling its mandate, the Board shall further

- (a) prepare a Growth Plan,
- (b) prepare a Servicing Plan,
- (c) advise and make recommendations to the Minister regarding the implementation of the Growth Plan and the Servicing Plan,
- (d) facilitate the resolution of issues arising from the preparation and implementation of the Growth Plan and the Servicing Plan, and
- (e) develop and implement policies for the sharing of costs for regional projects of the Calgary Metropolitan Region.

**Power and duties of Board****6** The Board may

- (a) develop policies allowing for the participation of nonmembers,
- (b) requisition participating municipalities for operating costs related to the operations of the Board, and
- (c) carry out any other functions and duties as the Minister directs.



**PARTICIPATING MUNICIPALITIES**

- (a) City of Airdrie;
- (b) City of Calgary;
- (c) City of Chestermere;
- (d) Town of Cochrane;
- (e) Town of High River;
- (f) Town of Okotoks;
- (g) Town of Strathmore;
- (h) Rocky View County;
- (i) Municipal District of Foothills;
- (j) That portion of Wheatland County described as follows:

Starting at the southeast corner of section 21, township 23, range 24;  
Then westerly until the southwestern corner of section 19, township 23, range 26;  
Then northerly until the northwestern corner of section 31, township 24, range 26;  
Then easterly until the northeastern corner of section 33, township 24, range 24;  
Then southerly to the point of commencement.  
All west of the fourth meridian

Approximate area: 87 000 acres

Includes all of:

Township 23, Range 24  
Sections 28-33, 19-21

Township 23, Range 25  
Sections 19-36

Township 23, Range 26  
Sections 19-36

Township 24, Range 24  
Sections 4-9, 16-21, 28-33

Township 24, Range 25  
All sections

Township 24, Range 26  
All sections

All west of the fourth meridian





**Report Number:** C2017-1249

**Meeting:** Combined Meeting of Council

**Meeting Date:** 2017 December 11

## NOTICE OF MOTION

### **RE: Secondary Suite Process Reform**

**Sponsoring Councillor(s):** Councillor Shane Keating, Councillor Joe Magliocca, Councillor Ray Jones, Councillor Jeromy Farkas, Councillor Diane Colley-Urquhart, and Mayor Naheed Nenshi

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WHEREAS secondary suites provide a market-led solution to increasing access to housing options, improve rental affordability, and improve homeowner affordability;

AND WHEREAS there are thousands of non-conforming secondary suites in Calgary that require legalization and code compliance to ensure the safety of residents, property owners, and neighbours;

AND WHEREAS residents of existing, non-conforming suites currently do not have the protection of the law;

AND WHEREAS the safety of exiting non-conforming suites can be improved through greater compliance;

AND WHEREAS Calgary is one of the last cities in Canada to adopt a comprehensive solution to allow secondary suites city-wide in all residential areas;

AND WHEREAS requiring site by site applications for land use change to accommodate secondary suites in R-1, R-C1, and R-1L districts creates a situation of political decision-making by Council rather than evidence-based, regulatory decision-making by City Administration;

AND WHEREAS secondary suite land use applications accounted for 20 per cent of Council's time in 2016;

AND WHEREAS adding secondary suites as discretionary uses in low density residential land use districts that do not currently allow secondary suites will move secondary suites in those areas to an administrative Development Permit process that still allows for community engagement through an established process;

AND WHEREAS The Development Permit process and the Subdivision Appeals Board (SDAB) are effective venues for secondary suite deliberation, and, if necessary, appeal;

THEREFORE, BE IT RESOLVED THAT City Council directs City Administration to bring forward amendments to the Land Use By-law 1P2007 to include secondary suites as discretionary uses within R-1, R-C1, and R-C1L land use districts no later than 2018 Q1;

AND THEREFORE BE IT FURTHER RESOLVED THAT City Council directs City Administration to bring forward changes to the Secondary Suite Registry that make enrolment in the Registry mandatory (with a visible registration tag) for new secondary suites;

AND THEREFORE BE IT FURTHER RESOLVED that Administration reinstate the fee for secondary suite applications (a partial fee for out of pocket expenses only).