



## REVISED AGENDA

### REGULAR PUBLIC HEARING MEETING OF COUNCIL

May 7, 2018, 1:00 PM  
IN THE COUNCIL CHAMBER

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. POSTPONED (Confidential Items)
  - 4.1 (Postponed) Proposed Approval of Expropriation (Alyth-Bonnybrook) – (Ward 09) File No. 1009 26 AV SE (DG), UCS2018-0468  
Report and Attachments held confidential subject to Sections 23, 24 and 25 of *FOIP*.
  - 4.2 (Postponed) Proposed Approval of Expropriation (Alyth-Bonnybrook) – Ward 09 File No. 1027 26 AV SE (DG), UCS2018-0469  
Report and Attachments held confidential subject to Sections 23, 24 and 25 of *FOIP*.
5. CONSENT AGENDA
  - 5.1 Local Growth Planning in North Central Green Line Communities, PUD2018-0347
  - 5.2 Improving Communications to Citizens – Notice Posting Redesign, PUD2018-0146
6. PLANNING MATTERS FOR PUBLIC HEARING
  - 6.1 CALGARY PLANNING COMMISSION REPORTS
    - 6.1.1 Land Use Amendment in Altadore (Ward 8) at 5015 -15 Street SW, Bylaw 149D2018, CPC2018-0285
    - 6.1.2 Land Use Amendment in Southview (Ward 9), Bylaw 150D2018, CPC2018-0299
    - 6.1.3 Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue NW, Bylaws 32P2018 and 146D2018, CPC2018-0249
    - 6.1.4 Land Use Amendment in Glendale (Ward 6) at Multiple Properties, Bylaw 147D2018, CPC2018-0260



- 6.1.5 Policy and Land Use Amendment in Killarney/ Glengarry (Ward 8) at 2040 - 29 Street SW, Bylaws 33P2018 and 148D2018, CPC2018-0245
- 6.1.6 Land Use Amendment in East Village (Ward 7) at 428 6 Avenue SE, Bylaw 151D2018, CPC2018-0280
- 6.1.7 Land Use Amendment in Hillhurst (Ward 7) at 413, 417 and 421 - 10 Street NW, Bylaw 152D2018, CPC2018-0297
- 6.1.8 Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, Bylaw 153D2018, CPC2018-0287
- 6.1.9 Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW, Bylaw 154D2018, CPC2018-0283
- 6.1.10 Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW, Bylaw 155D2018, CPC2018-0291
- 6.1.11 Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 420095 Street NW and 9523 40 Avenue NW, Bylaws 34P2018 and 156D2018, CPC2018-0261
- 6.1.12 Land Use Amendment in East Shepard Industrial (Ward 12), Bylaw 157D2018, CPC2018-0295

6.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING  
(including non-statutory)

7. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

7.1 CALGARY PLANNING COMMISSION REPORTS

7.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

- 7.2.1 Repeal and Replacement of Bylaw 4M2018 – Designation of the Fairey Terrace as a Municipal Historic Resource, PUD2018-0355  
Bylaw 25M2018

7.3 BYLAW TABULATIONS  
(related to planning matters)

- 7.3.1 Tabulation of Bylaw for Land Use Amendment Oakridge (Ward 11) 24 Street SW and Oakmoor Drive SW, Bylaw 25D2018

8. URGENT BUSINESS

- 8.1 Review of the 2026 Olympic and Paralympic Winter Games Council Committee Terms of Reference (Verbal), OPC2018-0582



- 8.2     *Council Compensation Review Committee Bylaw Review, C2018-0608*  
         Councillor Jones

9.     CONFIDENTIAL ITEMS

- 9.1     Legal Briefing (Verbal), VR2018-0032  
         Held confidential subject to Sections 27 of *FOIP*.

- 9.2     Personnel Matter (Verbal), VR2018-0033  
         Held confidential subject to Sections 17 and 27 of *FOIP*.

9.3     *Urgent Business*

- 9.3.1     *Proposed Method of Disposition Ward 09 (23 McDougall CO NE), C2018-0585*  
         Held confidential subject to Sections 23, 24 and 25 of *FOIP*.

10.    ADJOURNMENT







POSTPONED REPORT

Proposed Approval of Expropriation (Alyth-Bonnybrook) – (Ward 09) File No. 1009 26 AV SE (DG), UCS2018-0468

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Background: At the 2018 April 23 Regular Meeting, Council postponed Report UCS2018-0468 to the 2018 May 07 Regular Public Hearing of Meeting of Council and that it be dealt with as the first item of business, following Confirmation of the Agenda, in Closed Meeting.

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Excerpt from the Minutes of the Regular Meeting of Council, 2018 April 23:

“That Council postpone Reports UCS2018-0468 and UCS2018-0469 to the 2018 May 07 Regular Public Hearing Council meeting as the first items of business following Confirmation of Agenda.

ROLL CALL VOTE

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farkas, Councillor Farrell, Councillor Jones, and Councillor Keating

Against: (7): Councillor Chu, Councillor Davison, Councillor Demong, Councillor Gondek, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION CARRIED”**







POSTPONED REPORT

Proposed Approval of Expropriation (Alyth-Bonnybrook) – Ward 09 File No. 1027 26 AV SE (DG), UCS2018-0469

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**MOTION CARRIED”**







**Planning & Development Report to  
SPC on Planning and Urban Development  
2018 April 30**

**ISC: UNRESTRICTED  
PUD2018-0347  
Page 1 of 6**

**Local Growth Planning in North Central Green Line Communities**

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**EXECUTIVE SUMMARY**

This report outlines a high-level scope for local growth planning for north central Green Line communities. The catalyst for this review is the significant investments in public transit, including the North Crosstown Bus Rapid Transit (BRT) route and the Green Line, along with the Council-approved Main Streets work.

The Scope of Work (Attachment 1) proposes a combined local area planning process for nine communities, and provides an opportunity to pilot the proposed Local Area Plans Strategy introduced to Council in 2018 January (PUD2018-0011). Included in the scope are four Main Street areas (4 Street NW, Centre St N, Edmonton Trail NE, and 16 Avenue N), and the adjacent communities including: Capitol Hill, Crescent Heights, Greenview Industrial Park, Highland Park, Mount Pleasant, Renfrew, Rosedale, Tuxedo Park, and Winston Heights / Mountview.

Local area planning for Highland Park was directed by Council in 2017 June (C2017-0521) and this Scope of Work proposes incorporating work on the Highland Park Area Redevelopment Plan, as it was approved by Council, to be completed in coordination with this project.

The project requires amending or consolidating ten existing local area plans, prepared in different eras that have minimal references to the important new investments in public transit and no references to the Developed Areas Guidebook. The previously approved *Main Streets implementation plan* (Attachment 2) would require minor adjustments to reflect updated sequencing and implementation timelines if Council approves this scope.

The outcome of this work includes a comprehensive set of community plans that: incorporates and aligns with the Developed Areas Guidebook (DAG); provides policies written in plain language; and helps facilitate economic development in the area. Included in the scope is an estimated timeline and budget to complete the work as outlined.

**ADMINISTRATION RECOMMENDATION:**

That the SPC on Planning and Urban Development recommends that Council:

1. Approve the Scope of Work outlined in Attachment 1 and direct Administration to report back to Council through the SPC on Planning and Urban Development no later than Q4 2019.
2. Approve, as amended, the *Main Streets implementation plan* as shown in Attachment 2.

**RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2018 APRIL 30:**

That the Administration Recommendations contained in Report PUD2018-0347 be approved.



**Planning & Development Report to  
SPC on Planning and Urban Development  
2018 April 30**

**ISC: UNRESTRICTED  
PUD2018-0347  
Page 2 of 6**

**Local Growth Planning in North Central Green Line Communities**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2017 September 11 Combined Meeting of Council, a Notice of Motion (NM2017-29) moved by Councillor Farrell, Seconded by Councillor Carra, directed Administration, in anticipation of updating existing north central Area Redevelopment Plans as part of the Green Line LRT and Main Streets work, to explore incorporating work on community planning, economic development and the Developed Areas Guidebook and that City Administration report back to Council through the Standing Policy Committee on Planning and Urban Development no later than Q2 2018 with a scoping report that includes timelines, resources, and budget.

At the 2017 June 26 Regular Meeting of Council, as moved by Councillor Carra, seconded by Councillor Pincott, Council directed Administration to include the Highland Park Area Redevelopment Plan in the Planning & Development Department's 2018 policy work plan, in accordance with the Scope of Work identified in Attachment 1 (CPC2017-0521), with the work to be coordinated with the area's regional drainage study.

At the 2017 April 10 Combined Meeting of Council, moved by Councillor Chabot, Seconded by Councillor Woolley, that the SPC on Planning and Urban Development Recommendation contained in Report PUD2017-0241, be adopted, and that Council approve the Main Streets Implementation Plan.

**BACKGROUND**

Detailed planning for the Green Line is underway and construction on Green Line enabling projects has started. Further, the North Crosstown Bus Rapid Transit service that will run along 16 Avenue N begins service in 2018. This route will be a limited stop bus service operating in regular traffic lanes with several transit priority measures such as queue jumps and priority signals. It will intersect with the future Green Line route on Centre Street N.

The *Main Streets implementation plan* was approved by Council in 2017 April (PUD2017-0241) and provides an action plan for Planning, Investment and Innovation in all of Calgary's main streets. Planning includes a new policy and land use regulation framework created with local stakeholders. Investment is focused on the redesign and reconstruction of a main street's public realm (e.g. streets, sidewalks, safety features, crosswalks). Innovation provides a range of new approaches for a variety of factors facing main streets, including parking management, heritage conservation and improved facilitation of local economic development.

On 2018 January 22, Administration, responding to the challenge of maintaining a current set of local area plans citywide, presented a new approach to local area planning (PUD2018-0011). It proposed new multi-community local planning areas that reflect catchment areas for existing and future LRT/BRT stations and main streets as well as recognizing significant natural or constructed features that separate certain areas from others. The 41 tentative local planning areas under consideration are shown on Figure 1 of Attachment 3.

There are currently nine communities that abut the four main streets noted above. There are also ten local area plans, but these ten plans do not cover the entire catchment area nor do they reference the Developed Areas Guidebook. Furthermore, only the 16 Avenue North Urban



## **Local Growth Planning in North Central Green Line Communities**

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Corridor ARP includes references to the North Crosstown BRT and the approved Green Line alignment. The existing plans, listed below, are shown on Figure 2 of Attachment 3

- Highland Village Green Design Guidelines (2017)
- 16 Avenue North Urban Corridor Area Redevelopment Plan (2017)
- South Nose Creek Site Plan (2008)
- Winston Heights / Mountview Area Redevelopment Plan (2006)
- North Hill Area Redevelopment Plan (2000)
- Crescent Heights Area Redevelopment Plan (1997)
- Centre Street North Special Study (1989)
- North Bow Special Study (1979)
- Inner City Policy Plan (1979)
- North Bow Design Brief (1977)

*(brackets indicate year of original adoption or when an entire new version was adopted.)*

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Given the number of initiatives within the same geographic area, Administration's investigation focussed on finding synergies and efficiencies through coordination of the work.

Retaining independent scopes of work for Main Streets, Highland Park ARP and updated local area planning or combining them into one coordinated process has benefits and drawbacks. A combined effort would allow the larger area to be planned comprehensively and is logical considering that the four main street areas under consideration intersect nine communities, including Highland Park (Centre Street N, Edmonton Trail NE). Area residents and business owners as well as The City would have greater opportunity to learn whether opportunities or issues identified are common across multiple nearby communities or if they are unique to their community.

The primary drawback of a scope limited to only Main Streets is that existing local area plans become a mix of new and old policies, which can prove challenging for stakeholders to interpret and requires subsequent amendments. For example, following Council approval of Main Streets work in Bridgeland and Killarney and considering feedback from community members, Administration subsequently added a comprehensive review of the rest of the area redevelopment plans for these two communities to the 2018 Policy Work Plan. This is not the most efficient use of City, community and Council resources.

The next generation approach to local area plans (Local Area Plans Strategy, PUD2018-0011) proposes building upon existing multi-community plans, such as the North Hill ARP. Multi-community plans offer an opportunity to highlight main street areas or LRT/BRT station areas that draw people from multiple communities. It still permits community specific chapters to communicate the unique features of each community and address community specific land use topics, such as Neighbourhood Activity Centres. Read together, the plan's components should better illustrate the various economic development opportunities available across the larger area. It also facilitates long-term planning for transportation, recreation and social services infrastructure as those groups typically have a multi-community focus already. Although the intent is to pilot larger multi-community plans as outlined in the Local Area Plans Strategy, the



## **Local Growth Planning in North Central Green Line Communities**

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attached Scope of Work allows flexibility in determining the appropriate plan format and type(s) after the engagement sessions with stakeholders and detailed analysis.

Undertaking this multi-community planning process requires amending the Council approved *Main Streets implementation plan* (Attachment 2). This plan identified 33 streets for staged implementation within three time periods for Planning, Investment and Innovation. Since adoption by Council in April 2017: five main streets areas have received Council approval for Planning (redesignations and policy updates) and Investment has funded the initiation of a concept design process for 11 main streets and reconstruction of four streets. Future investment funding requests for the remaining priority streets are being proposed in the One Calgary budget process. The proposed amendments in the attached *Main Streets implementation plan* reflect the significant completion of the original priority projects, and an updated project list, and revised timelines. The project list has been split into two groups which allows for greater flexibility so additional amendments to the *Implementation Plan* do not have to be made following approval of the One Calgary service plan and budgets.

In conclusion, Administration believes the multiple directives from Council to undertake local area planning for Highland Park, the local main streets and north central Green Line communities may benefit from a combined analysis and engagement process. These benefits may include:

- Providing a citizen-centric coordinated engagement that takes a community approach rather than a project approach;
- Bringing communities together to identify and support intensification of certain strategic corridors and nodes, which subsequently support regional infrastructure such as the North Crosstown BRT and Green Line LRT;
- Consolidating or rescinding of several local area plans written in different eras that have varying effect across the nine communities;
- Implementing the policies of the Developed Areas Guidebook;
- Facilitating economic development as a result of new investments in transit, clarified opportunities for private development and City investment in an improved public realm; and
- Opportunity to test and refine the next generation approach to local area plans.

### **Stakeholder Engagement, Research and Communication**

Administration has initiated discussions with the affected community associations to notify them of the potential for this proposed multi-community planning process. An outline of proposed engagement is detailed further in the Scope of Work. Development of a detailed engagement plan to supplement the Main Streets' established engagement process will be undertaken should Council direct that this work proceeds.

### **Strategic Alignment**

This policy work is intended to advance the Municipal Development Plan, Section 1.4.4 – Local Area Plans. It also offers the opportunity to align the local area plans with the statutory Developed Areas Guidebook.



## **Local Growth Planning in North Central Green Line Communities**

A comprehensive planning policy approach will align land uses and development opportunities in the north central communities to support Main Streets planning, public realm investments and transit investments in this area including the North Crosstown BRT and the Green Line LRT services.

By expanding the new local growth planning areas, Administration may also be able to have a more robust conversation with citizens, community members and stakeholders and ultimately direct new growth to strategic areas within a wider range of communities in alignment with the Municipal Development Plan and Calgary Transportation Plan.

### **Social, Environmental, Economic (External)**

#### **Social**

This project will build on the success of the multi-community engagement approach used by Main Streets and the Green Line projects. It is the aim of this project to bring communities together to confirm intensification of strategic corridors and nodes, while also identifying community specific issues related to making the area a good place to live, work or go to school.

#### **Environmental**

Facilitating population and job growth in this developed area of Calgary will increase transit usage and walkability, reduce vehicle miles travelled and renew the supply of new development in the Developed Area. It also promotes consideration of compact development towards achieving environmental objectives of the Municipal Development Plan.

#### **Economical**

The Green Line LRT and North Crosstown BRT services represent significant capital and operating investments by The City. Supporting that investment with appropriate, consistent, and plain language land use development policies that facilitate appropriate local growth is critical to ensuring The City realizes a beneficial return on its investment in public transit.

Secondly, having easy-to-use and comprehensive policy plans for the area may facilitate private investment in the area to complement City investments.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

This policy planning work has been considered in the work plans of Administration, and it is not anticipated that there will be additional operating budget impacts. Total project cost is estimated to be \$750,000 of which \$345,000 would be related to engagement costs.



## **Local Growth Planning in North Central Green Line Communities**

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### ***Current and Future Capital Budget:***

There are subsequent capital budget implications related to infrastructure improvements with associated Main Street upgrades, however, those recommendations will be incorporated into the One Calgary (2019-2022) budget request process.

### **Risk Assessment**

Should Council not adopt the recommendations contained in this report, there is a risk of disappointing communities expecting updated local planning policy because of the 2017 September 11 Notice of Motion. There is also a risk of duplicating engagement resources if Administration does not approach this local planning exercise comprehensively. The main streets in this area represent a good opportunity for achieving medium to high density transit supportive development but the main streets impact multiple communities and in several cases, fall on boundaries between communities. Therefore, updating only the main street areas could leave existing local area plans with a fragmented policy written in different eras within the same document.

There is a risk that expanding the scope could negatively impact the *Main Streets implementation plan*, which is not desirable. To mitigate such a risk the Scope of Work is flexible to allow for Main Streets to complete its objectives should delays arise resolving other local planning issues.

There are risks with engaging multiple communities at once and ensuring that they feel heard during the process. However, communities in the area are familiar with multi-community engagement with the 2016 Green Line Charrettes, which helps to minimize the potential risk.

Should Council not authorize Administration to proceed with the attached Scope of Work, the creation of a Highland Park Area Redevelopment Plan would still proceed in accordance with the 2017 June Council direction to include it on the 2018 work plan.

### **REASON(S) FOR RECOMMENDATION(S):**

The proposed Scope of Work will enable a comprehensive update to local area planning policies and land use districts in north central Green Line communities. Continued local population and job growth near the under construction North Crosstown BRT and future Green Line LRT as well as on nearby main streets is important for achieving the objectives of the Municipal Development Plan. More specifically, in addition to better supporting local and regional public transit infrastructure the project will identify growth opportunities for new or existing Neighbourhood Activity Centres which are important for retaining and expanding the supply of local businesses. The work will replace, consolidate and/or update ten existing policies in the area that currently do not cohesively describe or facilitate the growth opportunities in north central Green Line communities.

### **ATTACHMENT(S)**

1. Scope of Work
2. Replacement pages for *Main Streets implementation plan*
3. Supporting Maps



## **Scope of Work**

### **The North Central Green Line Communities Project**

#### **1.0 Background**

This Scope of Work proposes a combined local area planning process for nine communities, and provides an opportunity to pilot the proposed Local Area Plans Strategy introduced to Council in 2018 January (PUD2018-0011). Included in the scope are four Main Street areas (4 Street NW, Centre St N, Edmonton Trail NE, and 16 Avenue N), and the adjacent communities including: Capitol Hill, Crescent Heights, Greenview Industrial Park, Highland Park, Mount Pleasant, Renfrew, Rosedale, Tuxedo Park, and Winston Heights / Mountview.

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The project requires amending or consolidating ten existing local area plans, prepared in different eras that have minimal references to the important new investments in public transit and no references to the Developed Areas Guidebook.

The outcome of this work includes a comprehensive set of community plans that: incorporates and aligns with the Developed Areas Guidebook (DAG); provides policies written in plain language; and helps facilitate economic development in the area. Included in the scoping report is an estimated timeline and budget to complete the work as outlined.

#### **2.0 Purpose**

The purpose of this document is to provide information regarding the timelines, resourcing and budget requirements associated with preparing new or updated local growth plans for the north central Green Line communities.

This work should provide a comprehensive set of land uses to support transit-oriented development along the future Green Line Light Rail Transit line north of downtown and the North Crosstown Bus Rapid Transit service. It should align local policies with the Developed Areas Guidebook and identify short and long-term economic development opportunities.

The new plans should include both statutory and non-statutory sections under the Municipal Government Act, as required, which would be determined during the planning process.

#### **3.0 The Plan Area**

The Plan Area, shown on Figure 1, for this Scope of Work includes the communities of Capitol Hill, Crescent Heights, Greenview Industrial, Highland Park, Mount Pleasant, Renfrew, Rosedale, Tuxedo Park and Winston Heights / Mountview. As per the Local Area Plans Strategy, these communities fall within Areas 4 and 5 (see Attachment 3 – Supporting Maps – PUD2018-0347 for all 41 proposed plan area boundaries in the Local Area Plans Strategy).



**Scope of Work****The North Central Green Line Communities Project**

It should be noted that Administration began work in 2017 on updating the Bridgeland – Riverside Area Redevelopment Plan (ARP) following Main Streets project work, with completion expected in Q4 2018. The North Central Green Line Communities Project is expected to run from Q2 2018 to Q4 2019. Although Bridgeland is located within Area 5, the scoping report does not propose any changes to the Bridgeland – Riverside ARP. However, inclusion of the new Bridgeland-Riverside ARP may be considered as a chapter in the multi-community plan given potential interface issues/opportunities.

The boundaries included in this scope of work are intended to be flexible to allow for adjustments based on community feedback received during the process. The project will include analysis of an important employment area, Greenview Industrial Park. The area is near existing residential communities and should be retained as an employment area as per the Municipal Development Plan.

There are also ten public/private schools located throughout and two post-secondary institutions, Southern Alberta Institute of Technology and Alberta College of Art and Design.

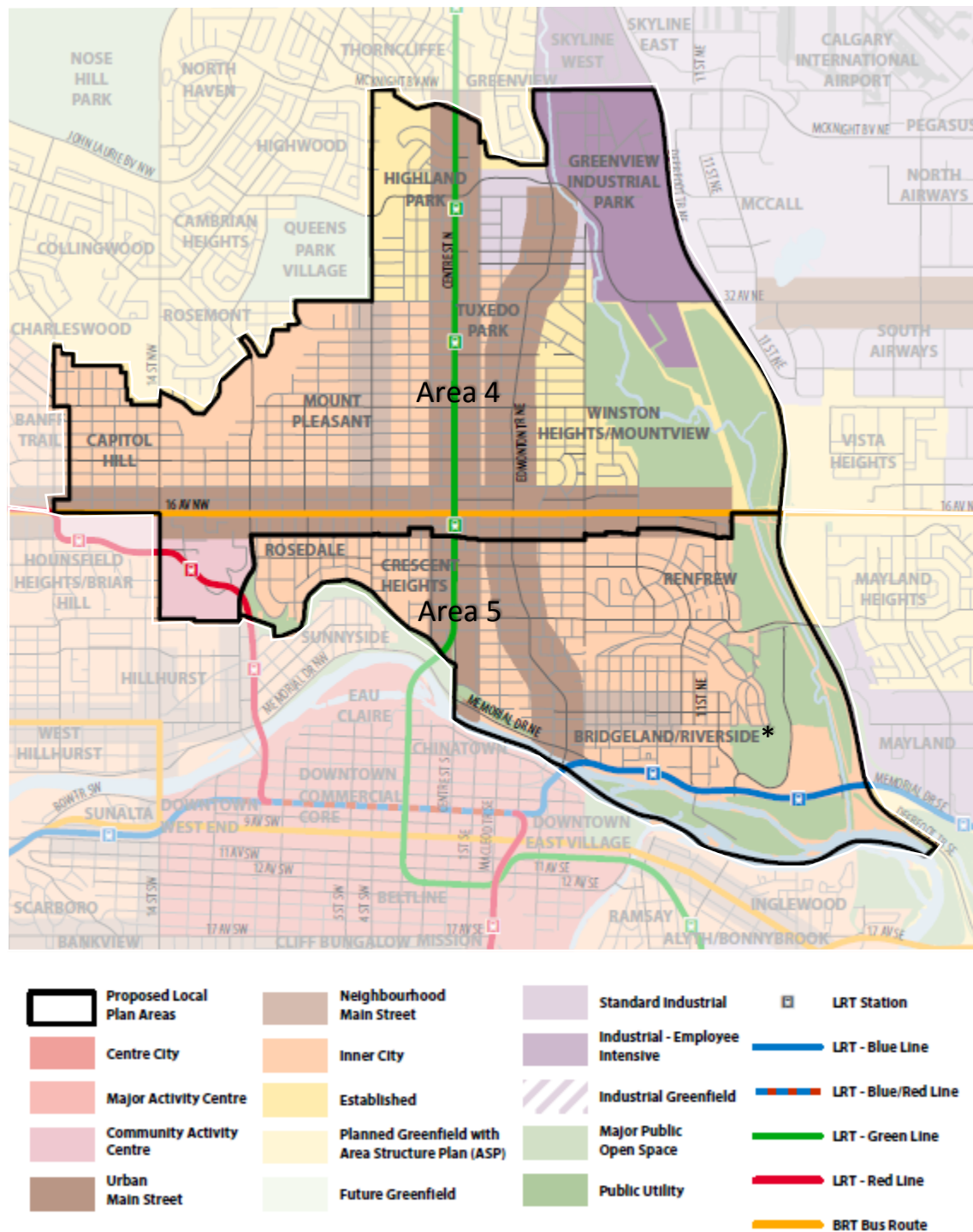
Important transportation infrastructure serving the area includes: regional pathways, recently installed bike lanes, the under construction North Crosstown Bus Rapid Transit Service and 16 Avenue N Green Line LRT station (north terminus of phase 1). For vehicles, Deerfoot Trail constitutes the eastern border of the Plan Area between McKnight Boulevard NE and Memorial Drive. The entire area is served by a substantial grid network of streets.



## Scope of Work

### The North Central Green Line Communities Project

**Figure 1 – Approximate Scope of Work** *(subject to refinement during engagement)*



*\*Note: Bridgeland – Riverside area is shown for context only. The existing scope & timeline of that Area Redevelopment Plan Update is not changed with this report.*



## Scope of Work

### The North Central Green Line Communities Project

#### 4.0 Stakeholders

Administration will work the various community associations and Ward Councillor's offices (Wards 4, 7 and 9) to identify key stakeholders, including formal and informal citizen and community groups.

#### 5.0 Deliverables

1. A new local area plan for Area 4
2. A new local area plan for Area 5
3. Land Use Bylaw amendments, as required, to support the new local area plans

Although the intent is to pilot larger multi-community plans for Areas 4 and 5, ultimate plan format, number and type will be confirmed following engagement and analysis. The creation of the new plans may result in the rescinding of the existing local area policy plans.

#### 6.0 Project Timeline and Resources

The following table provides an overview of the project timeline. More information regarding phase 1 and 2 is below. Administration resources required to complete the work are outlined below.

<b>Project Timeline</b>	<b>Q2 2018</b>	<b>Q3 2018</b>	<b>Q4 2018</b>	<b>Q1 2019</b>	<b>Q2 2019</b>	<b>Q3 2019</b>	<b>Q4 2019</b>
<b>Phase 1</b>							
Background Research							
Determine Engagement Preferences of Communities Involved							
<b>Phase 2</b>							
Engagement – Project Introduction; Issues & Opportunities Identification							
Issues and Opportunities Analysis							
Preparation of Options							
Engagement – Presentation of Options & Draft Plan Templates							
Analysis and Refinement of Preferred Options							
Council Review of the Plans							



## Scope of Work

### The North Central Green Line Communities Project

#### **Phase 1: Background Research and Project Planning – May to September 2018**

Key pieces of internal background work would be completed in Phase 1 to ensure that critical information is known prior to undertaking the first multi-community engagement session. This will facilitate drafting of an informed project plan and project charter that not only builds on the strengths of the recent charrette work in the communities but also identifies any potential risks or concerns to be considered and addressed as the project progresses.

Phase 1 will include, but is not limited, to the following:

- **Main Streets** - Review existing work and results to date of the previous Main Streets' engagement in the plan area
- **North Crosstown Bus Rapid Transit (BRT)** – Review transit routes and stops impacted by 2018 launch of the BRT service
- **Green Line** – Review stakeholder input & recommendations of the three week-long charrettes in 2016 for three future LRT stations (16 Avenue N, 28 Avenue N, 40 Avenue N)
- **Market / Transportation Studies** – Review studies produced in support of Main Streets and Green Line; and determine need for additional studies
- **Confederation Regional Drainage Study** – Align with work underway to incorporate findings of the study for the Highland Park area
- **Existing Local Area Plans** – Analyze existing ten local area plans and identify information / policies deemed superfluous due to policies/regulations in other plans/bylaws e.g. Municipal Development Plan and its Guidebooks'; Land Use Bylaw; Calgary Transportation Plan
- **Existing Land Use Districts** – Analyze existing land uses for alignment with relevant policies and development feasibility; review Direct Control districts to determine if still necessary for stated purpose or necessary to reference old Land Use Bylaws e.g. 2P80
- **Development Inquiries / Applications** – Review past five years of pre-applications, land use changes and development permit applications to understand scope of development interest and community responses
- **Community Associations** – Introduce project scope and solicit feedback for preferred method of engagement; identify local community or citizen groups
- **Engagement Plans** – Refine method of engagement, timelines and required resources

#### **Phase 2: Public Engagement and Policy Development – 2018 to October 2019**

Preliminary community engagement and education:

- Coordinated engagement session with the broader community to introduce project background, educate about the planning process, confirm/ validate previous engagement findings and collect high-level understanding of issues, opportunities and constraints
- Findings will be used to refine the project scope and inform further phases of engagement
- Engagement will be coordinated with other City projects, where applicable

Policy development, including:

- Develop policies that support growth and local economic development opportunities



## Scope of Work

### The North Central Green Line Communities Project

- Apply the building blocks and policies of the Developed Areas Guidebook to the local context

It is the intent that this work will generate proposed City-initiated land use redesignations that would be brought to Council following the engagement process and adoption of local area plans.

- Main Streets team - lead analysis and recommendations of land uses within the Urban and Neighbourhood Main Streets that includes existing/future LRT and BRT stations
- Community Planning - lead land use recommendations for Neighbourhood Activity Centres and other parcels not within the aforementioned areas

#### Public Realm / Improvements

- Identify opportunities for local public realm improvements (including parks, streets, and other infrastructure)
- Analyze feasibility and funding requirements to support local infrastructure upgrades

## 6.0 Funding Requirement

The primary funding to support this project has already been allocated by Council via the *Main Streets implementation plan* as well through existing departmental budgets for local area planning. The associated main streets in this Scope of Work constitute a substantial majority of the land use policy and Land Use Bylaw discussions required for this project.

This project benefits from the considerable engagement undertaken in 2016 during the Green Line charrette sessions. The estimated total project cost to complete the full Scope of Work and produce updated local area plans and associated land use amendments is \$750,000. Costs for various aspects of the process are provided in the table below.

<b>Project Component</b>	<b>Estimated Cost</b>
General Administration	\$ 40,000
Project Management	\$ 60,000
Community Engagement	\$ 345,000
Internal Engagement	\$ 50,000
Analysis/Modelling	\$ 100,000
Policy Development	\$ 100,000
Document Review	\$ 25,000
Revisions	\$ 15,000
Approval Process	\$ 15,000
<b>Total</b>	<b>\$ 750,000</b>

## 7.0 Project Team Structure

The project would be shared by Urban Strategy (Main Streets Team) and Planning & Development (Community Planning) with an internal cross-departmental Technical Advisory



### Scope of Work

#### The North Central Green Line Communities Project

Committee providing input and recommendations as needed. The team members and their roles and responsibilities are outlined in Table 1.

**Table 1: Resources Required to Complete Scope of Work**

<b>Role</b>	<b>Responsibilities</b>
<b>Planning / Project Lead</b>	<ul style="list-style-type: none"> <li>• Collect, coordinate and distribute baseline information</li> <li>• Review and summarize existing planning policies for redundancies and improved plain language to be available for community associations and at the multi-community engagement kickoff</li> <li>• Review existing development economics / real estate studies to determine opportunities and limitations for redevelopment based on market conditions and scope of work for a market study if required</li> <li>• Procure / manage consultant(s), if required</li> <li>• Develop land use concept and policy options plus criteria for evaluating various options</li> <li>• Lead integration of plans with the Developed Areas Guidebook</li> <li>• Coordinate production of interim/final policy documents</li> <li>• Ensure Policy alignment with high level policy such as South Saskatchewan Regional Plan, Municipal Development Plan, Developed Areas Guidebook, and others</li> <li>• Prepare City-initiated land use redesignations as required for areas not within an Urban/Neighbourhood Main Street</li> </ul> <p><b>Estimated Resources: 1.25 FTE</b></p>
<b>Main Streets</b>	<ul style="list-style-type: none"> <li>• Provide leadership on Main Streets in the Plan Areas</li> <li>• Conduct analysis and prepare recommendations for land uses on Urban/Neighbourhood Main Streets in the Plan Areas</li> <li>• Undertake analysis of required public realm improvements to set up Main Streets for success</li> <li>• Prepare City-initiated land use redesignations as required for Urban/Neighbourhood Main Street areas</li> </ul> <p><b>Estimated Resources: 1.25 FTE</b></p>
<b>Parks</b>	<ul style="list-style-type: none"> <li>• Provide input as required</li> </ul> <p><b>Estimated Resources: 0.10 FTE</b></p>
<b>Development Engineering / Water Resources</b>	<ul style="list-style-type: none"> <li>• Provide updates to project team on status and potential storm water solutions resulting from regional drainage study</li> <li>• Water modelling</li> <li>• Sanitary modelling</li> <li>• Provide other input as required</li> </ul> <p><b>Estimated Resources: 0.15 FTE</b></p>
<b>Transportation / Green Line</b>	<ul style="list-style-type: none"> <li>• Provide review of street network and any improvements required</li> <li>• General review of Transportation policies</li> <li>• Develop transportation policies</li> </ul> <p><b>Estimated Resources: 0.15 FTE</b></p>
<b>Urban Design</b>	<ul style="list-style-type: none"> <li>• Provide input on urban design matters not covered by the Developed Areas Guidebook or Land Use Bylaw</li> <li>• Review and provide comments on proposed context specific policy</li> </ul> <p><b>Estimated Resources: 0.15 FTE</b></p>
<b>Geodemographics</b>	<ul style="list-style-type: none"> <li>• Provide existing demographic data</li> </ul>



**Scope of Work****The North Central Green Line Communities Project**

	<ul style="list-style-type: none"> <li>• Provide estimates of units, residents, and jobs that will be produced by a given land use concept</li> <li>• Liaise with Water &amp; Transportation for modeling purposes</li> </ul> <b>Estimated Resource:</b> 0.15 FTE
<b>Communications</b>	<ul style="list-style-type: none"> <li>• Develop communications plan/strategy</li> <li>• Coordinate promotional materials for engagement events and establish communication channels with the public (e.g. e-newsletters, webpages, community association newsletters)</li> <li>• Assist with day-to-day communications with stakeholders</li> <li>• Coordinate informational materials to educate the public on the project, processes, and ongoing status</li> <li>• Media relations</li> </ul> <b>Estimated Resources:</b> 1.25 FTE
<b>Engagement</b>	<ul style="list-style-type: none"> <li>• Oversee the public engagement process</li> <li>• Support the public engagement strategy and ensure alignment with Engage Policy</li> <li>• Transcribe, coordinate, and interpret public input</li> <li>• Develop and manage any online engagement component</li> <li>• Produce engagement summaries and What We Heard Reports</li> </ul> <b>Estimated Resources:</b> 1.0 FTE
<b>Legal</b>	<ul style="list-style-type: none"> <li>• Policy review</li> <li>• Legal advice where required</li> </ul> <b>Estimated Resources:</b> 0.05 FTE





## Staged implementation

Each of the 33 main street areas were reviewed on four primary evaluation matrixes; existing land use district capacity, planning need, redevelopment readiness and infrastructure knowledge and cost. Council approved a staged approach for implementation with PUD2016-0564 and identified 9 main street areas for an initial detailed implementation focus.

Analysis provides a sequence list of the 33 main street areas for implementation action. The first 17 areas on the list are recommended for immediate and near term implementation (2017 to 2022). Detailed infrastructure demand analysis and land use planning for the proposed Green Line will affect 3 of these 17 main streets areas (9 Avenue S.E. and the two sections of Centre Street North). Implementation planning for the Green Line will be carried by other work teams, with support and information provided by the main street team.

14 specific priority main streets will be prepared for private and public investment; private investment supported by an updated land use framework approved by City Council, then design and construction of a new streetscape and public realm funded by the City of Calgary. All 33 main street areas will be receiving benefit of programs or services created by innovative solutions related to ongoing project work (e.g. parking management, land use for heritage conservation and vitality creation).

Many of the remaining 16 main street areas are receiving a variety of both planning and capital upgrades, with many planning projects or programs at various stages of completion, often infrastructure networks have been recently upgraded or approved for improvement. Several of these areas have adequate planning (local area plans and land use districts) in place. A review of these areas is recommended once land frameworks have been adopted by Council for initial 17 main streets, projected to be completed in 2019.

**Delete existing  
pages and replace  
with amended  
pages.**



**Priority main street areas  
(Implementation 2017-2022)****● Planning 2017-2018  
Investment 2017-2020**

1. 17 Ave. S.E.
2. 17 Ave. S.W. – 37 St S.W. to Crowchild Tr.
3. 37 St. S.W.
4. 1 Ave. N.E.
5. Bowness Rd. N.W. (Montgomery)
6. 16 Ave. N.W. (Montgomery)
7. 9 Ave. S.E.
8. 36 St. N.E.
9. Centre St. N. – North of 16 Ave.

**● Planning 2018-2019  
Investment 2019-2022**

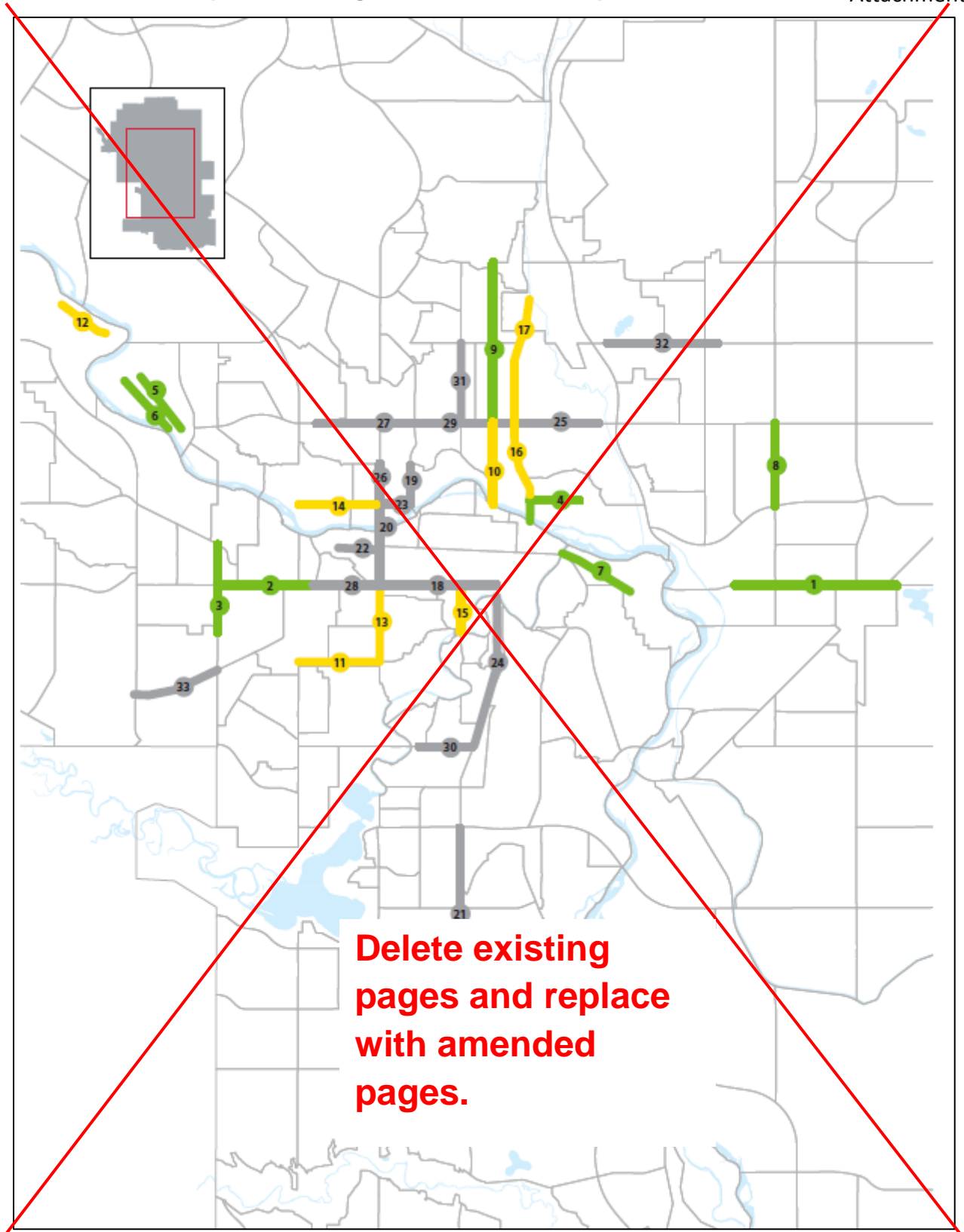
10. Centre St. N. – South of 16 Ave.
11. 33 Ave. S.W.
12. Bowness Rd. N.W. (Bowness)
13. 14 St. S.W. – 17 Ave. S.W. to 33 Ave. S.W.
14. Kensington Rd. N.W. –  
Crowchild Tr to 14 St. N.W.
15. 4 St. S.W.
16. Edmonton Tr. N.E. – South of 16 Ave.
17. Edmonton Tr. N.E. – North of 16 Ave.

**Long term main street areas  
(Review in 2019)**

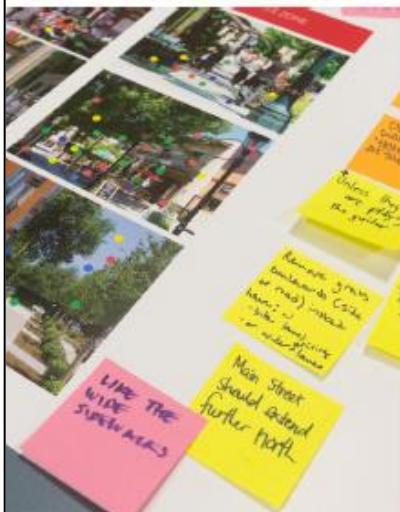
18. 17 Ave. S.W. – 14 St S.W. to Macleod Tr.
19. 10 St. N.W.
20. 14 St. S.W. – Bow River to 17 Ave. S.W.
21. Macleod Tr. S.
22. 10 Ave. S.W.
23. Kensington Rd. N.W. – 14 St. N.W. to 10 St. N.W.
24. Macleod Tr. N.
25. 16 Ave. N. – Centre St. N. to Deerfoot Tr.
26. 14 St. N.W. – Bow River to 8 Ave. N.W.
27. 16 Ave. N. – Banff Tr. N.W. to 10 St. N.W.
28. 17 Ave. S.W. – Crowchild Tr. to 14 St. S.W.
29. 16 Ave. N. – 10 St. N.W. to Centre St. N.
30. 50 Ave. S.W.
31. 4 St. N.W.
32. 32 Ave. N.E.
33. Richmond Rd. S.W.

**Delete existing  
pages and replace  
with amended  
pages.**









## Staged implementation

The main street areas were reviewed on four primary evaluation matrices; existing land use district capacity, planning need, redevelopment readiness and infrastructure knowledge and cost. Council approved a staged approach for implementation with PUD2016-0564 and identified 9 main street areas for an initial detailed implementation focus. Council approved the Main Streets Implementation Plan with PUD2017-0241 that included a sequence list of 33 main street areas. To accommodate city wide strategic planning goals, a new approach is required.

Updated analysis provides a list of 35 main street areas for implementation, with a group of 20 main street areas recommended for immediate and near term action (2018 to 2022). These 20 priority main streets will be prepared for private and public investment; private investment supported by an updated land use framework approved by City Council, then design and construction of a new streetscape and public realm funded by the City of Calgary. A specific sequence list of action for the priority main street areas will not be assigned, allowing flexibility to address changing corporate needs and strategic Council direction.

All 35 main street areas will be receiving benefit of programs or services created by innovative solutions related to ongoing project work (e.g. parking management, land use for heritage conservation and vitality creation). Many of the remaining 15 main street areas are receiving a variety of both planning and capital upgrades, with many planning projects or programs at various stages of completion, often infrastructure networks have been recently upgraded or approved for improvement. Several of these areas have adequate planning (local area plans and land use districts) in place. A review of these areas is recommended once land frameworks have been adopted by Council for initial 20 priority main streets, projected to be completed in 2020.



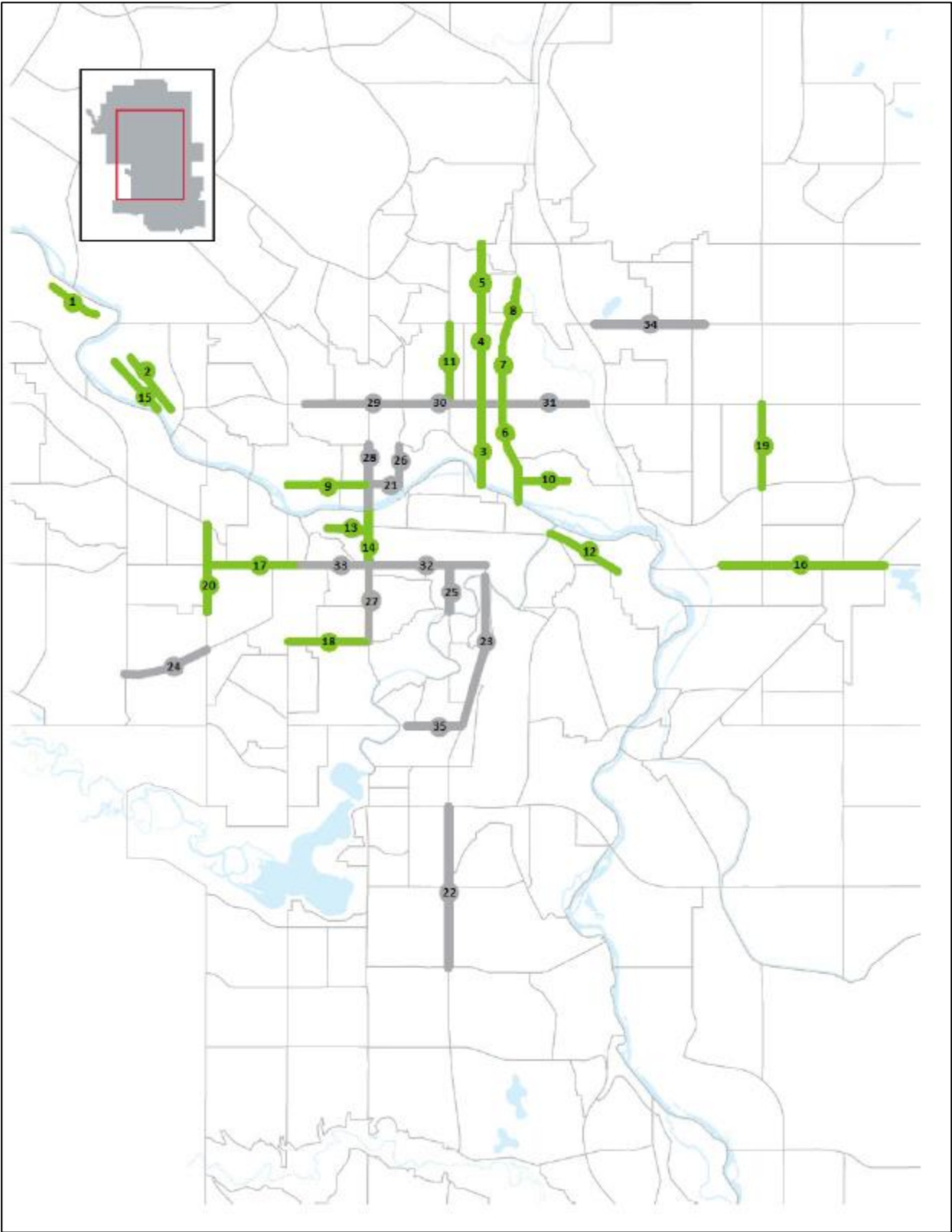
● **Priority main street areas  
(Planning/Investment 2018-2022)**

1. Bowness Rd. N.W. (Bowness)
2. Bowness Rd. N.W. (Montgomery)
3. Centre St N - South of 16 Ave. N
4. Centre St N - 16 Ave. to 32 Ave. N
5. Centre St N - North of 32 Ave. N
6. Edmonton Tr N.E. - South of 16 Ave. N.E.
7. Edmonton Tr N.E. - 16 Ave. N.E. to 32 Ave. N.E.
8. Edmonton Tr N.E. - North of 32 Ave. N.E.
9. Kensington Rd. N.W. - Crowchild Tr. to 14 St. N.W.
10. 1 Ave. N.E.
11. 4 St. N.W.
12. 9 Ave. S.E.
13. 10 Ave. S.W.
14. 14 St. S.W. - Bow River to 17 Ave. S.W.
15. 16 Ave. N.W. (Montgomery)
16. 17 Ave. S.E.
17. 17 Ave. S.W. - 37 St. S.W. to Crowchild Tr. S.W.
18. 33 Ave. S.W.
19. 36 St. N.E.
20. 37 St. S.W.

● **Long term main street areas  
(Review 2020-2022)**

21. Kensington Rd. N.W. - 10 St. to 14 St. N.W.
22. Macleod Tr. South
23. Macleod Tr. North
24. Richmond Rd. S.W.
25. 4 St. S.W.
26. 10 St. N.W.
27. 14 St. S.W. - 17 Ave. S.W. to 33 Ave. S.W.
28. 14 St. N.W. - Bow River to 8 Ave. N.W.
29. 16 Ave. N.W. - Banff Tr. to 10 St. N.W.
30. 16 Ave. N.W. - 10 St. N.W. to Centre St. N
31. 16 Ave. N.E. - Centre St. N to Deerfoot Tr. N.E.
32. 17 Ave. S.W. - 14 St. S.W. to Macleod Tr. S.E.
33. 17 Ave. S.W. - Crowchild Tr. to 14 St. S.W.
34. 32 Ave. N.E.
35. 50 Ave. S.W.



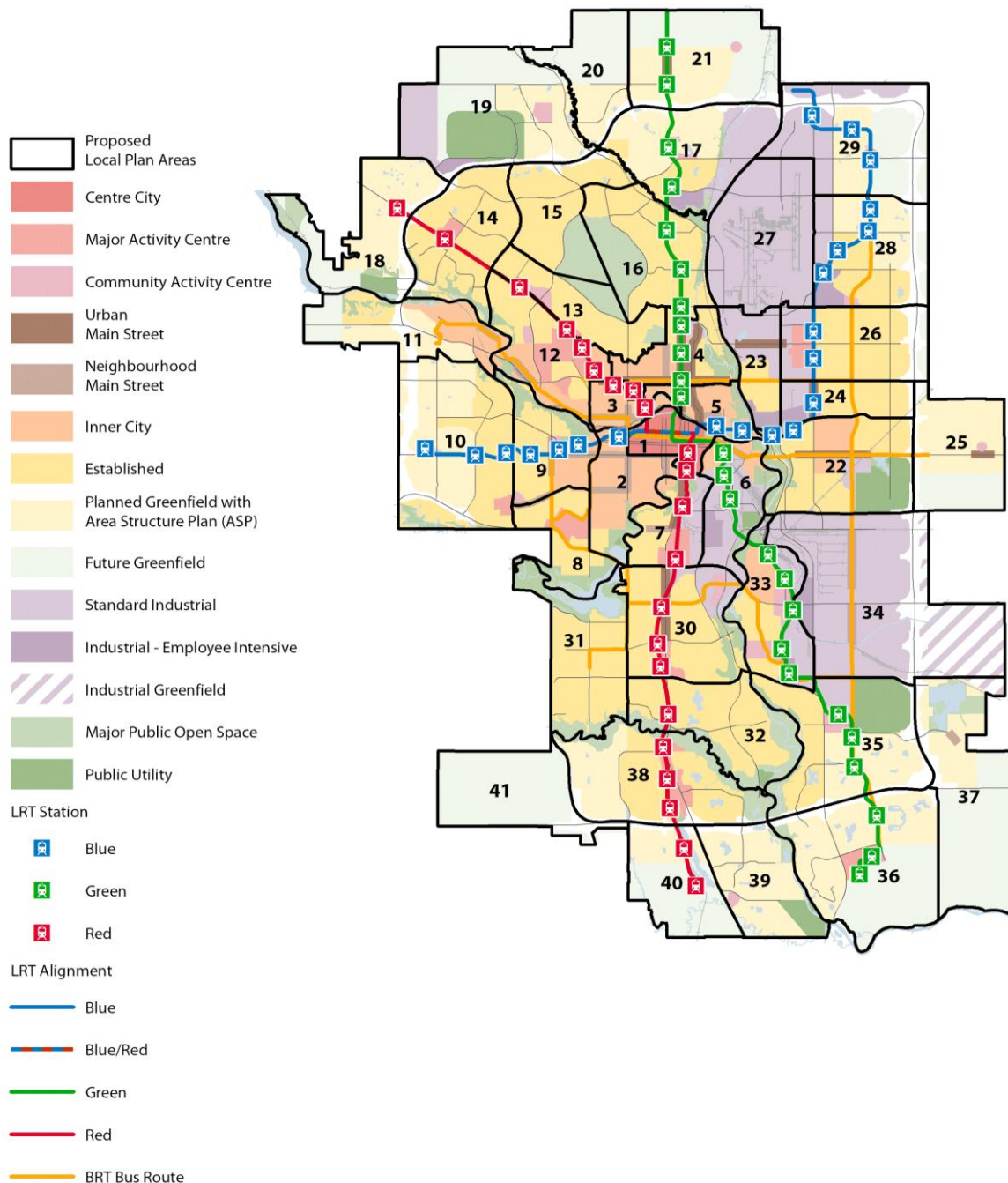




## Supporting Maps

**Figure 1: Local Area Plans Strategy – Proposed Plan Area Boundaries**

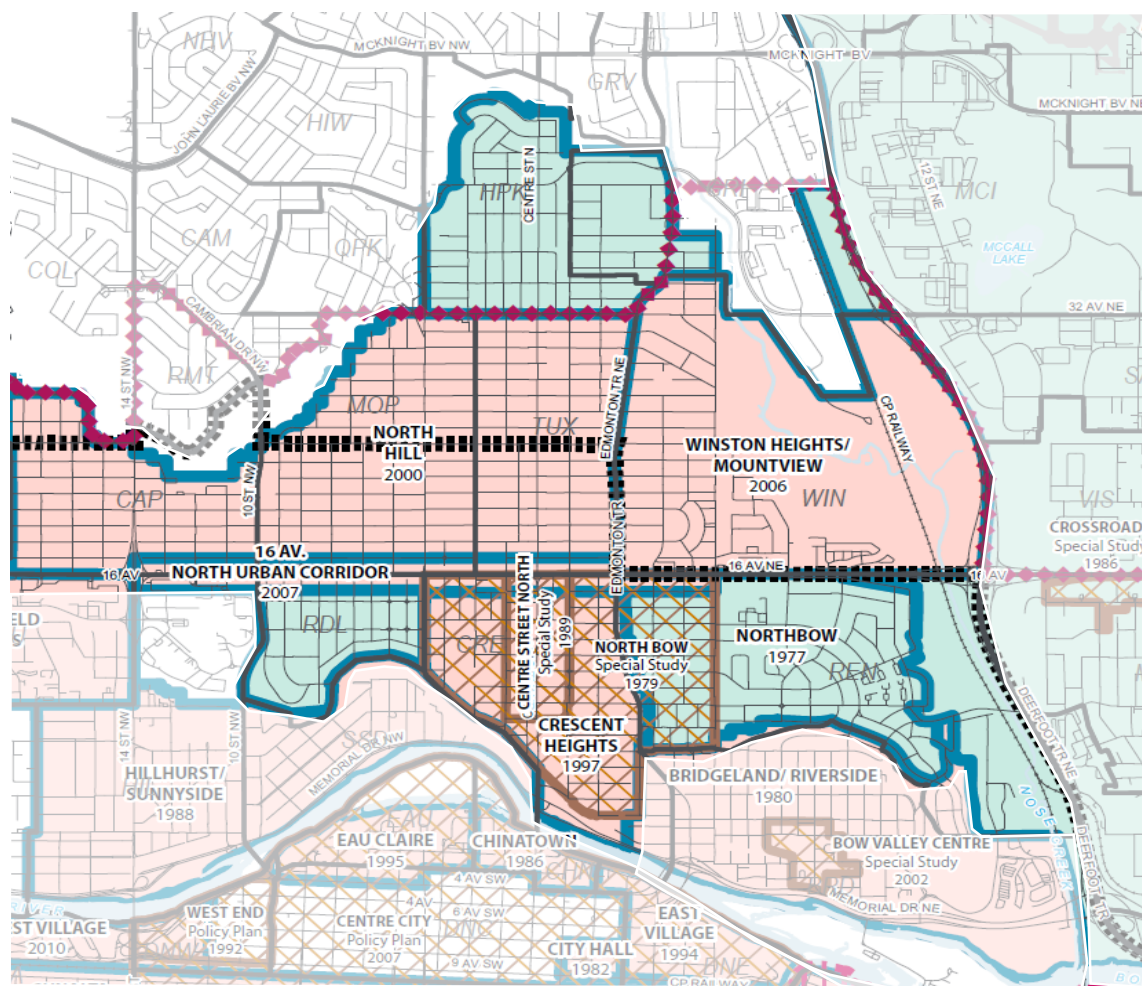
- This map illustrates proposed local area planning boundaries that focus on catchment areas for Main Streets, Light Rail Transit (LRT) stations and Bus Rapid Transit (BRT) stations.
- Boundary lines are also reflective of major dividing features, such as natural areas (e.g. Fish Creek Park, Nose Hill Park) and skeletal roads (e.g. Deerfoot, Stoney Trail)
- The scope of work includes most of Areas 4 and 5 with existing local area plans shown on Figure 3.





## Supporting Maps














Figure 2: Existing Local Area Policy Impacted by the Scope of Work



## Land Use Planning Policies

Last Data Revision: July, 2017

### Legend

	Area Structure Plan (Statutory)		Established Communities Boundary Infill Guidelines 1993 Modest Residential Bylaw 2P80 1999
	Area Redevelopment Plan (Statutory)		Inner City Boundary Inner City Policy Plan 1979 Inner City Transportation Strategy 2000
	Station Area Plan (Non Statutory)		Plan In Preparation
	Community Plan (Non Statutory)		Transportation/ Utility Corridor
	Design Brief (Non Statutory)		Community Boundary
	L.R.T. Policy (Non Statutory)		City Limits
	Policy Plan/ Special Study (Non Statutory)		

## Existing Local Area Plans within the Scope of Work

- Highland Village Design Guidelines (2017)
- 16 Avenue North Urban Corridor Area Redevelopment Plan (2017)
- South Nose Creek Site Plan (2008)
- Winston Heights / Mountview Area Redevelopment Plan (2006)
- North Hill Area Redevelopment Plan (2000)
- Crescent Heights Area Redevelopment Plan (1997)
- Centre Street North Special Study (1989)
- North Bow Special Study (1979)
- Inner City Policy Plan (1979)
- North Bow Design Brief (1977)

(number in brackets indicates the year of original adoption or when an entire new version was adopted.)



**Planning & Development Report to  
SPC on Planning and Urban Development  
2018 April 30**

**ISC: UNRESTRICTED  
PUD2018-0146  
Page 1 of 6**

## **Improving Communications to Citizens – Notice Posting Redesign**

### **EXECUTIVE SUMMARY**

Planning & Development is working to improve the way The City communicates with citizens about land use and development applications in their community. Posting a notice at the location of the application is one way The City informs citizens about an application in a community. The goal is to make communications with citizens more transparent and easier to understand.

On 2017 December 13, Administration brought forward a report (PUD2017-1140) to amend the Land Use Bylaw to require customers to post the large format development notices. Council amended the Administration recommendations, adding another recommendation that directed Administration to redesign the development notices, and report back through Standing Policy Committee on Planning and Development by 2018 Q2. The purpose of this report is to present the redesigned development notices to Council. The redesigned notices are more visual, engaging and incorporate plain language, while maintaining The City of Calgary brand.

In January and February 2018, Administration met with Councillors to discuss what Councillors would like to see on the development notice and what they like about notices in other municipalities. This feedback, along with feedback from citizens received during our 2017 survey, was used to redesign the development notices. On 2018 April 5, Administration sent a memo to The Mayor's Office and members of Council (Attachment 2), providing two design options for Council consideration and feedback. Administration considered feedback from Council, and the redesigned notices are included in this report as Attachment 1.

#### **ADMINISTRATION RECOMMENDATION:**

That the SPC on Planning and Urban Development recommends that Council receive this report for information.

#### **RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2018 APRIL 30:**

That the Administration Recommendation contained in Report PUD2018-0146 be approved.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2017 December 13 meeting, through report PUD2017-1140, Councillor Davison moved that the Administration recommendation contained in the report be amended by adding a new subsection c. as follows:

- c. To revise advertising notifications to the public to be more visual, engaging and to use plain language, while maintaining The City of Calgary brand, and to return to Council, through the SPC on Planning and Urban Development, no later than 2018 Q2.

This report responds to the recommendation and the redesigned notices are included in this report as Attachment 1.

On 2018 April 5, a memo was sent to Councillors asking for feedback on two options that were prepared in response to the direction above. The memo is included in this report as Attachment 2.



## **Improving Communications to Citizens - Notice Posting Redesign**

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### **BACKGROUND**

Planning & Development is working to improve the way The City communicates with citizens about land use and development applications in their community. In 2017 Q4, new notices were launched that are larger, incorporate plain language descriptions, and include a map. The notices that are currently posted are included in this report as Attachment 3.

On 2017 December 13, Administration took forward to SPC on Planning and Urban Development (PUD), Land Use Bylaw amendments to facilitate the posting of the new development permit large format notices by customers. The large format notices are four feet by eight feet and are posted on-site for land use and development applications. PUD recommended that the proposed Land Use Bylaw amendments receive three readings at a Public Hearing of Council.

During the discussion, PUD Committee members stated that they want the new notices to be redesigned. The purpose of this report is to present the redesigned notices. The work associated with this report does not respond to the 2018 March 19, Motion Arising, which directed Administration to revise print and other public media notifications. A separate report will be brought forward in 2018 Q3 to address this motion arising.

Three key goals were identified by the project team to guide the work:

1. To increase citizen awareness and understanding of planning and development in Calgary.
2. To encourage informed and meaningful public participation throughout the review of development proposals.
3. To make the planning process more accessible for citizens and communities.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

In 2017, the development notices were redesigned with input from the Federation of Calgary Communities (The Federation), the Building Industry & Land Development Calgary Region (BILD), and through two online surveys for citizens. Administration also researched what other municipalities are including on their notices as they redesign their notices. This input and research was also reviewed when the notices were redesigned in association with this report.

#### **Engagement with Citizens**

Engagement with citizens on the notices began in 2016, when two notices were piloted. Feedback was collected through an online survey and incorporated into the design, including showing the file number on the notice, and including a statement if there is a concurrent DP. In 2017, two notices were piloted using the new design, again collecting feedback through an online survey. The 2017 survey resulted in feedback from 413 citizens, summarized below:

- 72% saw an improvement in the new notices
- 80% said new notices clearly show what is proposed
- 83% said new notices clearly communicate how to learn more

This feedback was used to design the notices that were launched in November 2017, and this feedback was also used when the notices were redesigned in association with this report.



## **Improving Communications to Citizens - Notice Posting Redesign**

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### Research - Consultation with other Municipalities

Other major municipalities such as, Vancouver, Ottawa and Toronto have recently improved their notices. In 2016, Administration contacted municipalities to evaluate the information other municipalities show on their notices. This evaluation was considered in the design and information shown on the new notices in Calgary. Examples of a few of these notices were also shown to members of Council when soliciting their feedback.

The list of municipalities Administration spoke with or researched includes:

- City of Toronto
- City of Vancouver
- City of Edmonton
- City of Victoria
- City of Ottawa
- City of Richmond
- City of Surrey
- Corporation of Delta
- City of Denver

### Notice Redesign Process

Planning and Development worked with Customer Service and Communications to redesign the development notices, incorporating feedback received from Councillors during meetings in January and February 2018.

Feedback received from Councillors during these conversations included continuing to show the map identifying the site of the application, and linking to the Planning and Development Map online platform. Other Councillor feedback included:

- Increasing the use of plain language (for example, not using the word redesignation, and instead referring to a proposed change).
- Instead of 'learn more and comment' to use 'tell us what you think' on the notices.
- Using the word 'notice' at the top of all the notices rather than the type of application.
- Using bigger font.
- For development permit notices informing citizens the land use is already approved.

The feedback received from Councillors was used to develop two design options. The project team also incorporated design elements based on citizen feedback that was received after the notice design launch in November 2017. The redesigned notices include the following elements:

#### Development permit and land use amendment notices

- The continued use of the map and direction for citizens to go to the Planning and Development Map online platform, or to call 403-268-5311.
- Elements that do not create challenges to citizens with visual impairment.
- Different colour notices to help citizens distinguish between the application type and stage of application.



## **Improving Communications to Citizens - Notice Posting Redesign**

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- Wording on the top banner helps citizens understand in plain language the type of application and stage of application. For example 'Proposed Redesignation' has been changed to 'Proposed Land Use Change'.
- The 2017 notices said 'Learn more and comment'; Councillors suggested using 'tell us what you think', which has now been incorporated into the notice.
- The file number is now identified on the notice as the 'Reference Number', and it is shown under the Planning and Development Map online platform link. This was done to make it easier for citizens to know what information will be needed when going to the online platform.
- Plain language descriptions: The project team heard that the development description text could include language that is easier to understand for citizens. The project team continues to work with Planning and Development staff to ensure the notices include plain language. Standardized text is being developed for staff to use so the wording is citizen centric and uses minimal planning jargon.

### Development permit notices

- Development permit notices prior to November 2017 were blue, and the redesigned notice is blue. This colour was used because it is recognized by some community associations and citizens as the colour used on a notice for a development permit.
- The option to include a building rendering on the notice.
- A statement that has been added to development description portion of the notice to inform citizens the Land Use allows for the proposed development.

Two design options were sent to Councillors on 2018 April 5 (Attachment 2), with a request for Councillors to provide feedback to Administration. The options were also sent to The Federation for comment. The major difference between the two options that were developed was that one included the word 'notice' in the top banner. This feature was an element of notices in other municipalities that Councillors preferred. However, when provided the two options Councillor feedback indicated that the preferred option was the design that did not include the word 'notice'. Based on this feedback, the option that Administration has presented today for our final design is the design without the word 'notice', included in this report as Attachment 1.

### Accessibility

Particular attention was given to designing the notices for people with vision impairment. The use of negative space and spacing between the lines of text helps to increase the ease of readability. The text size has also been designed to be as large as possible based on the hierarchy of the content and function. High contrast colours with large white text on a dark background makes the text more legible and easier to read. To accommodate colour blindness, Administration will refer to the notices by type rather than banner colour. The use of red on the notices has also been minimized as this colour is very challenging for people with colour blindness to see as intended.

### Connection to other Initiatives

The City of Calgary uses several means of communication to inform citizens about land use and development applications in their community. Administration recognizes the importance of a



## **Improving Communications to Citizens - Notice Posting Redesign**

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consistent, engaging and inclusive approach to citizen communication across all channels. This project is aligned with other improvement initiatives The City is working on including the Planning and Development Map online platform and adjacent landowner letter improvements. These improvements will lead to more consistent and transparent opportunities for citizens to be informed about a proposed development.

A key feature of the redesigned development notices is the direction for citizens to 'tell us what you think' by going to the Planning and Development Map online platform. Although not associated directly with the notice posting redesign project, Administration is also evaluating language translation opportunities within the online platform. When The City develops a corporate framework or policy for communicating in other languages, the development notices and the Planning and Development Map online platform will be reviewed in tandem to ensure alignment.

### **Stakeholder Engagement, Research and Communication**

Following the 2017 December 13, SPC on Planning and Urban Development (PUD) meeting, Administration arranged one-on-one meetings with Councillors, as summarized above, to ask what they would like to see on the notices and what they like about notices in other municipalities. New designs, taking this feedback into account, were created and circulated back to Council in 2018 April, with a request to provide feedback regarding the redesigned notices. The feedback that Administration received was incorporated into the final design, included in this report at Attachment 1. The redesigned notices are intended to be more engaging and visual for citizens, while incorporating more plain language.

The Federation of Calgary Communities (The Federation) was also provided the opportunity to review the two options. Their feedback was incorporated into final design where possible. Other feedback received from The Federation will be used to work with Planning and Development staff as standardized development descriptions are developed for the notices.

### **Strategic Alignment**

Notice improvements align with Section 2.3.7 of the Municipal Development Plan (MDP), which has the objective to, "promote community education and engagement". This section states that:

"All Calgarians should be provided with opportunities to participate in shaping the future of their community. This means encouraging on-going education, engagement strategies and collaborative neighbourhood planning processes that consider MDP strategies and local community-based aspirations". (Page 2-28)

The redesigned development notices meet The City's Brand and Visual Identity Guidelines. Administration engaged the Advisory Committee on Accessibility so the design team could understand issues that arise for those who are visually impaired, and then incorporated what they learned into the redesigned notices.

The notice improvements satisfy the Engage Policy by continuing with, and enhancing, "consistent and clear engagement practices" using the notice posting process.

The Plain Language Policy was reviewed when developing plain language for the notices. Language used on the notices is clear, concise, well-organized, and easy for citizens to understand.



## **Improving Communications to Citizens - Notice Posting Redesign**

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### **Social, Environmental, Economic (External)**

The key goals of the project are linked to positive social outcomes such as: increased citizen awareness of applications in their community, encouraged citizen and community involvement in approvals in the community, and increased access for citizens to the approval process. The redesigned notices along with other initiatives underway will achieve these goals.

Environmental and economic impacts for posting small format and large format notices were considered and incorporated into the posting process and requirements. Discussions with sign manufacturers have resulted in applicant posting standards that reduce waste, and costs for applicants in the case of the large format notice. Cost and waste reduction was also considered when determining the size of the small format notice. Where possible, The City will use materials for the small format notice that can be recycled.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

There are no impacts to current or future operating budgets as a result of this report.

#### ***Current and Future Capital Budget:***

There are no impacts to current or future capital budgets as a result of this report.

### **Risk Assessment**

There are no risks associated with this report.

### **REASON(S) FOR RECOMMENDATION(S):**

Administration is recommending that this report be received for information. Valuable feedback has been received from Council through this redesign process. In addition, Administration took feedback from citizens and stakeholders, laying the foundation to redesign the notices. The development notices have been further improved for citizens based on this feedback. The redesigned notices are more visual, engaging for citizens, and incorporate plain language, while maintaining The City of Calgary Brand and Visual Identity Guidelines. This recommendation will allow for the continuous improvement of the notices, including the ability to respond to changing corporate standards without the need to formally report back to Council with each change.

### **ATTACHMENT(S)**

1. Attachment 1 – Redesigned Notices
2. Attachment 2 – Memo Sent to the Mayor's Office and Councillors - April 5, 2018
3. Attachment 3 – Current Notices



## Redesigned Notices

### Small Format Notices: Two feet by three feet

### Land Use, Outline Plan, Road Closure applications – Proposed Land Use Change

**PROPOSED  
LAND USE CHANGE**



**Tell Us What  
You Think**  
Submit comments to The City at [calgary.ca/development](http://calgary.ca/development) by **March 27, 2018**, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

**A change is proposed at 633 3 AV SE that would allow for:**

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.
- An amendment to City policy (Area Structure Plan) is required to support this proposed land use change.

**[calgary.ca/development](http://calgary.ca/development)**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**PROPOSED  
LAND USE CHANGE**  
PUBLIC HEARING - April 2, 2018



**Tell Us What  
You Think**  
Submit comments regarding LOC201X-XXXX to The City Clerks at [calgary.ca/development](http://calgary.ca/development) no later than **noon on March 20, 2018**. Refer to Bylaw 10D2040, 10D2040. When submitting your comments please include the reasons for your position. The Public Hearing begins at 9:30 a.m. on **March 27, 2018** in Council Chambers at 800 Macleod Trail SE.

**A change is proposed at 633 3 AV SE that would allow for:**

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.
- An amendment to City policy (Area Structure Plan) is required to support this proposed land use change.

**[calgary.ca/development](http://calgary.ca/development)**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311



## Redesigned Notices

### Proposed Development | Development Permit Applications



## PROPOSED DEVELOPMENT



### Tell Us What You Think

Submit comments to The City by **December 22, 2017** at [calgary.ca/development](http://calgary.ca/development) and refer to DP201X-XXXX. When submitting comments please include: your full name, address and the reasons for your position.

This application requests approval of a development permit at 633 3 AV SE

- A townhouse building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 storeys);
- The current Land Use allows for the type of development proposed.

[calgary.ca/development](http://calgary.ca/development)  
Reference Number: DP201X-XXXX  
Phone: 403-268-5311


\*The image presented may change in design as it is a representation of the applicant's proposal.



## Redesigned Notices

### Large Format Notices: Four feet by eight feet

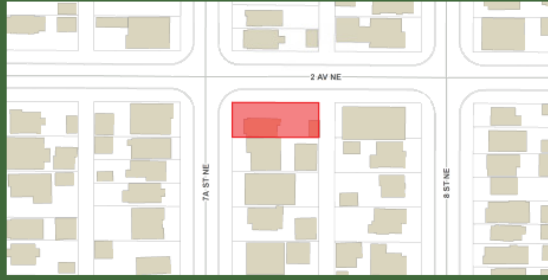
#### Land Use, Outline Plan, Road Closure applications – Proposed Land Use Change



**Tell Us What You Think**

Submit comments to The City at [Calgary.ca/development](http://Calgary.ca/development) by **March 27, 2018**, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

# PROPOSED LAND USE CHANGE




**A change is proposed at 633 3 AV SE that would allow for:**

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
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**[calgary.ca/development](http://calgary.ca/development)**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 402-222-7777

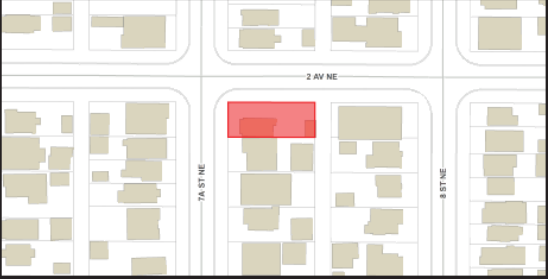


**Tell Us What You Think**

Submit comments regarding LOC201X-XXXX to The City Clerks at [calgary.ca/development](http://calgary.ca/development) no later than **noon on March 20, 2018**. Refer to Bylaw 10D2040, 10D2040. When submitting your comments please include the reasons for your position. The Public Hearing begins at **9:30 a.m. on March 27, 2018** in Council Chambers at 800 Macleod Trail SE.

# PROPOSED LAND USE CHANGE

**PUBLIC HEARING  
April 2, 2018**



**A change is proposed at 633 3 AV SE that would allow for:**

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
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**[calgary.ca/development](http://calgary.ca/development)**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 402-222-7777



## Redesigned Notices

### Proposed Development | Development Permit Applications



## PROPOSED DEVELOPMENT



### Tell Us What You Think

Submit comments to The City by **December 22, 2018** at [calgary.ca/development](http://calgary.ca/development) and refer to DP201X-XXXX. When submitting comments please include: your full name, address and the reasons for your position.

This application requests approval of a development permit at 633 3 AV SE

- A townhouse building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 storeys);
- The current Land Use allows for the type of development proposed.

**[calgary.ca/development](http://calgary.ca/development)**  
Reference Number: DP201X-XXXX  
Phone: 403-268-5311

Applicant Contact Information:  
Name: John Doe  
Phone: 402-222-7777

\*The image presented may change in design as it is a representation of the applicants proposal.



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018



ISC: Protected

# Memo

April 5, 2018

To: Mayor and Members of Council

From: Amie Blanchette, Manager, Partnership Services, Planning and Development

Re: Notice Posting Redesign – New Design Options for Consideration

On 2017 December 13, Administration took forward report PUD2017-1140 to SPC on Planning and Urban Development (PUD). Administration was directed to revise advertising notifications to the public to be more visual, engaging and to use plain language, while maintaining The City of Calgary brand, and to return to Council, through the SPC on Planning and Urban Development, no later than 2018 Q2. We would like to request your feedback on these newly designed development notices prior to reporting back through SPC on Planning and Urban Development on 2018 April 30. We would appreciate any additional comments by email prior to 2018 April 17 to allow for the opportunity to include any changes where possible.

### New Development Notice Design

In order to better engage citizens, the new design features more colour, an invitation to "tell us what you think" and an approval process timeline to identify where in the process the application is at, and indicate when the Land Use has already been approved. To increase the visual appeal, an image of what the building is intended to look like has been added to the development permit notice and consideration has been given to making the notice more readable using accessibility standards, such as the use of high contrast colours. Plain language continues to be a priority with 'Proposed Redesignation' replaced in the banner by 'Proposed Land Use Change' and the full description of proposed development to also include the building type, number of storeys and number of units proposed.

### Next Steps

As indicated, the report will be brought for information to SPC on Planning and Urban Development Committee on 2018 April 30. This report will present the redesigned development notices as directed by Council. The report will then be forwarded to Council on 2018 May 7. We anticipate the redesigned notices will be on the ground in Q3 2018. Administration recognizes the importance of a consistent, engaging and inclusive approach to citizen communication across all channels. This new design for development notice posting is only one piece of a much broader strategy currently underway. Should you have any further comments or wish to meet in person on this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Amie Blanchette".

Amie Blanchette  
Manager, Partnership Services Planning & Development  
T 268-5765 | amie.blanchette@calgary.ca

CC: Stuart Dalglish, General Manager, Planning & Development  
Administrative Leadership Team  
City Clerks  
Rudy de Ciano, CSC Planner, Customer Service, Communications  
Mary Lay, Lawyer 1, Law Department

Attachment 1: Development Notices New Design

Page 1 of 1



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Attachment 1: Development Notices New Design

#### Option 1: Redesigned notices – Large – 4 feet by 8 feet in size

These notices will be used for more significant developments that will impact the community in a greater way than other applications. For example, the large notices are used for outline plans, and residential developments resulting in more than four units.

#### Land Use Amendment Notices



### Tell Us What You Think

Submit comments to The City at [calgary.ca/development](http://calgary.ca/development) by March 27, 2018, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

**Approval Process**



## PROPOSED LAND USE CHANGE



A change is proposed at 633 3 AV SE that would allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.
- An Area Structure Plan amendment is required to support this proposed land use change.

**calgary.ca/development**

Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 403-222-7777



### Tell Us What You Think

Submit comments regarding LOC201X-XXXX to The City Clerks at [calgary.ca/development](http://calgary.ca/development) no later than noon on March 26, 2018. Refer to Bylaw 10D2040, 10D2040. When submitting your comments please include the reasons for your position. The Public Hearing begins at 9:30 a.m. on March 27, 2018 in Council Chambers at 800 Macleod Trail SE.

**Approval Process**



## PROPOSED LAND USE CHANGE

### PUBLIC HEARING April 2, 2018



A change is proposed at 633 3 AV SE that would allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
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- An Area Structure Plan amendment is required to support this proposed land use change.

**calgary.ca/development**

Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 403-222-7777



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Development Permit Notice



## PROPOSED DEVELOPMENT

**Tell Us What You Think**

Submit comments to The City by **December 22, 2018** at [calgary.ca/development](http://calgary.ca/development) and refer to DP201X-XXXX. When submitting comments please include: your full name, address and the reasons for your position.



This application requests approval of a development permit at **633 3 AV SE**

- A townhouse building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 storeys);
- The current Land Use allows for the type of development proposed.

**Approval Process**



**calgary.ca/development**

Reference Number: DP201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 403-222-7777

\*This image presented was change in design as it is a representation of the applicant's proposal.



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Redesigned notices – Small – 2 feet by 3 feet in size

The small notices are used for change of use applications such as a home occupation, or when less than four residential units are proposed.

### Land Use Amendment Notices



## PROPOSED LAND USE CHANGE



**Tell Us What You Think**

Submit comments to The City at [calgary.ca/development](http://calgary.ca/development) by **March 27, 2018**, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

**Approval Process**



**calgary.ca/development**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311



## PROPOSED LAND USE CHANGE

PUBLIC HEARING - April 2, 2018



**Tell Us What You Think**

Submit comments regarding LOC201X-XXXX to The City. Go to [calgary.ca/development](http://calgary.ca/development) no later than **noon on March 20, 2018**. Refer to **Bylaw 1002340-1002343**. When submitting your comments please include the reasons for your position. The Public Hearing begins at **9:00 a.m. on March 27, 2018** in Council Chambers at 600 Macleod Trail SE.

**Approval Process**



**calgary.ca/development**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Development Permit Notice



## PROPOSED DEVELOPMENT



### Tell Us What You Think

Submit comments on this City by Resolution 02-2017 or Calgary involvement and refer to DP2018-000. When submitting comments please include your full name, address and the reasons for your position.

This application requests approval of a development permit at 633 3 AV SE

- A two-storey building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 stories);
- The current Land Use allows for the type of development proposed.

#### Approval Process



**calgary.ca/development**  
Reference Number: DP201X-XXXX  
Phone: 403-268-5311

The above information is subject to change without notice.



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Option 2: Redesigned notices – Large – 4 feet by 8 feet in size

These notices will be used for more significant developments that will impact the community in a greater way than other applications. For example, the large notices are used for outline plans, and residential developments resulting in more than four units.

\*NOTE: Only change from Option 1 is the addition of "NOTICE", all other content identical.

### Land Use Amendment Notices



### Tell Us What You Think

Submit comments to The City at [calgary.ca/development](http://calgary.ca/development) by March 27, 2018, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

**Approval Process**



# NOTICE

## PROPOSED LAND USE CHANGE



A change is proposed at 633 3 AV SE that would allow for:

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[calgary.ca/development](http://calgary.ca/development)

Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 403-222-7777



### Tell Us What You Think

Submit comments regarding LOC201X-XXXX to The City Clerks at [calgary.ca/development](http://calgary.ca/development) no later than noon on March 20, 2018. Refer to Bylaw 10D2040, 10D2040. When submitting your comments please include the reasons for your position. The Public Hearing begins at 9:30 a.m. on March 27, 2018 in Council Chambers at 800 Macleod Trail SE.

**Approval Process**



# NOTICE

## PUBLIC HEARING - April 2, 2018



A change is proposed at 633 3 AV SE that would allow for:

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[calgary.ca/development](http://calgary.ca/development)

Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 403-222-7777



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Development Permit Notice



## NOTICE

### PROPOSED DEVELOPMENT



#### Tell Us What You Think

Submit comments to The City by December 22, 2018 at: [calgary.ca/development](http://calgary.ca/development) and refer to DP201X-XXXX. When submitting comments please include: your full name, address and the reasons for your position.

This application requests approval of a development permit at 633 3 AV SE

- A townhouse building;
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#### Approval Process



[calgary.ca/development](http://calgary.ca/development)

Reference Number: DP201X-XXXX  
Phone: 403-268-5311

**Applicant Contact Information:**  
Name: John Doe  
Phone: 402-222-7777

\*The image presented may change in design as it is a representation of the application proposed.



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Redesigned notices – Small – 2 feet by 3 feet in size

The small notices are used for change of use applications such as a home occupation, or when less than four residential units are proposed.

### Land Use Amendment Notices

The image displays two versions of a 'NOTICE PROPOSED LAND USE CHANGE' for a public hearing on April 2, 2018. Both notices are for a proposed change at 633 3 AV SE. The left notice has a green header and background, while the right notice has a black header and background. Both notices include a map of the area, a 'Tell Us What You Think' section, an 'Approval Process' diagram, and contact information for calgary.ca/development. The right notice includes additional details about the public hearing, such as the location at 880 Macleod Trail SE and the start time at 8:30 a.m. on March 27, 2018.

**Calgary** **NOTICE**  
PROPOSED LAND USE CHANGE

**Calgary** **NOTICE**  
PUBLIC HEARING - April 2, 2018

**Tell Us What You Think**  
Submit comments to The City at calgary.ca/development by March 27, 2018, and refer to LOC201X-XXXX. When submitting comments please include the reasons for your position.

**A change is proposed at 633 3 AV SE that would allow for:**

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**Approval Process**

**calgary.ca/development**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311

**Tell Us What You Think**  
Submit comments regarding LOC201X-XXXX to The City. Close calgary.ca/development no later than noon on March 28, 2018. Refer to Bylaw 1002048, 1002049. When submitting your comments please include the reasons for your position. The Public Hearing begins at 8:30 a.m. on March 27, 2018 in Council Chambers at 880 Macleod Trail SE.

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**Approval Process**

**calgary.ca/development**  
Reference Number: LOC201X-XXXX  
Phone: 403-268-5311



## Memo Sent to the Mayor's Office and Councillors – April 5, 2018

### Development Permit Notice



# NOTICE

PROPOSED DEVELOPMENT



### Tell Us What You Think

Submit comments to The City by December 22, 2018 at [calgary.ca/development](http://calgary.ca/development) and refer to DP2018-XXXX. When submitting comments please include your full name, address and the reasons for your position.

This application requests approval of a development permit at 633 3 AV SE

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Approval Process



[calgary.ca/development](http://calgary.ca/development)  
Reference Number: DP2018-XXXX  
Phone: 403-268-5311








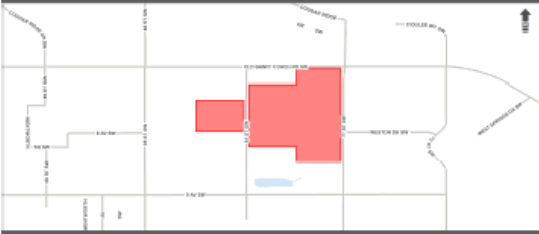
## Current Notices

### Small Format Notices: Two feet by three feet

#### Land Use, Outline Plan, Road Closure applications – Request for Comment and Notice of Public Hearing



### PROPOSED REDESIGNATION




Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development)

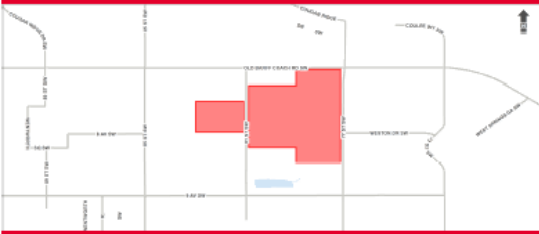
**Applicant's proposal (File: LOC2017-0058)**  
To change the land use designation (rezoning) of multiple properties (see map) to allow for:

- This combined outline plan and redesignation application proposes an outline for the future subdivision and development of 22.4 hectares of land in the community of West Springs.

**Learn more or comment:**  
[calgary.ca/development](http://calgary.ca/development)  
or **403.268.5311**



### NOTICE OF PUBLIC HEARING



Submit comments to The City Clerks at [calgary.ca/development](http://calgary.ca/development) no later than noon on **December 11, 2017**. Refer to Bylaw 10D2040, 11D2040.  
The Public Hearing begins at **9:30 a.m.** on **December 18, 2017** in Council Chambers at 800 Macleod Trail S.E.

**Applicant's proposal (File: LOC2017-0058)**  
To change the land use designation (rezoning) of multiple properties (see map) to allow for:

- This combined outline plan and redesignation application proposes an outline for the future subdivision and development of 22.4 hectares of land in the community of West Springs.

**Learn more or comment:**  
[calgary.ca/development](http://calgary.ca/development)  
or **403.268.5311**



## Current Notices

### Proposed Development | Development Permit Applications



**PROPOSED DEVELOPMENT**



Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development) by **December 21, 2017**. When submitting comments please include: your full name, address and the reasons that support your position.

**Applicant's proposal (File: DP2017-3964)**

This application requests approval of a development permit at 633 3 AV SW. The application is for:

- New: Apartment Building (227 units), Office, Retail Store

This application is subject to the Land Use Bylaw.


**Learn more or comment:**  
[calgary.ca/development](http://calgary.ca/development)  
or **403.268.5311**



## Current Notices

### Large Format Notices: Four feet by eight feet

#### Request for Comment | Land Use, Outline Plan, Road Closure applications



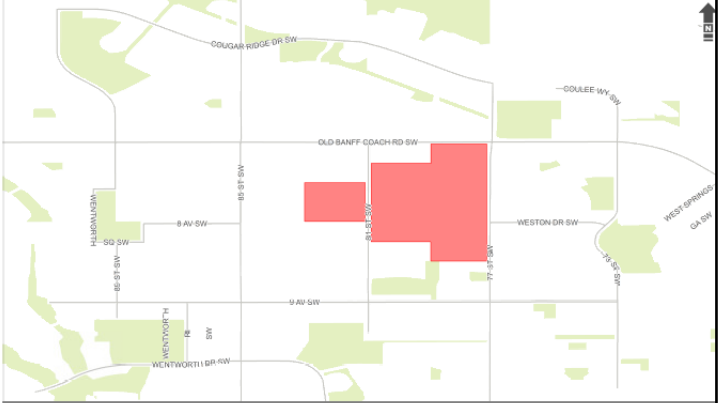
**Learn more or comment:**  
**calgary.ca/development**  
**or 403.268.5311**

**Applicant's Proposal (LOC2017-0058)**

To change the land use designation (rezoning) of multiple properties (see map) to allow for:


- This combined outline plan and redesignation application proposes an outline for the future subdivision and development of 22.4 hectares of land in the community of West Springs.

### PROPOSED REDESIGNATION



Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development)

#### Notice of Public Hearing | Land Use, Outline Plan, Road Closure applications



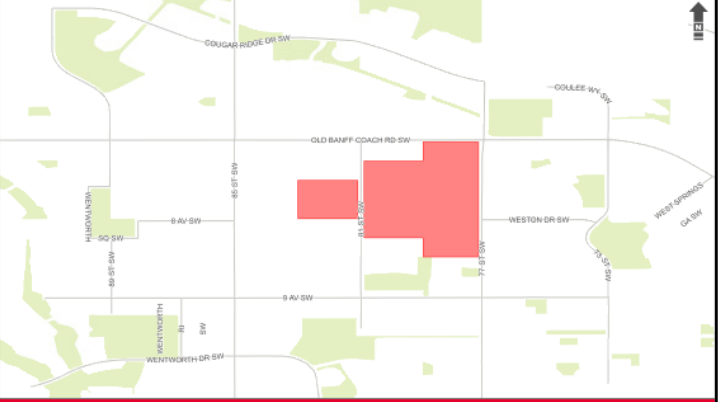
**Learn more or comment:**  
**calgary.ca/development**  
**or 403.268.5311**

**Applicant's Proposal (LOC2017-0058)**

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
- This combined outline plan and redesignation application proposes an outline for the future subdivision and development of 22.4 hectares of land in the community of West Springs.

### NOTICE OF PUBLIC HEARING



Submit comments to The City Clerks at [calgary.ca/development](http://calgary.ca/development) no later than **noon on December 11, 2017**. Refer to Bylaw 10D2040, 11D2040.  
The Public Hearing begins at **9:30 a.m. on December 18, 2017** in Council Chambers at 800 Macleod Trail S.E.



**Learn more or comment:**  
[calgary.ca/development](http://calgary.ca/development)  
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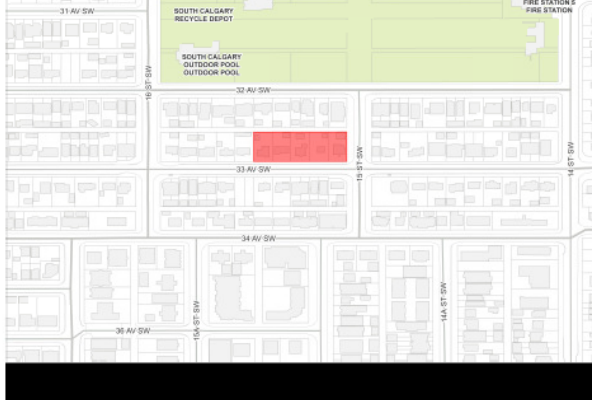
**Applicant's Proposal (File: DP2017-2996)**

This application requests approval of a development permit at multiple properties (see map). This application is for:

- New: A multi-residential development that includes 76 residential units and 99 residential parking stalls. The building height is proposed to be 15 metres in height (4 storeys).

This application is subject to the rules of the Land Use Bylaw.

# PROPOSED DEVELOPMENT



Submit comments to The City of Calgary at [calgary.ca/development](http://calgary.ca/development) by **November 6, 2017**. When submitting comments please include: your full name, address and the reasons that support your position.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0285  
Page 1 of 7

## Land Use Amendment in Altadore (Ward 8) at 5015 – 15 Street SW, LOC2018-0008 Bylaw 149D2018

### EXECUTIVE SUMMARY

This application proposes to change the designation of this property from Residential – Contextual one Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) and Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation in developed areas that is primarily for single detached homes that may include a secondary suite.

#### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 5015 – 15 Street SW (Plan 5301GP, Block 20, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 149D2018; and

1. **ADOPT** the proposed redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 5015 – 15 Street SW (Plan 5301GP, Block 20, Lot 16) 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 149D2018.

### PREVIOUS COUNCIL DIRECTION / POLICY

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.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0285  
Page 2 of 7**

**Land Use Amendment in Altadore (Ward 8) at 5015 - 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

---

**BACKGROUND**

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.

**Site Context**

The subject site is located in the southwest community of Altadore. Surrounding development consists of low-density residential to the north, east and west of the site, and the Glenmore Reservoir to the south. The site is approximately 25 metres by 38 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage that can be accessed from 50 Avenue SW, and a one-car detached garage that is accessed from the rear lane.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0285  
Page 3 of 7

**Land Use Amendment in Altadore (Ward 8) at 5015 - 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

---

*Figure 1: Community Peak Population*

<b>Altadore*</b>	
Peak Population Year	2015
Peak Population	9,867
2017 Current Population	6,795
Difference in Population (Number)	-3,072
Difference in Population (Percent)	-31%

Source: *The City of Calgary 2017 Civic Census*

\*A portion of Altadore was used to create the community of Garrison Woods in 2016, which accounts for the decrease in population the following year.

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

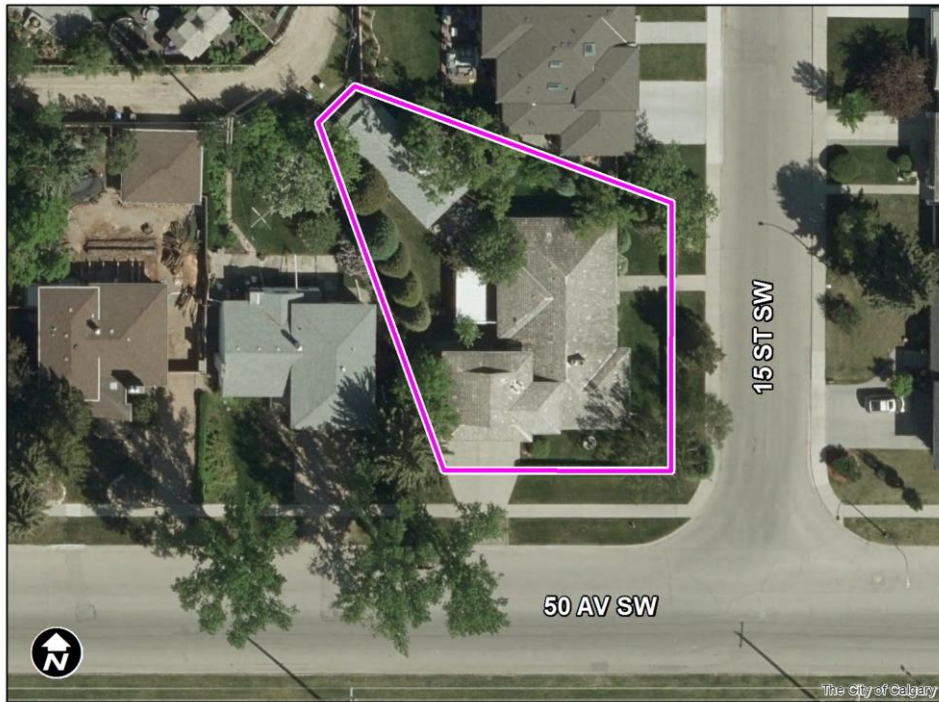
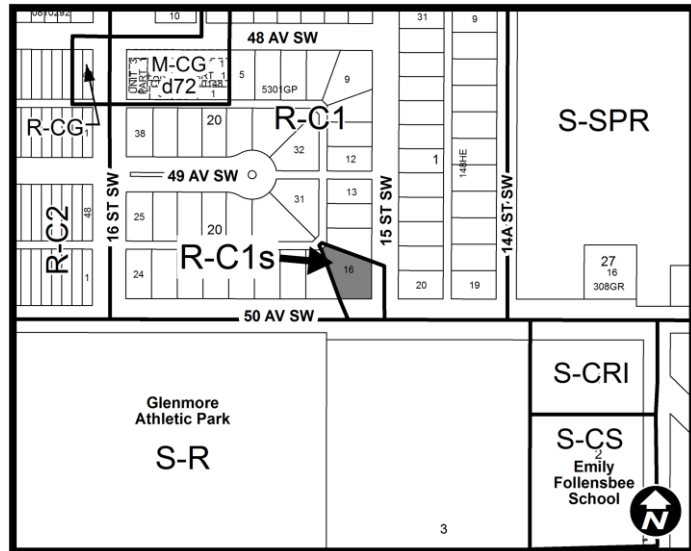
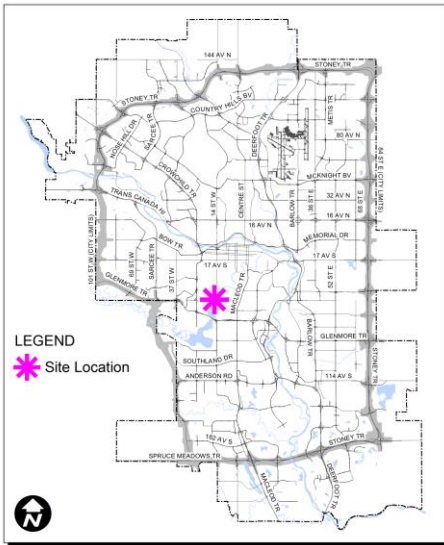


**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0285  
Page 4 of 7**

**Land Use Amendment in Altadore (Ward 8) at 5015 - 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

**Location Maps**





**Land Use Amendment in Altadore (Ward 8) at 5015 - 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal would allow for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit and building permit process. A development permit is not required for a Secondary Suite where a suite conforms to all Land Use Bylaw 1P2007 rules.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from 50 Avenue SW, 15 Street SW, and the rear lane. The area is served by Calgary Transit bus service with a stop located approximately 150 metres walking distance on 16 Street SW. On-street parking adjacent to the site is not subject to any parking zone regulation.

***Utilities and 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.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent landowners and the application has been advertised at [www.calgary.ca/development](http://www.calgary.ca/development).

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

Administration received an email of opposition to the application from the Marda Loop Community Association (Attachment 2), citing the majority of low density residential lots in the community allow for secondary suites, and the few remaining R-C1 lots should be maintained.

Administration received three letters in opposition and one letter in support of the application. Reasons stated for opposition are summarized below:

- loss of privacy / overlooking;
- shadow impacts / loss of sunlight to yard;
- concerned the current detached garage may not meet setback requirements; and
- neighbours most affected by application were not consulted by applicant.



**Land Use Amendment in Altadore (Ward 8) at 5015 - 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

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Reasons stated for support:

- support based on applicant's submission statement.

Administration considered relevant planning issues specific to the proposed redesignation. Most of the stated reasons for opposition reflect concern over a Backyard Suite and would be addressed at the development permit stage.

***Engagement***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

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

The site is within the 'Residential Conservation' area as identified on Map 2: Land Use Policy in the *South Calgary/Altadore Area Redevelopment Plan (ARP)*. The ARP makes no specific reference to the site, and no conflict has been identified between the policies of the ARP and the proposed land use redesignation.

**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighbourhood.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.



Calgary Planning Commission Report to  
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2018 May 07

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Page 7 of 7

**Land Use Amendment in Altadore (Ward 8) at 5015 - 15 Street SW, LOC2018-0008  
Bylaw 149D2018**

---

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

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 *South Calgary/Altadore Area Redevelopment Plan* and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Important Terms
4. Proposed Bylaw 149D2018







## Applicant's Submission



### Land Use Redesignation Applicant's Submission

#### Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

This application provides the opportunity to add a suite over an existing second garage that has lane access, parking, amenity space and the natural screening of mature trees. It also creates an economic advantage for the property in the future. A backyard suite would allow the current owner to downsize and stay on his own property, or alternatively would be ideal for a nanny/mother-in-law, or other relative, that is separate from the primary residence. It maximizes the use of the land without increasing the existing building coverage on the lot. The community benefits where the owner is making an investment in his property while maintaining the character of the street. The City benefits by increasing density in a sensitive manner that optimizes the existing infrastructure in a desirable and well located inner city community near parks, transit and amenities.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?

The owner has been a resident for more than 25 years and has an established relationship with his neighbors and broader community. Thus far informal discussions with various neighbors and individuals have indicated nothing but support.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

Currently the property has two garages, one attached and one detached. The secondary dwelling unit is intended as a 'backyard suite', to be built over the existing detached garage that is to be a dedicated parking area for the suite, making it a completely self-contained unit with secure parking. The primary residence has an attached two car garage with access from 50th Ave and can accommodate up to 4 vehicles off the street.

- 4) Are there any potential negative impacts of this development that you are aware of?

No.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans

ISC: Protected







## Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

February 8, 2018

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: Madeleine Krizan [madeleine.krizan@calgary.ca](mailto:madeleine.krizan@calgary.ca)

SENT BY EMAIL

Dear Ms. Krizan;

RE: Community Association Feedback for LOC2018-0008

Thank you for allowing us the opportunity to provide comments on this application that reflect the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

The MLCA opposes this proposed land use redesignation. In an effort to provide a variety of housing options with varying degrees of density within the communities we represent, we support maintaining the few R-C1 lots that currently exist in our communities. The majority of the low density lots in our communities are already designated to allow for discretionary backyard suites.

To-date the MLCA has not been contacted by the applicant or any members of the community. If you have any questions regarding these comments, please contact Lauren Makar.

Respectfully,



Lauren Makar

Director – Planning & Development  
Marda Loop Communities Association  
[development@mardaloop.com](mailto:development@mardaloop.com)



Doug Fraser

President  
Marda Loop Communities Association  
[president@mardaloop.com](mailto:president@mardaloop.com)

cc: Councillor Evan Woolley, Ward 8 Councillor, [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.







## Important Terms

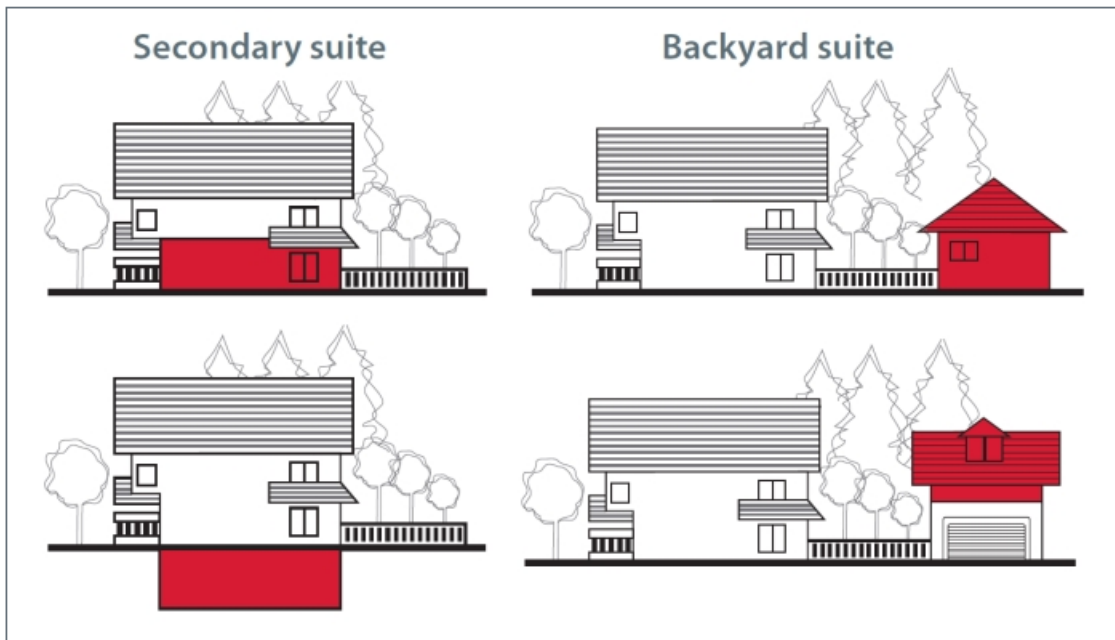
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0285  
ATTACHMENT 4

## BYLAW NUMBER 149D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0008/CPC2018-0285)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

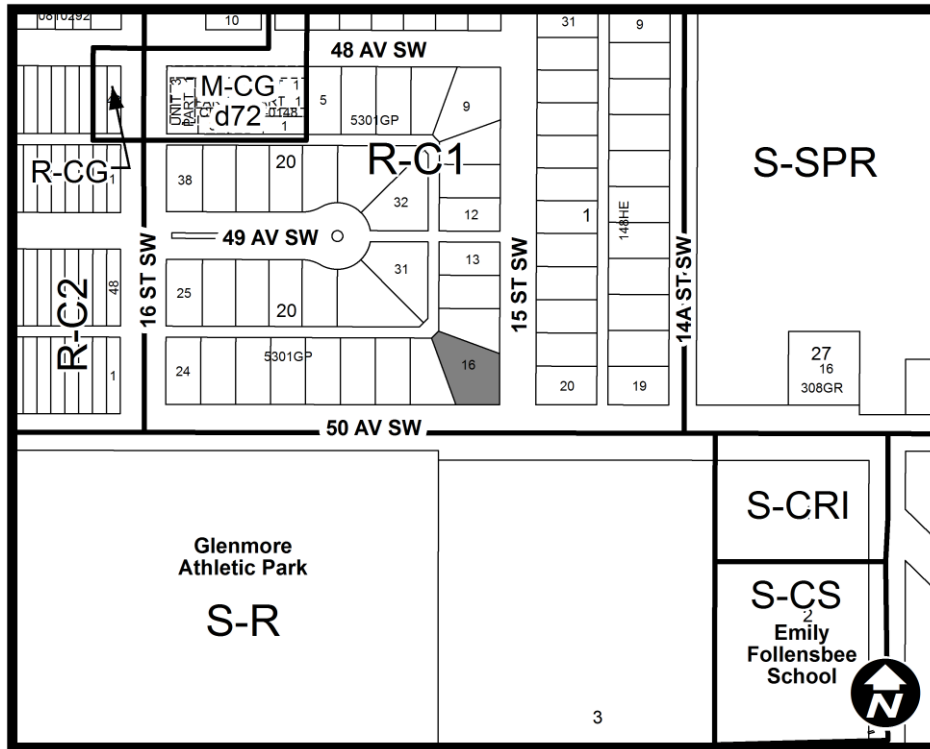
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2018-0008/CPC2018-0285  
BYLAW NUMBER 149D2018

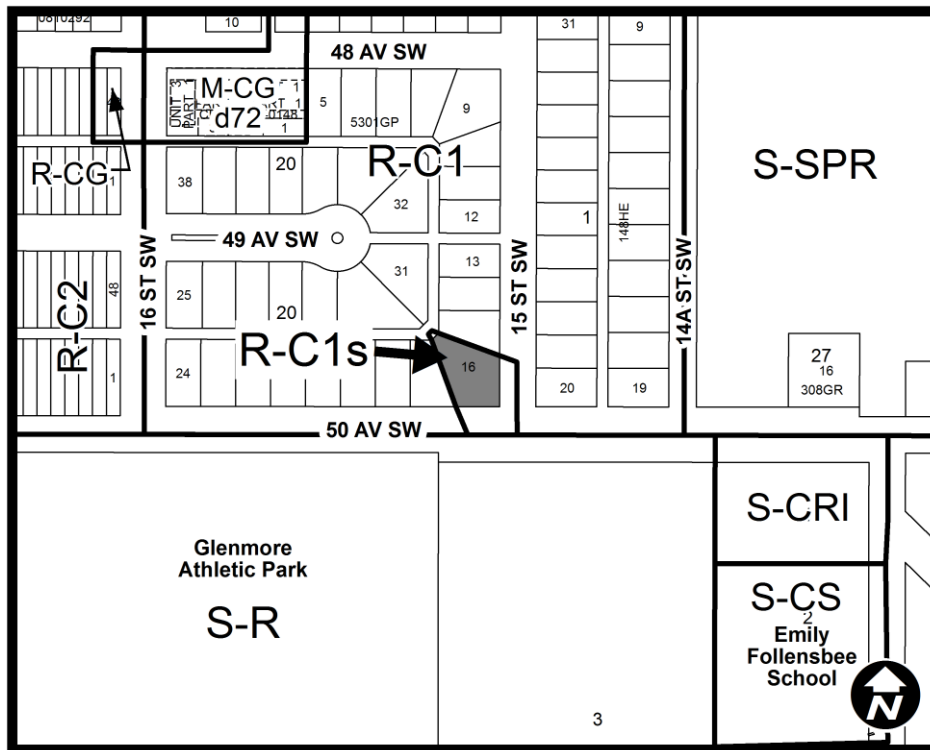
## SCHEDULE A





**AMENDMENT LOC2018-0008/CPC2018-0285  
BYLAW NUMBER 149D2018**

**SCHEDULE B**









**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0299  
Page 1 of 5**

**Land Use Amendment in Southview (Ward 9) (LOC2018-0027)  
Bylaw 150D2018**

---

**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional uses of Secondary Suite (e.g. basement suite) and Backyard Suite (e.g. carriage house, garage suite).

The proposed Residential – Contextual One Dwelling (R-C1s) District is a residential designation utilized in Developed Areas that is primarily intended for single detached homes that may include a secondary suite. The site contains an existing single detached dwelling and detached rear garage with lane access.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3221 – 19 Avenue SE (Plan 2487HJ, Block 4, Lot 14) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 150D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3221 – 19 Avenue SE (Plan 2487HJ, Block 4, Lot 14) 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 150D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

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.

**BACKGROUND**

To Administration's knowledge, there is no existing suite on the parcel. A complaint of an illegal dwelling was reported in February 2011. However, an Inspection Report dated March 2011 indicated no illegal dwelling was found. No additional complaints have been reported.

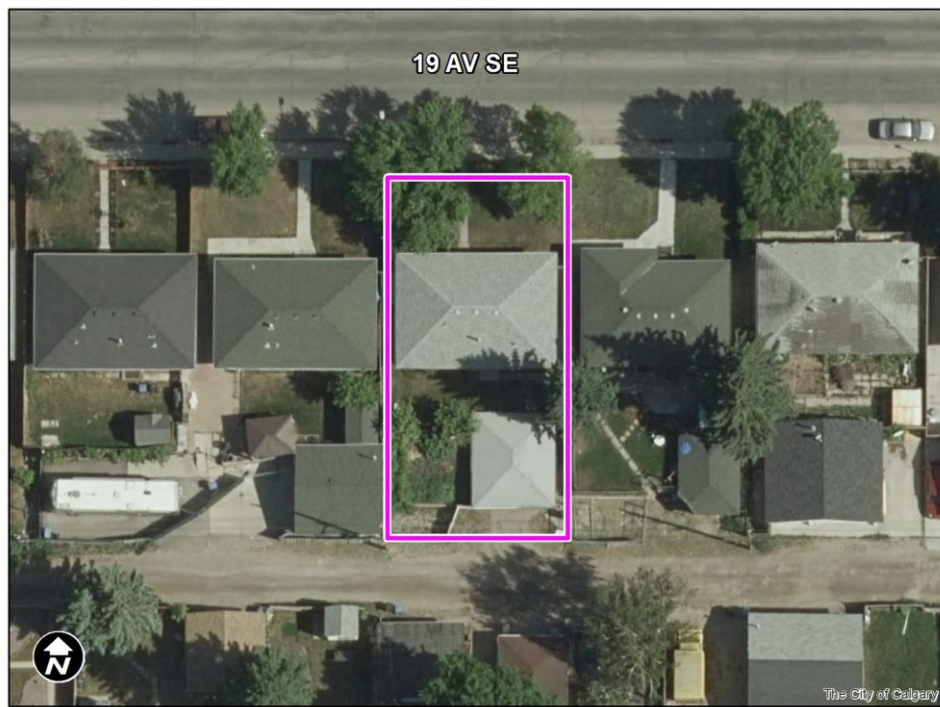
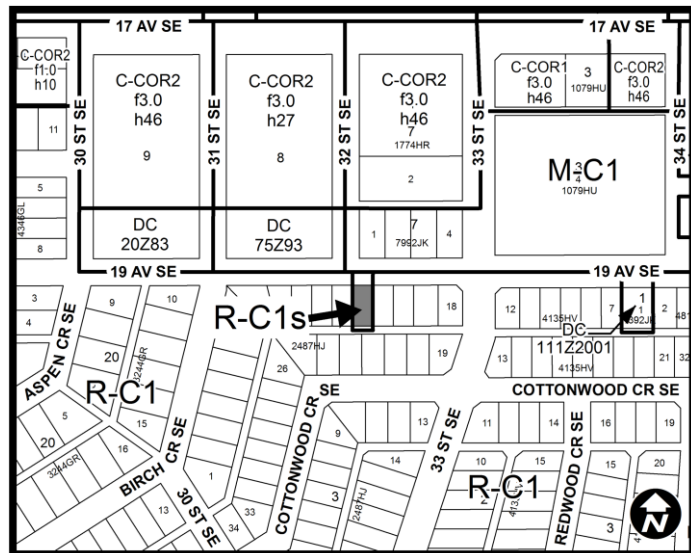
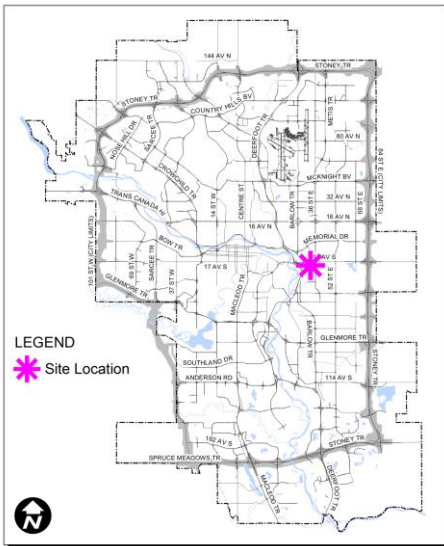


Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0299  
Page 2 of 5

Land Use Amendment in Southview (Ward 9) (LOC2018-0027)  
Bylaw 150D2018

LOCATION MAPS





## Land Use Amendment in Southview (Ward 9) (LOC2018-0027) Bylaw 150D2018

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### SITE CONTEXT

The subject site is located in the southeast community of Southview. Surrounding development consists of low density residential uses to the east, south and west of the site. To the north across 19 Avenue SE are a mix of uses including commercial and multi-residential parcels of low height and medium density. The subject parcel is located approximately 200 metres from 17 Avenue SE, a major urban corridor. The site is approximately 15 metres by 30 metres in size and is developed with a one-storey, single detached dwelling and detached rear garage that can be accessed from the rear lane.

The subject parcel is subject to the Airport Vicinity Protection Area (AVPA) policy and is located within the 25 Noise Exposure Forecast (NEF) contour. Residential uses, including secondary suites, are allowed within the 25 NEF area.

As identified in *Figure 1*, Southview has experienced a population decline from its peak in 1970.

*Figure 1: Community Peak Population*

<b>Southview</b>	
Peak Population Year	1970
Peak Population	3,464
2017 Current Population	1,841
Difference in Population (Number)	-1,623
Difference in Population (Percent)	-47%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained on [The City of Calgary - Southview Profile](#) online page.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal would allow 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.

### Infrastructure

#### *Transportation Networks*

Vehicle access to the site is available from 19 Avenue SE and the rear lane. The site is in close proximity to the 17 Avenue SE corridor and frequent transit service. The site is approximately 350 metres south of a transit stop on 17 Avenue SE and 140 metres west of a transit stop on 33 Street SE. On-street parking adjacent to the site is unregulated.



**Land Use Amendment in Southview (Ward 9) (LOC2018-0027)  
Bylaw 150D2018**

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***Utilities and 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. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

***Stakeholder Engagement***

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised at [www.calgary.ca/development](http://www.calgary.ca/development).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised on-line and in the Calgary Herald for two weeks.

***Engagement***

No public meetings were held by the applicant or Administration.

***Community Association Comments***

Administration did not receive a response from the Southview Community Association. Follow-up communication was sent to confirm receipt of the circulation package and associated information. At the time of submission of this report, no comments were received.

***Citizen Comments***

Administration did not receive any comments from citizens.

***Strategic Alignment***

***South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The site is located within the 'Residential - Developed - Inner City' area as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighborhood infill and redevelopment, and housing diversity and choice.



**Land Use Amendment in Southview (Ward 9) (LOC2018-0027)  
Bylaw 150D2018**

---

***Southeast 17 Corridor Study***

The subject site is not within the Southeast 17 Corridor Concept Plan area, however is within the wider “Contextual Area” addressed in the plan. The related Guiding Principles include:

*“6. Increase in Housing and Promote Housing Diversity*

- *Promote a range of housing types to suit all income levels, ages, lifestyles, and family needs.”*

There is no applicable local area policy for this parcel.

**Social, Environmental, Economic (External)**

This proposal has the potential to improve access to safe and affordable rental stock and increase choice in the housing market, helping to attract and retain employees in Calgary. It also has the potential to utilize existing infrastructure more efficiently and increase density without significantly changing the character of the neighborhood.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to current and future operating budgets.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

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(S)**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 150D2018







## Applicant's Submission



### Land Use Redesignation Applicant's Submission

#### Secondary Suites

PL 1264 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this page to ensure it will fit the space requirements of the report.

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?

This re-designation will allow us to provide accessible and affordable housing for the SE Community.

- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?

There is already apartment rented in the proximity of the residence on which we would like to build the secondary suite. There is no negative impact for the neighborhood.

- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?

There is already place available on the property lot to accommodate both the main floor and the basement suite tenant vehicles.

- 4) Are there any potential negative impacts of this development that you are aware of?

No.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected







## Important Terms

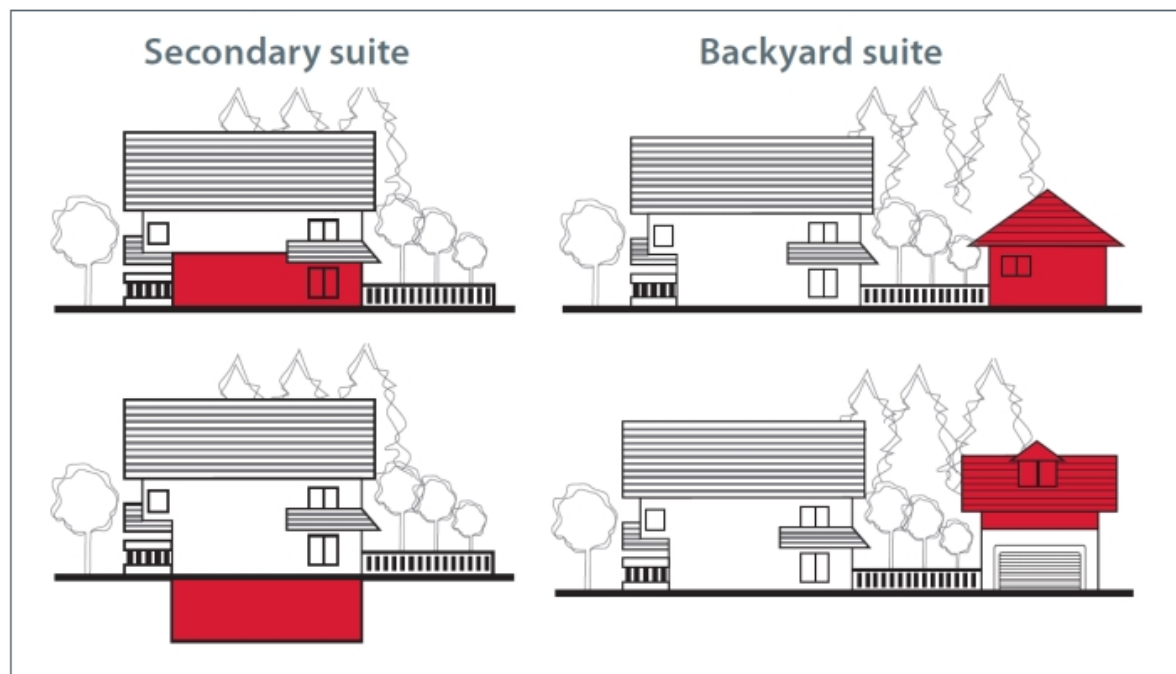
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0299  
ATTACHMENT 3

## BYLAW NUMBER 150D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0027/CPC2018-0299)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

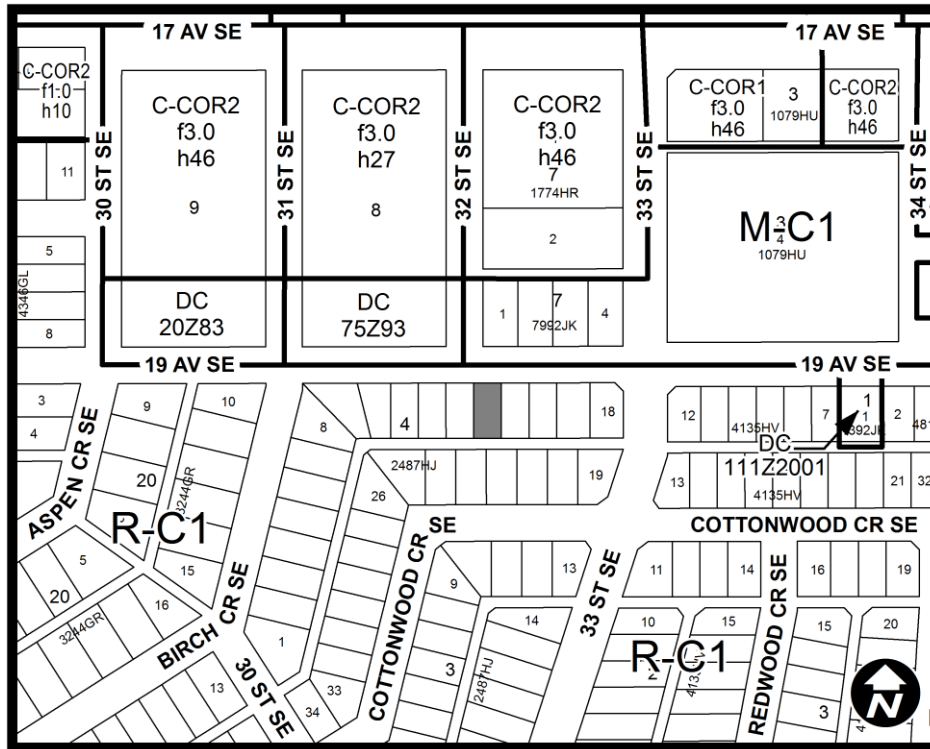
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# PROPOSED

AMENDMENT LOC2018-0027/CPC2018-0299  
BYLAW NUMBER 150D2018

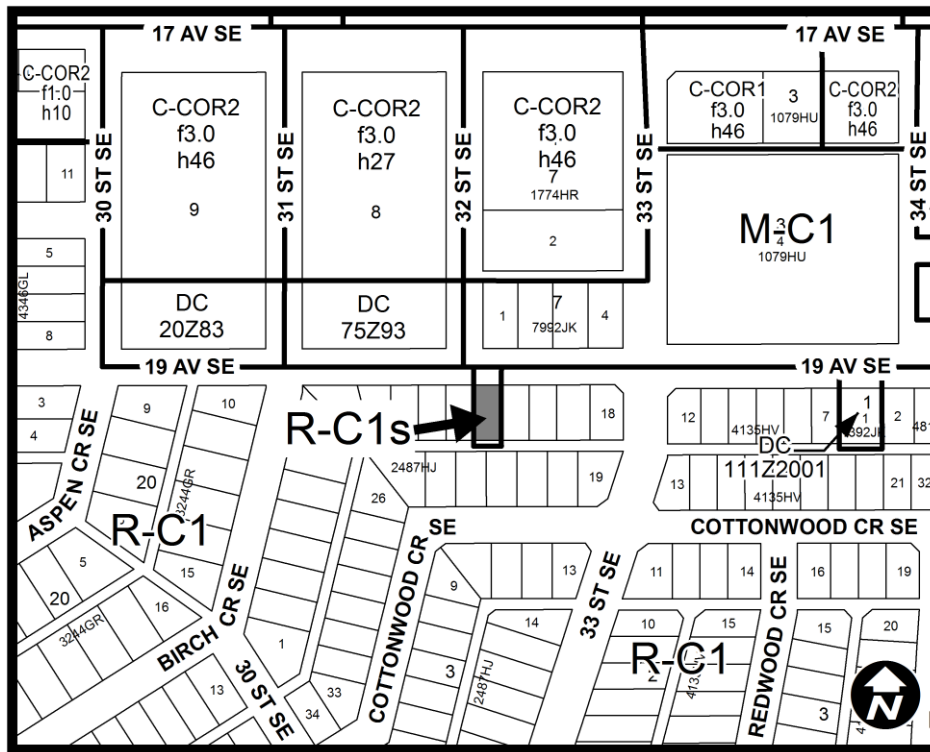
## SCHEDULE A





**AMENDMENT LOC2018-0027/CPC2018-0299  
BYLAW NUMBER 150D2018**

**SCHEDULE B**









**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0249  
Page 1 of 9**

**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 – 28 Avenue NW,  
LOC2017-0347  
Bylaws 32P2018 and 146D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by New Century Design on 2017 November 16 on behalf of the landowners Gurveen Kaur Biring and Tony S Dhaliwal. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. suites, single-detached, semi-detached and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

An amendment to the Mount Pleasant and Tuxedo portion of the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT** by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 469 – 28 Avenue NW (Plan 2617AG, Block 26, Lot 35) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential –Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

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

That Council hold a Public Hearing on Bylaws 32P2018 and 146D2018; 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 32P2018.



**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue NW, LOC2017-0347**  
**Bylaws 32P2018 and 146D2018**

3. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 469 – 28 Avenue NW (Plan 2617AG, Block 26, Lot 35) 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 146D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The subject site is located in the community of Mount Pleasant south of 28 Avenue NW and east of 4 Street NW. The community of Mount Pleasant is subject to policies of the *North Hill Area Redevelopment Plan* (ARP) which provide direction in relation to future redevelopment of Capitol Hill, Tuxedo and Mount Pleasant.

Since the beginning of 2017 Council has approved three redesignation applications (Bylaws 288D2017, 366D2017 and 379D2017) along the east edge of the 4 Street NW between 17 Avenue and 29 Avenue NW. Minor amendments to the ARP were required to accommodate these approvals.

**Site Context**

Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One/Two Dwelling (R-C2) District. The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a one-storey single detached dwelling and a single-car garage accessed from the rear lane.

As identified in *Figure 1*, the community of Mount Pleasant has seen population growth over the last several years reaching its population peak in 2017.

*Figure 1: Community Peak Population*

<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%

Source: *The City of Calgary 2017 Civic Census*



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Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant](#) community profile.

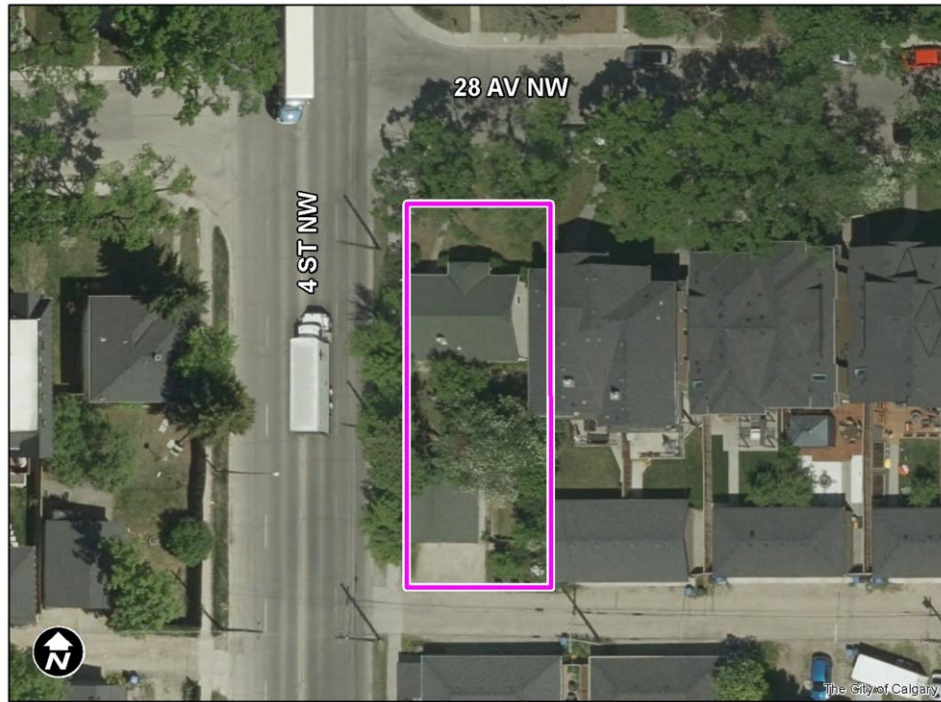
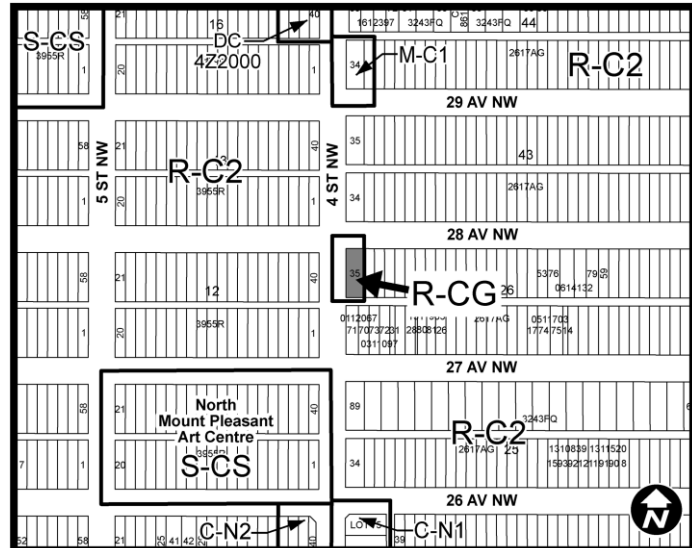
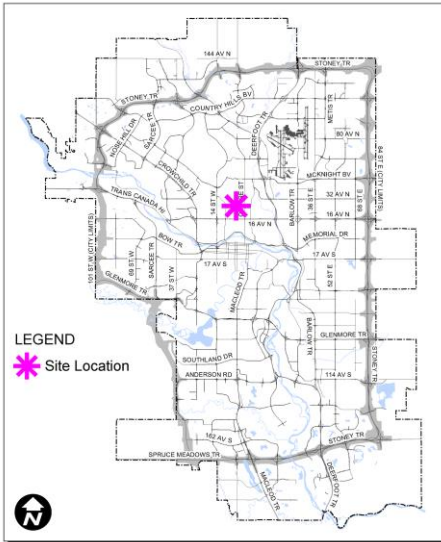


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**Location Maps**





**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue  
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Bylaws 32P2018 and 146D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the *North Hill Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

**Land Use**

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to three (3) dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

A development permit application (DP2017-5281) for redevelopment of this parcel was submitted on 2017 November 16 and is currently under review. The development permit proposes a two-storey, three-unit rowhouse building with three secondary suites. Site design and building placement must take into account a 2.134-metre road right-of-way setback on 4 Street NW along the west property line.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 150 metres from transit stops for several bus routes on 4 Street NW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application or the associated development permit application.

***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.



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**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue NW, LOC2017-0347  
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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The Mount Pleasant Community Association was circulated and they replied advising they had no concerns regarding the proposed land use redesignation. For details please refer to Attachment 2.

Five letters from adjacent property owners were received during the circulation period. The letters were supportive of the redesignation but expressed concern around the potential built form of the development. These concerns include:

Parking related comments:

- Lack of proposed parking stalls to accommodate the proposed suites.

Development related comments:

- Overdevelopment of the lot, including building height;
- Shadowing and the loss of privacy; and
- Visual impact, including the number of waste and recycling bins required for each unit.

As the above noted comments do not necessarily pertain to this redesignation application, they can be most effectively addressed during the review of the development permit application.

***Engagement***

No public meetings were held by the applicant or Administration for this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.



**Policy and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 28 Avenue NW, LOC2017-0347  
Bylaws 32P2018 and 146D2018**

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***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

***North Hill Area Redevelopment Plan (Statutory – 2000)***

The subject site is located in the Low Density Residential area as identified on Map 2 of the *North Hill Area Redevelopment Plan* (ARP). The Low Density Residential area policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 District. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

Although the proposed land use amendment is not in alignment with the current ARP policy, the proposal still meets the Goals and Objectives of the ARP. In order to accommodate the proposed application, a minor map amendment to the ARP is required (Attachment 2). This proposed amendment would identify the site as “Low Density Residential or Low Density Multi-Dwelling”.

The proposed amendments to the ARP are deemed appropriate given the intent and contextual nature of the proposed R-CG District.

***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria such as being located on a corner and adjacent to a collector road. Further, the site has lane access and is located within 400 metres of a transit stop.



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Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

**Social, Environmental, Economic (External)**

The recommended land use allows for wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal conforms to the *North Hill Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Mount Pleasant Community Association Letter
4. Proposed Bylaw 32P2018
5. Proposed Bylaw 146D2018
6. Public Submissions







## **Applicant's Submission**

As we are applying for a Land Use Redesignation we want to outline the benefits to the property, residential block, community and City of Calgary should the application be approved. For the lot in question, turning it into an R-CG property will provide homes for newly married couples and small families that would otherwise not be able to afford a larger single family or semi-detached home in the area. For the 2800 block on 4<sup>th</sup> Street N.W. the nature of the rowhouse will provide a transitional development that serves as a buffer between the busy feeder street of 4<sup>th</sup> street and the quiet street that is 28<sup>th</sup> Avenue. With the Community's proximity to the nearby schools of St. Joseph, Ecole De La Rose Sauvage and James Fowler it can provide accommodation to families with children. It can also provide accommodation to staff of businesses along 4<sup>th</sup> Street and Centre Street. In doing so, the City of Calgary benefits greatly by the reduction in need for vehicle commuting.

These advantages are all reasons for the creation of the R-CG land use designation. Providing attractive street oriented low profile 3 and 4 unit buildings is smart in its use of resources. It increases population density in the inner city. School Boards save money by building fewer schools, using existing buildings that in the recent past were struggling to justify staying open. Corner lots throughout the City can be challenged to attract new development. Especially when adjacent to busy thoroughfares. Another opportunity is that with additional eyes on the street, it increases safety and reduces the chance for vandalism, crime and other things compared to a single home with little or no windows toward the street.

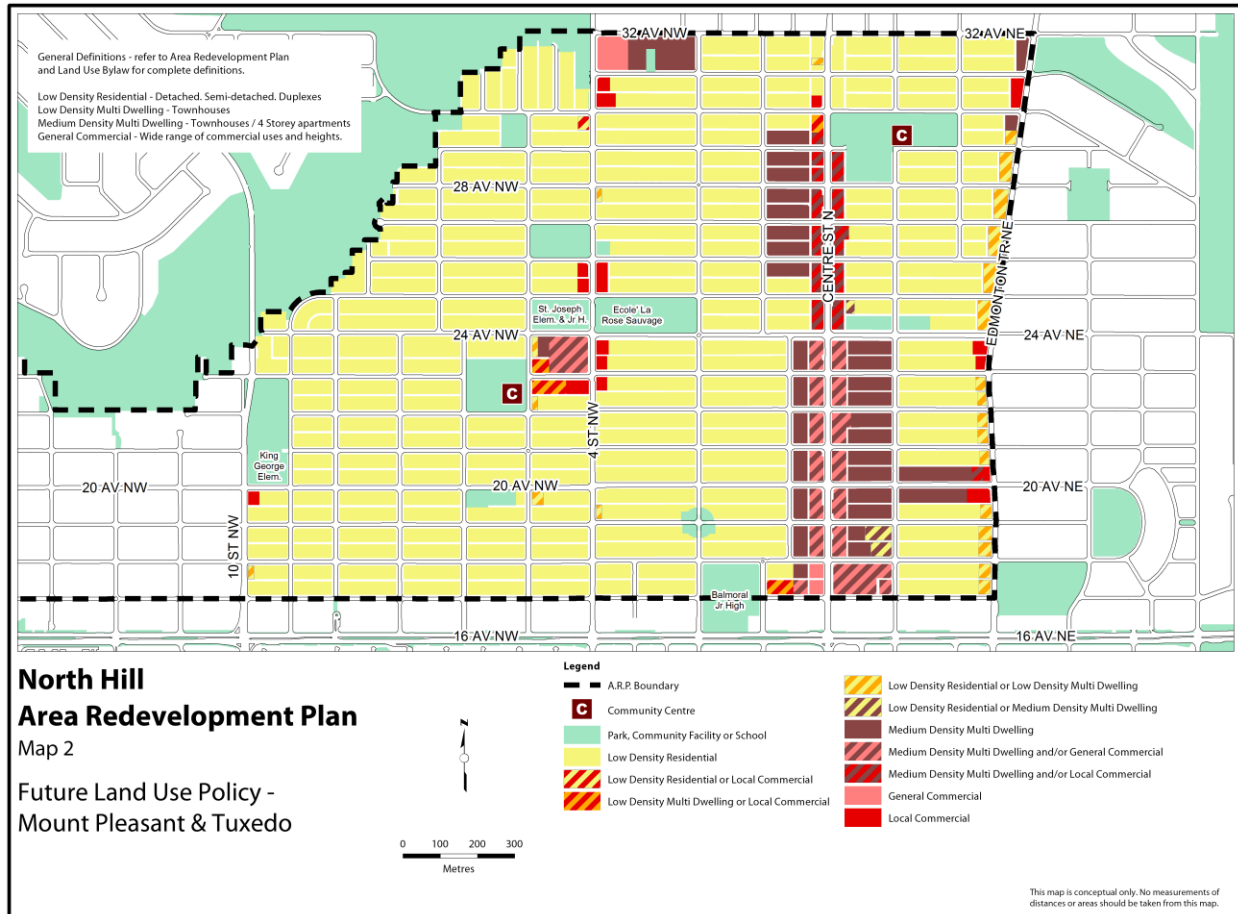






## Proposed Amendment to the North Hill Area Redevelopment Plan

- (a) Delete existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and insert revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo”, as follows.









## Mount Pleasant Community Association Letter

December 13, 2017

The Mount Pleasant Community Association (MPCA) does not have any concerns with this property (469 28th Avenue NW) be rezoned from RC-2 to RC-G. This is the type of higher density zoning we would like to see along 4th Street.

The proposed development permit (DP2017-5281) is for a 6 unit stacked townhome development with three parking spaces provided on the parcel. As the plans the MPCA Planning received are incomplete, we respectfully request that we are re-circulated a full set of plans when they are revised and the City receives them. We will be able to provide a more complete commentary at that time. Colour renderings also would be helpful.

The MPCA provides the following initial comments for the applicants and The City's consideration. Generally, the MPCA is supportive of townhomes along major thoroughfares, including 4th Street NW. However, the design of this project is bland and looks quite un-inspired. The building is flat roofed and intending to be modern in its design, without having any elements that make the building special or distinctive. While the MPCA appreciates the articulation of the units and the orientation of the roof-top balcony (protecting the privacy of adjacent neighbours) these are just elements, and doesn't necessarily produce good design outcomes that are street oriented and pedestrian friendly.

While parking reductions is something the MPCA may consider supporting, at this time, the design of the application doesn't merit this approach. If the design were improved significantly to incorporate the elements suggested below and alternative transportation storage provided (i.e. indoor bike storage) to support the parking relaxation rationale, the MPCA may consider providing their support. At this time, it seems the applicant is over-building the lot.

Further to echoing the comments shared with us by the Councillor, we would like to provide the following additional comments to help guide the applicant in creating a successful development in our community:

- Both the 28 Avenue and 4th Street elevations must address the public street(s).
- Entrances should be designed in such a manner so that they are clearly recognisable to the pedestrian. MPCA encourages each entrance (included the sunken dwelling units) be connected to the public sidewalk with their own walkway/entrance.
- Attached are examples of townhome projects that incorporate elements the MPCA is looking for. One of the examples incorporates sunken dwelling units and is an example of a better way to provide emphasis to an entrance to a lower level unit. Note the direct connection to the sidewalk and a gate facing the street.
- The 28 Avenue elevation should be redesigned in its entirety. Consider exploring adding an entrance to one of the lower units to the 28 Avenue elevation. Also consider patio/amenity space to make it more personable and welcoming.

### East Elevation

- Consider the privacy of adjacent neighbours and insure that the windows that look directly in the adjacent home be obscured in some way or be transom windows.



## **Mount Pleasant Community Association Letter**

### **Garage/garbage/bike parking**

- The garage could be moved to the west in order to create space on the east side of the garage for bike parking and garbage/recycling bins. Without this type of dedicated space the garbage bins are likely to be stored on the west end of the alley and spill out toward 4th Street.

Chris Best  
Mount Pleasant Community Association Board Director  
Planning, Transportation and Land Use (PTLU) Committee Chair



# PROPOSED

CPC2018-0249  
ATTACHMENT 4

## BYLAW NUMBER 32P2018

### 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 existing Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo" and insert 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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

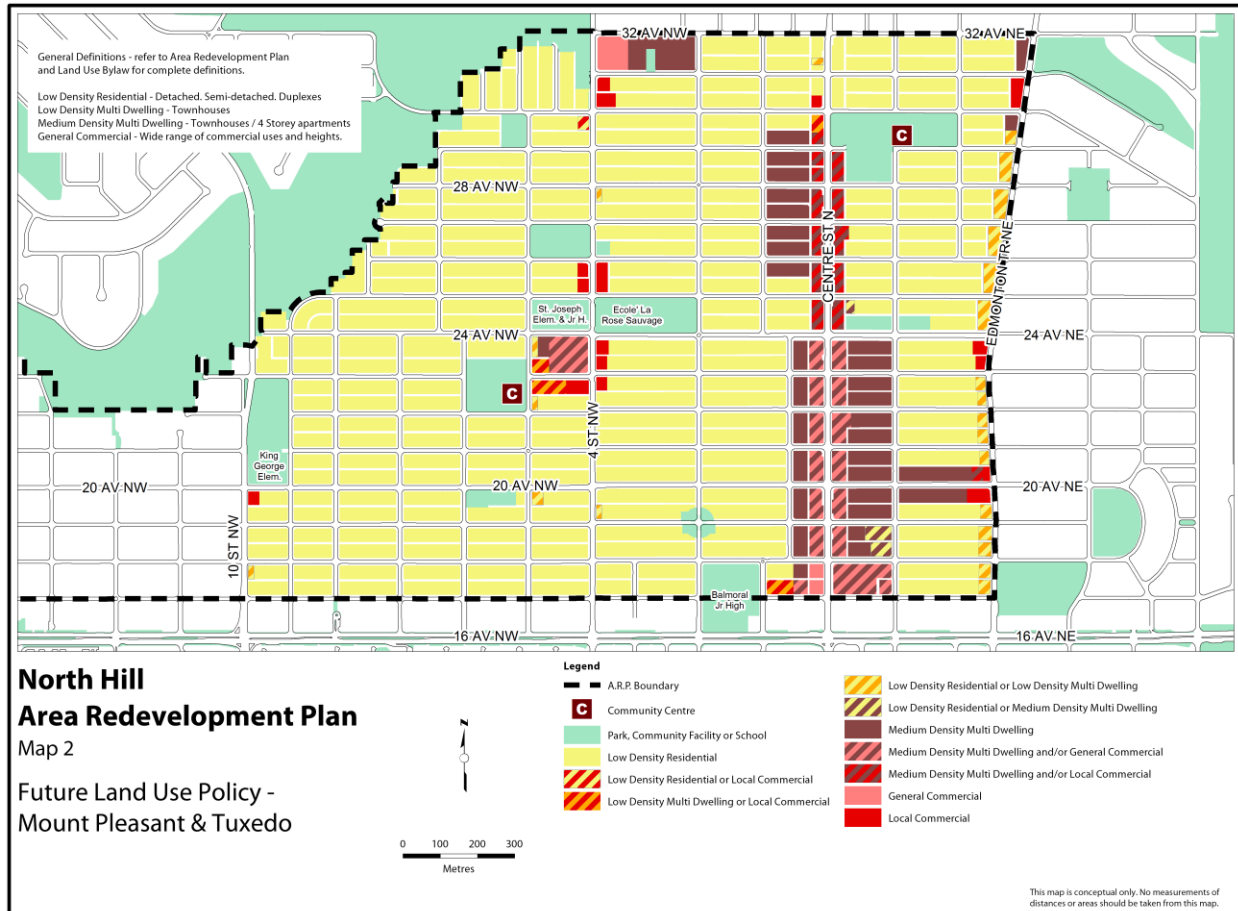
SIGNED ON \_\_\_\_\_



# PROPOSED

BYLAW NUMBER 32P2018

## Schedule A





# PROPOSED

CPC2018-0249  
ATTACHMENT 5

## BYLAW NUMBER 146D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0347/CPC2018-0249)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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CITY CLERK

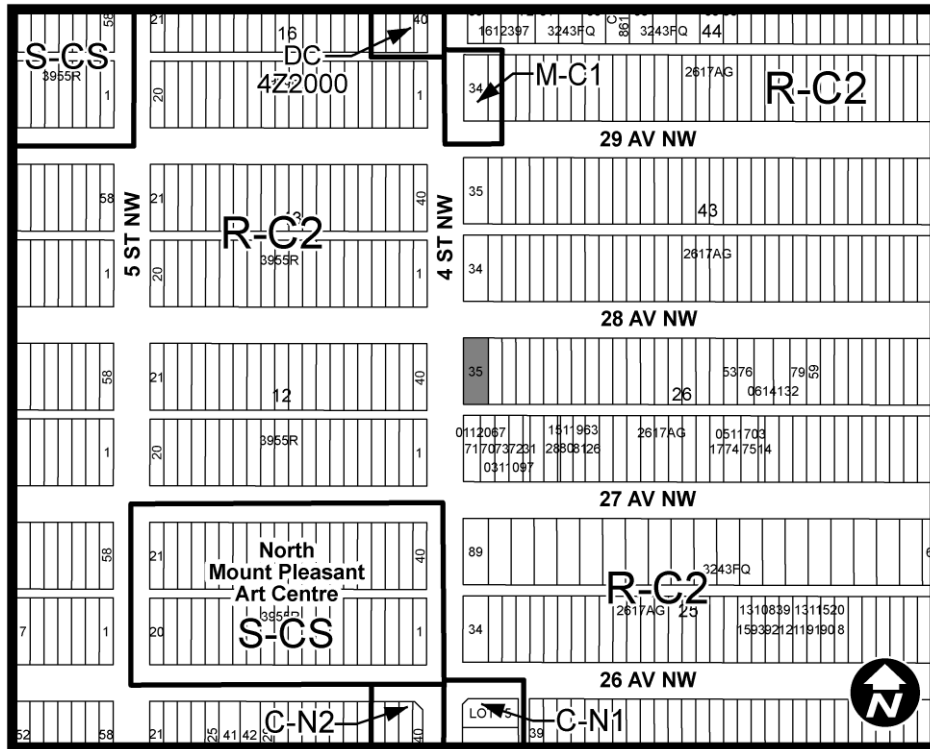
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# PROPOSED

AMENDMENT LOC2017-0347/CPC2018-0249  
BYLAW NUMBER 146D2018

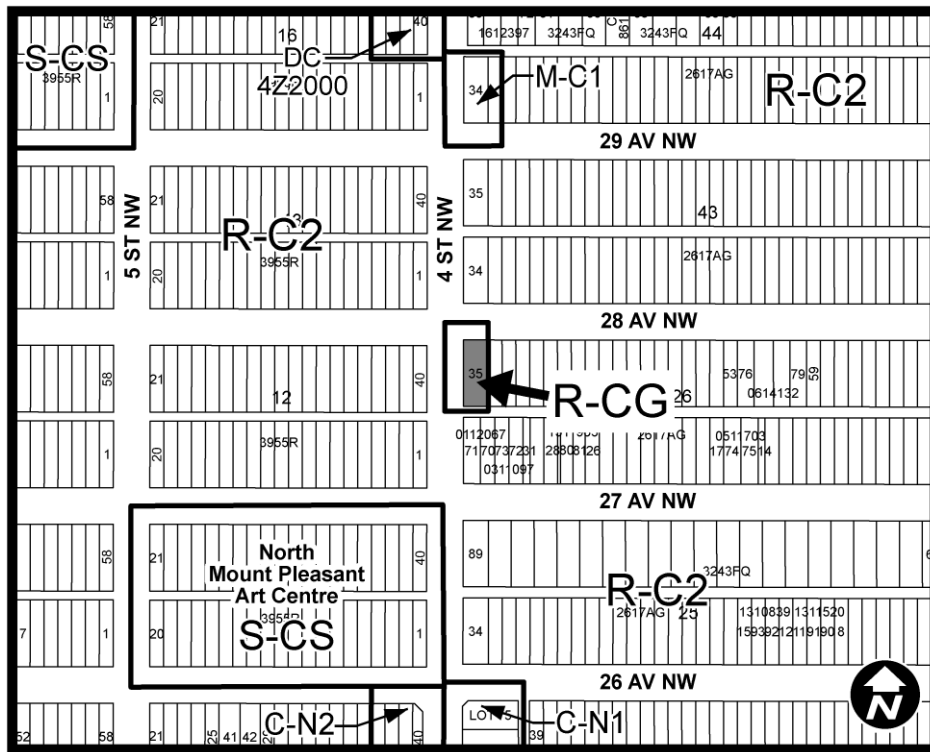
## SCHEDULE A





**AMENDMENT LOC2017-0347/CPC2018-0249  
BYLAW NUMBER 146D2018**

**SCHEDULE B**









**Rowe, Timothy S.**

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**Subject:** RE: Bylaw 146D2018

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**From:** Zubcic Sonja [<mailto:Sonja.Zubcic@interpipeline.com>]

**Sent:** Friday, April 27, 2018 4:26 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Bylaw 146D2018

Dear Sir / Madam:

Further to the attached public notice, I wish to voice my opposition to this project.

As the existing resident on the 28<sup>th</sup> Avenue NW, I am concerned about diminishing my property value that will result from forcing the higher density development in the area. I own one of few remaining 1950s bungalows that gave character to this neighborhood. I have seen aggressive development in the area, behemoths built on the lots not originally intended to support such size of an infill, duplexes proliferation, diminishing setbacks, and a substantial tax hike.

The development pretext is, as usual, so vehemently touted "higher density" urban planning. For the existing Mount Pleasant residents, however, this means a decrease in the property value and increase of taxes. In the last seven (7) years, we have been asked to increase our taxes by 52% even though that is considerably higher than inflation and population growth. Two days ago, another tax hike was announced: in the range of 2.65 to 3.45 per cent for the 2019.

Any homeowner who purchased an R-C1/ R-C2 property paid a steep price for such designation and will not take kindly to his or her investment eroding within a short period of time. The pecuniary loss is accompanied by the loss of the feel of the neighborhood (the non-pecuniary category that Jane Jacobs was so keenly aware of).

With the upcoming rezoning in the immediate vicinity (466 – 29 Avenue NW, from RC-2 to M-C1), developers can build as high as four-story apartment building in Mount Pleasant. A 14 m development height will most certainly have a negative effect on the privacy and natural sunlight of adjacent neighbors with lower houses.

Now, we are facing another development – this time, it is a 11 m high rowhouse, 3 units, 2 -3 storeys on the 28<sup>th</sup> Avenue NW, the subject of my objection. One can only think what parking will look like on the 28<sup>th</sup> Avenue if this rowhouse gets approved.

Which is likely: the City continues to favour developers at the expense of taxpayers who have a vested interest in preserving their home value and a character of the neighborhood they bought into.

According to the past civic census, there were 10,600 vacant condos, the collateral



damage of the 2014 recession. With such a condo surplus on the market, it is mind-boggling that condos continue to be permitted.

In summary, Mount Pleasant residents have already been overtaxed and do not need to see the most important investment of their lifetimes diminished and the character of their neighborhood irrevocably lost.

Sincerely,

Sonja Zubcic



**Rowe, Timothy S.**

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**From:** thiessen.michelle@gmail.com  
**Sent:** Monday, April 30, 2018 10:57 AM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0347

April 30, 2018

Application: LOC2017-0347

Submitted by: Michelle Thiessen

Contact Information

Address: 437 28 Avenue NW

Phone: (403) 710-5541

Email: thiessen.michelle@gmail.com

Feedback:

As a resident and homeowner on this block of 28th Avenue, I am concerned about a few things regarding the redevelopment of homes on our block: 1. Parking and access - With this lot adjacent to 4th street, the only street parking would be on 28th ave. How will parking for the owner's and visitors of this development be addressed on the lot, so as to not further congest street parking? 2. There is a note on the placard (I tried to attach a photo, but file is too big?!) that states, "(with 3 secondary suites)". Does this mean each of the three residences will have rentable suites, effectively doubling the residences from 3 to 6? If that true, then it will compound the first problem. 3. Can we please have some architectural controls on the crap boxes that are going up everywhere?? I would like to see design that embodies some of the character and history of the neighbourhood. Developers should have to consider how these buildings will add to the visual appeal of everyone's experience of the neighbourhood. That's how vibrancy in a community is translated, through pride and consideration, that's how lasting value will be passed on to future Mount Pleasant residents and the homeowners of these condos.







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## Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210 Bylaw 147D2018

### EXECUTIVE SUMMARY

This application was submitted by Carlisle Group on 2017 July 24 on behalf of several landowners. This application proposes to change the designation of five residential properties from Residential – Contextual One Dwelling (R-C1) District to Multi Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (e.g. townhouses, fourplexes, apartment building);
- a maximum building height of 11 metres (where adjacent to a shared property line) to 16 metres (an increase from the R-C1 current maximum of 10 metres);
- a maximum building floor area of approximately 8000 square metres (86000 square feet), based on the building floor area ratio (FAR) of 2.5; and
- the uses listed in the Multi-Residential – Contextual Medium Profile (M-C2) District.

This proposal is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and the *West LRT Land Use Study*, and meets many of the *Location Criteria for Multi-Residential Infill*.

#### ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 4919, 4923, 4927, 4931 and 4935 - 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**  
Absent: J. Gondek

**Carried: 5 – 1**  
Opposed: D. Leighton

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

That Council hold a Public Hearing on Bylaw 147D2018; and

1. **ADOPT** the proposed redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 4919, 4923, 4927, 4931 and 4935-17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Residential – Contextual One Dwelling (R-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 147D2018.



**Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210  
Bylaw 147D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject site is located in the community of Glendale, south of 17 Avenue SW and west of Gateway Drive SW. A partially developed parcel designated Commercial – Neighbourhood (C-N2) District is located to the north of the subject site. The undeveloped portion of it is maintained by the Parks department as open space. Single detached dwellings exist to the east, west and south of the subject site.

The site's total area is approximately 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) in size, it is predominately flat and currently developed with five single detached dwellings.

As identified in *Figure 1*, the community of Glendale has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

<b>Glendale</b>	
Peak Population Year	1969
Peak Population	3,950
2017 Current Population	2,768
Difference in Population (Number)	-1182
Difference in Population (Percent)	-30%

Source: *The City of Calgary 2017 Civic Census*

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

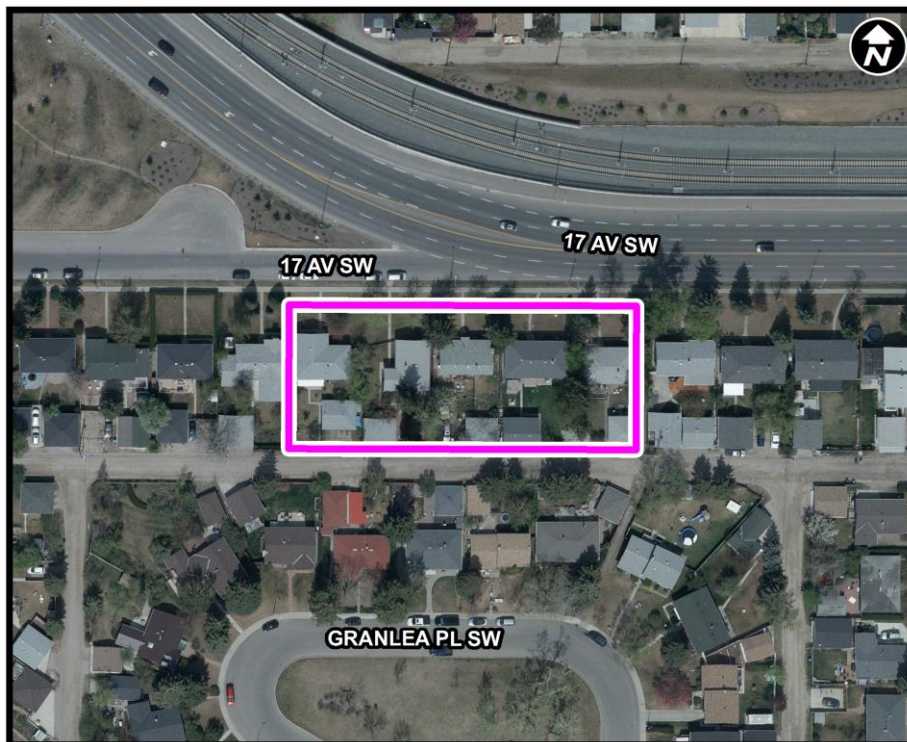
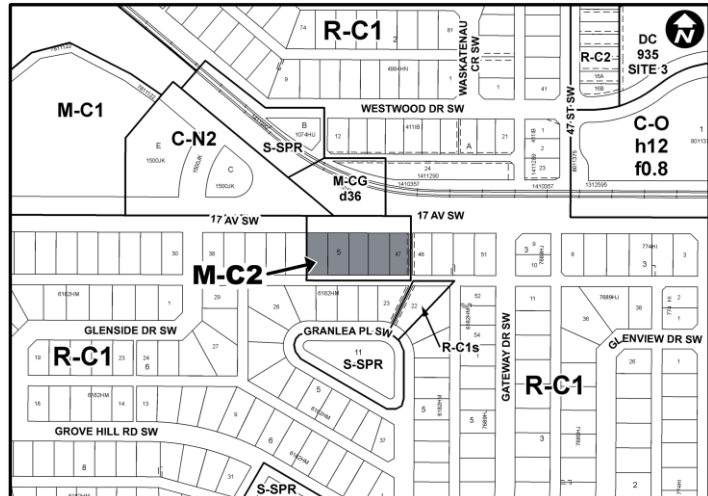
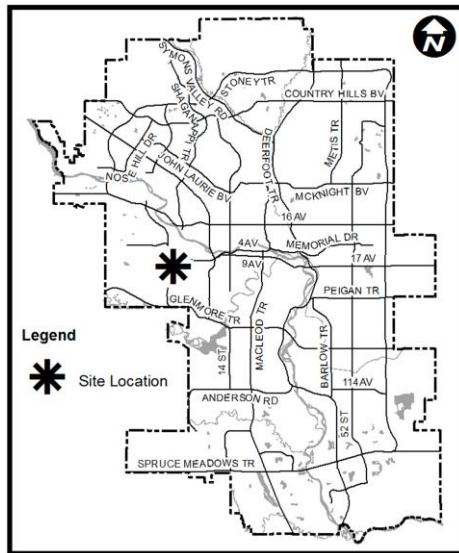


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Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210  
Bylaw 147D2018

Location Maps





**Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210  
Bylaw 147D2018**

---

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

On 2017 July 24, a land use amendment application was submitted that proposed to change the designation of five developed residential parcels (the “subject site”) to Multi-Residential – High Density Low Rise (M-H1) District. After review, Administration determined that there is no policy support for a land use change of this scale at this location.

Subsequently, Administration suggested that the Multi-Residential – Contextual Medium Profile (M-C2) District would be more appropriate for this location as the district is intended to be in close proximity, or adjacent to, low density residential development as well as transportation corridors. Further, Administration also strongly encouraged the applicant to undertake formal engagement with the surrounding residents and community and provide a “What We Heard” report to summarize feedback that was collected.

On 2017 November 10, the applicant responded by amending their application to propose the Multi-Residential – Contextual Medium Profile (M-C2) District. It is this revised application that has been recommended for approval.

**Land Use**

The existing Residential One Two Dwelling (R-C1) District allows for a maximum of five dwelling units across 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 8,000 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 17 Avenue SW.

**Infrastructure**

**Transportation Networks**

The proposed site is located within approximately 300 metres of the 45 Street Station along 17 Avenue SW. Transit service is available near the subject site on Glenside Drive and 17 Avenue SW. Vehicular access to the site will be determined at the development permit stage.

**Utilities and Servicing**

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed land use without the need for off-site improvements at this time.



**Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210  
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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant citizens and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

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

The Glendale and Westgate Community Associations were circulated as part of standard procedure. Both communities expressed objections to the proposed applications as outlined in their letters (Attachments 2 and 3)

Administration received 58 letters of objection, four letters of support and one letter that neither objected nor supported the revised application were received by the report submission date.

Reasons stated for opposition are summarized as follows:

- Change to existing community character;
- Impact of a five storey building on adjacent single detached dwellings;
- Impacts of increased parking and traffic within the community; and
- Development prior to an area redevelopment plan is premature, allows for "ad hoc" development decisions.

Reasons stated for support are summarized as follows:

- Close proximity to 45 Street Station;
- Adjacent to 17 Avenue SW;
- General support for increased "diversity" within the community; and
- General support for increased density within the inner-city.

Administration considered the relevant planning issues specific to the proposed redesignation: Administration's recommendation is based on existing development policies and provincial legislation and cannot include subjective issues such as community character; Potential issues regarding increased traffic generated by a new development will be reviewed and addressed accordingly at the future development permit stage; The M-C2 Land Use District includes rules to ensure an appropriate height transition for development adjacent low density residential areas.

At the future development permit stage, the Development Authority will work with the applicant to ensure that the building demonstrates a compatible transition to the existing single detached dwellings on either side of the site, as well as across the lane. An acceptable transition will ensure that the adjacent building is within proportion to the height of the existing single detached houses on the east and west sides of the site. In addition, an acceptable transition will provide a stepping back of the building height along the south side of the site so as to provide an appropriate transition of scale with the existing homes on the other side of the lane.



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***Engagement***

From 2017 August 23 to September 6, an online survey was facilitated by Administration, seeking early public feedback regarding the following topics. These topics were identified based on a summary of circulation feedback that had been received:

- how a building could integrate with the surrounding community context;
- how street parking is currently used in the area and how additional cars may affect available parking areas;
- the existing flow of vehicles along 17 Ave SW, community roadways and lanes;
- how an increase from two to six storeys would impact daily life;
- how residents walk around the area currently and what should be considered to ensure safe use for pedestrians; and
- the current pathway system and any impacts to neighbourhood pathways surrounding the application site.

From this list of topics, citizens were asked to select three topics most important to them, and provide a description of why for each. Citizens were also asked to provide any additional specific issues or concerns they had regarding the application.

Citizens believed the location and height of the application were not appropriate for the surrounding community and would prefer a two-to-three-storey development instead of a five to six storey (maximum allowable height of 16 metres) development. They were also concerned about potential increases to traffic and street parking, indicating that street parking is already an issue close to 17 Avenue SW due to increased parking and residential parking restrictions resulting from the West LRT. Citizens felt that these issues, combined with the increased cut-through and alley traffic, would create a safety hazard for motorists, pedestrians and children in Glendale.

On 2018 February 09, a developer-led open house was held at the Killarney Community Hall. The purpose of this open house was to provide an update to residents on the progress of the application and provide an opportunity to ask questions of both the applicant and Administration. Feedback collected from this open house was summarized in a What We Heard Report drafted by the applicant (Attachment 4).

Citizens believed that multi-residential development within Glendale was inappropriate and were concerned that development on this site would create a precedence for further four-to-six-storey development within Glendale in the future. While there were some citizens who were more open to multi-residential infill located along 17 Avenue SW, they would prefer building heights of three-storeys or less. Citizens were also concerned about increased traffic within the lane, both from the new residents and cut-through traffic, as well as further on-street parking shortages. Citizens are concerned that multi-residential development would negatively impact their property values.



## **Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210 Bylaw 147D2018**

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### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

#### ***Municipal Development Plan (Statutory – 2009)***

The subject site is located within the 'Residential – Developed – Established' area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies regarding respecting and enhancing neighborhood character, general developed residential areas and established areas land use.

There is no statutory local area plan that applies to this location.

#### ***West LRT Land Use Study (Non-statutory – 2009)***

The subject site is identified as 'Medium Density – Stacked Townhouses/Low Rise (4-6 storeys)' on Map 4: Density Areas in the *West LRT Land Use Study*. The subject site is not located within a Planning Priority Area as identified on Map 6 and therefore a land use amendment application for any site outside of these areas must meet the test of being a more desirable land use district that provides a better form of development in the long term.

The proposed land use district aligns with the Medium Density area policies as it would allow for a "Low Rise" building with a maximum height of 16 metres (or 5 storeys). As well, the proposed land use district meets the test for applications outside of Planning Priority Areas as it allows for moderate intensification given that the site is located within close proximity to the 45 Street LRT Station. Further, the proposed land use includes building form rules to ensure an appropriate transition between adjacent existing low-density residential areas.

#### ***Transit Orientated Development Guidelines (Non-statutory – 2005)***

The subject site is within a 600-metre radius of the 45 Street Station and is considered part of a station planning area. This land use proposal is consistent with guidelines on Transit Supportive Land Uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context.

The guidelines within this policy were incorporated into the *West LRT Land Use Study*.

#### ***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

The subject parcel meets approximately half of the guideline criteria for consideration of multi-residential infill. The guidelines are not meant to be applied in an absolute sense, but are used



## Land Use Amendment in Glendale (Ward 6) at multiple properties, LOC2017-0210 Bylaw 147D2018

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in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The site satisfies multiple criteria including being located 125 metres from the Route 2 bus stops, placing it well within the 400 metre ideal radius of the bus network. Similarly, the site is 225 metres from the 45 Street LRT Station, placing it well within the 600 metre ideal radius of the primary transit network.

The majority of the site faces the 17 Avenue SW arterial road, is adjacent to an existing open space and has direct lane access.

The site does not satisfy other criteria, namely it is located midblock, is not adjacent to planned or existing multi-residential, non-residential development, corridor or activity centre.

### **Social, Environmental, Economic (External)**

The recommended land use amendment will provide for a moderate increase in residential density, allowing for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms. No environmental issues have been identified at this time.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

#### ***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

### **Risk Assessment**

There are no significant risks associated with this proposal.

### **REASON(S) FOR RECOMMENDATION(S):**

The proposed land use redesignation is compatible with applicable policies identified in the *Municipal Development Plan*, the *West LRT Land Use Study*, the *Transit Orientated Design Policy Guidelines* and the *Location Criteria for Multi-Residential Infill*. The proposal provides for a moderate increase in residential density within a form that respects the existing low-density residential development. The site is within close proximity to the 45 Street LRT Station and fronts onto 17 Avenue SW.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2017 May 07**

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**ATTACHMENT(S)**

1. Applicant's Submission
2. Glendale Community Association Letter
3. Westgate Community Association Letter
4. Applicant's *Open House Summary Report* from the Developer-Led Open House (February 9, 2018)
5. Calgary Planning Commission Member Comments
6. Calgary Planning Commission Motions and Amendments
7. Proposed Bylaw 147D2018
8. Public Submissions







## Applicant's Submission

**Applicants Name:** The Carlisle Group

Attn: Jim Mackey

**Applicants Address:** #230, 2891 Sunridge Way NE  
Calgary, AB T1Y 7K7

**Applicants Contact Information:**

Telephone: (403) 571-8431

Cell: (403) 651-2604

Email: [jm@carlislegroup.ca](mailto:jm@carlislegroup.ca)

### Description of Proposal

- 5 lots - 4919, 4923, 4927, 4931, 4935 17 Ave SW approximately 0.323ha
- To rezone the site to M-C2 Multi-Residential – Contextual Medium Profile. No changes to the listed uses within M-C2 are being proposed.
- M-C2 has an FAR of 2.5 which will allow for a maximum of 86999sqft.
- Using the allowable M-C2 building envelope we estimate that 85451sqft is what we can achieve.
- Using the estimated areas, we anticipate a maximum of 92 units made up with:
  - 1st Floor 20 units
  - 2nd Floor 22 units
  - 3rd Floor 22 units
  - 4th Floor 18 units
  - 5th Floor 10 units
- We have not started the DP design but parking will be a major factor in the final unit count as will the unit mix and suite designs. As we address the specific needs of The City and the neighboring community a range of 85 to 92 units should be achievable.
- We are not seeking any density or height modifiers to the M-C2 zoning.
- The West LRT Land Use Study has identified this site as “Medium Density- Stacked Townhouse / Low Rise (4-6 story’s)”.
- The site is within 50 meters of the exiting 45th Street LRT Station.
- The site is on the north edge of the community so shadows cast by the new development will fall on 17th Avenue SW. Using a maximum of 16m height there will be no time in the year where the shadows impact the north side of the existing sound fence along the LRT tracks. There will be some impact to the side yard and front yard on the first lots on the west and east side of the project in the morning and late afternoon. The step backs in the M-C2 zoning will minimize this impact and we can better detail this on the DP application.
- The rear lane to the south has a well-established canopy of trees and each of the adjacent properties has a rear garage which provides screening of their views to the north.
- There are 4 lanes of 17ave, the LRT right of way and the back lane separating the site from the residential properties to the north.



## Applicant's Submission

This location meets several the criteria detailed in PUD2016-0405 for Multi-Residential Infill.

- **Location Criteria #1:** While the site is not located on the corner parcel there is sufficient area on both the east and west sides to allow for future development of similar scale.
- **Location Criteria #2 & #3:** The site has both bus and LRT stops within 200 meters.
- **Location Criteria #4:** The site fronts on to 17th Avenue SW providing a collector or higher standard roadway on one frontage.
- **Location Criteria #5:** The West LRT Land Use Study has highlighted this section of 17th Avenue SW for potential increase in density with townhomes or 4-6 story apartments. While a formal plan on the section of 17 Avenue is not yet in place we see this as logical step in completing the West LRT Corridor.
- **Location Criteria #6:** There is a portion of the site across from the public open space formed by the fork on 17 Avenue SW.
- **Location Criteria #7:** There is no current planning for a corridor-or activity center on this section of 17 Avenue SW, but we do see that this will be a logical extension of the work currently in progress along 17 Avenue SW to the east of this site.
- **Location Criteria #8:** The site has direct lane access.

We request the support of the City of Calgary Administration, Calgary Planning Commission and Calgary City Council on the rezoning of this site. We believe it aligns with the City's vision and policies for development along the City's LRT corridors and increasing density adjacent to the LRT stations. The sites location is on the North edge of the community and fronting 17 Avenue SW, which will lessen the influence on the existing properties.



## Glendale Community Association Letter

December 6, 2017

The Glendale/Glendale Meadows Community Association would like to express its opposition, again in the strongest possible terms, to the application for rezoning five adjacent properties on 17<sup>th</sup> Avenue S.W., this time to MC-2 zoning for development in our community.

This revised rezoning application remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows forever. As a Board, we welcome renewal and revitalization of this area in a measured and appropriate manner. However, a five-storey development in our single-family community is completely out of character and context. Simple math shows that the impact of turning five bungalows in a single-family neighbourhood into 90-100 units is mind-boggling. The ramifications would be swift.

It would not be long before the owners of every bungalow left in the widening shadow of megaplex development would opt to put their homes up for sale, inspiring carbon copy proposals along the length and breadth of 17<sup>th</sup> Avenue SW. Just the prospect of this happening has already caused one of our community neighbours and board volunteers to sell her home and move up to Strathcona.

On this development alone, the issues that would arise in terms of parking, traffic access, safety and infringement upon neighbours are incalculable. And these would really be just the beginning of massive change to our neighbourhood..

As the first major redevelopment proposed for Glendale, this would set the course for future similar projects along 17<sup>th</sup> Avenue S.W. It is not an exaggeration to say it would be an unmitigated disaster for every resident of our 1,100-home community who chose this neighbourhood because of its beautiful characteristics among the fabric that makes Calgary such a great city. Yet for any resident forced to live directly beside such a development, it would be catastrophic. Simple privacy for residents who have lived here for decades would evaporate overnight. Neighbouring property values would plummet.

With this development site located on a one-way street, westbound traffic flow from 17<sup>th</sup> Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of traffic to access the development. A similar scenario would take place at Gateway Drive and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially, assuming parking for 100 units is somehow available onsite – virtually impossible unless parking is buried multiple levels below grade.

According to the City's rules for this type of multi-family infill development, (PUD-2016-0405) we believe this proposal fails to meet five of eight conditions set out by the City.

1. The parcel is **NOT** on a corner lot.
2. The parcel is **NOT** on a collector or highway standard roadway on at least one frontage.
3. The parcel is **NOT** adjacent to existing or planned non-residential development or multi-dwelling development.



### Glendale Community Association Letter

4. The parcel is **NOT** adjacent to or across from existing or planned open space or park space or community centre.
5. The parcel is **NOT** along or in close proximity to a corridor or activity centre.

Glendale and neighbouring communities were deeply involved in consultations regarding Transit Oriented Development around the West LRT, particularly as it related to the 45<sup>th</sup> Street and Westbrook Stations. We believe there are several issues raised in this application in the West LRT context, including the lack of an Area Development Plan, and Glendale being down the priority list for Transit Oriented Development.

We also believe this proposal is in direct conflict with the City's Developed Areas Guidebook, which outlines acceptable transition in housing style and heights. This Guidebook does not envision five-storey apartment blocks being built beside single-family bungalows. We trust City Planning staff will thoroughly review these City documents in assessing this application.

Currently, Glendale and similar communities provide an oasis within the city for people looking for an affordable one-lot, one-home neighbourhood. Dozens of other communities in Calgary are zoned appropriately for this type of megaplex proposal. Developers should be encouraged to seek out land with appropriate zoning. Removing RC-1 lots from Calgary is an avenue to a cookie-cutter city, a model that would force those in our neighbourhood to move to rural properties or suburban communities such as Cochrane, Airdrie and Okotoks for a similar lifestyle. Frankly, none of us want that.

No matter who is proposing this magnitude of development, the Board representing the residents of Glendale and Glendale Meadows will voice strong and unequivocal opposition. But this developer is not promising any type of accommodation that would blend with our community. At a recent meeting with the Board, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and make quick profit.

We can guarantee that nobody in our community purchased a stake in that kind of community. As a board, we support thoughtful, tasteful renewal and redevelopment, particularly on the perimeter of our neighbourhood. This is evidenced by our support for the Main Streets project along 37<sup>th</sup> Street S.W. It is not our community's responsibility to come up with a proposal that the developer would find acceptable. It is the developer's responsibility to work with the community to consult and propose solutions that will work for all. No such conversations or consultations have happened so far — only the single meeting last summer where the developers basically said, "This is who we are, this is what we do. Take it or leave it." This revised proposal seems to be an attempt to wear down the community one proposal at a time, when eventually our residents throw up their hands in frustration. We will not give in to these tactics.

The Board and residents of Glendale/Glendale Meadows have deep emotional, social and financial investments in this community, some dating back more than 60 years. We believe it is the best place to live in Calgary. Tearing at this neighbourhood layer by layer



**Glendale Community Association Letter**

is in no one's interest, but that is what's at stake should this revised rezoning application be approved.

The residents of Glendale and Glendale Meadows are very much open to seeing our neighbourhood revitalized and our board has been, and will be, part of the process that helps renewal. Should you wish to discuss this issue further, any and all of our board will be happy to engage in discussions at the City's request. If the intention were to move this proposal further down the line, we would insist upon a full and public presentation open to all members of our community to voice their opinion.

Sincerely,  
Chris Welner, Vice-President







## **Westgate Community Association Letter**

December 1, 2017

### **Response to Revised Rezoning Application: File Number LOC2017-0210**

**The Westgate Community Association strongly opposes the proposed rezoning and subsequent development.**

The Westgate community shares the 45<sup>th</sup> Street LRT station with the communities of Glendale and Glendale Meadows and Rosscarrock. It has been clear since the planning for the West LRT commenced there would be redevelopment to increase the density in the immediate area of the LRT Stations. We are not opposed to redevelopment to take advantage of the transit infrastructure but we are opposed to redevelopment that is done in the absence of detailed area planning and opportunities for public involvement. This rezoning of the 5 properties and development is being proposed with a total lack of detailed and proper planning necessary to ensure any redevelopment achieves the optimal development and is well integrated with the existing communities and infrastructure.

#### **1. The Lack of a Detailed Plan to Guide the TOD Development around the 45<sup>th</sup> Street Station**

The Westgate community was very involved with the planning for the West LRT. Throughout the process it was **made clear** to participants that any Transit Oriented Development would not occur until more detailed planning in the form of Area Redevelopment Plans (ARP). The following information taken from the West LRT Study clearly confirms this expectation and identifies the 45<sup>th</sup> Street Station as the lowest priority for both an ARP and redevelopment.

##### **From West LRT Study 2009**

The planning priority areas are shown on Map 6 and are intended to be completed in sequence, as opposed to concurrently. The areas include:

1. Westbrook Village Area Redevelopment Plan  
(ARP) – Phase 1 and the Sunalta Area Redevelopment Plan
2. Westbrook ARP – Phase 2
3. 17th Avenue Corridor
4. 26th Street Station Area and 45th Street Station Area.



### **Westgate Community Association Letter**

It is our view **no** rezoning and redevelopment should occur until the proper and thorough a local area plan with meaningful community public involvement is completed. The question of TOD development that was discussed in the West LRT study was highly conceptual and secondary to the planning for the LRT Line. Using the West LRT Study report as the basis for any high density redevelopment of an area around the 45<sup>th</sup> Street LRT Station is both poor planning and management and contradicts the commitment to directly affected communities to conduct proper area planning.

## **2. The Risks of Piecemeal Rezoning**

There are a number of risks to allowing a piecemeal rezoning and subsequent redevelopment.

- a. This will result in a haphazard pattern of development through an unplanned ad hoc mix of different housing types. Having a five story condo or apartment building with small one story single family homes on either side is not effective. There will be a visual patchwork and inconsistent mix of different housing types resulting in poor integration with the surrounding community. There is concern this will result in a junky street scape and a lack of structural continuity.
- b. There is no way of knowing if the current infrastructure, constructed mainly in the late 1950's and 1960's, is capable of handling increased density. Simply allowing the first developer to acquire residential properties and add a significant increase in density could compromise the existing utilities and negatively affect the existing community. There is also the possibility upgrades to the utilities could be required. Approving piecemeal and ad hoc zoning applications also creates the potential for Calgary taxpayers to end up subsidizing private developers.

There has been a lot of public discussion and debate regarding taxpayer subsidization of housing developers in Calgary over the past few years. While most of the attention has focused on new subdivision development, there is also the potential for tax dollars having to be spent in order to make redevelopment possible. In the absence of a plan that identifies major upgrades required for the entire 45<sup>th</sup> Street TOD area to water, sewer, electricity, etc and the costs to do so, there is no potential to estimate a reasonable cost to be paid by developers. Calgary taxpayers could end up covering all the costs and effectively subsidize developers. Allowing zoning on a first come first serve basis is not going to result in a fair distribution of costs to both developers and property owners.

- c. Piecemeal rezoning has the potential to reduce the potential for the optimal redevelopment to increase density around the 45<sup>th</sup> Street LRT station. There is no assurance the first rezoning proposal is the optimum use of the properties in question. Or whether this will limit future redevelopment of the adjoining properties.
- d. Piecemeal rezoning does not create a level playing field for all property owners and potential developers. It does not allow for orderly redevelopment and puts the profit motive of a single developer to supersede the interests of an entire



**Westgate Community Association Letter**

community. A much better approach is to undertake a proper planning exercise and rezone the entire TOD at the same time.

**3. The Proposed Rezoning and Redevelopment is also Inconsistent with The City of Calgary Municipal Development Plan and Associated Guidebooks released in August of 2017.**

3.5.1 General – Developed Residential Area Policies The following policies apply to all Developed Residential Areas and are general in nature. Policies that are unique to the Inner City Area and the Established Area follow after this section. Land use policies

- a. Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighborhood.
- b. Redevelopment within predominantly multi-family areas should be compatible with the established pattern of development and will consider the following elements:
  - i. Appropriate transitions between adjacent areas;

The proposed rezoning and redevelopment is not consistent the direction to moderate intensification in a form and nature that respects the scale and character of the neighborhood. Having a 5 story apartment building that increases the density of the redevelopment over 10 times that of the adjacent properties is not in a form that respects the scale and character of the existing neighborhood.

This proposed redevelopment also does not provide an appropriate transition to the adjacent communities. A 3 story redevelopment would be a substantially more appropriate transition to the Glendale Meadows community. There would be a significant reduction in the effects of increased traffic, noise and the shading of adjacent properties compared to a 5story building. A five story building would substantially reduce the privacy of adjacent properties and the size of the 5 lots would limit the options to provide appropriate privacy screening.

**3. The proposed rezoning and redevelopment is also inconsistent with direction detailed in the Developed Areas Guidebook Municipal Development Plan: Volume 2, Part 3**

**Developed Areas Guidebook**

**1.0 Introduction**



**Westgate Community Association Letter**  
**Building a sustainable, connected city of great neighbourhoods**

Calgary is a young, dynamic and growing city and its neighborhoods are often changing. They are more diverse with different housing preferences and needs. These needs, combined with an evolving and fluctuating economy, demands for new infrastructure and services and changing climate all pose challenges to our city.

We will meet the challenges we face today and in the future as Calgarians have always done and embrace building a stronger, resilient and sustainable city.

Growth and change in our communities is crucial as they support the economy, allow resources and infrastructure to be used efficiently, and create culturally diverse, vibrant and complete neighbourhoods.

**Together, the Developed Areas Guidebook (Guidebook) and Local Area Plans provide the core policies for future development and community building within the Developed Areas (see Map 1: Location of the Developed Areas).**

The above highlighted section makes it clear that a local area plan will provide the core policies for rezoning and redevelopment within Developed Areas, including the Glendale Meadows and Westgate communities. If this direction is to be respected, it is inappropriate to proceed with the current rezoning and redevelopment proposal until an Area Plan has been completed. This proposal is ad hoc development at its worst. Effective TOD development should be based on a plan that lays out an orderly development that both increases density and also respects the existing community.

**4. Not Consistent with 2.0 Community Framework**  
**The Developed Areas Guidebook**

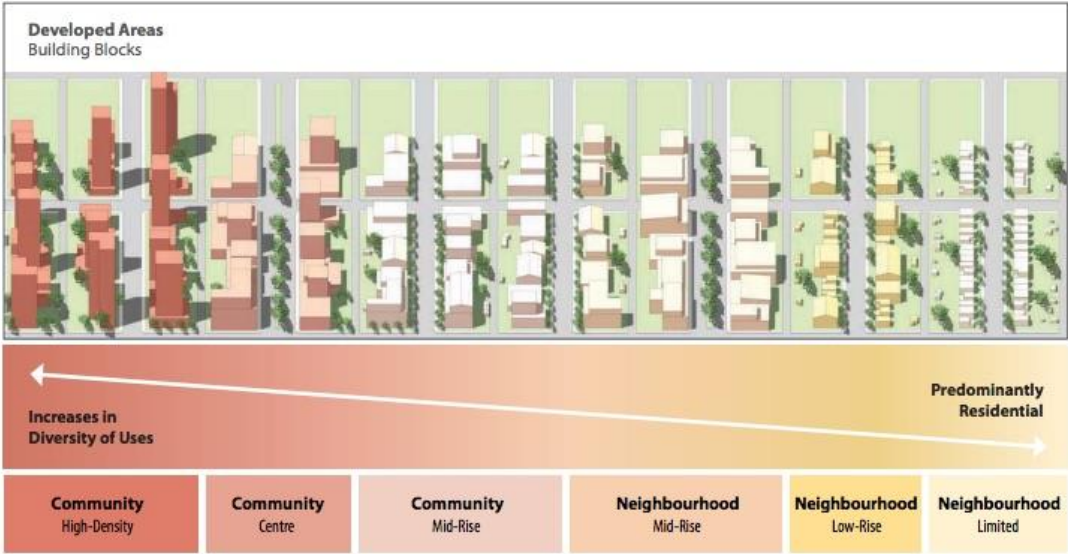
The following illustrations are from the Developed Areas Guidebook. It is clear having 5 story high buildings next to one story houses is not expected, yet this is exactly what is being proposed.



Westgate Community Association Letter

Figure 2-2 | Community Framework Application Developed Areas

A number of selected building blocks identify and reinforce an urban hierarchy within the community. The building blocks enable a sense of continuity throughout communities with smooth, imperceptible and consistent transitions between land use areas. These areas share common attributes reflecting each unique area in the community based on building types and forms, intensity, urban design and community vision.





## Westgate Community Association Letter



### 5. Detailed Questions

In the absence of a detailed plan there are numerous questions and concerns about the potential impacts on the surrounding properties and the Glendale Meadows community. There are concerns about the feasibility and practicality of a 5 story residential building at this location.

- The configuration of 17<sup>th</sup> Avenue in front of the 5 properties proposed for rezoning presents limitations for site access and egress.
  - How is all the vehicular traffic going to access the development? Is the gravel laneway going to be the main access? How many vehicles a day will travel up and down the alley? Will the laneway be overburdened?
  - The main portion of the busy 4 lane 17<sup>th</sup> Avenue is on a curve with no opportunity for any access from westbound traffic on 17<sup>th</sup> Avenue.
  - There is a short one way section of a side road for east bound vehicular to merge onto 17<sup>th</sup> Avenue.
- There are limited opportunities for on street parking.
- There are concerns about the traffic impacts of adding an unknown number of units. There are existing challenges for vehicles trying to access the NW corner of Glendale Meadows. Traffic problems will be created on Gateway Drive.
- There is no indication or means to assess if the existing water, sewer, electricity and natural gas are capable of handling the additional units of housing.

Submitted By:

Pat Guillemaud  
Civic Affairs Director  
Westgate Community Association



## Applicant's Open House Summary Report from the Developer-Led Open House

### Glendale Land Use Application

LOC2017-0210

February 9, 2018 Open House Summary Report

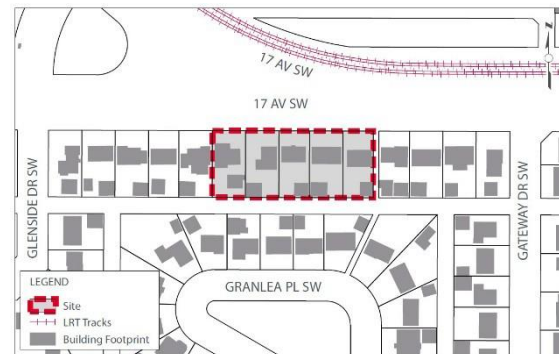


CARLISLE GROUP  
eye on quality ... focus on value

#### The Application

In July 2017, Carlisle Group applied to redesignate (rezone) 4919-4935 17<sup>th</sup> Avenue SW in the community of Glendale. The application sought to change the designation from R-C1 to M-H1, to allow for a multi-residential building with commercial storefronts at-grade. The proposed designation would have accommodated a building with a maximum height of 18 metres (6 storeys). In September, The City of Calgary provided the applicant with DTR1 comments on the application, including a request for further community engagement.

In November 2017, the Application was revised to reduce the redesignation to M-C2, a 37.5% reduction in size (Gross Floor Area, GFA), reduced height by 1.6 storeys (5 storeys, with 40% coverage on the 5<sup>th</sup> floor) and changing the building to entirely residential.



#### Phase 2 Engagement

In response to the request for additional community engagement, Carlisle Group hired a community engagement consultant, Dobbin Consulting, to conduct an open house. The consultant and Applicant met with the City to obtain advice regarding information distribution and engagement expectations. The Carlisle Group decided to proceed with the mail-out of a flyer to all 980 homes in Glendale and public open house on February 9<sup>th</sup> at Killarney Community Hall.

Approximately 120 people attended the open house and provided feedback on the land-use resignation and feedback for use in building design for the Development Permit stage of application. Key issues: Building Height; Community Context; Parking Access; and Traffic Impact on Alley. Further items were identified: Safety & Privacy Impacts; Land Value Impact; and Policy Confusion.

The open house was conducted in a walk-through layout with City staff (3), Developer (3 reps) and Engagement Consultant (1) in attendance. Three City panels were presented and six panels from the Developer represented: the Application Process & Engagement Timeline; Changes Summary; Site & M-C2 Bylaw information; Feedback Opportunities; and, a panel for Feedback (attendees self-recorded their comments on post-it notes, summarized and documented herein). The developer's panels displayed are showed attached to this report.

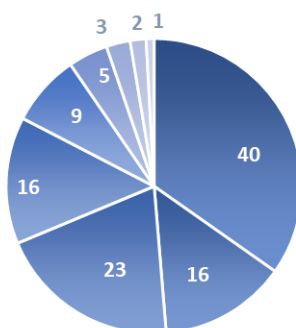


## Applicant's Open House Summary Report from the Developer-Led Open House

### What We Heard

Attendee feedback focused on resisting any development in the area above the existing R-C1 zoning (at 8.6-10M in height). However, significant additional feedback was collected that can be used to identify and address contextual, safety and community integration issues at the DP stage. Comment counts:

- 40 - "No" to this Development
- 16 - Height Concern
- 23 - Traffic & Parking
- 16 - DP Ideas
- 9 - General Comments
- 5 - Community Integration
- 3 - Land Value Impact
- 2 - Safety & Privacy Concerns
- 1 - Policy Concerns



### Summary of Comments

The following table provides a summary of the key issues from the open house attendees. This feedback is aligned with, and in addition to, the previous feedback documented in the City's Stakeholder Report Back, September 2017.

<b>No to this Development</b>	Many attendees felt that any redevelopment in Glendale was inappropriate for their R-C1 area. Some residents agreed that development on 17 <sup>th</sup> Avenue was appropriate but felt that 4-6 storeys was too high, and increasing density would negatively impact the character of the community. The "precedence" of a 4-6 storey redevelopment was of concern.
<b>Height Concerns</b>	A portion of attendees approved redevelopment on this site and along 17 <sup>th</sup> Avenue but felt that 3 storey townhomes would be more appropriate.
<b>Traffic &amp; Parking</b>	The impact of an additional 90 units (with approximately 90 additional cars) would have a large negative impact on the parking in the area as well as traffic in the laneway. Cut-through traffic from 17 <sup>th</sup> Avenue is already of concern.
<b>Community Integration</b>	The importance of at-grade interfaces and opportunities for community connections (and community building) was of concern to neighbours and the greater community.
<b>Land Value Impact</b>	Several homeowners felt the redevelopment would reduce the value of their homes due to overlooking/privacy and the change in character of the neighbourhood.



## Applicant's Open House Summary Report from the Developer-Led Open House

<b>Safety &amp; Privacy Concerns</b>	Adjacent neighbours are concerned about privacy in their back yards due to the height of the building and rear balcony proximity to the lane.
<b>Policy Concerns</b>	A note was made that the introduction paragraph for the 2009 West LTR Study indicates that 'significant change in use or density' will be discouraged in the area. Within the same study, the parcel is indicated to be appropriate for 4-6 storeys.
<b>DP Ideas</b>	Many ideas for building integration, pedestrian interface and community integration were given including street-oriented design, UDRP review request, all-underground parking, parkade access off 17 <sup>th</sup> Avenue and rear step-backs for the building.
<b>General Comments</b>	Some comments included concerns about the design of the invitational flyer circulated, distribution of the flyer and location of the open house outside the community. Questions about unit count, value and size were voiced by several attendees.

*A selection of verbatim comments from each of these categories are attached to this report.*

### Developer Response

Carlisle Group was pleased with the turn-out and opportunity to engage with community members and to collect further feedback on the Application and ideas for the Development Permit design. We noted that Policy knowledge was not high among attendees, with many not realizing the City's intention to direct density to transportation corridors like 17<sup>th</sup> Avenue and near CTrain stations with TOD policies. Where possible we discussed these policies and how they impact land assembly targeting and redevelopment with attendees, providing access to the West LRT Study and M-C2 bylaw content. Further, many attendees did not understand the separate process of land redesignation separate from development permit application, so they sought to have access to the building information that is not yet available. Hosts provided timeline and process information in response to these inquiries.

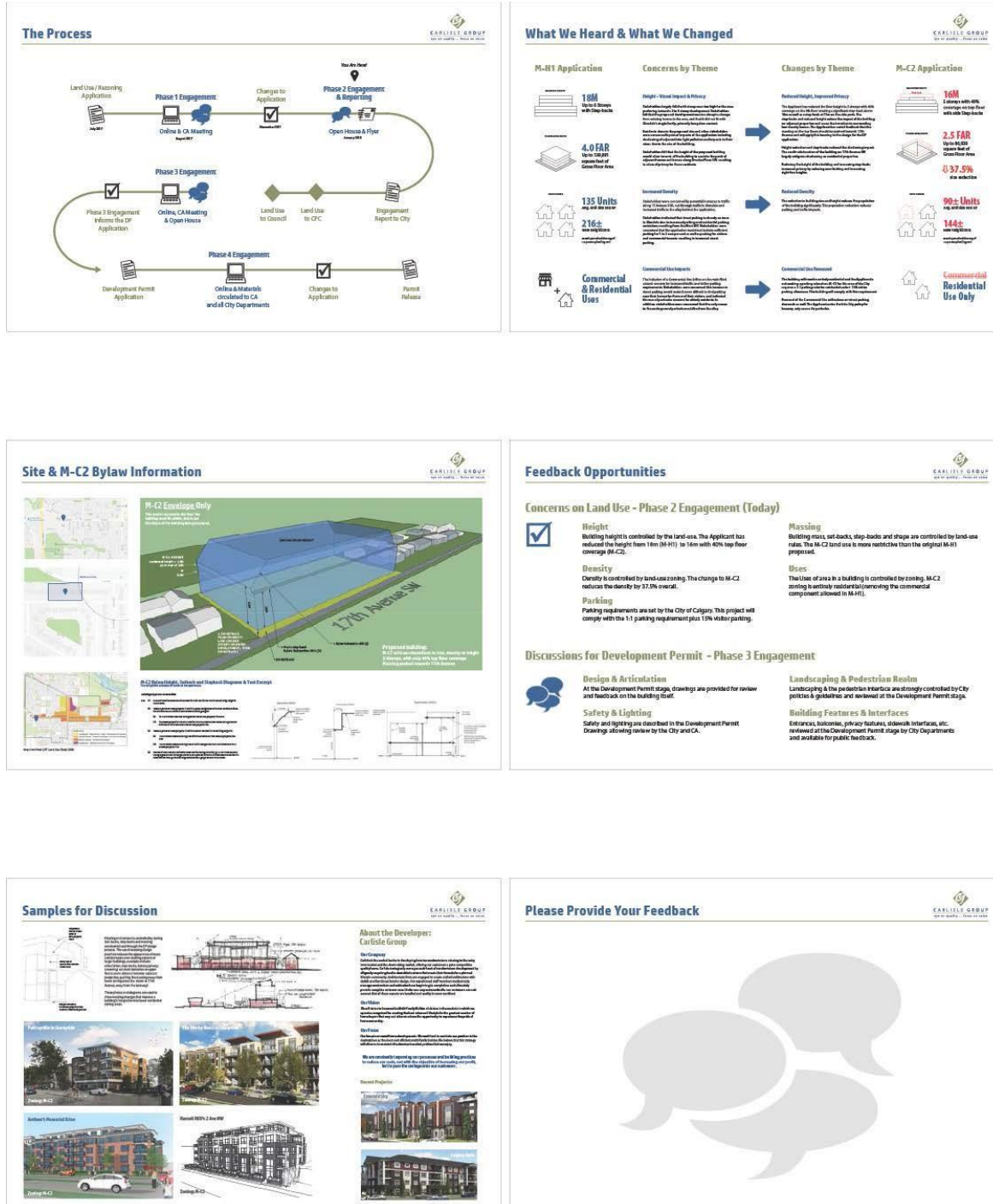
It remains the intention of the Applicant that M-C2 is appropriate zoning for this land in response to City policies including: the West LRT Study 2009 (identifying 17<sup>th</sup> Avenue for 4-6 storey development); TOD guidelines due to the proximity to the CTrain station; and Main Streets program guidelines.

As with 'first projects' in many historically single-family areas, residents are very concerned about how the first new building will impact their community, safety, traffic and privacy. Due to previous feedback from the City's online engagement survey and the file manager, the Applicant has reduced the height, density and zoning from M-H1 to M-C2, utilizing a zoning that has consistently been used in similar R-C1 situations to soften the contextual impact of the building through set-backs and step-backs.



# Applicant's Open House Summary Report from the Developer-Led Open House

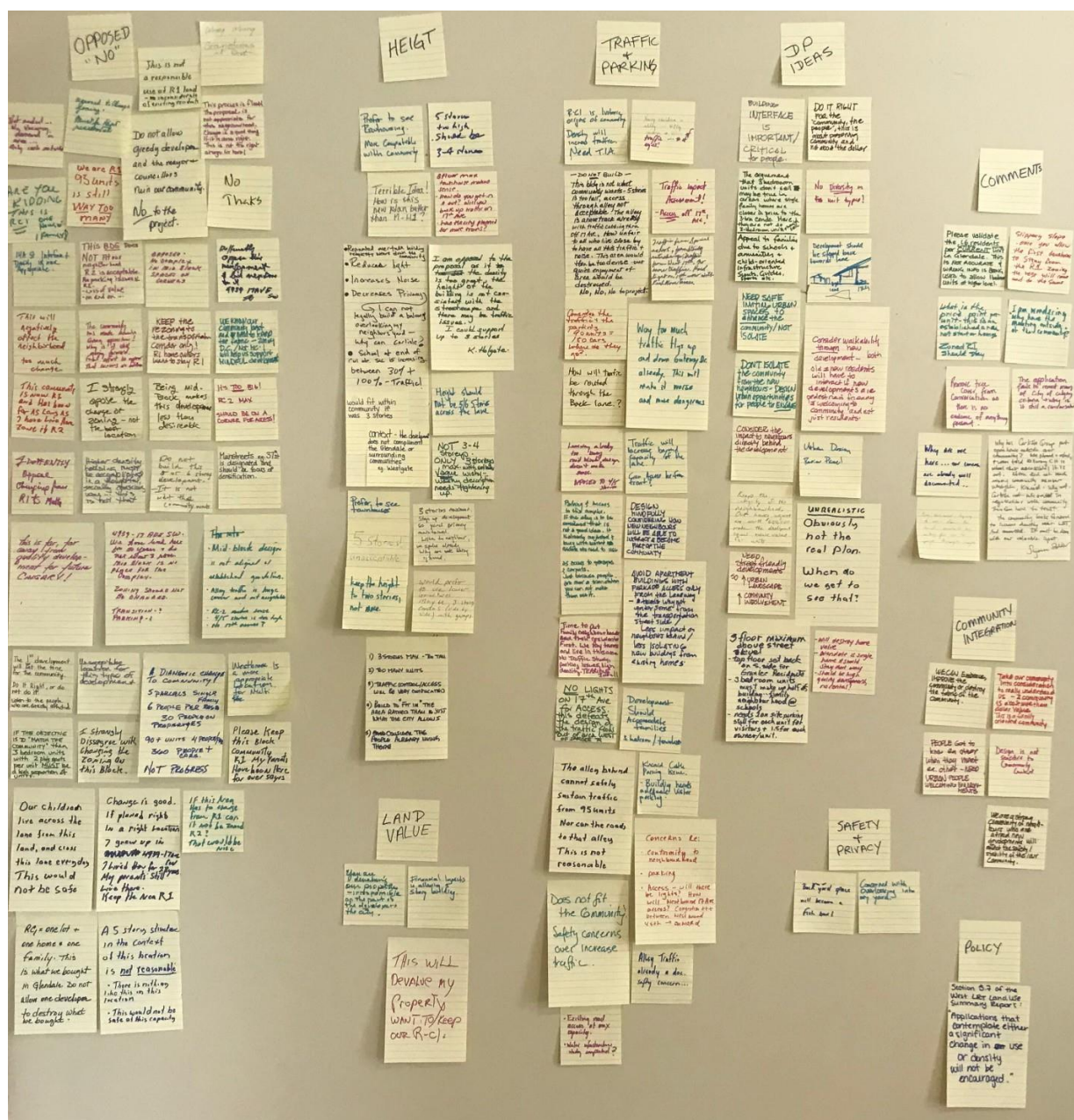
## Developer's Open House Panels





## ***Applicant's Open House Summary Report from the Developer-Led Open House***

### Open House Attendee's Comments by Category





## Applicant's *Open House Summary Report* from the Developer-Led Open House

### Sample Comments by Category

<b>No to Development</b>	<p>"No Thanks"</p> <p>"We are R-1, 95 units is way too many"</p> <p>"This community is R1 and has been for as long as I have lived here. Zone it R2."</p>	<p>"We know our community best and need to keep the fabric – zoning DC/not M-C2 will help us support mindful development"</p> <p>"5 storey structure in this location is not reasonable"</p>	<p>"This is not responsible use of R1 land – inconsiderate of existing residents"</p> <p>"Unacceptable location for this type of development"</p>	<p>"Being mid-block makes this development less desirable"</p> <p>"Our children live across the lane from this land and cross this lane every day. This would not be safe."</p>
<b>Height Concerns</b>	<p>"Prefer to see row housing. More compatible with community."</p> <p>"Terrible idea! How is this new plan better than M-H1?"</p> <p>"5 storeys unacceptable"</p>	<p>"Would fit within community if it was 3 storeys."</p> <p>"Repeated over-tall building requests wears down the community. Reduces light. Decreases privacy."</p>	<p>"I am opposed to the proposal as the density is too great, the heights of the building is not consistent with the streetscape and there maybe traffic issues. I could support up to 3 storeys."</p>	<p>"Prefer to see townhouses"</p> <p>"3 stories max – too tall, too many units, traffic control/access will be very complicated, build to "fit in" the area rather than just what the city allows, consider the people already living there"</p>
<b>Traffic &amp; Parking</b>	<p>"Traffic impact assessment! Access off 17<sup>th</sup> Ave!"</p> <p>"No lights on 17<sup>th</sup> Ave for access. This defeats the design of the traffic flow in/out of the area west of Sarcee Tr"</p>	<p>"...access through alley not acceptable. The alley is a race track already with traffic cutting thru off 17 Ave."</p> <p>"Building needs adequate visitor parking."</p>	<p>"Consider the traffic and parking 90 units = 150 cars where do they go?"</p> <p>"Alley traffic is already a documented safety concern"</p>	<p>"Traffic will increase beyond capacity of the lane Can access be from front?"</p> <p>"The alley behind cannot safely sustain traffic from 95 units nor can the roads to that alley not reasonable"</p>
<b>Community Integration</b>	<p>"People got to know each other when they meet each other – need urban people welcoming environments"</p>	<p>"We are a strong community of neighbours who are afraid new developments will affect the safety/stability of our community."</p>	<p>"Take our community into consideration to really understand us – a community is about more than dollar value. This is a family-oriented community."</p>	<p>"We can embrace, improve the community or destroy the fabric of the community"</p>



<b>Land Value Impact</b>	"You are devaluing our properties – irresponsible on the part of the developer and City"	"Financial impacts in allowing 5 storey buildings"	"This will devalue my property want to keep our R-C1"	
<b>Safety &amp; Privacy Concerns</b>	"Back yard space will become a fishbowl"	"Concerned with overlooking my yard"		
<b>Policy Concerns</b>	"Section 5.7 of the West LRT Land Use Summary report (states) "Applications that contemplate either a significant change in use or density will not be encouraged"			
<b>DP Ideas</b>	"Building interface is important/critical for people"  "Development should accommodate families – 3 bedroom/ townhomes"	"Diversity in unit types"  "Should go to the Urban Design Review Panel"  "Should be high-quality development, no rental units"	"Development should be stepped back towards lane"  "Keep the integrity of the neighbourhood. Our houses adjacent are worth \$600,000, make the development equal resale value for units."	"Design mindfully considering how new neighbours will be able to interact and become part of the community"  "3 bedroom units should make up half the building – family friendly neighbourhood."
<b>General Comments</b>	"Slippery slope – once you allow the first developer to stray from the R1 zoning the rest will come and do the same"	"I am wondering why have the meeting outside of the community"  "Why are we here... Our concerns are already well documented"	"Please validate the 1.6 residents per current living unit in Glendale. This is not accurate and wrong info is being used to allow 1 bedroom units at higher level"	"This application fails to meet many of City of Calgary criteria – why is it still a conversation?"







## **Calgary Planning Commission Member Comments**

Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment because:
  - a) This is a very large “spot zoning” application.
  - b) It will likely trigger similar redevelopment in this area and impact on existing on infrastructure.
  - c) It does not comply with many (3 of 8) of the criteria for “Location Criteria for Multi-Residential Infill”.
- I would, however, support this application and proposed height and density if there was an approved area redevelopment plan in place. The ARP process would also allow for an improved community consultation process and consideration of cumulative servicing and financial impacts.







## Calgary Planning Commission Motions and Amendments

**2018 March 08**

**MOTION ARISING:** To have the Development Permit for this site be reviewed by Calgary Planning Commission for decision as the Development Authority.

**Moved by: J. Scott**  
Absent: J. Gondek

**Carried: 6 – 0**







# PROPOSED

CPC2018-0260  
ATTACHMENT 7

## BYLAW NUMBER 147D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0210/CPC2018-0260)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

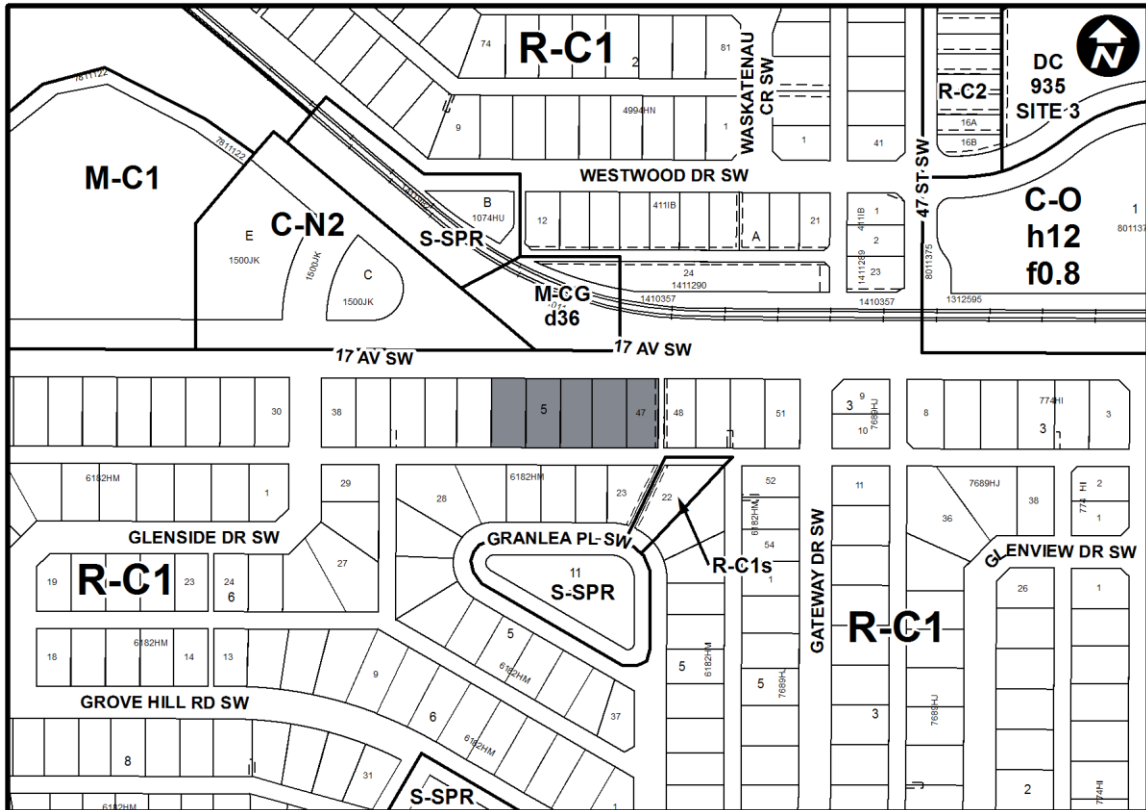
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0210/CPC2018-0260  
BYLAW NUMBER 147D2018

## SCHEDULE A

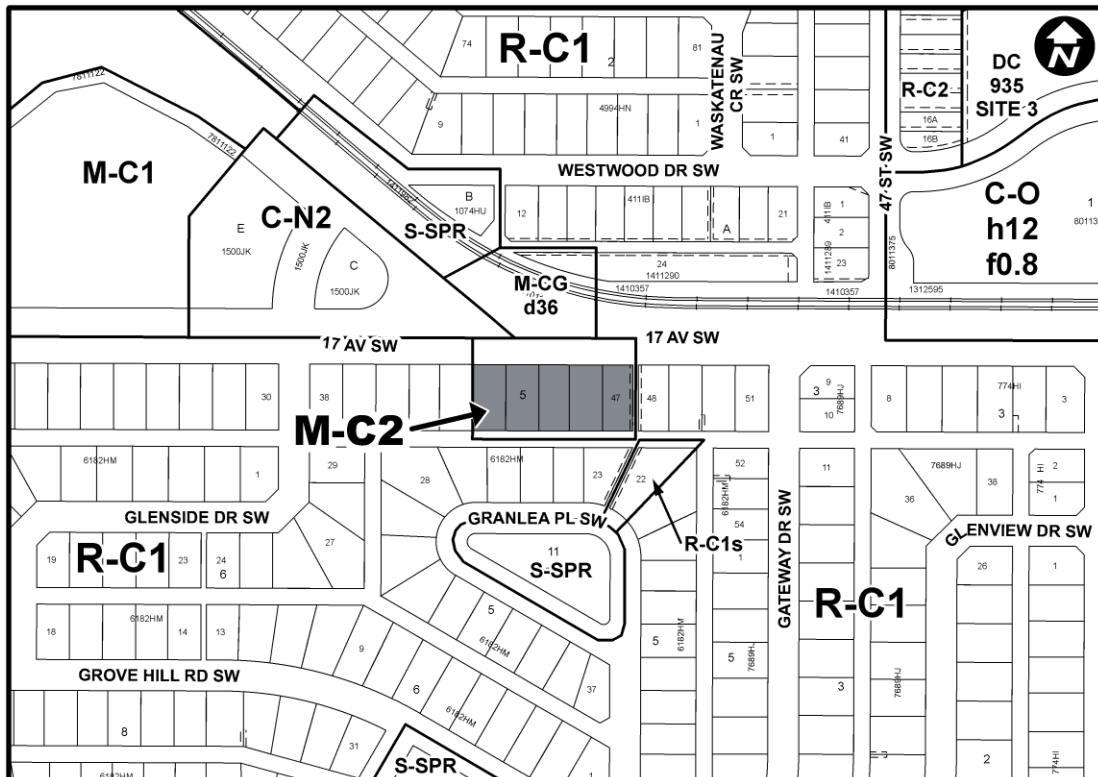




# PROPOSED

AMENDMENT LOC2017-0210/CPC2018-0260  
BYLAW NUMBER 147D2018

## SCHEDULE B









**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Tuesday, April 03, 2018 9:41 AM  
**To:** Public Submissions  
**Subject:** FW: Land use Amendment Application - Glendale 17th Avenue Project (LOC2017-0210)

Please see below.

**Kathryn Chin**

Business & Logistics Liaison, City Clerks  
313 – 7 Ave SE  
P.O. Box 2100, Stn M, MC #8007  
Calgary, AB T2P 2M5  
P: 403-268-5862  
E: [kathryn.chin@calgary.ca](mailto:kathryn.chin@calgary.ca)

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**From:** Schlodder, Tom  
**Sent:** Tuesday, April 03, 2018 9:35 AM  
**To:** City Clerk  
**Subject:** FW: Land use Amendment Application - Glendale 17th Avenue Project (LOC2017-0210)

**Tom Schlodder**  
T 403.268.5654 | E [tom.schlodder@calgary.ca](mailto:tom.schlodder@calgary.ca)

---

**From:** Schlodder, Tom  
**Sent:** Tuesday, April 03, 2018 9:34 AM  
**To:** 'Marc Norlin' <[lmnorlin@shaw.ca](mailto:lmnorlin@shaw.ca)>  
**Subject:** RE: Land use Amendment Application - Glendale 17th Avenue Project (LOC2017-0210)

Marc, thank you for your email. I am forwarding your comment onto the City Clerk's office so that it can be included as part of the Council Public Hearing on May 7, 2018. At this public hearing, Council will review the file, hear from the public, ask questions and make the final decision on this application.

The agenda for this hearing will be published on May 3, 2018 and will be available at:  
<http://www.calgary.ca/CA/city-clerks/Pages/Legislative-services/Agenda-Minutes.aspx>

**Tom Schlodder**  
T 403.268.5654 | E [tom.schlodder@calgary.ca](mailto:tom.schlodder@calgary.ca)

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**From:** Marc Norlin [<mailto:lmnorlin@shaw.ca>]  
**Sent:** Friday, March 30, 2018 1:52 PM  
**To:** Schlodder, Tom <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>  
**Subject:** [EXT] Land use Amendment Application - Glendale 17th Avenue Project

Mr. Schlodder,



As a couple who have recently bought a home in the Southwest Community of Glendale, we read with alarm, (in a recent "Message from the Board" of the Glendale/Glendale Meadows Community Association), of the apparently imminent approval of a 90-unit high rise condominium, and the necessary re-designation of land use, on five residential lots along 17th Avenue.

As life-long residents of the North part of Calgary, we were drawn to the type of neighbourhood and the housing found in Glendale, and chose to buy a home here, after considering many other neighbourhoods.

We would like to add our voices to those of our fellow Glendale residents who oppose this second attempt by a land developer to alter the character and "one lot-one home" charm of the Glendale Community. Development opportunities for this type of project exist elsewhere in Calgary, and if the collective voice of Glendale citizenry is saying, "no thank-you", that voice should be respected.

We share the view of the Community Association President, Paul McCormick, who states that, "if this rezoning is approved, it will pave the way for more projects like this, and more of our neighbours will pack up and leave."

We love our new neighbourhood and our new home, and we both advocate that the residential zoning currently in place remain unchanged, regardless of the desire of a land developer to alter it, along with the character of Glendale.

Regards,

Marc Norlin and Victoria Smith  
1944 Kelwood Drive SW



**From:** [Chin, Kathryn](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Glendale/Glendale Meadows Rezoning LOC2017-0210  
**Date:** Thursday, April 05, 2018 2:37:47 PM

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**Kathryn Chin**

Business & Logistics Liaison, City Clerk's Office

313 – 7 Ave SE

P.O. Box 2100, Stn M, MC #8007

Calgary, AB T2P 2M5

P: 403-268-5862

E: [kathryn.chin@calgary.ca](mailto:kathryn.chin@calgary.ca)

---

**From:** Schlodder, Tom  
**Sent:** Thursday, April 05, 2018 1:30 PM  
**To:** 'Layne Dalgetty-Rouse' <Layne.Dalgetty-Rouse@cnrl.com>  
**Cc:** City Clerk <CityClerk@calgary.ca>  
**Subject:** RE: Glendale/Glendale Meadows Rezoning LOC2017-0210

Good afternoon,

Thank you for your comments. By way of CC'ing this reply, I will pass your comments along to the City Clerk's Office so that they will be considered by Council as part of the upcoming public hearing and decision on May 7, 2018.

**Tom Schlodder**

T 403.268.5654 | E [tom.schlodder@calgary.ca](mailto:tom.schlodder@calgary.ca)

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**From:** Layne Dalgetty-Rouse [<mailto:Layne.Dalgetty-Rouse@cnrl.com>]  
**Sent:** Thursday, April 05, 2018 12:58 PM  
**To:** Schlodder, Tom <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>  
**Subject:** [EXT] Glendale/Glendale Meadows Rezoning

Good afternoon Mr. Schlodder.

I am current resident of Glendale and have lived here for over 15 years.

Our daughter attended Glendale Preschool and all of her elementary years and the community school.

I am sending this email in support of the proposed project on 17<sup>th</sup> near 45<sup>th</sup> Street.

This new build aligns perfectly with Mayor Nenshi's medium density neighbourhood push and as well the building is conveniently close to both a major bus route (#2) and the Blue Line LRT.

I do not feel that the community board is representative of the entire community and serves to



communicate only the interests of a certain subset of people within the community. They claim that they worked with the City on the Main Streets project but in fact pulled their support at the last minute and left Councilman Pootsman scrambling.

Our home is part of the rezoning approved for the 37<sup>th</sup> Street Mainstreets and we believe that this development and revitalization is essential to our community.

Additionally, the community board negates to admit that the community already has a large apartment complex between 17<sup>th</sup> and 19<sup>th</sup> Avenues at 37<sup>th</sup> Street. Therefore the opposition to an additional such project seems counterintuitive.

Lastly, it is clear from the unnecessary and terrible urban sprawl that new families are not looking for huge lots with much maintenance. This project will be an ideal addition to a community that needs to keep up with the times or be left behind!

Thank you. Please feel free to contact me at 403-514-7461 should you require additional information.

Martin Rouse and Layne Dalgetty-Rouse



**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, April 09, 2018 9:07 AM  
**To:** Public Submissions  
**Subject:** FW: LOC2017-0210 Comments re: Glendale Land Use Change

**Kathryn Chin**

Business & Logistics Liaison, City Clerk's Office  
313 – 7 Ave SE  
P.O. Box 2100, Stn M, MC #8007  
Calgary, AB T2P 2M5  
P: 403-268-5862  
E: [kathryn.chin@calgary.ca](mailto:kathryn.chin@calgary.ca)

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**From:** Schlodder, Tom  
**Sent:** Monday, April 09, 2018 8:39 AM  
**To:** City Clerk  
**Subject:** LOC2017-0210 Comments re: Glendale Land Use Change

Please include this as part of the public comments

**Tom Schlodder**  
T 403.268.5654 | E [tom.schlodder@calgary.ca](mailto:tom.schlodder@calgary.ca)

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**From:** CherylNorm Spark [<mailto:cnsparke@shaw.ca>]  
**Sent:** Friday, April 06, 2018 2:12 PM  
**To:** Schlodder, Tom <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>  
**Subject:** [EXT] Glendale Land Use Change

Hello Tom

The proposed 6 to 5 storey downgraded redevelopment of the area near 17Ave and Sarcee Tr. is not in the best interests of Glendale residents. The only 'downgrade' we would support is a few higher end infill homes....period. This development will forever change the look and feel of our community and especially for those homes who will have multiple eyes looking across the alley at them...ridiculous. People live in this community precisely for the single family home feel and we want it to stay that way no matter what the City wants to foist upon us. We have been telling the City this for years now and it seems to fall on deaf ears and frankly we want administration and city councillors to quit bullying us. We don't all want to be crammed in like sardines as the Mayor and others want us to.

It is much easier to build new multi family units into new developments than to try and rearrange existing older communities as we found out with the west end of the Blue Line. West of Sarcee Trail wasn't a big problem because the alignment was preplanned but east of Sarcee was awful and much more expensive. I suggest the City plan for these higher density buildings on new land west of Sarcee instead of wrecking existing neighbourhoods.

Sincerely,  
Norm and Cheryl Spark  
Glendale Residents



**Rowe, Timothy S.**

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**From:** Chin, Kathryn  
**Sent:** Wednesday, April 18, 2018 1:18 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Developer Proposal to build 100-unit Condominium Project in Glendale/Glendale Meadows

Kathryn Chin  
Business & Logistics Liaison, City Clerk's Office  
313 – 7 Ave SE  
P.O. Box 2100, Stn M, MC #8007  
Calgary, AB T2P 2M5  
P: 403-268-5862  
E: kathryn.chin@calgary.ca

-----Original Message-----

From: Dana Colborne [mailto:[thelittlegeneral@shaw.ca](mailto:thelittlegeneral@shaw.ca)]  
Sent: Wednesday, April 18, 2018 1:03 PM  
To: City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>; [board@myglendale.ca](mailto:board@myglendale.ca)  
Subject: [EXT] Developer Proposal to build 100-unit Condominium Project in Glendale/Glendale Meadows

To: The City of Calgary City Clerk  
Re: Proposed 100 Unit Condominium Project to replace five single-family houses at 4919, 4923, 4927, 4931 4935 17th Avenue S.W. Calgary Alberta

My Name is David Colborne and my wife Dana Colborne have owned a house and lived in Glendale since 1987 (31 years). The reason we bought a house in Glendale was/is that Glendale is zoned R1 (now RC1 or Rc1L). We are opposed to this development. This development should not be allowed in any Community zoned R1.

This development should be restricted to Communities, which are zoned R2 or higher density and should be developed much closer to the downtown core. This developer should go and buy (5) lots, or whatever the developer requires, in the downtown core communities of; lower Scarborough, Lower Mount Royal, Mission, Inglewood, Bridgeland, Langevin, Victoria Park.

We are vehemently opposed to this development, period. A simple way to determine if the homeowners in this Community of Glendale/Glendale Meadows are in favour of this proposed development, is to ask the homeowners in both Communities to vote Yes or No. In order to vote, you must be a Registered Home Owner in either of these Communities.

I do not accept or believe that the City of Calgary Elected Council are representing the wishes of the Homeowners in these two Communities. The City of Calgary Elected Council has talked Plebiscite vote on other matters and I believe the majority of Registered Home Owners in both Glendale and Glendale Meadows would want to have their democratic right to vote directly by Plebiscite. Please don't use the lame excuse of cost, given that this same Elected Council is very interested in bidding for the 2026 Olympics at a stated cost of 39 million dollars and if Calgary is chosen to Host these 2026 Olympic Games the base estimate is 4.5 billion dollars, which history proves time and again is a low estimate and increases by 25% or more.



This developer is part of the minority, in these Communities, who are in favour of upzoning to R2, R4 and so on, not part of the majority of Homeowners in Glendale or Glendale Meadows who are opposed to this 100 unit Condo development.

Sincerely,

David M. Colborne

Dana M. Colborne



**Rowe, Timothy S.**

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**From:** Chin, Kathryn  
**Sent:** Thursday, April 19, 2018 2:52 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] FW: Glendale resident opposed to proposed large condo on 17th Ave

**Kathryn Chin**

Business & Logistics Liaison, City Clerk's Office  
313 – 7 Ave SE  
P.O. Box 2100, Stn M, MC #8007  
Calgary, AB T2P 2M5  
P: 403-268-5862  
E: [kathryn.chin@calgary.ca](mailto:kathryn.chin@calgary.ca)

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**From:** Craig West [mailto:[cwdura@telus.net](mailto:cwdura@telus.net)]  
**Sent:** Thursday, April 19, 2018 1:47 PM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Cc:** 'Candace Duchscher' <[CDuchscher@coinamatic.com](mailto:CDuchscher@coinamatic.com)>  
**Subject:** [EXT] FW: Glendale resident opposed to proposed large condo on 17th Ave

I wanted to express my extreme opposition to the building of a 100 unit condo project in Glendale. I purchased a home in Glendale specifically because it is an R1 community. I purchased here because I wanted the tightly knit community, lower population density, less traffic and parking issues and that comes with R1 designation.

There is significant investment in new multi million dollar homes and renovation of existing homes in Glendale by residents because we recognize the high quality of living an R1 district presents, and it is worth the spending our money there to put down roots.

Glendale is slowly turning into an R1 island in the SW. Calgary needs to keep communities like this in the inner city. You can see Mount Royal has survived intact for years and has maintained its R1 status – I intend to fight to keep Glendale like that well into the future. There are plenty of streets in the beltline with condo complexes and rows of grid like streets, full of duplex in-fills and no room and no place to park – do we really need more of this? And do you want to change the rules by force on a community that doesn't want it? It's a bad idea.

If you decide to proceed with this condo complex – it will be the beginning of the end of Glendale. Its a slippery slope, as soon as the first one is built, it will open the door others, with less ability to oppose it. I would expect an overwhelming pushback on this proposal from residents – we don't want to see our nice little community ruined!

Craig West

4304 Grove Hill Rd SW - 20yr resident

Calgary Alberta



T3E 4E6

587 586 0054



**Rowe, Timothy S.**

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**From:** Albrecht, Linda  
**Sent:** Friday, April 20, 2018 7:37 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] 100 unit Condo Project Glendale/Glendale Meadows

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**From:** Norm Paarup [mailto:lnpaarup@shaw.ca]  
**Sent:** Thursday, April 19, 2018 4:10 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Cc:** board@myglendale.ca  
**Subject:** [EXT] 100 unit Condo Project Glendale/Glendale Meadows

To whom it may concern: The 100 Unit Condo project will be disastrous for Glendale. The cut through traffic is already a problem and adding a 100 unit condo complex will put a strain on the community citizens just attempting to navigate our own streets. 45<sup>th</sup> street is overused and underdeveloped for present traffic, adding more will create a major problem. Once the R1 status is changed there is no doubt that there will be applications for more multiple family dwellings. The reason we purchased a home in Glendale/Glendale Mdws. was because of the R1 zoning and that has already been challenged with the re-zoning of 37<sup>th</sup> street. I understand Glendale was the first community in Calgary to introduce Cul de Sacs into its design. The communities developed in the last 25 or 30 years all look the same with cookie cutter homes, Glendale is not one of them and we community members are striving to keep it that way. As a longtime resident of Glendale I disapprove of this complex and losing our R1 status.

Lynette Paarup  
4523 Glenmere Rd SW.



## **OPPOSITION TO LOC 2017-0210 (BYLAW 147D2018)**

Grant MacArthur and Suzanne Stalder who have lived at 60 Granlea PI SW for the last 33 ½ years are opposed to the existing proposed Land Use Change at 4919 thru 4935 17 Av. SW.

We are not opposed in general to increasing the density so long as it is done with a proper plan in place and with respect to the existing community (the Feb. 2007 newsletter, West LRT Land Use Study, Planning for TOD talks of this).

17 Av. can be divided into two categories; Commercial/Mixed use between Gateway Dr. and 37 St. and Residential between Gateway Dr. and Glasgow Dr. This was part of a Glendale/Glendale Meadows Community Association Executive motion passed in Jan. 2013. We asked the City to help us in getting this moving forward In Apr. 2013 (see attached letter/email).

I (Grant MacArthur) will be presenting at Council on May 7 and will be talking about this. I have attached a few documents as well that will be addressed during my presentation. I am attaching these in an effort to keep my presentation short. They are relevant City documents.

- April 25, 2013 email from Alderman Pootmans
- City of Calgary Engage/Policy, Spectrum of Strategies and Promises
- West LRT Land Use Study (summary)

Grant MacArthur and Suzanne Stalder

60 Granlea PI SW

April 21, 2018



**Rowe, Timothy S.**

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**From:** Ward 6 Contact <Ward6@calgary.ca>  
**Sent:** Thursday, April 25, 2013 11:19 AM  
**To:** 'greenescape@shaw.ca'  
**Cc:** 'stalders@telus.net'  
**Subject:** 17 Ave SW Question

Hi Paul,

I met with Steve Jones and Deborah Cooper on Monday to talk about the future of 17 Ave SW between 37 Street and Sarcee Trail. At this point, there is not a particular plan for that section. In the WLRT Land Use Study, you can see some very high level visioning summaries. If you look on page 36, you will see 4 priorities areas identified. Currently, the highest priority area, for obvious reasons, is the Westbrook Village Area Redevelopment Plan (ARP). There are no other ARPs on the current workplan.

Planning will be undertaking a city-wide corridor study this year, which will evaluate Urban and Community corridors. The study will help shape future planning work along the corridors. They are still sorting out what level of detail they expect to get into in the corridor study.

The section of 17 Ave west of 37 Street is currently not considered part of the 17 Ave Community Corridor; however, I have asked them to consider extending the corridor to include that section of 17 Ave.

Typically, redevelopment work is prompted by development or interest in development by the landowners. Perhaps, as The City begins selling off excess lands purchased for WLRT construction, redevelopment work will be triggered. It's hard to say.

To sum it up – it is as we had initially thought... there is not much planning work being done at this time but we can expect to see some work undertaken after Westbrook and Sunalta ARPs are done. The community will absolutely be part of that process and the visioning work done back in 2006-2009 will be a bit of a starting point to get the ideas rolling when that time comes.

Let me know if you have any other questions!

Sara Rooseboom, BA Poli Sci  
Community Assistant to  
Alderman Richard Pootmans, Ward 6  
The City of Calgary  
PO Box 2100, Station "M"  
Calgary, AB T2P 2M1

P: 403-268-1035  
F: 403-268-8091  
E: [Ward06@calgary.ca](mailto:Ward06@calgary.ca)



**April 2013 W6 Report Now Available**

Our latest Ward 6 newsletter is now available [online](#). If you would like to receive our newsletter via email, please email me to subscribe.

**Ward 6 Communications Survey**

We would like to hear from you regarding the services and communications you receive from the Ward 6 Office team. Please take a few minutes to fill out the [Ward 6 Communications Survey](#).

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**From:** Jones, Steve P. (LUPP)  
**Sent:** 2013 April 22 9:41 AM



**To:** Ward 6 Contact  
**Subject:** link to West LRT land use study summary report

Hi Sara,

Here is the link to the West LRT summary report that we spoke of in the meeting.

<http://www.calgary.ca/ layouts/cocis/DirectDownload.aspx?target=http%3a%2f%2fwww.calgary.ca%2fPDA%2fLUPP%2fDocuments%2fPublications%2fwest-lrt-land-use-study.pdf&noredirect=1&sf=1>

Regards,

Steve

**Steve Jones**

Senior Planner, Established Community Planning

Land Use Planning & Policy

The City of Calgary | Mail Code: # 8117

**T** 403.268.2523 | **F** 403.268.3542

P.O. Box 2100, Stn M, Calgary, AB T2P 2M5



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### COUNCIL POLICY

**Policy Title:** *engage/* Policy  
**Policy Number:** FCS002  
**Report Number:** OE2003-40  
**Approved by:** Council  
**Effective Date:** 2003 May 28th  
**Business Unit:** Customer Service and Communications

### **BACKGROUND**

The City of Calgary (Council and Administration) recognizes that decisions are improved by engaging citizens and other stakeholder groups where appropriate. The development of an engagement policy provides a foundation that ensures that there is a consistent and effective approach to stakeholder engagement across the Corporation.

The Citizen Engagement Project (CEP) was initiated by City Council in 2001 to improve the effectiveness of the City's engagement activities. A review of international best practices in stakeholder engagement was completed. As well, more than four hundred stakeholders including City Council, Administration and the public were consulted in the development of the Engage Policy.

### **PURPOSE**

The Engage Policy provides the guidelines for the development of engagement processes for stakeholders, both external and internal.

The Engage Policy achieves the following:

- aligns with City Council priorities
- supports City Council's decision-making by providing information on stakeholders' opinions
- ensures consistent and clear practices
- ensures an appropriate level of engagement
- enhances the City of Calgary's reputation as an organization that listens to citizens and employees

The City of Calgary (Council and Administration) recognizes that decisions are improved by engaging citizens and other stakeholder groups where appropriate, and is committed to transparent and inclusive processes that are responsive and accountable, and within the Corporation's ability to finance and resource.

The City of Calgary assigns a high priority to appropriately informing and involving citizens and other stakeholders early on and throughout the process, where the decision(s) impact their lives.

The City of Calgary assigns a high priority to informing and involving employees, and seeks to continuously improve internal relations throughout the Corporation by providing opportunities for staff to be engaged where appropriate on the Corporate decisions that impact their jobs and work life.



The Engage Policy is aligned with the Corporate Values, which are:

- Be **honest** and tell the truth;
- Pursue **excellence**;
- Be **accountable**;
- Be **responsive**, compassionate, and fair; and
- **Treat others with respect.**

#### **engage! CORNERSTONES & GUIDING PRINCIPLES**

This policy incorporates 5 "Cornerstones" which are the principles for guiding action:

1. *Accountability* – The City will be accountable for acting in accordance with the commitments it makes to the stakeholders and will demonstrate that results and outcomes are consistent with promises it makes, while remaining responsible to the citizens of Calgary.

- The process will be measured for consistency with the promises made to citizens.
- The process will be evaluated and the results communicated.
- Outcomes of the process will be measured.
- Design and implementation of the process and appropriate use of resources will be the responsibility of the assigned project leader(s).

2. *Inclusiveness* – The City will make its best efforts to reach, involve and **hear** from all of those who are affected directly and indirectly.

- Best efforts will be made to accommodate diverse needs, backgrounds, and challenges.
- **Opportunities will be provided to create shared visions** embraced by diverse interests.

3. *Transparency* – The City will provide clear, timely and complete information, and will endeavour to ensure decision processes, procedures, and constraints are understood and followed.

- The promise, purpose and limitations on engaging stakeholders will be made clear and understandable.
- The roles and responsibilities of all parties will be clearly communicated, understood and accepted.
- Feedback will be provided on what stakeholders said and how their input was considered by the decision makers.

4. *Commitment* – The City, within its ability and work plans, will allocate available resources for effective engagement.

- Resources are to be applied appropriately to achieve an understanding of the key issues.
- Staff will be trained and capable in supporting effective engagement.
- Stakeholder time and resources will be respected and used effectively.

5. *Responsiveness* – The City of Calgary will be responsive, accessible and endeavour to understand citizen and other stakeholders' concerns.

- Efforts will be made to inform affected stakeholders of the issues.
- The Corporation will be prepared for, and responsive to, the views of stakeholders.
- Stakeholders will be given resources so they can help resolve community issues/problems.



## **PROCEDURE**

### **Application of the Engage Policy:**

1. This policy applies to six zones of opportunity for engagement that exist within the Corporation:
  - Public participation in specific planning, policy, and project initiatives
  - Internal Relations
  - Customer Service
  - Volunteer Participation
  - Community Development
  - Mandated processes involving public participation
2. Citizens and other stakeholders will be encouraged to adopt the Engage Policy's Cornerstones and Guiding Principles when invited to participate in engagement initiatives.
3. The Engage Scope can be used in conjunction with the Framework and Tool Kit to help assess the scope of engagement that is appropriate for a potential project, plan or policy. The Scope gives an initial high level look at who might be engaged, to what degree, how they would be engaged and how much it could potentially cost. The Scope provides a quick analysis and is not a substitute for a comprehensive engagement planning and design process.
4. The Engage Spectrum decision tool will be implemented by The City to help guide and determine the level of engagement that The City will embark on for stakeholder input.
5. The Engage Tool Kit will be used by The City's trained facilitators to guide future stakeholder engagement processes.
6. The Engagement Resource Unit will provide support Council, staff, partners and the public to help build engagement capacity within the Corporation. The Unit will advocate, co-ordinate and link engagement activities, standards and practices across the Corporation. It will provide advice, consultation and facilitation of engagement process design and provide internal training and orientation to the Engage Policy, Framework and Tool Kit.
7. Prior to embarking on any commitment to a level of engagement on a project or initiative, the Engage Spectrum and Tool Kit will be utilized by the Corporation to determine the level of investment and need for embarking on an engagement program.
8. All engagement activities will occur within approved plans and funding of the Administration and any requests outside these approved plans must be referred through Council.
9. Where appropriate, and to the extent feasible, The City will encourage, or contract for, the adoption of the Engage Policy by Civic Partners in conjunction with the Civic Partnerships Guide to Policy & Administration.

### **AMENDMENTS**

None



**SPECTRUM OF STRATEGIES & PROMISES**

This policy includes a spectrum of five strategies and associated promises related to reaching and involving citizens and other stakeholders, and external and internal stakeholder groups in specific engagement initiatives regarding planning, policy, and projects. Whenever The City embarks on an engagement process, the purpose of the engagement and the 'promise' will be clarified at the beginning of the process.

	The Strategy	The Promise
<b>Inform:</b>	To provide information that will assist stakeholders in understanding issues, problems, alternatives and / or solutions.	We will endeavour to provide information that is timely, accurate, balanced, objective, easily understood, and highly accessible. We will respond to questions for clarification.
<b>Listen &amp; Learn:</b>	<u>Both stakeholders and The City listen to and learn about each others' views, plans, concerns, and expectations.</u>	<u>We will listen to stakeholders and learn about their plans, views, issues, concerns and expectations.</u>
<b>Consult:</b>	Stakeholders feedback is obtained through consultation to analyze issues and build alternatives, and thereby make contributions to the decision making process. Consulting with stakeholders ensures issues and concerns are understood and considered.	<u>We will consult with stakeholders to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible. We undertake to advise how consultation affected the decisions and outcomes.</u>
<b>Collaborate:</b>	<u>Stakeholders are considered partners in the decision making process, including collaboration on analyzing issues, building alternatives, identifying a preferred solution, and making recommendations.</u>	<u>We will partner with stakeholders in a process that results in joint recommendations.</u> We undertake to advise how collaboration affected decision making.
<b>Empower:</b>	Aspects of the decision making process are delegated to stakeholders.	Where legislation permits, we will abide with the decisions made under delegated authority. Where legislation precludes making such a commitment in advance, we undertake to be guided by the outcome.



## West LRT Land Use Study (summarized)

### 1.0 Introduction and Background

#### 1.1-Purpose

**The purpose of the West LRT Land Use Study Summary Report is to** summarize all the analysis undertaken and the input received from the public and make it available as a resource and reference for all future planning studies for the West LRT area. This will **ensure that the valuable feedback that has been received by The City through the West LRT Land Use Study will be used in all future planning exercises in the area.** During the Land Use Study, The City held numerous public information sessions, conducted design workshops and formed a Citizen Advisory Committee. This public engagement process was an effort to seek public input on opportunities and ideas regarding future land use in the area. While this report will bring the West LRT Land Use Study to a close, planning will continue for the areas surrounding existing and future LRT stations along the West LRT line and along the 17th Avenue Corridor. The next phase of the planning work will be a Station Area Plan for the Westbrook Mall station. **This Summary Report is intended to be used and referenced in the following situations:**

1. In the development of new City plans and design guidelines;
2. **As an input to the design of private development proposals;** and
3. **As a frame of reference in the evaluation and review of new development proposals.**

#### 1.2-Background

The original purpose of the West LRT Land Use Study was to **produce a land use plan with a strong vision and implementation strategy that would direct the right kind of redevelopment in the vicinity of the future LRT stations,** while at the same time manage development pressures in other areas.

#### 1.3.3-Boundary Rationale

The boundary of the study area was determined by a number of factors:

- **600 metre walking distance from the proposed LRT stations**
- Lands within closest proximity to proposed LRT stations
- Community boundaries
- **Areas that do not have existing community level planning policies in place**
- Major roadways as boundaries
- **Current development activity and opportunities**

### 2.0 Public Input

#### 2.1-Questionnaire

The survey showed that residents in study area communities primarily moved there due to location, especially the close proximity to downtown. Residents also valued the various community amenities such as bars, restaurants, schools, churches, shopping, parks, and green spaces. **When asked about what they liked best about their communities, respondents again pointed out the location and community amenities, but also added that they liked the community feel they got from some of these older, more established neighbourhoods. Many respondents also said they feel safe in their community.**

#### 2.2.1-Incorporation of the Results into the Planning Process

The purpose of the West LRT Land Use Study Visioning Workshops was to:

- assist participants in the planning process to produce images that visually represented their ideas and visions
- **collect ideas and input from the public**



- **understand what qualities of the built environment are valued by residents**
- understand what activities are already happening or desired by residents

### 2.2.2-Recurring Themes

Thirteen major themes emerged from the 38 drawings and accompanying text produced at the Visioning Workshops.

-A number of the themes were related to land use such as:

- **Residential and Mixed Use Development;**

- Commercial Services;
- Recreation; and
- Community Services.

-Design themes included:

- LRT Design;
- Building Design;
- Streetscape and Public Space Design;
- Open Space and Vegetation; and
- **Community Character.**

## 3.0 Vision & Guiding Principles

### 3.1-Vision

**The study area comprises well-loved and well established 1950's and 1960's communities** located on the southwest side of Calgary. The area benefits from easy access to the mountains, Downtown, the Bow River valley, Mount Royal College, Shaganappi Point Golf Course, and Optimist and Edworthy Parks. A variety of amenities are also found throughout the study area, including restaurants, shops, a library, a pool, community centres, schools, churches and the many parks. **Area neighbourhoods are cherished for their friendliness, tranquility and high quality of life by those who live there.**

*The study area will become a vibrant, accessible, and safe corridor with a variety of amenities that are valued by residents and visitors alike. It will offer a range of convenient transportation opportunities, which include walking, biking and public transit, that provide an alternative to the automobile. **New development will offer a mix of employment and housing choices in buildings that are attractive and blend into the existing communities.** The areas around each of the LRT stations will have their own unique identities where people of all ages can conveniently and comfortably work, live and play. Westbrook station will become a major destination that serves the broader area and is recognizable for its attractive architecture and village-like qualities*

### 3.2-Guiding Principles

#### 1. Increase Housing

- **Sensitively increase residential densities within the vicinity of the LRT stations** and along the transportation corridors.
- **Accommodate a wide variety of housing types/sizes/styles to meet different needs, stages of life and income levels.**

#### 3. Maintain safety in neighbourhoods and **promote a sense of community**

- Ensure safety and accessibility for all people at LRT stations, road crossings and other public spaces.
- Minimize noise pollution and **maintain quiet communities in areas with less activity.**
- Require all development to provide 'eyes on the street' and natural surveillance of public spaces and parks.

## 4.0 Community Values Summary

### 4.1. Community Values Summary



**The following represents the main comments/values identified by the public through the West LRT public engagement process. These values should be used to guide the community, developers and the Development Authority in considering and developing new City plans and guidelines as well as private development proposals.**

#### 45th Street Station Area

- 11. 45th Street Station should be a small scale, mixed-use development with the higher density development located next to the LRT station.**
12. The mix of uses should include residential, office & main floor retail.
13. Supported uses include a coffee shop, convenience retail (coffee, news, dry cleaning), and local businesses with community connections.
14. Redevelopment should include aesthetic upgrades to the existing commercial node.

#### 17th Avenue Corridor

- 18. 17 Avenue should be a mixed-use street edge that transitions to the adjacent residential development.**
19. Residential uses should be located above the retail/commercial uses along 17 Avenue.
- 20. Commercial uses should be permitted in the existing houses along 17 Avenue in order to maintain the existing residential character.**
21. The mix of uses should include activities that run throughout the evening to encourage more eyes on the street and discourage undesirable actions.
22. Bars or late night entertainment should not be permitted.
23. Locally owned and community based small business should be encouraged.
24. Shops along 17 Avenue encourage community relationships & economic health.

### 4.1.2 Built Form and Site Design

1. Building design should include traditional styled architecture
2. Redevelopment should work towards a village like feel through use of scale and materials.
- 3. The scale of development should be non-obtrusive and similar to the existing community.**
- 4. The impact of development on existing communities should be minimized** (e.g. use of natural materials).
5. Upper level setbacks on buildings should be used to bring sunlight to street.
6. Building design for the Westbrook Mall area should consider roof top gardens/green roofs.
7. Development at the Westbrook Mall area should create a sense of place and provide an identifiable centre for the surrounding neighbourhood.
8. Development at the Westbrook Mall should be scaled towards pedestrians and not automobiles.
9. Siting of buildings to frame outdoor/public spaces is encouraged at the 45th Street Station.

## 5.0 Implementation

### 5.1 Next Steps

The West LRT Land Use Study Summary Report is the first step in a series of planning projects to be undertaken along the West LRT Line. **Priority areas for planning were selected to provide a clear focus for future planning exercises. The purpose of these planning exercises is to direct the right kind of redevelopment to areas where it is most appropriate and to manage development pressures outside these priority areas so as not to diffuse planning efforts or the limited market for redevelopment.**

The priority areas were chosen based on the following factors:

- The amount and strength of the residential and commercial market for redevelopment;
- The ability to plan concurrently with the development of the West LRT;
- The availability of high potential re-development sites, both in terms of location and possible development yield (i.e. floor area or numbers of units); and



• **Locations that could accommodate development that would support the existing, stable residential communities while minimizing the creation of difficult transition edges between new and existing development. The planning priority areas are shown on Map 6 and are intended to be completed in sequence, as opposed to concurrently. The areas include:**

1. Westbrook Village Area Redevelopment Plan (ARP) – Phase 1 and the Sunalta Area Redevelopment Plan
2. Westbrook ARP – Phase 2
3. 17th Avenue Corridor
4. 26th Street Station Area and **45th Street Station Area.**

#### **5.4 17th Avenue Corridor**

A planning exercise for the 17th Avenue Corridor would investigate the opportunity for redevelopment along 17th Avenue. This will include the application of new land use districts that meet the vision for a more pedestrian oriented mixed-use street. **It may include the increasing of densities at limited locations where it most appropriate and can be integrated into the fabric of the existing neighbourhoods.** This study will also include an analysis and strategy for the integration of the LRT line where it surfaces from its underground alignment to run at-grade along the corridor.

#### **5.5 26 Street Station Area & 45 Street Station Area**

Analysis of the results of the West LRT Land Use Study and an assessment of the available market for redevelopment suggests that these two stations are not candidates for major transit-oriented development.

**However, there are some opportunities based on existing land use for redevelopment to higher densities. This study will evaluate the appropriateness of the current land use districts to deliver a form of development that is both economic from a development perspective and sensitive to the adjacent low density neighbourhoods.** Design guidelines will also be developed to ensure all new development adjacent to and nearby the new stations is transit-friendly in terms of interface and connectivity. No formal Station Area Plans will be developed for these areas.

#### **5.7 Development Applications Outside of Priority Areas**

**The establishment of priority areas for planning work does not preclude the submission of development applications for sites outside of these areas. However, the intent is to focus and concentrate major redevelopment within the priority areas identified. There are still opportunities to develop outside of these priority areas within existing approved land use designations.** In some cases however, a more appropriate land use district may be desirable. For example, a change from auto-oriented commercial to pedestrian-oriented commercial along Bow Trail may be a better form of development in the long term. Such redesignations will be considered. The West LRT Land Use Study Summary Report will be reviewed during the consideration of such applications. **Applications that contemplate either a significant change in land use or density will not be encouraged**



**Rowe, Timothy S.**

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**From:** andrew@stridecap.com  
**Sent:** Monday, April 23, 2018 12:27 PM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 23, 2018

Application: LOC2017-0210

Submitted by: andrew Del Bucchia

#### Contact Information

Address: 1932 Glenmount Drive SW

Phone: (403) 671-6333

Email: andrew@stridecap.com

#### Feedback:

I am writing to formally oppose the LOC2017-0210 application completely. My family has recently moved into the neighborhood after spending several years trying to find a home in this well respected one lot community. I understand the need to increase density but this specific area is not the place. There are a bunch of reasons why this spot is not good for a multi-level condo, but the biggest is the issues of traffic on 45th and 17th. This area is already one of the most challenging spots in the city when it comes to traffic flow. When you consider the foot traffic alone that will be walking to and from the C-train station on 45th it will be a logistical nightmare. I live on Glenmount Drive and occasionally take my young kids for a walk down 17th to the station for a train ride. I already find walking west on 17th to 45th to be scary with two little kids. Add in the intersection and attempting to cross it with car's turning from every angle and it becomes very hectic. We simply cannot add more foot traffic and car traffic to this already concerning intersection. My particular street is already stating to become a quick escape for neighbors trying to avoid turning south onto 45th from 17th Ave. This will only cause more traffic and issues for all the young families in this area. If we are city planning let's look to some other areas where this project could go and provide more of a benefit to everyone. There is an empty lot south of the Westbrook station that is the perfect fit. There are no houses to interrupt, there are no streets to cross for residents to get to the train station, there are grocery and shopping where you also wouldn't need to cross major streets. It makes no sense to build at the proposed site when there are other alternatives that benefit all residence.



**Rowe, Timothy S.**

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**From:** dylanjtriley@gmail.com  
**Sent:** Tuesday, April 24, 2018 7:33 PM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 25, 2018

Application: LOC2017-0210

Submitted by: Dylan Riley

Contact Information

Address: 64 Gateway Drive SW

Phone: (403) 969-7433

Email: dylanjtriley@gmail.com

Feedback:

Dear Council, Following the directions on the development/rezoning placard for application LOC2017-0210, I am referencing bylaw 147D2018. I am completely OPPOSED to this rezoning. It is completely unreasonable and unacceptable to have a 16 meter tall condo/apartment building directly adjacent to and backing on to low density housing. We bought into the neighbourhood because of its low density single family homes as a great place for us to raise our young family. We do NOT want the well established character of our neighbourhood being grossly altered and ruined by this way-too-tall building. Please deny this rezoning application. Sincerely, Dylan Riley



**Rowe, Timothy S.**

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**From:** stevie\_stanger@hotmail.com  
**Sent:** Tuesday, April 24, 2018 7:40 PM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 25, 2018

Application: LOC2017-0210

Submitted by: Stevie Stanger

Contact Information

Address: 64 Gateway Dr SW

Phone: (403) 690-5233

Email: stevie\_stanger@hotmail.com

Feedback:

Dear Council, Following the directions on the development/rezoning placard for application LOC2017-0210, I am referencing bylaw 147D2018. Dear Council, Following the directions on the development/rezoning placard for application LOC2017-0210, I am referencing bylaw 147D2018. I would like it noted that I am opposed to this rezoning. Given the nature of this community a 16 meter tall condo/apartment building is unreasonable. We, along with many other of our neighbours, chose this neighbourhood for its low density, single family homes. A great, quiet place for us to raise our young family. By rezoning this area, it will change the demographics and positive qualities of this neighbourhood that the residence hold so dear. I understand the desire of the city to increase density around the c-train line, but 16 meters is extreme for this type of neighbourhood. Please deny this rezoning application. Sincerely, Stevie Stanger



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] Glendale condo project

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**From:** Alpha Murray [<mailto:alpha@growlies.com>]  
**Sent:** Thursday, April 26, 2018 9:51 AM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Cc:** [board@glendale.ca](mailto:board@glendale.ca); [re@copperk.com](mailto:re@copperk.com)  
**Subject:** [EXT] Glendale condo project

Re: Glendale 17 Ave condo project

I would like to have it known that I FULLY SUPPORT the development. The R1 homes on 17<sup>th</sup> Ave and 37<sup>th</sup> St (the busy roads) are an eyesore because nobody wants to live in them and they become low rent properties with whose tenants care not for curb appeal. As this location is right across from an LRT station it just makes good sense to have higher density land use there, and because it is at the northern most side of Glendale, no sunshine would be blocked from reaching the yards of its neighbors.

This project along with the "Main Street" projects on 37<sup>th</sup> St will go a long way to improving the look of the community and as long as massive rezoning doesn't creep beyond the busy streets, will only improve the look of the neighborhood, maintain property values and improve the quality of life for residents.

Alpha Murray  
Glendale Resident  
11 Kelwood Place SW  
403-275-1111



**Rowe, Timothy S.**

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**From:** dmudie@telus.net  
**Sent:** Thursday, April 26, 2018 1:33 PM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 26, 2018

Application: LOC2017-0210

Submitted by: Dave Mudie

Contact Information

Address: 5311 Grove Hill Rd SW

Phone: (555) 555-5555

Email: dmudie@telus.net

Feedback:

I believe the development proposed is too large for the area - which is almost entirely single family homes. A 5 story building is out of context for the area which has at most 3 story buildings - which are commercial. With the current road configuration on 17th Ave, access to any parking will almost certainly be from the alley, which with the large number of units proposed will create congestion, noise and dust in a single family area. There is no practical green space near-by and none proposed by this development that I am aware of. This seems to be a ad-hoc building in the middle of a single family area without a longer term plan or consideration for neighborhood affects. If higher density is favored (which I am guessing it is), then residential multi-family homes where two or four unit style buildings where two or at most 3 stories are involved would be a more suitable transitional accompaniment to the single and dual story existing homes in the area. this is what I have seen being built adjacent to homes in the Shaganappi (Bow Trail) and Killarney areas.



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] Glendale Project

**From:** Jim W [<mailto:1946jw@gmail.com>]

**Sent:** Friday, April 27, 2018 7:31 AM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Glendale Project

4/27/18 I tried to reach my Alderman by phone without success. I used the number in the Thumper Publication. I don't believe the issues have been resolved. Where are the cars going to park if each unit has one allocation and its a two family car. To say there is a park across from the location is not realistic. Will be units be rented or are they high end condo's. Changes real estate values. I have lived in this area 1992 and enjoy the area.

J.J. Wolstenholme



**Rowe, Timothy S.**

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**Subject:** RE: One Lot-One Home-One Family!

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**From:** Charlene Shaw [<mailto:charlene@washworldgroupinc.com>]

**Sent:** Friday, April 27, 2018 9:24 AM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>; [board@myglendale.ca](mailto:board@myglendale.ca)

**Subject:** [EXT] One Lot-One Home-One Family!

As a resident of Glendale Meadows, I want to express my concerns regarding the proposed rezoning of our area.

1. 100 units equals 200 vehicles
  - a. There is already little or no street parking for anyone in this area because of vehicles being parked on the streets by C-Train users from other areas.
  - b. Residents of the building would be granted street parking passes, and our streets would be lined the "second" family vehicles not accommodated in the building parkade or parking lot.
  - c. There would be an additional overflow of traffic and vehicles from customers of the main floor businesses.
2. More businesses; more multifamily units; more construction
  - a. If this proposal is approved, our area would become a never ending construction zone.
  - b. There are 3 malls less than 5 minutes away, with a combined total of over 100 stores, restaurants and professional services, we don't need any more.
  - c. If people want to live on top of one another, they can move downtown.
  - d. Congested areas are noisy and have a higher crime rate.
3. Killarney (over 30 years of construction)
  - a. SLOWLY being filled with stacked over priced multifamily units.
    - i. Come on kids, I made popcorn, lets sit on the deck and watch the neighbors big screen tv! I wonder if we ask, if they'd turn the volume up a bit.
  - b. No room for garages, so streets are jammed with vehicles making for a very unfriendly and dangerous place for children.
  - c. Roads are a bumpy, pothole mess from constantly being torn up during construction.
  - d. Old homes are turned into poorly maintained rentals and rented to people with no vested interest in the community.
  - e. Many homes in Killarney have been rented to drug dealers who have turned them into drug labs. Its lovely to see the yellow tape around the lot for months.
    - i. Come on kids, lets sit on the deck and watch a drug bust.

In summary, we bought our home in Glendale, because of the trees, the space and the peace. It's a safe, inviting place for families and their children. Let's keep it that way.

Charlene Shaw, Grove Hill Rd SW



Office of the City Clerk  
Calgary City Council  
800 Macleod Trail SE  
Calgary, Alberta  
T2P 2M5

April 27, 2018

Re: Application for Condominium Development at 4919, 4923, 4927, 4931, and 4935 17<sup>th</sup> Avenue SW

Attention: Calgary City Council

Over the past 24 years I have been a resident of Glendale and the decision to purchase my home in this particular community was based on the true community spirit and family atmosphere. The zoning provides for single dwelling occupancy which ensures that the spirit of the community is preserved. The current make up of this community provides a safe yet open environment for families to thrive.

Allowing a builder to disrupt this community is short sighted and selfish as this impacts the very neighborhood that the residents of Glendale choose to live in. Having a 100 unit condominium replacing five houses on an already busy street have several negative impacts on the lives of us which is outlined below.

First, 17<sup>th</sup> Avenue is a very busy street and having the increased numbers of cars turning onto and out of that proposed building not only increases the odds of accidents happening especially with the proximity to Sarcee Trail SW and the blind spot coming from the west off of the overpass but also the backup of the already busy merge lane onto 17<sup>th</sup> Avenue.

Second, this area does not allow for parking for the residents and visitors to that building. To assume that the residents are going to use the public transit system and leave their personal vehicles parked is unpredictable. With the increased number of vehicles and no place to park will cause home owners in the immediate area to be impacted with additional vehicles parking in and around their residence.

Third, with the increased number of residents and visitors in the proposed building and the increase of vehicular traffic it will increase the chance of injury to the children in the area who use the green spaces and parks for their play.

Fourth, the developer has shown no consideration for the residents who have chosen Glendale to live because of the existing zoning and who chose not to live in an area of higher density by requesting that they be allowed special circumstances that are of only a financial reward for themselves and providing no positive outcomes for the existing residents. This sets a precedent for future developers that would further erode the community in which we have chosen to invest in and live.

Understanding the City's will to increase the density of the inner core, I believe that there are plenty of more appropriate locations that have current zoning that would provide the environment for what this



developer is proposing. Case in point, the large parcel of land by the Westbrook LRT station that has been vacant since the station was built.

The decisions that I make in my life require me to look at the impacts that it would have on me and whether it would have a positive or negative result. Therefore looking at this proposal, I see absolutely no positive benefits to this development being allowed to move ahead in my neighborhood and urge Calgary City Council to listen to the tax paying residents of Glendale and not the selfish requests of one developer and reject once and for all, this application for the 100 unit condominium development at 4919, 4923, 4927, 4931, and 4935 17<sup>th</sup> Avenue SW.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Wickstrom', written in a cursive style.

Patricia Wickstrom  
8 Granville Cres SW  
Calgary, Alberta  
T3E 4E2



April 28, 2017

**Re: Concerns About Glendale Rezoning Application [File #LOC2017-0210]**

Dear City Council,

We understand that City Council is going to make a decision on May 7, 2018 about the rezoning application for the five single family homes on 17th Avenue SW in Glendale. Over the past 10 months, we have taken the time to learn about the rezoning application, sent letters to the file supervisors at the City of Calgary and attended the developer-led open house in February 2018. As residents of Glendale, we want you to know that **we do not support the rezoning application** to change the land use from Residential-Contextual One Dwelling (R-C1) to Multi-Residential Contextual Medium Profile District (M-C2).

Our concerns about the rezoning application are the following:

- **Traffic** - Our house is located just around the corner from the five single family homes that the Carlisle Group would like to redevelop into a condominium project. We live at 19 Gateway Drive SW (i.e. 4 houses off of 17th Avenue SW) and we are concerned about increased traffic on our street and back lane if the M-C2 application is approved. If the condominium project has the potential for a 3-5 storey building (with 70 residential units), this would only magnify the traffic problem in our area as there would be that many more cars using Gateway Drive and/or our back lane to access the building. One of the reasons why we moved to Glendale in 2014 was so that our kids could walk to school. We want our kids to feel safe in our community and we are concerned that a multi-residential high density low rise would significantly increase the amount of traffic on the streets surrounding the building.
- **Height and Location of Building** - We understand that a M-C2 designation would allow for a building that is up to 16 meters tall. If you take a look at the community of Glendale, you will notice that a majority of the properties are bungalows as this community was built back in the 1950's. Simply put, a building of this height doesn't fit the look of the community and would look out of place in the middle of a block of single family homes. We are concerned that the height of the proposed condominium building would negatively impact the quality of life in our community as it would tower over all of the surrounding homes and reduce the privacy that we all currently enjoy on our outdoor decks and in our backyards.
- **Noise** - Living on Gateway Drive, we have to deal with the traffic noise from 17th Avenue SW (including vehicle traffic, emergency vehicles, and C-Train noise). If the land is rezoned, we will have to deal with an increased amount of noise from additional residents in the immediate area.
- **Parking** - Being close to the 45th Street C-Train station, parking on Gateway Drive SW requires a permit parking pass. If residents or visitors to the M-C2 building can't find parking in the underground parkade or in front of the building on 17th Avenue SW, there is the potential for individuals to park on the immediate side streets in Glendale. This will negatively impact our family and our neighbors.

We appreciate you taking our concerns into consideration on this matter.



Greg and Andrea Kinloch [19 Gateway Drive SW]



April 29, 2018

City of Calgary  
Office of City Clerk  
Planning and Development  
PO Box 2100, Postal Station "M"  
IMC 8201

RE: REQUEST FOR COMMENT ON APPLICATION: **File Number – LOC2017-0210**

We are writing to express our strong **OPPOSITION** regarding the latest request placed to re-designate land use of the property at 4919, 4923, 4927, 4931, 4935 17 AVE SW. After thoughtful consideration of this application, for the reasons below, we feel an approval of said application will have significant negative impacts on the neighbourhood, our current quality of life, and pose safety risks to our community.

We own and live in the house at 52 Granlea Place SW, adjacent to the supplication site. Our home is directly SW of the proposed "building" site. We purchased our home in 2010, and have been working since to build a home and yard that we can watch our children grow and enjoy.

We cannot help but feel that the applicant is "working the system" with little disregard for the community ideals. We do not recognize any attempt to address the specific needs of the neighboring community. The most recent description of proposal fails to acknowledge the shared sediment of the entire community.

#### **City of Calgary Planning Policy**

- Of the location criteria for Multi-Residential Infill, the proposed application FAILS to meet the below requirements. We question why this application would be given consideration when it is fails to meet six of the eight criteria detailed in PUD2016-0405.

##### *Location Criteria #1 - on a corner parcel;*

- The proposed site is mid-block.
- With a mid-block complex of this magnitude, there is no opportunity for the design to blend with the existing homes and the neighborhood framework.

##### *Location Criteria #4 - on a collector or higher standard roadway on at least one frontage*

- The west half of the proposed development is on an east bound one-way.



- Access to the complex will have to be from residential side roads (Gateway Dr and Glenside Dr), and force the alley to function as a roadway. Additionally, access will be further limited by the high number of services that will need to be provided by the alley turned roadway including and not limited to; residential and visitor parking, resident underground parking access, service personnel access etc. This further emphasizes our existing alleyway challenges and an increasing concern for safety (dust and noise pollution).

Location Criteria #5 - *adjacent to existing or planned non-residential development or multi-unit development;*

- To date, there is no area structure, no re-development planning or engagement for the area south of 17 Avenue.
- There is NO existing or planned non-residential development or multi-unit development adjacent to the Complex and for that matter, anywhere near.
- The West LRT Land Use Study is not policy and, did not consider a building of this scale. Also, consideration was not given to commercial storefronts as an appropriate land use for this location.

Location Criteria # 6 - *adjacent to or across from an existing or planned open space, park or community amenity;*

- The park/community amenities (Optomist Park) are several blocks away.
- The triangular space across the street is NOT a park. This space is not safe or useable for outdoor recreation.

Location Criteria #7 - *along or in close proximity to an existing or planned corridor or activity centre;*

- There is no existing or planned corridor or activity centre anywhere near this area.

Location Criteria #8 - *served by direct lane access*

- The lane access is not DIRECT. Due to the midblock nature of the proposal all traffic will need to travel past our home and routed to be accessed via Gateway or Glenside Drive, please refer to "Traffic" and "Alley" challenges below.

### **Community Context**

- A mid-block building in this location, of this size, density is, in our opinion, not an appropriate addition to the neighbourhood and community. We are proud members of the Glendale/Glendale meadows community and have demonstrated such to the point of successfully attracting potential buyers to it. There is a shared sense of value in the single family homes that allow you to care for and have life- long relationships with our neighbours.

### **Change Fatigue**



- Recent R-C2 zoning of houses within the Glendale community has further increased our density in the neighborhood. It needs to be considered that as an increase in R-C2 zoning is allowed, each current single-family house/lot could double in density. Our cul-du-sac of 23 single family homes could become 46 families in a small dense area with only 1 road access, 1 laneway, and already limited permit street parking.
- Glenmeadows School has currently undergone major changes to accommodate the Westgate charter school Spanish program. There has been an addition of multiple modular classrooms to the current campus. The increase in children attending the school has further added to traffic volume and related access issues in the Glendale community. The surrounding roads of the school (Gateway Drive, Grovehill Road, and Granlea Place) are currently all permit parking Monday-Friday. At this point in time, parents of the school are parking illegally, without permits, throughout our community to pick up and drop of their children creating access barriers to our neighborhood. Adequate signage is in place notifying visitors of the school/parents/ and teachers of parking limitations; however, at this point in time they are rarely obeyed.

#### **Traffic Patterns**

- As mentioned previously, there is no direct laneway access to the proposed site. Vehicle access to residential and commercial services would be routed through residential roads (Gateway Drive & Glenside Drive) and then routed through the alleyway which currently provides access to the residential garages in our community.
- Foot access/ LRT access to the proposed site would be via 17<sup>th</sup> Avenue. At present there is no walking bridge to accommodate this foot traffic across 17<sup>th</sup> Avenue and traffic is stopped for each pedestrian attempting to cross 17<sup>th</sup> Avenue. Access to and from our home is impacted by the current 17<sup>th</sup> Ave. pedestrian crossing located between Gateway Drive and Georgia Street, increased foot traffic leads to greater delays at the pedestrian crossing further adding to 17<sup>th</sup> Avenues congestion in both east and west bound further limiting our neighborhood access.

#### **Parking**

- The street parking in community was changed to “permit parking” with the introduction of the LRT to manage LRT patrons monopolizing neighbourhood parking for extended periods of time.
- For the size and scale of the proposed building there will be a need of multi-level on-site (underground) parkade for Building residents. How will the construction of this be handled to not impact the neighboring homes (water, power, etc.)? How deep will the parkade excavation be? What are the excavation impacts to adjacent properties? Has that been assessed?
- The parking ratio for our area requires approximately 160+ parking stalls just to accommodate the residents. Parking will also be required for their visitors. This site is very small in relation to that demand. How will it be managed?
- Overall, how will the parking issue and corresponding traffic be handled? Is it reasonable to expect alley parking utilization? How many parking stalls? Will I have challenges accesses my garage? Will a large wall be built to limit the noise and dust pollution?

#### **Alley**

- There are already documented challenges with the use of our alley as a by-pass of 17<sup>th</sup> ave. As a family with young children, there is significant concerns with the speed and volume of traffic currently. At present, there are real challenges for us to safely back out of our garage with the current traffic volume in the morning.



- Two-way traffic is no longer a viable option for the alley given current parking practices and the 3 (green, black, blue) bins that remain on the alley curb at each house. We struggle to see how a building of this size and density would not exacerbate these issues.

#### **Building height**

- Along 17 Avenue and the shared alley with Granlea Place, there are no homes taller than a split level bungalow. Not even a 2 story.
- The size of the proposed building is very difficult to process, as it is larger than anything in our community.
- An 18m building will occlude all visible sightlines we have to the North and east while we are in our home and in the back-yard.

#### **Privacy, Safety, Security**

- A Complex of this size will significantly compromise our privacy and security. While there is some tree canopy in our back yard, there is very little to protect us and our young children from overhead prying eyes. When we purchased our home we compromised the square footage of home to get more outdoor space. Most of our free time and meals take place while in our backyard.
- Our large double patio doors are glass and would provide clear visibility into our kitchen and living area to any resident with an interest. This is a scary thought. We would have little privacy and the sense of security that we currently enjoy would be replaced with the need to lock our side door at all times and purchase required door coverings limiting the natural light into the home.
- Will the building be permitted Southwest facing windows and/or balconies? Are there design elements that would limit this intrusion into our lives?

#### **Impact on Property Value**

- Property values will deteriorate over speculation that the entire block will be redeveloped. An element of that has already occurred with the controversy over this application and a neighbour down the street listed their home for sale in an effort to get out before the redevelopment depresses their property value.

This proposal lacks a clear understanding of the values that the community members hold dear. A building of this scale and size will disrupt the existing community context and drastically impact those immediately sounds the site and/or accesses their home via Glenside or Gateway Dr.

We welcome the desire to improve the community and are open to changes that are shared with sound and diligent development planning. We would encourage the consideration of a staged approach to developing in this community. Could we suggest, initially starting with 2-story row housing or in-fills on the site?

Thank you in advance for your thoughtful consideration of our points during your evaluation of land use amendment request for 4919, 4923, 4927, 4931, 4935 17 AVE SW. If you have questions or concerns regarding our oppositions to this application, we would gladly take any opportunity to share.



Sincerely,

Stefanie & Kyle O'Reilly  
Owners & habitants of 52 Granlea Place

403-922-8089  
kyle.p.oreilly@gmail.com





Figure 1: Current view from backyard face NE.

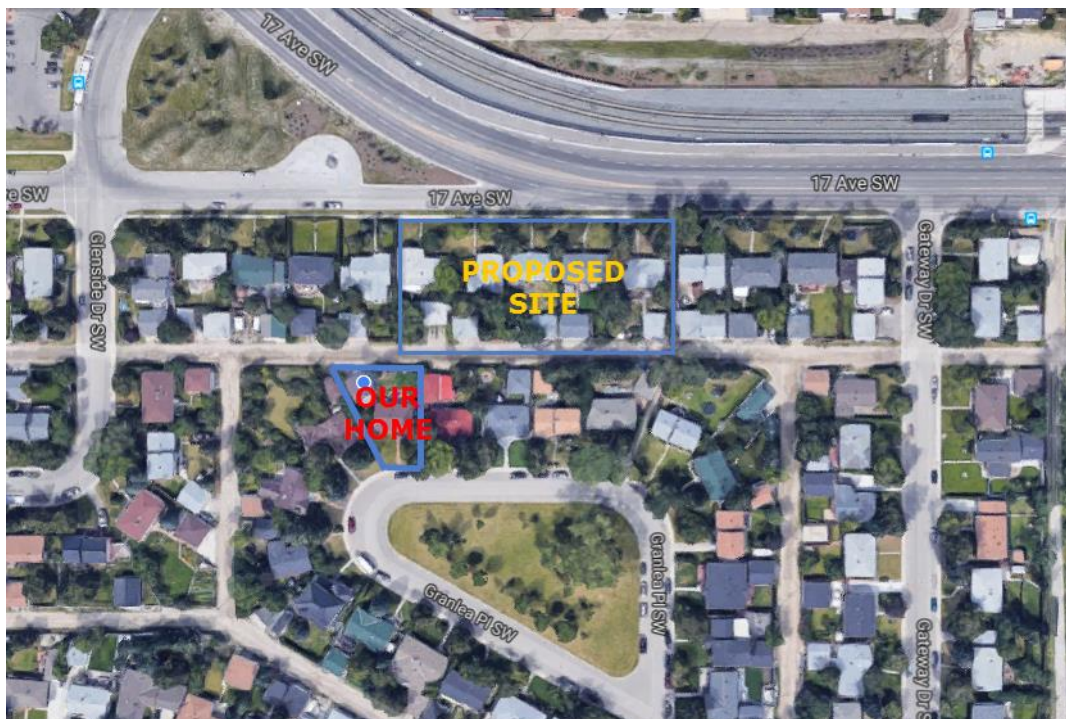


Figure 2: Map demonstrating location of proposed site in relation to our home



Here is a time line of events as to how we got here (BYLAW 147D2018), and what seems to be a lack of participation by The City to work with the Glendale/Glendale Meadows Community Association (G/GMCA) in regards to a vision for organized, higher density development and land use changes along 17 Av SW, west of 'Main Streets'.

Grant MacArthur  
Acting Civic Affairs Rep. G/GMCA

March 10, 2007 (Mar 24 in Glendale, I participated), The City started with Visioning Workshops, noted as "One of the Key Public Engagement events during the West LRT Land Use Study".

Sept. 20, 2008, the initial West LRT Public Engagement meeting c/w plans showing a vision for development along 17 Av. from 37 St. to Sarcee Tr. (Glenn Weber from Westgate and I were co-chairs of the 45 St. committee). These plans disappeared after our second meeting and no City Representative seemed to know anything about any plans for development along 17 Av until Mar 13, 2017. That changed when Mayor Nenshi and Rollin Stanley talked about future development along 17 Av in regards to Bylaw82D2017 (LOC 2016-0314) during that Council meeting.

Jan. 2013, G/GMCA Exec. approves a motion to request the City (Planning) meet and start a process to rezone 17 Av. and work with the G/GMCA in regards to a higher density vision and in keeping with the respect of the community and its values.

April 22, 2013, Senior Planners with the City of Calgary send an email to Alderman Pootmans after their meeting saying that G/GMCA will be included in any talks regarding visioning of 17 Av.



May 2014, Council approves Main Streets.

Nov. 2014, City rolls out the Main Streets and prospective locations.

Dec 13, 2014, Richard White writes that the City will be working with landowners, communities and developers to achieve satisfactory results with the Main Streets project/initiative.

May 2016, Kevin and Jyde from The City Planning Dept. present Main Streets to G/GMCA Exec.

Late Oct 2016, The City (Main Streets) agrees to 3 & 4 (down from 6) story developments along 37 St. and a 38 St. R-C2 buffer.

April 11, 2017, Main Streets Land Use Redesignation on 37 and 38 St.'s is approved.

I reach out to Jim MacKey of the Carlisle Group in late July 2017 and discuss the G/GMCA vision for 17 Av. and mention that The City reduced its height from 6 to 3&4 stories along 37 St. for the Main Streets Project. At this time the G/GMCA has no idea of LOC location.

Early Aug. 2017, G/GMCA Exec. have an emergency meeting where Carlisle Group development site is mentioned.

I reach out to Jim once again to talk about G/GMCA vision at this location and suggest a smaller scale development would be an easier sell to the community.

Late Aug. 2017, a meeting with City Planners, representatives from Carlisle Group, Alderman Pootmans and staff and the G/GMCA Exec. discuss proposed development and LOC application. Carlisle Group is



really not interested any modifications to their proposal and 'will walk away if they don't get what they what'.

Friday Feb 9, 2018 The Carlisle Group hosts an open house in Killarney for their amended application for Glendale Project proposal. Both Glendale and Westgate halls are available but not requested (according to the respective booking personal). The explained reason for this was that Killarney is handicap accessible even though it is the only hall that requires people with mobility issues to take a lift to get to the main hall.

March 8, 2018, Calgary Planning Commission approves LOC 2017-0210 with conditions and not approved unanimously

[publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)



**Rowe, Timothy S.**

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**From:** g.riley@telus.net  
**Sent:** Monday, April 30, 2018 12:50 AM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 30, 2018

Application: LOC2017-0210

Submitted by: Graham Riley

#### Contact Information

Address: 4524 25 Avenue SW

Phone:

Email: g.riley@telus.net

#### Feedback:

Councillors, Planners and Fellow Concerned Citizens of Glendale, Glendale Meadows: I am a long term ( over 35 years) resident of Glendale who opposes the proposed re-zoning of the properties on 17 Avenue SW in File Number LOC2017-0210 M-C2 from R-C1 to M-C2. While we Glendale and Glendale residents are both fortunate and appreciate having the services of the West Leg of the LRT adjacent to our community and we recognize the city wishes in their, Transit Oriented Development Plan, to have modestly higher densities adjacent or near these Transit Services, the proposed designation M-C2 does not match the existing "higher densities" in the surrounding area of our R-C1 neighbourhood or an appropriate density and building height adjacent to R-C1 homes immediately to the south of the proposed development. The M-C1 zoning provides an unreasonable opportunity to exceed the multi family densities seen to the west in the corner between Sarcee Trail and 17 Avenue SW and present to the north in Westgate (largely sited on the former drive-in theatre lands north of the AMA building). The drive-in theatre lands were a much larger block of land where a properly designed higher density community could be built with the layout providing space for parking, a modest amount of green space and multi-family housing. Five R-C1 lots on 17 Avenue do not afford the same space for developments up to four stories and most definitely not 5 stories. The proposed development zoning is excessive to the site and out of context for the area. Higher density zoning limited to two or three story construction would be much more reasonable fit with the area and allow for less privacy loss, noise and congestion which would be associated with building heights permitted and unit densities with the M-C5 zoning on 5 lots adjacent to existing R-C1. In summary, the proposed M-C5 proposed zoning allows for excessive development for the subject 5 R-C1 lots. It also exceeds any form of development present in the area and will create excessive development pressure on adjacent properties to be over densified and unfairly, negatively impact adjacent R-C1 properties. While we recognize the merit of increasing density adjacent to the 45 St LRT station, the potential densities and building heights of the proposed rezoning is greatly out of character with the area, exceeds parking, green space and road capacities offered by a back lane. Thank-you for the opportunity for my voice to be heard on this proposal. Sincerely, Graham Riley Glendale resident since 1979



**Rowe, Timothy S.**

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**Subject:** RE: Condominium on 4900 Block 17 Ave SW

**From:** Frank van der Voet [<mailto:voet.klm@shaw.ca>]

**Sent:** Saturday, April 28, 2018 11:47 AM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Condominium on 4900 Block 17 Ave SW

Hello:I

I may be considered a heretic by others in the Glendale/ Glendale Meadows community for what I am about to say. I think that the **concept** of a multi-family structure at the location in 4900 block of 17th Avenue SW is an EXCELLENT idea. To begin, 17th Avenue is a high traffic area - noisy with 24/7 traffic and emergency vehicles from the nearby firehall. The proposed development is adjacent to a strip mall. not the most endearing feature in a community. Most important, it is very close to the 45 Street LRT station, ideal for moving an increased density of population. Considering that the street is not very conducive to high end single family redevelopments and the proximity to a high volume people mover, I think that multi-family structures are the way to go for that re-development plan.

What I do find disconcerting, however, is the number of dwellings proposed for the site. 100 units seems like it would create additional traffic issues for those living in the surrounding area. 100 units will require lots of parking and resulting traffic flow would go where? Through the adjoining lanes? Not a good idea. And what about visitor parking? While it would be nice to think that all visitors would use public transit (number 2 or LRT), the reality is that visitors will use vehicles and they would go where? On adjacent streets?

So, while I applaud the idea of increasing the density of housing near the LRT station, I think that traffic concerns have not been fully addressed for the number of units proposed in the plan. I advise the developer to look at far fewer units and explain clearly what the building's parking (on-site and vicinity) plan is and neighborhood traffic flow patterns are properly addressed.

Sincerely,  
Frank van der Voet, P.Eng.  
26212 Granville Street SW  
T3E 4C9



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] Glendale

**From:** [riach@shaw.ca](mailto:riach@shaw.ca) [<mailto:riach@shaw.ca>]

**Sent:** Sunday, April 29, 2018 1:08 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Glendale

Dear City Clerk:

We have lived in Glendale for many years. When we bought our home here, it was single family development and it has worked very well for us and everyone else.

Allowing a 100 unit complex in Glendale will interrupt the flow of traffic which is crazy at present coming from upper 17th Avenue. Even with lights on the corners, you take your life in your hands crossing the street.

If this development is approved, it will open the flood gates for other developments and Glendale will no longer be a great place to live, where you can raise your family and know your neighbours.

Glendale should remain a single family community, which is what it was always meant to be.

Sincerely,

Ed & Heather Riach



## GLENDAL/GLENDAL MEADOWS

### Application for rezoning #LOC2017-0210

Our home in **GRANLEA PLACE** is adjacent to this proposed rezoning application.

We strongly oppose the proposed rezoning of five single family houses (R-C1) on 17<sup>th</sup> Ave to High Density (M-C2) which allows a possible five story apartment structure.

This rezoning application is a carbon copy of the previous application from the Carlisle Group for the same site. City Planning rejected that application. All the same reasons for rejecting the first application are still in place for rejecting this second application.

This proposed redevelopment is still outside the Planning Priority Area as identified by the West LRT Land Use Study for the 45<sup>th</sup> Street LRT Station. Also since there is no plan in place for development surrounding the 45<sup>th</sup> Street Station including 17<sup>th</sup> Ave east to 38<sup>th</sup> Street and 17<sup>th</sup> Ave west until Gateway Drive there should not be any piecemeal development. Allowing the development would be a rejection of the Study and is certainly poor planning.

Phase two of the West LRT Land Use Study states: “appropriate land uses, density and building forms that can allow for varied and comprehensive redevelopment opportunities that are **SENSITIVE** to the adjacent single detached area.”

Also from the West LRT Land Use Study: “The 17<sup>th</sup> Ave Corridor will include the application of new land use districts that meet the vision for a more pedestrian created mix-use street. It may include the increasing of densities at limited locations where it is most appropriate and can be **INTEGRATED INTO THE FABRIC OF THE EXISTING NEIGHBOURHOODS.**”

This proposed rezoning shows no sensitivity to the adjacent R-C1 single family land holders. The requirements for M-C2 that I obtained from the city states: **where a proposed development is adjacent to a shared property line where the zoning is R-C1 the maximum elevation shall be 11 metres.** How then can the city justify allowing a possible 16 metre structure immediately on the other side of the property line?

Such a development would likely bring about other piecemeal development applications in the Glendale/Glendale Meadows community which would soon lead to destroying a first class single family community.

M-C2 zoning as herein requested is an acceptable zoning for transit/transportation nodes not for a development sandwiched in amongst a number of single family homes zoned R-C1.

Increased development is a fact of life in Calgary these days. If one accepts that premise then do it right. Good planning would not countenance a six story structure to abut a single family community. A two story townhouse development would be more in character adjoining a single family community.

Allan and Barbara Millar

56 Granlea Place SW



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] FW: File Number LOC2017-0210

**From:** Kay Holgate <[kayhol@shaw.ca](mailto:kayhol@shaw.ca)>  
**Sent:** Sunday, April 29, 2018 7:16 PM  
**To:** [Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)  
**Cc:** [kayhol@shaw.ca](mailto:kayhol@shaw.ca)  
**Subject:** File Number LOC2017-0210

Dear Mr. Schlodder:

I am opposed to the proposed rezoning of the five lots on 17<sup>th</sup> Ave. S.W.

As I said in my submission to the original application, I think a more appropriate rezoning would be to At Grade Housing (M-G). I am concerned about the proposed density of the proposed rezoning, the impact on traffic, and the change to the streetscape and nature of our neighbourhood.

Characteristics of the M-G zoning, which I think make it more suitable to be adjacent to the single family homes of the neighbourhood, are that all units must have pedestrian direct access to grade, the lower permissible height, the required outdoor space and the landscaping specifications.

To have such a large development would significantly change the nature of our neighbourhood. Although I am aware of the city's objective to increase density, and recognize that the proximity of these properties to the small mall and the LRT station favour rezoning to some extent, I think the proposed change is too different from the existing zoning.

Please add my name to any mailing list you may for interested parties.

Thank you for considering my opinions.

Kay Holgate  
24 Glenview Dr. S.W.  
403-242-6119  
587-226-1815



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] Proposed rezoning in Glendale

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**From:** Ken [<mailto:khbeckie@telusplanet.net>]

**Sent:** Sunday, April 29, 2018 9:13 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] Proposed rezoning in Glendale

We strongly object to the proposed rezoning of the five single family homes at 4919, 4927, 4923, 4931, & 4935 17<sup>th</sup> Ave SW. We have lived in this community for a total of 58 years and we consider it one of the best single family communities in Calgary. The proposed change to Multi-Residential-Contextual Medium Profile MC2 District would have a major negative impact on our neighborhood and must be stopped.

Sincerely, Ken & Helen Beckie, 15 Glenview Dr SW T3E 4H4

Sent from [Mail](#) for Windows 10



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] Fwd: Condo Project in Glendale

**From:** Tracy He [<mailto:tracy.xyhe@gmail.com>]

**Sent:** Sunday, April 29, 2018 9:35 PM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>; [board@myglendale.ca](mailto:board@myglendale.ca)

**Subject:** [EXT] Fwd: Condo Project in Glendale

To: The City of Calgary

Attention: City Clerk

From: Tracy He

I am writing regarding the proposed 100 unit condominium development to replace the five single family houses at 4919, 4923, 4927, 4931 and 4935 17 Avenue SW. I disagree with the development based on the following reason:

1. Currently, 17 avenue already has lots traffic. In the morning when I drive my kids to school, I have a hard time to get out of the community and merge into 17 avenue south. It takes me a couple of lights to turn left from 17 avenue to 45 street. It is even worse if I try to go north on 45 street and cross 17 avenue, because the light is green only for a short time and cars line up in a single lane to turn left to 17 avenue, to go straight on 45 street, and to turn right onto 17 avenue. The increased traffic from a 100 unit condominium would make the situation even worse.
2. Five years ago we applied to re-develop our house with a front car driveway garage, because the huge slope of our back yard would make it very difficult to put a garage at the back. At that time the city rejected our application for the single reason that the walkability of the neighbourhood would decrease with the front car garage. If that was a reasonable concern at that time, then building a 100 unit condominium should also be rejected, because that development would have a much worse impact on the walkability of the neighbourhood than a single unit front driveway garage.
3. Due to the slow traffic on 17 avenue during the morning rush hour, many cars are trying to short cut through the neighbourhood by turning to Gateway drive. I am afraid that the 100 unit development would slow traffic even more and create increased traffic of cars trying to short cut through our neighbourhood.

Based on the above concern I strongly disagree with the 100 unit condo development.

Sincerely yours

Tracy He



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] 100 unit condo project in Glendale

**From:** Frank Nieboer [<mailto:flnfranknieboer@gmail.com>]

**Sent:** Monday, April 30, 2018 6:48 AM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** [EXT] 100 unit condo project in Glendale

Please do not approve the proposed 100 unit condo project for the community of Glendale. This project does not fit within the single family detached homes that comprise this community and would set a dangerous precedent for further large developments in this single home community. The proposed project would cast a large shadow on its adjacent single family detached homes and be an eyesore with increased noise and traffic. Proposal such as these should be developed in separate dedicated sites and not in single family neighbourhoods.

Frank Nieboer  
21 Glenview Cres. SW  
Calgary, AB, T3E 4H6  
Res. 403.242.7950  
Cell 403.803.3288



**Rowe, Timothy S.**

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**Subject:** RE: [EXT] File # LOC2017-0210

**From:** Dennis Vink [<mailto:vink3349@gmail.com>]

**Sent:** Monday, April 30, 2018 9:13 AM

**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>

**Subject:** Fwd: [EXT] File # LOC2017-0210

To the members of City Council;

I am forwarding this message to you as I want to voice my objections to the proposed development of the 100 unit condo complex in the 4900 block of 17 Avenue SW. I originally wrote this at the original time of the first proposal and although some of the issues in play (size of development, it is now post election) have changed, my objections are still the same. Rather than re-write the letter, or copy and paste, I wanted to send it again to show that we have opposed this from the outset and those thoughts have not changed.

Please feel free to contact me if there are any questions.

Dennis Vink  
403-305-1386

----- Forwarded message -----

**From:** **Dennis Vink** <[vink3349@gmail.com](mailto:vink3349@gmail.com)>

**Date:** Tue, Feb 6, 2018 at 4:33 PM

**Subject:** RE: [EXT] File # LOC2017-0210

**To:** "Schlodder, Tom" <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>

5319 Grove Hill Rd SW

Dennis

On Feb 6, 2018 16:32, "Schlodder, Tom" <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)> wrote:

Hi Dennis,

Please let me know what your address is so that I can include your comments as part of our review.

**Tom Schlodder**

**T** [403.268.5654](tel:403.268.5654) | **E** [tom.schlodder@calgary.ca](mailto:tom.schlodder@calgary.ca)

**From:** Dennis Vink [<mailto:vink3349@gmail.com>]

**Sent:** Wednesday, December 06, 2017 10:44 PM



**To:** Schlodder, Tom <[Tom.Schlodder@calgary.ca](mailto:Tom.Schlodder@calgary.ca)>

**Subject:** [EXT] File # LOC2017-0210

Mr Schlodder;

I understand that you are the file manager for a development application in Glendale Meadows along 17th Ave SW. I wanted to forward you my original email regarding this matter and hope I am not too late to make my opinion count.

Thank you for your attention to our concerns.

Dennis Vink

----- Forwarded message -----

From: "Krizan, Madeleine" <[Madeleine.Krizan@calgary.ca](mailto:Madeleine.Krizan@calgary.ca)>

Date: 2017-08-28 8:04 AM

Subject: RE: [EXT] File # LOC2017-0210

To: "Dennis Vink" <[vink3349@gmail.com](mailto:vink3349@gmail.com)>

Cc:

Good Morning Dennis,

Thank you for your feedback. Your comments will be entered into the public record for the file.

Regards,

**Madeleine Krizan** BFA, MPLAN

Planner 1 | Centre West

Community Planning | Planning & Development

The City of Calgary | Mail code #8075

**T** [403-300-3055](tel:403-300-3055) | **E** [Madeleine.Krizan@calgary.ca](mailto:Madeleine.Krizan@calgary.ca)

P.O. Box 2100, Station M, Calgary AB, T2P 2M5



ISC:Protected



**From:** Dennis Vink [mailto:[vink3349@gmail.com](mailto:vink3349@gmail.com)]  
**Sent:** Saturday, August 26, 2017 12:16 PM  
**To:** Krizan, Madeleine <[Madeleine.Krizan@calgary.ca](mailto:Madeleine.Krizan@calgary.ca)>  
**Subject:** [EXT] File # LOC2017-0210

Ms Krizan;

I understand from a recent letter I received that you are the file manager for a development application to rezone a portion of Glendale/Glendale Meadows from R-C1 to M-H1 to accommodate a multistory, multi-family and commercial building in the 4900 block of 17th Avenue SW. I feel the need to write this email to express my concerns on a number of levels, both as a homeowner of the area and also from a professional standpoint as a member of the Calgary Police Service Traffic Section. I will discuss these points separately below.

Concerns as a homeowner:

- My wife and I purchased our home in this area when our kids were young (moved from an R-C2 area) based partially on the single family nature of the neighbourhood and wanting a quiet area for our family to grow, adding the possibility of up to 110 more units where there are currently 5 would significantly affect the "quiet family quality" of Glendale Meadows. We made sacrifices and worked hard to afford to buy and live in this area for the quietness it afforded, I do not see how our hard work should be compromised based on a developer's application.
- The traffic flow in the neighbourhood has gradually increased over our time here, mainly due to the development west of our area, adding 105 units (110, minus the 5 already there) would over-tax an already busy road system. The traffic in the area during rush-hour is bad enough that we are seeing commuters use our residential streets as "short cuts" already, this places a significant amount of vehicles driving in a hurry during times when there are kids coming and going from school (both on our street and in the area), more living units in the area + more traffic; that can only increase the risks to everyone.
- Building a 6 story building in an area where all other houses are two stories at most will negatively affect people's enjoyment of their own homes as anyone within a few hundred meters of the building would have a hulking behemoth of a structure ever-present in their view. Such a structure would negatively affect the value of homes in the neighbourhood as well, this does not seem reasonable for those of us who, as previously stated, worked hard to move here and raise the value of our homes.
- Higher density housing is, as I understand it, a "pet project" for our current city council; while that is fine and good that they want to have these developments, there has to be consideration for the tax-payers who are being affected. If anyone at City Hall thinks that building this in close proximity to an LRT station will mean greater use of the LRT, they are labouring under a delusion of how people function. When the West LRT was built, everyone said "people will flock to it to get to and from the core", well I have ridden it on many occasions during all hours of the day, and there are many times when there are fewer than 10 people per car...during rush hour!! People love their cars and if Transit is not more convenient than driving, they will drive, so we will be looking at 110+/- more vehicles in the neighbourhood...where exactly are they going to park? We fought for permit parking when the LRT was built, and now it seems as if City Hall is going to jam more cars onto our quiet streets despite our efforts.
- If City Council really cares about the people of this city, **aka the people for whom they work**, this is the type of decision that should be made through a plebiscite, or have the votes/opinions of all people who write in be made public in an anonymous fashion...this affects the residents in the area, NOT City



Council!! I am sure the developer will have sway with Council that my bank account will not allow...I cannot sway people financially, and that is also a concern which I have heard expressed many times.

Concerns as a Police Officer:

- Adding Traffic congestion to the area will result in higher probability of vehicular collisions on the main arteries in and out of the community, this affects people financially, utilizes Emergency Response Manpower and affects people also trying to use the roadway.
- Increased housing on the south side of 17th, trying to access the LRT on the north side, increases the possibility of persons not crossing the road and/or LRT tracks safely to catch a train, for anyone who hasn't seen the up close affects of vehicle or train vs pedestrian interaction, I can tell you from too much experience that it isn't positive for the pedestrian. Proponents of this will point to the lighted crossing at 47th Street, to which I would point out that Jaywalking to access LRT stations happens all the time, and to not acknowledge that fact is naive...
- Higher density housing = higher crime for the neighbourhood...it is a fact, putting more people in a confined space is an invitation for the predators of society to enter in and take advantage of people.
- The roadway is at its breaking point as it is, traffic at 45th Street on 17th Avenue Eastbound in the morning already stretches a significant distance westward, adding that many new cars will only exacerbate the problem and encourage people to cut through the neighbourhood and put kids at risk...I really don't want to see kid's safety compromised for the sake of a developer and City Council's pie in the sky ideology...do they?

Before any decisions are made about this potential development, I truly hope that someone will take the time to speak to the people in the neighbourhood...many have been here for 50-60 years and I think their opinion should be heard. This decision should also wait until after the fall election, as something this big should NOT be made by people who may or may not be in their roles in a few months...it is easy to make a decision when you don't have to live with the consequences.

Please feel free to contact me if you have any questions, I look forward to hearing from you.

Dennis Vink

[403-305-1386](tel:403-305-1386)



**Rowe, Timothy S.**

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**From:** g.riley@telus.net  
**Sent:** Monday, April 30, 2018 11:39 AM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 30, 2018

Application: LOC2017-0210

Submitted by: Graham Riley

Contact Information

Address: 4524 25 Ave SW

Phone: (555) 555-5555

Email: g.riley@telus.net

Feedback:

Councillors, Planners and Fellow Concerned Citizens of Glendale, Glendale Meadows: Please note this is a revised copy of my earlier submission with corrections. I am a long term ( over 35 years) resident of Glendale who opposes the proposed re-zoning of the properties on 17 Avenue SW in File Number LOC2017-0210 M-C2 from R-C1 to M-C2. While we Glendale and Glendale residents are both fortunate and appreciate having the services of the West Leg of the LRT adjacent to our community and we recognize the city wishes in their, Transit Oriented Development Plan, to have modestly higher densities adjacent or near these Transit Services, the proposed designation M-C2 does not match the existing "higher densities" in the surrounding area of our R-C1 neighbourhood or an appropriate density and building height adjacent to R-C1 homes immediately to the south of the proposed development. The M-C2 zoning provides an unreasonable opportunity to exceed the multi family densities seen to the west in the corner between Sarcee Trail and 17 Avenue SW and present to the north in Westgate (largely sited on the former drive-in theatre lands north of the AMA building). The drive-in theatre lands were a much larger block of land where a properly designed higher density community could be built with the layout providing space for parking, a modest amount of green space and multi-family housing. Five R-C1 lots on 17 Avenue do not afford the same space for developments up to four stories and most definitely not 5 stories. The proposed development zoning is excessive to the site and out of context for the area. Higher density zoning limited to two or three story construction would be much more reasonable fit with the area and allow for less privacy loss, noise and congestion which would be associated with building heights permitted and unit densities with the M-C2 zoning on 5 lots adjacent to existing R-C1. In summary, the proposed M-C2 proposed zoning allows for excessive development for the subject 5 R-C1 lots. It also exceeds any form of development present in the area and will create excessive development pressure on adjacent properties to be over densified and unfairly, negatively impact adjacent R-C1 properties. While we recognize the merit of increasing density adjacent to the 45 St LRT station, the potential densities and building heights of the proposed rezoning is greatly out of character with the area, exceeds parking, green space and road capacities offered by a back lane. Thank-you for the opportunity for my voice to be heard on this proposal. Sincerely, Graham Riley Glendale resident since 1979



**Rowe, Timothy S.**

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**From:** emailforme47@gmail.com  
**Sent:** Monday, April 30, 2018 11:55 AM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0210

April 30, 2018

Application: LOC2017-0210

Submitted by: Barbara Riley

Contact Information

Address: 4524 25 Ave SW

Phone: (403) 249-9567

Email: emailforme47@gmail.com

Feedback:

Community Feedback on REDESIGNATION APPLICATION LOC2017-0210 Glendale Change from R-C1 to M-C2 Many people have said "You can't fight City Hall". I agree; those fights are as senseless as brawls in a hockey game "to get the team going". Instead, let's have a reasoned discussion on zoning and let's agree to redesignations of zoning that are appropriate changes in communities. The proposal to change from R-C1 to M-C2 for Glendale/Glendale Meadows is not the answer. The "Planning People" recommend this redesignation. They don't live here. They don't deal with the intrusion that this redesignation puts on the existing community. According to the "formula" it is supposed to be a fit, but M-C2 is not a fit for this area. Several factors in the formula have been "fudged" or overlooked to make it appear to fit. So much about this application IS NOT RIGHT. A parcel of land this size in a new area may fit a formula for M-C2 but not this parcel in the context of an existing community. This is NOT a MODEST INFILL DEVELOPMENT as outlined in the Municipal Development Plan. Going from five single family homes to well over 75 units is extreme. The density is too high. The location has NO PARKING or TRAFFIC routes to handle the proposed density. The building height allowed is NOT in a manner that reflects the immediate context. In addition it has NEGATIVE IMPACT on QUALITY OF LIFE of nearby residents. Glendale is FAMILY ORIENTED community. The developer has indicated that few three bedroom units are planned; citing condo buyers don't usually want three bedrooms. Modest increased density makes sense, but the monstrous buildings allowed in M-C2 do not. Instead, apply a designation for this parcel that allows design for ten, fifteen, or maybe twenty single level condos; minimum two bedroom units with a reasonable numbers of three bedroom units; to a maximum of two stories adjacent to a property line or lane and only three stories further from the edge that are designed to ensure the sustained privacy of homes and backyards of surrounding homes. Single level condos are a better idea vs multi-level "Point McKay style" to appeal to people wanting to downsize or for families moving in. The applicant can build their complex in TOD areas that are already vacant and have a more appropriate location for the size of complex they want to build. They choose not to because those locations don't have the ambience that the Glendale/Glendale Meadows community provides. The applicant disrupts an existing community for their own advantage (read profit), instead of building where such a complex is more appropriate, or seeking a more appropriate redesignation for the area in which they want to build. Communities of R-C1, like Glendale/Glendale Meadows need to be preserved so they are available for residents could come along with an Amazon or other major employer seeking such locations to live. Approval of the application to change to a density that allows such an ill-fitting development is short sighted and only benefits the developer rather than the community. This application is outside the parameters of the discussions



on zoning that Glendale/Glendale Meadows agreed to in the West LRT landuse discussions. M-C2 does not fit the context for this area. Let's come up with something better, please.

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Rocco Vita  
11 Glenside Dr. SW  
Calgary, AB, T3E 4K4

April 29<sup>th</sup>, 2018

Office of the City Clerk  
The City of Calgary  
P.O. Box 2100  
Postal Station 'M'  
Calgary, Alberta T2P 2M5  
Email: [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)

**Re: Glendale Rezoning Application LOC2017-0210 M-CE**

Dear Honorable City of Calgary Counsellors:

As proposed, the Glendale rezoning application will have more negative impacts than positive impacts for the residents of Glendale. If you respect the process, the majority of all residents have communicated through letters, open houses, and other feedback forums, that the rezoning proposal does not make sense for this community, despite City Planning department recommending approval based on City Council's higher density report near LRT stations. Does the City of Calgary Planning department and if approved by City of Calgary Counsel know what is better for residents than residents themselves. As I understand, the members of City Counsel are representatives of the community and approving this rezoning would not be supporting the residents of Glendale.

The following is a summary of the impacts that have not been addressed to the community:

- The question of whether the infrastructure in the neighborhood could support this development without major investments from the City has never been fully addressed (ie: water, sewer and roads)
- There have been no traffic studies conducted
- There has not been any analysis on the effect of property values in Glendale by this development
- No studies for visual and noise impacts studies for Glendale
- Development is in middle of the block and not at a corner site and does this make sense



The above questions were raised by the community and recorded but were never addressed. I have reviewed all the online information and have not found any analysis on the above issues. Therefore it would be premature for City Council to approve this rezoning.

In my opinion, the compromise would be to rezone for 2-3 story townhouses that would fit into the neighborhood character and have acceptable negative impacts from noise, traffic, reduction in property values and diminishment of enjoyment of adjacent properties. There have excellent models of developments on Bow Trail, Killarney, Wildwood, and Shagnappi, with 2-3 story townhouses that are responsible methods of urban densification. The proposed Carlyle Group development is more suited for a downtown urban environment and not an outlying residential neighborhood.

I find the behavior of Carlyle group interesting since, the initial application was for 6 story which most likely could not be built with concrete economically and then revised the application for a 5 story building when residents provided opposition to the project. My understanding is that the building code allows a wood frame building up to 5 stories (revised from 4 stories recently). Therefore, if the Carlyle group is claiming it responded to Glendale resident concerns by reducing height of building, my conclusion is that Carlyle was always planning a 5 story building according to building codes and reduced building height as a tactic to claim that it responded to the community.

Overall, the residents of Glendale have been very clear, the development as proposed is not acceptable. At this point, I hope City Counsel takes an informed view of this application and does not take the view that all densification is good at any cost. We all believe that densifying the city is an important goal but the policy has to be implemented responsibly.

Regards,

A handwritten signature in black ink, appearing to read 'R. Vita', with a stylized flourish at the end.

Rocco Vita



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0245  
Page 1 of 8**

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 – 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning + Design on 2018 January 11 on behalf of the landowner, Clara Leblanc. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG designation.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP as amended and with applicable policies of the *Municipal Development Plan*.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

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CPC2018-0245  
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**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

- 1) **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 3); and
- 2) Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: J. Gondek

- 3) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2040 – 29 Street SW (Plan 5661O, Block 9, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
- 4) Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: J. Gondek

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

That Council hold a Public Hearing on Bylaws 33P2018 and 148D2018; and

1. **ADOPT** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 33P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2040 – 29 Street SW (Plan 5661O, Block 9, 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 148D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.



**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

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**BACKGROUND**

**Site Context**

The subject parcel is located in the community of Killarney/Glengarry, on the northeast corner of 29 Street SW and 21 Avenue SW. Surrounding development consists of low-density residential in the form of single detached dwellings and medium-density residential in the form of multi-residential development. The subject parcel is approximately 250 metres south of the Killarney Aquatic and Recreation Centre and is directly across the street from an open space.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling and a single-vehicle rear detached garage that is accessed from the lane.

As identified in *Figure 1*, the community of Killarney/Glengarry reached its peak population in 2015 with 7,677 residents. The current population for the community is 7,423, a decline of 256 residents from peak population.

*Figure 1: Community Peak Population*

<b>Killarney / Glengarry</b>	
Peak Population Year	2,015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	- 256
Difference in Population (Percent)	-3.3%

*Source: The City of Calgary 2017 Civic Census.*

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

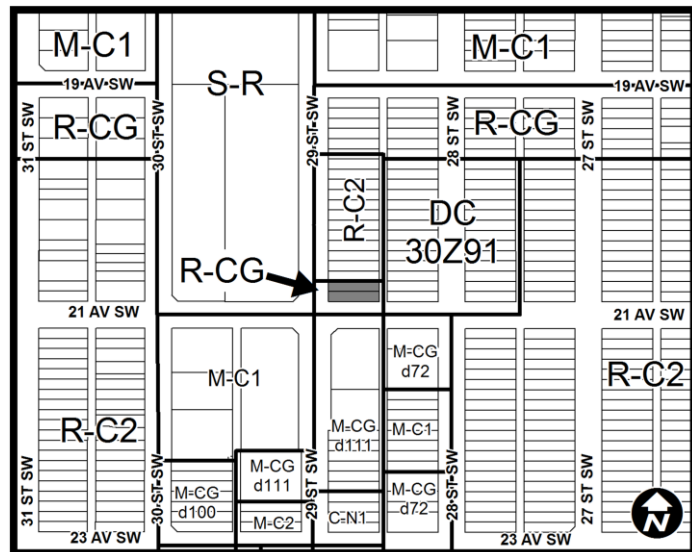
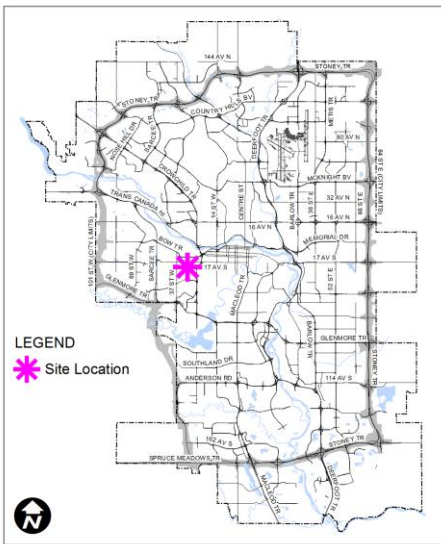


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Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018

Location Maps





**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a modest density increase of inner-city parcels of land and allows for development that will be compatible with the low-density residential character of the existing neighbourhood. This proposal requires a minor ARP amendment but is in conformance with applicable higher-level policies as discussed in the Strategic Alignment section of this report.

A development permit application (DP2018-0422) for redevelopment of the subject parcel was submitted on 2018 January 31. The application proposes a four unit rowhouse development and is currently under review.

**Land Use**

The subject property is currently designated under the Residential – Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

**Infrastructure**

***Transportation Networks***

The parcel is located within 550 metres of Westbrook Station and approximately 300 metres from bus service along 17 Avenue SW. Route 2 offers service to the Downtown Core and to both Westbrook and Shaganappi Stations.

***Utilities and Servicing***

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.



**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

---

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The Killarney/Glengarry Community Association was circulated on this application. The Association responded with a letter of support for the redesignation on 2018 February 08. (Attachment 2).

Administration also received two letters of opposition to the proposed redesignation. Reasons stated for opposition are summarized as follows:

- concerns that allowing rowhouses would reduce the mix of housing by eliminating single detached dwellings; and
- concerns over the allowable building height of 11 metres.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas and encourages broader range of housing types.

***Engagement***

The applicant, Civicworks Planning + Design, engaged surrounding neighbours and adjacent property owners via hand delivered postcards. The postcards outlined the proposed land use redesignation and referenced a corresponding project website. In addition to the postcards, the applicant placed signage on-site that outlined the proposed land use change and encouraged interested community members to submit feedback.

No public meetings were held by the applicant or Administration in association with this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.



**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

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***Municipal Development Plan (Statutory – 2009)***

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

***Killarney/Glengarry Area Redevelopment Plan (Statutory – 1985)***

The subject site is within the Conservation/Infill area on Map 2 of the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 3).

The proposed amendment to the ARP is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The proposed land use aligns with the majority of the criteria. The site is a corner parcel across the street from an open space area and multi-residential development. The parcel is within 300 metres of the Primary Transit Network and approximately 550 metres from Westbrook Station. Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

**Social, Environmental, Economic (External)**

The proposed land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. An Environmental Site Assessment was not required for this application.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0245  
Page 8 of 8

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2040 - 29  
Street SW (LOC2018-0010)  
Bylaws 33P2018 and 148D2018**

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**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Killarney/Glengarry Community Association Comments
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
4. Proposed Bylaw 33P2018
5. Proposed Bylaw 148D2018
6. Public Submissions



## Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2Y 1H2 F 403 201 5344

JANUARY 11, 2018

City of Calgary  
Planning and Building  
800 MacLeod Trail SW  
Calgary AB T2P 2M5

**RE:** Land Use Redesignation from R-C2 to R-CG: 2040 - 29 Street SW | Lots 21 & 22, Block 9, Plan 56610

The subject parcel is located in the community of Killarney / Glengarry and consists of 0.0583ha of privately owned land. RND5QR 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 29 Street and 21 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 Killarney / Glengarry 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 and limits this parcel to two households regardless of configuration.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. 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 designs that are adaptable to the functional requirements of evolving household needs.

### PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 21 Avenue and 29 Street SW with grade-oriented unit entrances.

**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 21 Avenue and 29 Street SW.

**Collector Road:** The subject site is located along a Collector standard road, ensuring both ease of access and traffic capacity for future residents.

**Proximity to a Main Street:** The subject site is ~330m from 17 Avenue SW, one of the City-identified Neighbourhood Main Streets – active corridors that attract Calgarians to socialize, work, live, shop, dine, and celebrate. These streets also act as important transportation routes for those who walk, cycle, drive or use transit. City-wide policy encourages both population and job growth around these key corridors.

**Proximity To Transit:** The subject site is ~330m from two transit stops (Route 2 & 698), along the 17 Avenue SW Primary Transit Network corridor. These corridors provide communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

**Adjacent To An Existing Open Space, Park or Community Amenity:** The subject site allows future residents direct and easy access to a variety of community resources. The site is directly adjacent to a large community open space that features a playground, sports fields and basketball court. The community open space is integrated with the Killarney Aquatic & Recreation Centre – a short walk (~250m) from the subject site.



## Applicant Submission



**Adjacent To Existing Multi-Residential Development:** The subject site is directly adjacent to a number of multi-residential and multi-unit developments that ranges in both scale and density. The proposed land use redesignation and development vision provide an excellent fit into the overall fabric of the diverse surrounding neighbourhood context.

### CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable 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 is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Key elements of our engagement strategy include:

#### On-site Signage | To be installed on-site at time of submission

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 and custom built 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 about the proposed land use district and development outcome.



SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION PROCESS

## 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 domain. The architecture, streets, and amenities are what we love. We want to help you find your way home. We want to help you find your way home. We want to help you find your way home. We want to help you find your way home.
- HAVE MORE CHOICES FOR GETTING AROUND**  
For our 100 years, we have been a city of choice. We want to help you find your way home. We want to help you find your way home. We want to help you find your way home. We want to help you find your way home.
- PUT WHERE YOU LIVE**  
We want to help you find your way home. We want to help you find your way home. We want to help you find your way home. We want to help you find your way home.

**Want to know more or let us know what you think?**  
Visit [www.engageRNDSQR.com](http://www.engageRNDSQR.com)



## Applicant Submission

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, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).





## Applicant Submission



## Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and 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 direct interested parties to get in touch with the project team. A corresponding project website portal includes additional site-specific information and provides answers to commonly asked questions.

**HEY NEIGHBOUR!**  
An exciting change is happening near you!

**We are proposing a land use change at 2040-29 Street SW to give more Calgarians an opportunity to:**

- FIND NEW INNER-CITY LIVING OPTIONS**  
The inner-city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by giving more Calgarians the opportunity to see what makes inner-city living great. For inner-city families looking for something different, we have homes that fit in the missing middle – not too big, not too small. In everything we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision.
- HAVE MORE CHOICES FOR GETTING AROUND**  
Over the last 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 given us a choice that cities lack today. We want to create homes for those who dread the thought of the daily commute. We choose to build in walkable neighbourhoods, with great access to transit, car-sharing services and cycling amenities. We want to give more Calgarians this choice – to live in communities where having a car is a choice, not a necessity.
- FIT WHERE YOU LIVE**  
Fit where you live is about finding balance. We all want to get more out of our lives, and for that, that means less commuting and more living. It means spending time with family and friends – a lifestyle that is more convenient and sustainable living. At RNDSQL, we focus on living, working, and creating spaces where people can make it all fit. We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local needs. We build for people who love the vibrancy of the inner-city. We also value equality, craftsmanship, and believe we can fit that in too.

Want to know more or let us know what you think?  
Visit [www.engageRNDSQL.com](http://www.engageRNDSQL.com)

**fit where you live.**

The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you.

We craft inspired, affordable modern spaces for people who want to spend less time commuting and more time living. We believe you should live where you live, and we are passionate about the details that make each project unique.

## CONCLUSION

The proposed land use redesignation will facilitate a development vision that addresses 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 that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments or concerns, please contact me at 403 889 4434 or [boris@civicworks.ca](mailto:boris@civicworks.ca).

Sincerely,

Boris Karn, Planner  
B.HSc., M.Plan.





## Killarney / Glengarry Community Association Comment

8 February, 2018

File Manager  
LOC2018-0010  
City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta  
T2P 2M5  
Attn: Calvin C. Chan

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0010, an application under review for land use re-designation for 2040 29 Street SW from RC2 to RCG.

On January 15<sup>th</sup> 2018, the KGCA received an e-mail and information package advising of the proposed site re-designation. The information package provided the project details, rationale for the proposed zoning re-designation, and outlined the engagement efforts that Civeworks Planning + Design intended to take to identify and mitigate stakeholders' concerns. The KGCA is pleased to see the project proponent be proactive in engagement with the community.

After review of project materials and the proponent's website we would like to provide this letter in support of rezoning. Given the following characteristics of the property:

- Location along a major collector road (29<sup>th</sup> street) through the neighborhood.
- Occupation of a corner lot, allowing for street frontage of all potential units with garage access on the back lane.
- Close proximity to existing multi-family developments that are currently zoned M-C1 and M-CG.
- Close proximity to park space and the Killarney Aquatic & Recreation Centre.

We believe that this site is suitable for RC-G housing.

The proponent's engagement strategy which included hand delivered post cards to approximately 100 surrounding area neighbours, coupled with additional signage on the property, both leading to a project specific website is appropriate given the scope and scale of their proposal. We hope that Civeworks will outline in their submission the volume and types of comments, both positive and negative, that they received and how they intend to attempt to mitigate any concerns residents may have with this project.

While KGCA is not opposed to increased density in the community, we are sensitive to ensuring RCG developments are contextual and appropriate in scale. We recommend that, if the land use re-designation is approved, when reaching the development permit stage the developer continues engagement efforts with both residents and the KGCA Development Committee to ensure the character and context of the build are suitable.

Yours sincerely,

Cale Runions  
Director - Development  
*Killarney-Glengarry Community Association*

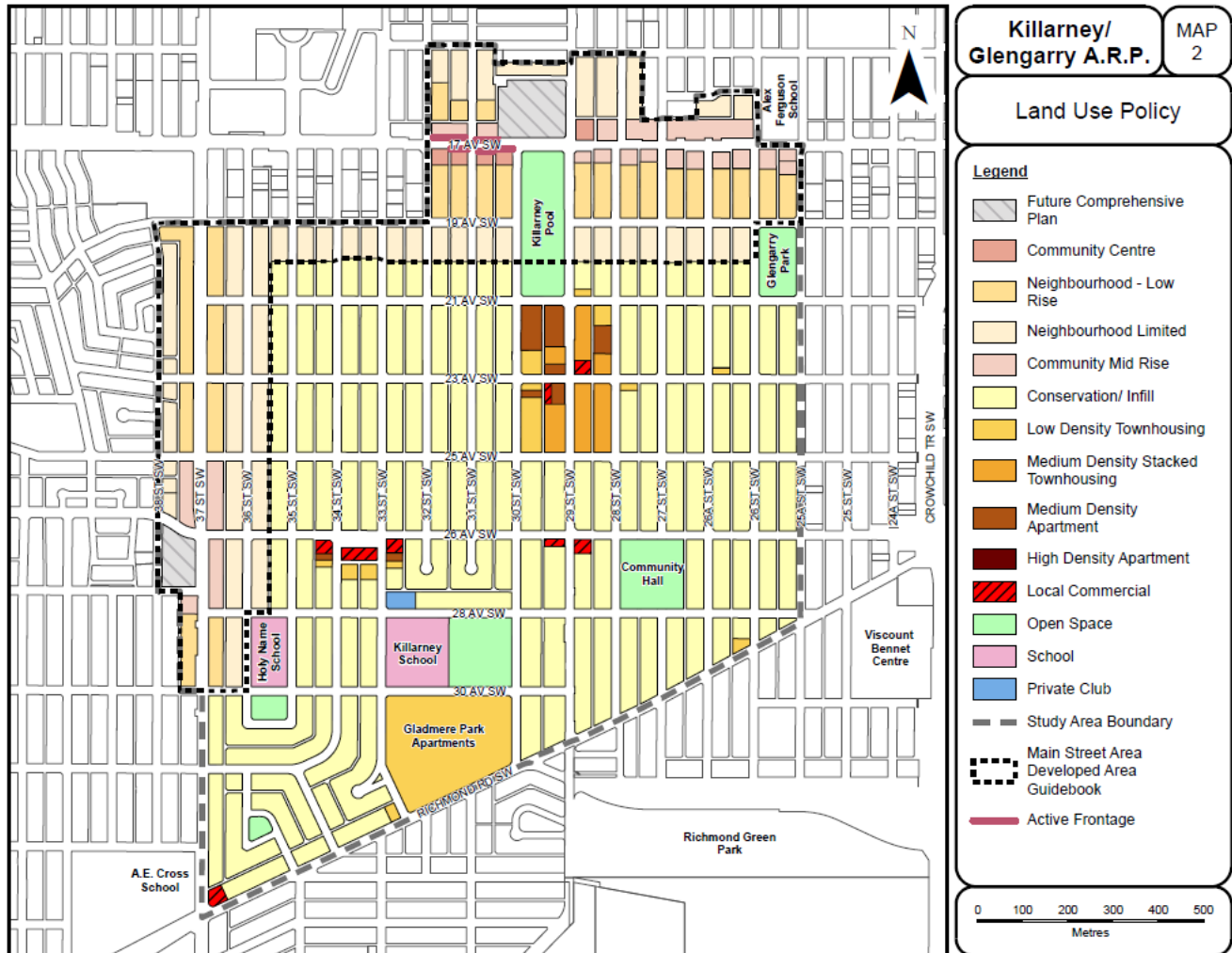






## Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:









# PROPOSED

CPC2018-0245  
ATTACHMENT 4

## BYLAW NUMBER 33P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, 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 Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, 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.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

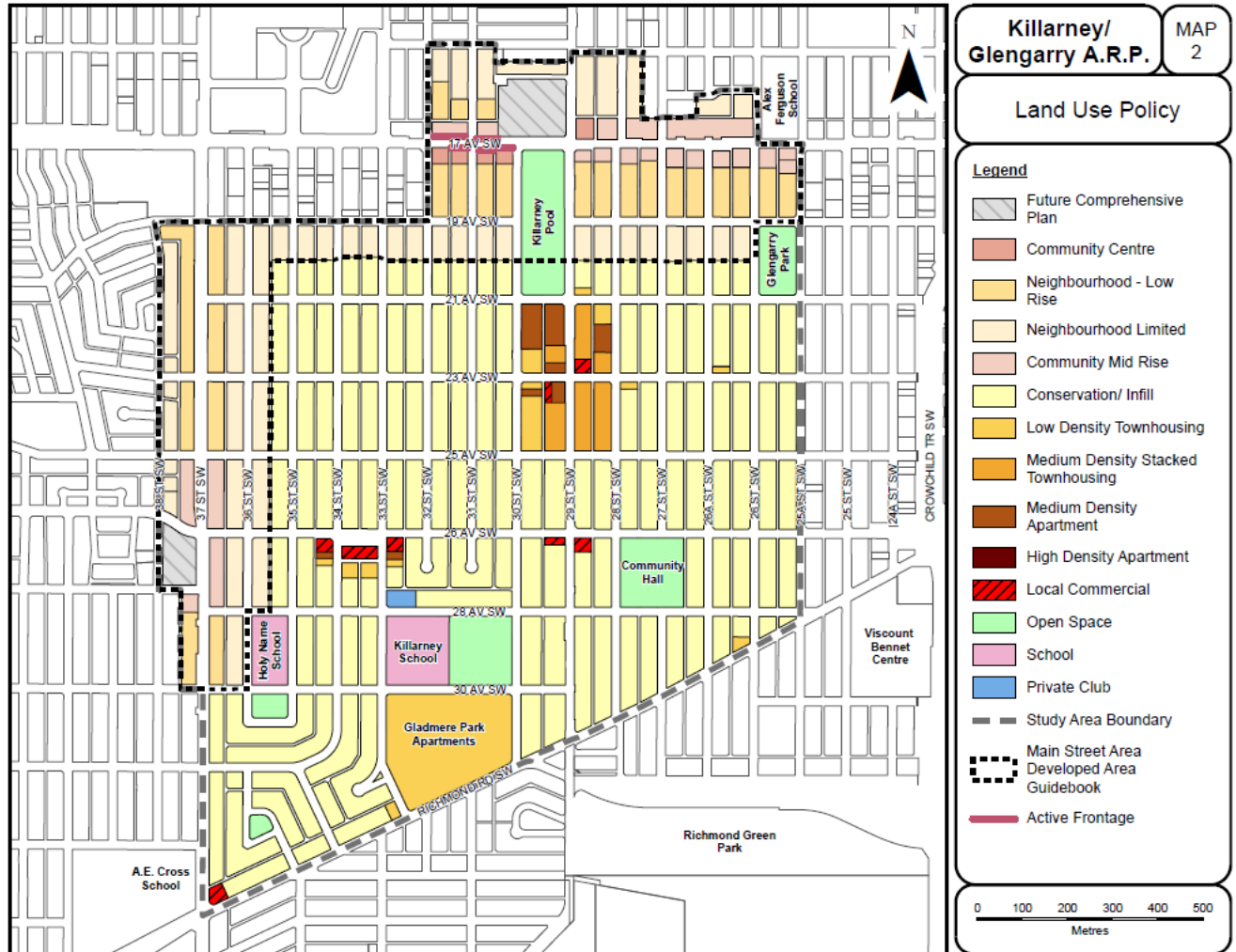
SIGNED ON \_\_\_\_\_



# PROPOSED

BYLAW NUMBER 33P2018

## Schedule A





# PROPOSED

CPC2018-0245  
ATTACHMENT 5

## BYLAW NUMBER 148D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0010/CPC2018-0245)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

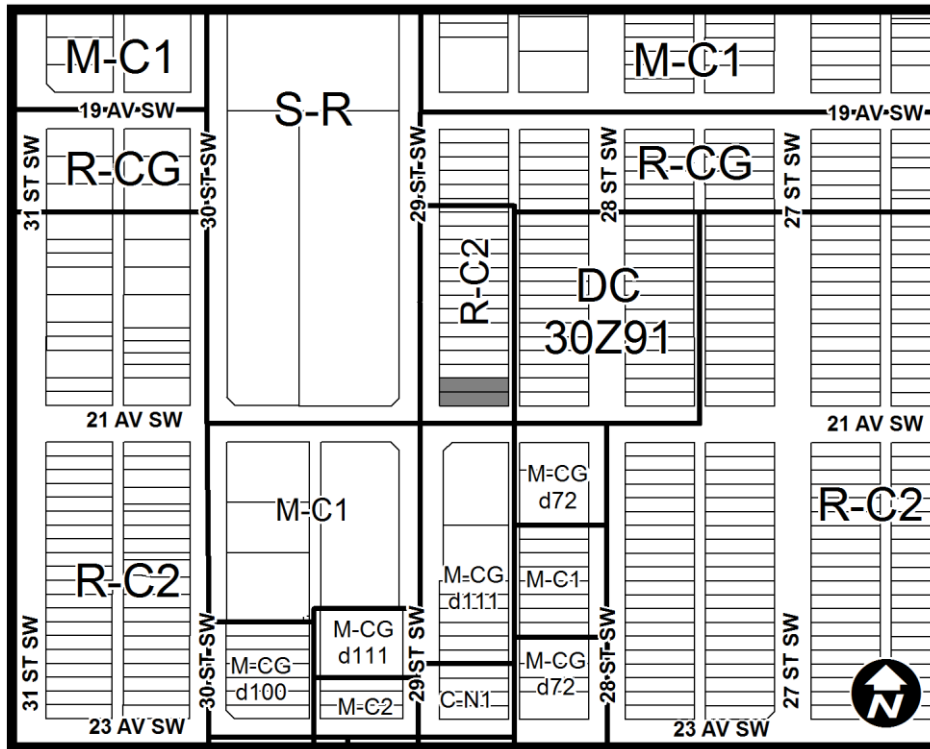
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2018-0010/CPC2018-0245  
BYLAW 148D2018

## SCHEDULE A

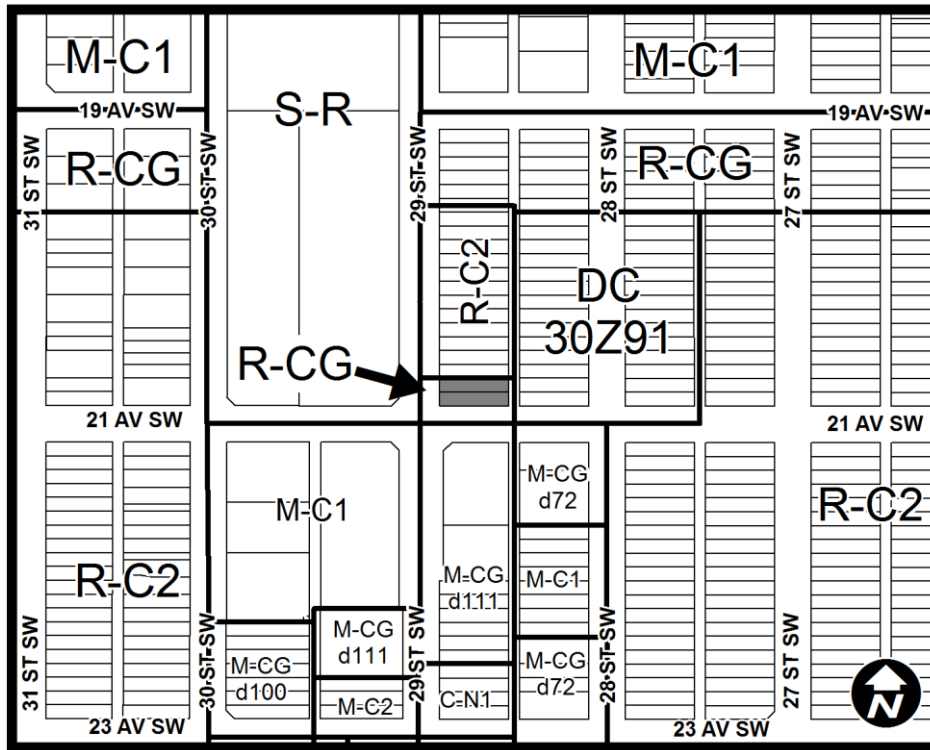




# PROPOSED

AMENDMENT LOC2018-0010/CPC2018-0245  
BYLAW 148D2018

## SCHEDULE B









**Rowe, Timothy S.**

---

**From:** Shelley Rue <shelley\_rue@transcanada.com>  
**Sent:** Tuesday, April 24, 2018 8:20 PM  
**To:** Public Submissions  
**Cc:** Woolley, Evan V.; Shelley  
**Subject:** [EXT] Killarney/Glengarry Bylaw 148D2018

I am submitting comments regarding the proposed redesignation of land at 2040 – 29 St SW (Plan 56610, Block 9, Lots 21 and 22).

I am not opposed to this redesignation per se, I understand the application is to allow the builder to construct a multi family dwelling versus a single family one but what I am opposed to is allowing the builder to construct anything that has inadequate off street parking. That is, two cars per unit. As more and more permits are granted for multi family dwelling in Killarney the parking on the street has reached a dangerous level. We also have two churches (four congregations) within two blocks of this parcel of land which adds to the issue. Vehicles are parked close to the corners (and at times diagonally across the corners) and trying to see if there is oncoming traffic is almost impossible at times. Add to this construction bins, large trucks, etc. and walking or driving has become a hazard.

In order to see if there is oncoming traffic a person is forced to pull so far out into the intersection that one becomes the hazard themselves. Unfortunately, some motorists don't obey the speed limits and the situation is worsened. I understand the City is doing all it can to encourage people to use alternate modes of transportation but the reality is that most households own and operate on a daily basis, at least two vehicles. To allow builders to provide offstreet parking for only one vehicle per unit is what is causing this issue.

I applaud the City's initiative to try and limit urban sprawl but it can't be done by making the inner city dangerous for the people who live there. We have a lot of children in the area and crossing the streets can be dangerous when you can't see oncoming traffic and they can't see them. Personally, I have two dogs that I walk in the area at least two times/day and access the offleash area in the park on 26 St. I try and plan my route so that I can have the best vantage point for being able to see traffic.

I hope that my comments are taken into consideration for this project and future projects in our beautiful area as well.

Thank you for your time.

We respect your right to choose which electronic messages you receive. To stop receiving this message and similar communications from TransCanada PipeLines Limited please reply to this message with the subject "UNSUBSCRIBE". This electronic message and any attached documents are intended only for the named addressee(s). This communication from TransCanada may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you. Nous respectons votre droit de choisir quels messages électroniques vous désirez recevoir. Pour ne plus recevoir ce message et les communications similaires, de la part de TransCanada PipeLines Limited, veuillez répondre à ce message en inscrivant dans l'objet « SE DÉSINSCRIRE ». Ce message électronique et tous les documents joints sont destinés exclusivement au(x) destinataire(s) mentionné(s). Cette communication de TransCanada peut contenir des renseignements privilégiés, confidentiels ou par ailleurs protégés contre la divulgation; ils ne doivent pas être divulgués, copiés, communiqués ou distribués sans autorisation. Si vous avez reçu ce message par erreur, veuillez en avvertir immédiatement l'expéditeur et détruire le message original. Merci



April 26, 2018

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE,  
Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Sir/Madam:

Re: Killarney/Glengarry – Bylaw 148D2018

I am sending this letter to voice my concerns regarding the re-designation of the property located at 2040 29 Street SW. The developer wants to rezone the area to accommodate 4 row houses. Although I am not opposed to a new structure on this property, I am very concerned about the amount of houses the developer wants to build. That corner is very congested with a large condo complex on the south side of 21<sup>st</sup> Avenue and another adult condominium on 29<sup>th</sup> street & 21 avenue. Parking is also an issue with options for people to park in their respective garages, but still parking on the street, making exiting the back lane a behind 2040 & 2036, etc. a nerve wracking experience.

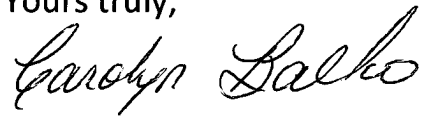
On a personal level, having a wall behind my property is not ideal. I also have a privacy concern as I do not want windows from units that would potentially be built being able to look over my back yard.

Being a resident of Killarney/Glengarry for 64 years I have seen many changes to the hood, some good some not so good. I am hoping that City Hall would adhere to the zoning law that was put into place on our street because of the amount of building adjacent to our street. We do have a park across the street and it only adds to the uniqueness of the neighborhood. Keeping our original zoning in effect, gives the developer the option of something special for that corner without impacting the neighbors or the general feel of 29<sup>th</sup> street.



Thank you for taking the time to consider my concerns.

Yours truly,

A handwritten signature in cursive script that reads "Carolyn Balko". The signature is written in black ink and is positioned above the printed name and contact information.

Carolyn Balko

2036 29 Street SW

(403) 249-2976

[carolynb@shaw.ca](mailto:carolynb@shaw.ca)







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0280  
Page 1 of 6

## Land Use Amendment in East Village (Ward 7) at 428 6 Avenue SE, LOC2017-0361 Bylaw 151D2018

### EXECUTIVE SUMMARY

This land use amendment application proposes the redesignation of a single parcel comprised of a full city block in East Village from Centre City East Village Transition District (CC-ET) to a DC Direct Control District. The application is intended to provide for expansive and more permissible digital signage regulations offering the necessary commercial exposure to future businesses operating on-site.

#### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw the proposed redesignation of 1.10 hectares  $\pm$  (2.71 acres  $\pm$ ) located at 428 - 6 Avenue SE (Plan 1512633, Block 131, Lot 1) from Centre City East Village Transition District (CC-ET) **to** DC Direct Control District to accommodate expansive and more permissible digital signage regulations, with guidelines (ATTACHMENT 3); and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 151D2018; and

1. **ADOPT** the proposed redesignation of 1.10 hectares  $\pm$  (2.71 acres  $\pm$ ) located at 428 - 6 Avenue SE (Plan 1512633, Block 131, Lot 1) from Centre City East Village Transition District (CC-ET) **to** DC Direct Control District to accommodate expansive and more permissible digital signage regulations, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 151D2018.

#### PREVIOUS COUNCIL DIRECTION / POLICY

None.

#### BACKGROUND

This land use amendment application is seeking to redesignate a 1.10 hectare (2.71 acre) site known municipally as 428 - 6 Avenue SE in East Village. The change in the land use designation is intended to allow for site-specific permissive regulations for digital message signs in order to enable adequate commercial exposure is provided to future businesses that will locate on-site. Direct Control districts are only used for the purposes of providing for development that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in



**Land Use Amendment in East Village (Ward 7) at 428 6 Avenue SE, LOC2017-0361  
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other districts. This application is being proposed due to the unique location of the site at edge of East Village. Active construction of a comprehensive mixed-use development (commercial podium and two residential towers) is currently underway on the subject site.

**Site Context**

The site is an entire city block bordered by 3 Street SE on the west, 4 Street SE on the east, 5 Avenue SE on the north and 6 Avenue SE on the south. The site is considered unique given its location at a junction between the downtown core and the community of East Village as well as the 5 Avenue flyover to the north and the C-Train tracks to the east. The site has an approved development permit for a mixed-use development, being DP2014-4997 that was released in March 2016. The development approval of a mixed-use project includes a two storey commercial podium and two towers of 42 and 25 storeys that will see the development of over 500 residential units. The podium will feature over 13,900 square metres (150,000 square feet) of commercial and retail space that includes a supermarket, liquor store, financial institution, restaurants and licensed establishments.

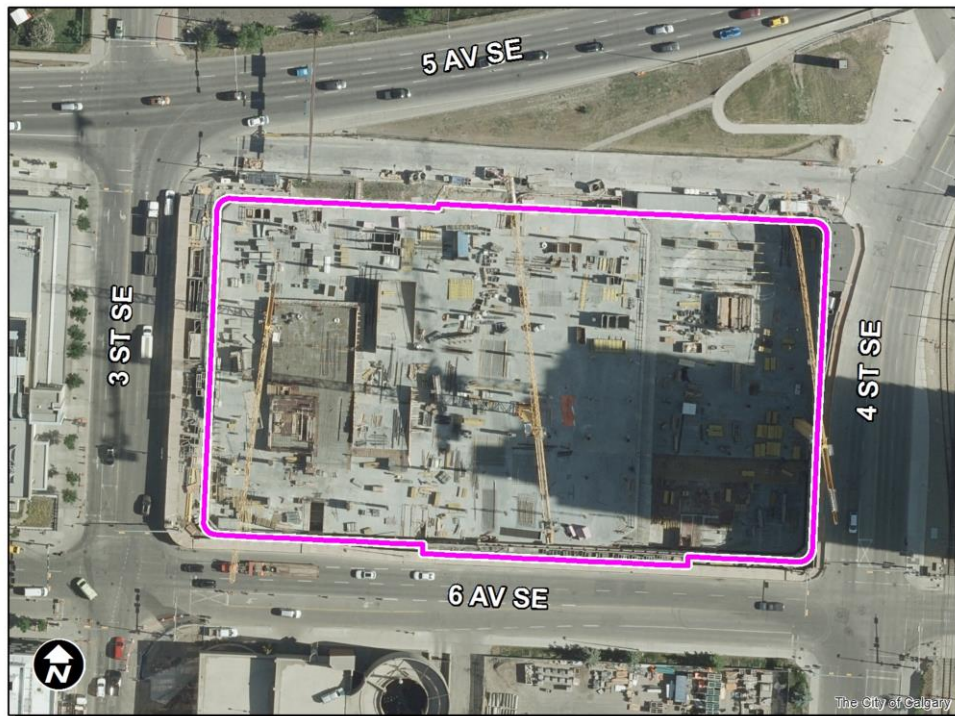
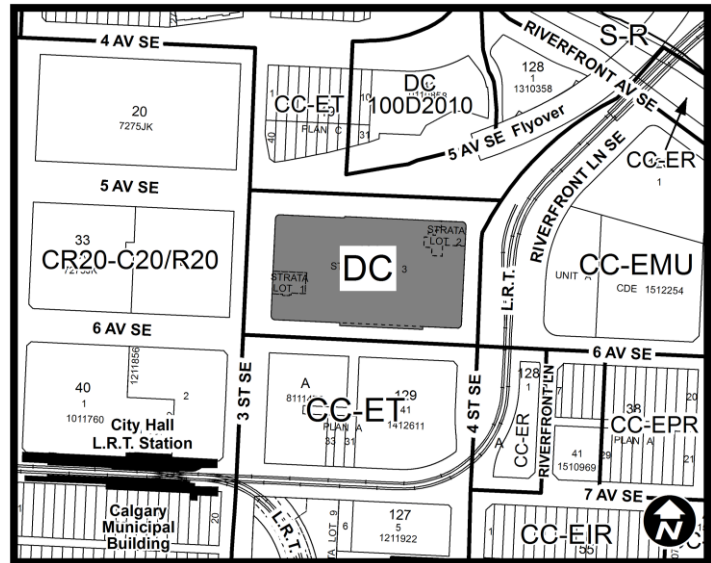
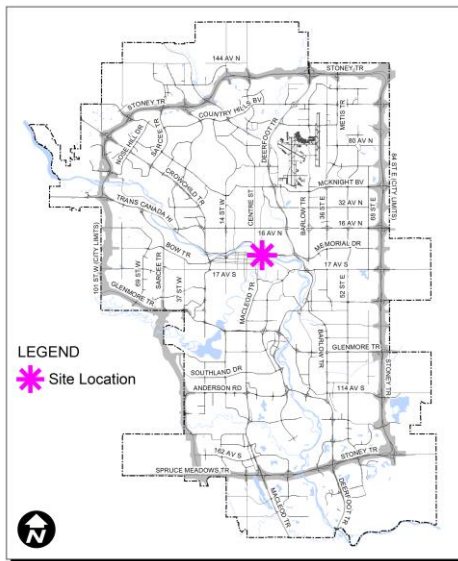


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Location Maps





**Land Use Amendment in East Village (Ward 7) at 428 6 Avenue SE, LOC2017-0361  
Bylaw 151D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

***Land Use***

The current Centre City East Village Transition District (CC-ET) is intended to provide for an important transition between the higher density commercial and office uses of the downtown core to the more residential character of East Village. Office, commercial, and institutional uses are discretionary subject to a mix of uses being achieved with residential uses. The current digital message sign regulations of the CC-ET District restrict commercial advertising as outlined in the applicant's submission (Attachment 1). Digital message sign regulations of the CC-ET District only allow the advertising and promotion of events tied to public uses such as community recreation facilities, libraries, museums and parks.

The proposed DC Direct Control District (Attachment 3), uses the CC-ET District as a base district and includes an additional purpose statement to allow commercial exposure by advertising goods and services sold on-site. Through additional site specific rules, the DC District enables the Development Authority to review application(s) for digital message signs with more expanded and permissive rules that are currently not allowed within the CC-ET District. At the time of report preparation, no formal development applications for digital message signs were under review.

***Transportation Network***

Upon review of this land use redesignation application, Transportation Development Services advised that future development permit applications for digital message signs should reinforce legibility and wayfinding for users of different travel modes. At the time of permit review, visual distraction and brightness of all proposed signs will need to comply with the stated regulations of Land Use Bylaw 1P2007, which may require adjustment to emitted light levels, orientation and proximity to other signs.

**Stakeholder Engagement, Research and Communication**

Prior to the submission of this redesignation application, the proponent shared its intent with the parent developer in East Village, being CMLC (Calgary Municipal Land Corporation). CMLC is supportive of the overall vision of an urban shopping centre and future tenants making use of digital displays. See Attachment 2 for CMLC's complete letter of support.

As part of Administration's review of this proposed Land Use amendment, the application was circulated to all adjacent neighbours and the Community Association. As a result an enquiry from Bow Valley College was received seeking access to the renderings that were submitted as supplementary information as part of the application. Besides the request from the college, no further letters were received from adjacent properties or the East Village Community Association.



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**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

This provincial plan establishes a vision for the region using a cumulative effects management approach that requires alignment of local land use decisions with Alberta's long-term economic, environmental and social goals. The proposed redesignation complies with the overall goals of the provincial plan including the Land Use Patterns policies (subsection 8.14).

***Municipal Development Plan (Statutory – 2009)***

The subject site falls within the Centre City typology on the Urban Structure Map within the Municipal Development Plan (MDP). The intent of the Centre City policies is to reinforce this core area of the city as the focus of business, employment, cultural, recreation, retail and high density housing within Calgary. The Centre City Guidebook provides additional policy direction on MDP objectives by providing implementation policy at the community level.

The intent of Centre City Guidebook policies are to provide a common framework for how the Centre City is planned and developed today and into the future, and provides general policy to shape a more compact urban form that is well connected and supported by amenities and services to meet daily needs.

***East Village Area Redevelopment Plan (Statutory – 2017)***

This application was reviewed against the applicable policies of the East Village Area Redevelopment Plan, being the applicable local area plan. The Land Use Concept map of the ARP identifies the parcel as being "Mixed-Use High Density" and "Transition Area."

The intent of the Transition Area is twofold. One, allow more non-residential uses and larger uses at grade. Second, to accommodate larger building massing and development intensity to transition from Downtown and the rail corridor. The mixed-use area policies encourage higher density development and promote street-level pedestrian activity and support large non-residential uses to be vertically integrated with other uses when located in East Village.

***Centre City Urban Design Guideline (Non-statutory – 2015)***

Based on a review against the Centre City Urban Design Guidelines (CCUDG), digital signage is accepted as contributing to the defined streetscape. Location of specific signs, while subject to change, will be reviewed in more detail at the time of development permit review. Location of digital message signs along all facades of the development is considered suitable based on the site being identified as a Neighbourhood Centre and located along a retail node at 5 Avenue SE and 3 Street SE, and on a High Street along 4 Street SE.



**Land Use Amendment in East Village (Ward 7) at 428 6 Avenue SE, LOC2017-0361  
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**Social, Environmental, Economic (External)**

This proposal has the potential to offer variety in the advertising of goods and services offered from new commercial uses expected to be located within the commercial podium. East Village is rapidly transitioning and developing into a complete urban community adjacent to the downtown core, and the expanded digital message signage regulations will help contribute to the defined streetscape for the site, which is identified as being on a retail node within Centre City Urban Design Guidelines.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment, and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use amendment is in keeping with the relevant goals and policies of the Municipal Development Plan that reinforce the Centre City to be the focus of business, and employment. The proposal is in conformance with the stated policies of the East Village Area Redevelopment Plan and serves to accommodate more non-residential uses with larger at-grade uses. The DC Direct Control District is supported based on the location of the site at the western edge of East Village, which transitions to a more compact and well-connected urban area that is expected to support neighbourhood amenities and services.

**ATTACHMENT(S)**

1. Attachment 1 – Applicant's Submission
2. Attachment 2 – CMLC Letter of support
3. Attachment 3 – Proposed Direct Control District
4. Attachment 4 – Site renderings
5. Attachment 5 – Calgary Planning Commission Motions and Amendments
6. Attachment 6 – Proposed Bylaw 151D2018



## **Applicant's Submission**

This application is for a land use amendment of 1.098 ha (2.71 acres) in the community of East Village. The parcel is referred to as 5<sup>th</sup> & Third towers in Calgary's East Village and is bounded by 5<sup>th</sup> Avenue SE to the north, 6<sup>th</sup> Avenue SE to the South, 3<sup>rd</sup> Street SE to the west and 4<sup>th</sup> Street SE to the east. The purpose of this land use amendment application is for more permissible digital signage on the project.

The 5<sup>th</sup> & Third project is in Calgary's up-and-coming East Village near land mark locations, transit, residential, institutional and employment concentrations. The development is unique in that on the edge of East Village, it is providing 150,000 ft<sup>2</sup> of commercial and mixed uses and is not solely a high-density multi-family tower. It is the only development of its type in East Village and serves as a transition area to the downtown core.

The current CC-ET land use district allows for 1<sup>st</sup> party digital signage (Signs – Class E) to be developed, however the specific design guidelines cannot accommodate the specific nature of this proposed signage. Therefore, this proposal is to revise the current CC-ET land use district to a DC district (DC(CC-ET)). We are requesting, through the successful adoption of a DC bylaw, that the development guidelines of the CC-ET district (and of the associated digital sign guidelines) be amended to be more permissible for 1<sup>st</sup> party digital signage on the project.

A detailed concept package and video have been provided with this letter which demonstrates how the signs can be integrated in the building design.

In conclusion, East Village will be a vibrant, pedestrian focused and interactive area that is expected to be frequented due to its appealing storefronts and abundance of commercial development and mixed uses. Because of this vitality, we strongly believe that allowing digital signage to meet the developers' intentions will only serve to further this vitality and is also complimentary to the neighbourhood.

On behalf of RioCan Real Estate Investment Trust, Urban Systems Ltd. respectfully submits and requests approval of the amendment to the existing CC-ET to DC District (DC(CC-ET)).







## CMLC Letter of Support



October 30, 2017

RE: Letter of Support, RioCan Project in East Village - PE2017-01134

To Whom It May Concern:

I am sending this letter to express CMLC's support for the proposed exterior signage for **5th & Third** – the urban shopping centre RioCan is currently developing in East Village at 5th Avenue and 3rd Street SE.

As depicted in the following images and accompanying video, some of the building's signs are video-capable, and their intent is to display animated images and copy. As such, the developer is seeking a relaxation of the regulations for billboards and digital signage as currently stated in Land Use Bylaw 1P2007. <https://vimeo.com/235449756/383b430350>

As the City of Calgary acknowledges on its website, the current regulations concerning digital signage need to be reviewed and updated, taking into account "the development trends in signage and changes in technology over the last 30 years" and ensuring the signage regulations "are appropriate for the Centre City context and ultimately have a positive contribution towards making Calgary's Centre City a vibrant place to live, work and play."

As the developers and stewards of the vision for East Village and the Rivers District, CMLC feels strongly that the proposed signage for 5th & Third aligns perfectly with these goals: it adds to the vibrancy and energy that's now so palpable in East Village, and it is perfectly suited to the context of the Entertainment and Cultural District that is now taking shape on downtown Calgary's east end.

RioCan's vision for **5th & Third** is intelligent and progressive, and the proposed signage reflects current best retail practices that can be seen in cosmopolitan centres all across North America.

I urge you to consider RioCan's Pre-Application Enquiry (file number PE2017-01134) and afford RioCan the latitude they require to implement their exciting retail vision for Calgary's Centre City.

Sincerely,

Susan Veres, SVP Strategy & Business Development, CMLC

cc: Michael Brown, President & CEO, CMLC  
Stuart Craig, SVP, RIOCAN

204-402-7400  
2-403-210-1111  
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calgarycmlc.ca







## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to provide for:
  - (a) expansive and more permissible digital signage regulations offering the necessary commercial exposure to businesses operating on-site in East Village.

### 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 Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified the rules of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 apply in this Direct Control District.

### Additional Digital Message Sign Rules

- 7 Notwithstanding Section 104 of Bylaw 1P2007, the **Development Authority** may approve a **development permit** for **Digital Message Signs**:
  - (a) that advertise goods, events, activities and services offered by businesses operating on-site;
  - (b) to a maximum of eight (8) **signs** on-site;
  - (c) where no one **sign area** exceeds 24.0 square metres;
  - (d) where the **sign area** of all existing and proposed **Digital Message Signs** in this Direct Control District does not exceed a cumulative area of 465.0 square metres; and
  - (e) with a **sign area** greater than 2.0 square metres provided it does not impede or obstruct the visibility and function of information **signs** located near an intersection, pedestrian crosswalk or railway crossing.







## Site Renderings

Distance Views



Distance View 1.0

Static Digital Signage and  
Wayfinding Design Rationals

Gibbs Gage  
ARCHITECTS

RIO CAN

KDA



## Site Renderings



View 3.0



RIO CAN

Concept Design Phase

Distance Views



## Site Renderings



5th and 3rd

SB 4 ST, 65m north of 5 AV SE



5th and 3rd

WB 6 AV, 65m east of LRT crossing.



## Site Renderings



5th and 3rd

NB 4 ST, 65m south of stop bar at 6 AV SE.



5th and 3rd

NB 4 ST, 65m south of LRT crossing.



## Calgary Planning Commission Motions and Amendments

**2018 March 22**

- MOTION:** The Calgary Planning Commission recommended that Council:
1. **ADOPT**, by bylaw, the proposed redesignation of 1.10 hectares  $\pm$  (2.71 acres  $\pm$ ) located at 428 - 6 Avenue SE (Plan 1512633, Block 131, Lot 1) from Centre City East Village Transition District (CC-ET) **to** DC Direct Control District to accommodate expansive and more permissible digital signage regulations, in accordance with Administration's recommendation; and
  2. Give three readings to the proposed Bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

**RECONSIDERATION:** Motion to reconsider the vote on the Item 5.01 (LOC2017-0361/CPC2018-0280) to amend the DC Direct Control District guidelines.

**Moved by: J. Gondek**

**Carried: 7 – 0**

**AMENDMENT:** Add new Direct Control guideline 7(f) to read as follows:  
"For a period not exceeding five (5) years."

**Moved by: J. Gondek**

**Carried: 7 – 0**







# PROPOSED

CPC2018-0280  
ATTACHMENT 6

## BYLAW NUMBER 151D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0361/CPC2018-0280)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

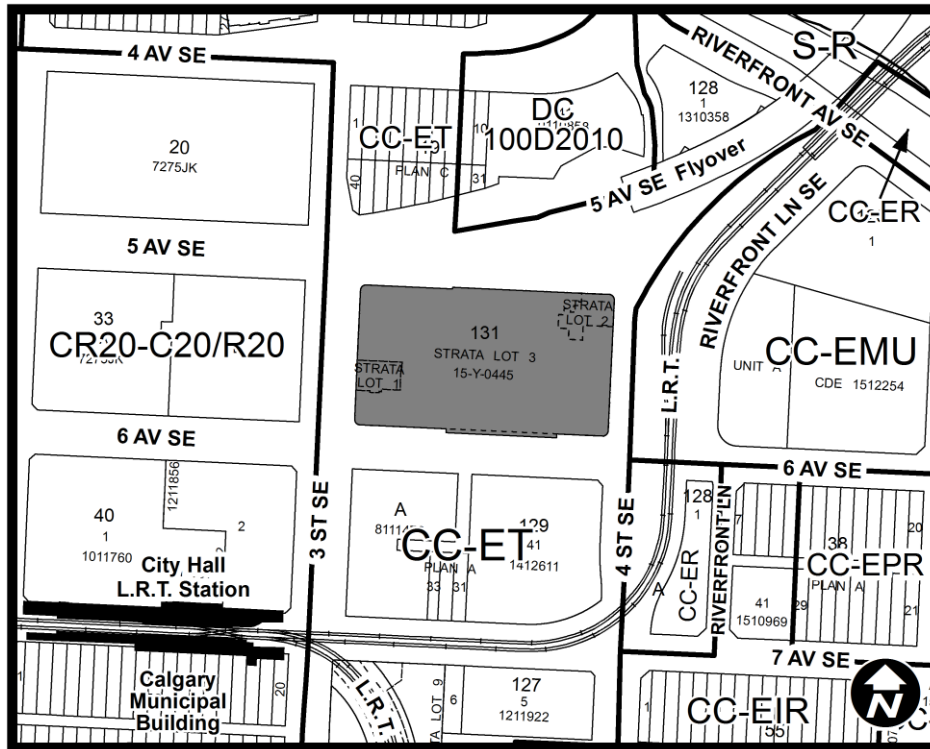
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0361/CPC2018-0280  
BYLAW NUMBER 151D2018

## SCHEDULE A





**AMENDMENT LOC2017-0361/CPC2018-0280  
BYLAW NUMBER 151D2018**

[illegible]

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# PROPOSED

AMENDMENT LOC2017-0361/CPC2018-0280  
BYLAW NUMBER 151D2018

## Permitted Uses

- 4 The **permitted uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 5 The **discretionary uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified the rules of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 apply in this Direct Control District.

## Additional Digital Message Sign Rules

- 7 Notwithstanding Section 104 of Bylaw 1P2007, the **Development Authority** may approve a **development permit** for **Digital Message Signs**:
- (a) that advertise goods, events, activities and services offered by businesses operating on-site;
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  - (c) where no one **sign area** exceeds 24.0 square metres;
  - (d) where the **sign area** of all existing and proposed **Digital Message Signs** in this Direct Control District does not exceed a cumulative area of 465.0 square metres;
  - (e) with a **sign area** greater than 2.0 square metres provided it does not impede or obstruct the visibility and function of information **signs** located near an intersection, pedestrian crosswalk or railway crossing; and
  - (f) for a period not exceeding five (5) years.



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**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by O2 Planning & Design on 2017 December 15 on behalf of the landowner Graywood 10G GP Inc. The application proposes to change the designation of the properties from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District to a DC Direct Control District to allow for:

- mixed-use buildings (e.g. commercial store fronts with apartments above);
- a maximum building height of 32 metres (an increase from the current maximum of 13 metres);
- a maximum building floor area of approximately 11,200 square metres based on a building floor to parcel area ratio (FAR) of 5.0; and
- the uses listed in the DC(MU-2) designation.

The proposal allows for a land use with a density and height that are compatible with surrounding development and in alignment with the applicable policies of the Municipal Development Plan and the Hillhurst/Sunnyside Area Redevelopment Plan.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.22 hectares  $\pm$  (0.55 acres  $\pm$ ) located at 413, 417 and 421 – 10 Street NW (Plan 514EJ, Lots 1 to 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District **to** DC Direct Control District to accommodate mixed-use development with density bonus, with guidelines; and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 6 – 0**

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting

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

That Council hold a Public Hearing on Bylaw 152D2018; and

1. **ADOPT** the proposed redesignation of 0.22 hectares  $\pm$  (0.55 acres  $\pm$ ) located at 413, 417 and 421 – 10 Street NW (Plan 514EJ, Lots 1 to 6) from Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District **to** DC Direct Control District to accommodate mixed-use development with density bonus, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 152D2018.



**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject parcel is located along 10 Street NW, at the north end of the commercial centre of Hillhurst/Sunnyside in the community of Hillhurst. The site has significant frontage along 10 Street NW, while also featuring frontage along Gladstone Road NW. The site is approximately 240 metres from the LRT platform and within walking distance of downtown. The subject site is currently occupied by an older single storey commercial building. Surrounding the subject site are mixed-use commercial/residential buildings to the south and east; multi-residential building to the west; and some commercial developments to the north across Gladstone Road NW.

As identified in *Figure 1*, the community of Hillhurst has seen population decline over the last several years after reaching its population peak in 2015.

*Figure 1: Community Peak Population*

<b>Hillhurst</b>	
Peak Population Year	2015
Peak Population	6,737
2017 Current Population	6,648
Difference in Population (Number)	-89
Difference in Population (Percent)	-1%

Source: The City of Calgary 2017 Census

Additional demographic and socio-economic information may be obtained online on [Hillhurst](#) community profile.

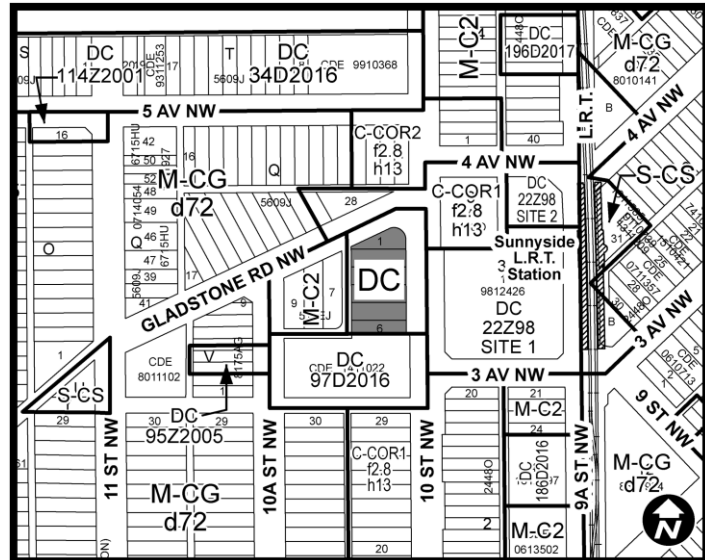
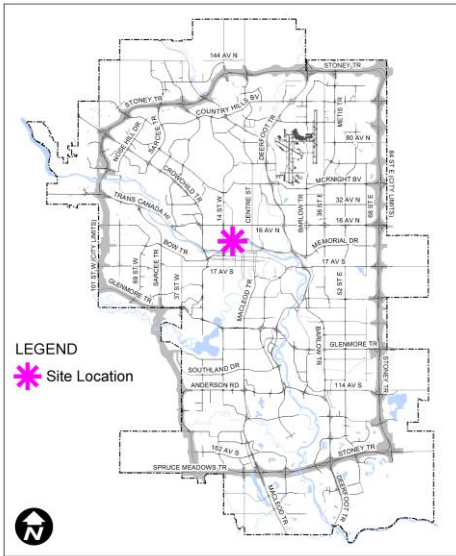


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Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
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Location Maps





**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

**Land Use**

The current land use district for the site is Commercial – Corridor 1 f2.8h13 (C-COR1f2.8h13) District. This would allow for a mixed-use building on the site of approximately four storeys. The proposed land use district is a DC Direct Control District based on the Mixed Use - Active Frontage (MU-2) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A Direct Control District has been used for this application to allow for specific density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan. In addition to allowing for medium density mid-rise mixed-use developments, the key components of Direct Control District include:

- it allows for a maximum height of 32.0 metres and a maximum density of 5.0 FAR; and
- it allows for the implementation of the density bonus provisions in the Hillhurst/Sunnyside Area Redevelopment Plan. The Area Redevelopment Plan allows for an increase in density to a maximum floor area ratio of 5.0 through the density bonus provision.

**Implementation**

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a new mixed-use building on this site. The overall size of the building, mix of uses, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

**Infrastructure**

***Transportation Networks***

The subject site is located adjacent to transit stops for several bus routes on 10 Street NW as well as 240 metres from the Sunnyside LRT Station. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application.

***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.



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**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

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

The Hillhurst Sunnyside Planning Committee (HSPC) was circulated as part of this application. A letter was submitted by the HSPC, which indicated general support for the land use amendment (Attachment 3). However, they did raise a number of points regarding the potential new development which will be addressed through a future development permit for the site. These included the built form, design of the ground floor, mix of units and parking.

The HSPC also mentioned a policy (4.3.8 Traffic Management Monitoring) in the Area Redevelopment Plan that states:

*"2. Upon completion of six significant redevelopments in the study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections."*

A review by Transportation revealed that daily volumes of traffic in the area have remained steady or have declined since the amendment to the Area Redevelopment Plan in 2009. Given that a number of redevelopment projects have now been undertaken in the area, Administration will be discussing with the Community Association how best to proceed with reevaluating the impacts on the transportation network within the area.

There were four letters received from the surrounding residents. One of these was in opposition to the proposed land use due to concerns with loss of view and sunlight as well as impacts on property values. The other letters simply expressed some concerns with the potential development height and footprint and the impact on the adjacent development (St. Johns building).

**Engagement**

The applicant held a public open house for the project in 2018 February. Approximately 20 people attended the open house and verbal feedback was primarily positive. Opportunity for written feedback was provided with comments related to building design, traffic and affordable housing.



**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

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**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with policies on Community Development.

***Municipal Development Plan (Statutory, 2009)***

The subject site is identified on the Urban Structure Map of the Municipal Development Plan (Map 1) as being within the Neighbourhood Main Street Area. Neighbourhood Main Streets typically are located along Primary Transit Network within the Inner City and have a strong historical connection to the communities they abut. They are the “main streets” for one or more communities, providing a strong social function and typically support a mix of uses within a pedestrian-friendly environment. The application is in alignment with the main street planning direction as it provides for increased population and jobs in close proximity to transit.

***Hillhurst/Sunnyside Area Redevelopment Plan (Statutory, 1988)***

The subject site falls within the Transit Oriented Development Area of the Area Redevelopment Plan, approved by Council in 2009 February. The subject site is situated in the area identified as Urban Mixed-Use on the Land Use Policy Area Map of the Area Redevelopment Plan. This area has the potential to accommodate the highest densities and building heights in the area with minimal impact on the character or quality of the nearby residential districts. The proposed land use amendment would a maximum density of 5.0 FAR and a building height of 32 metres in alignment with the Area Redevelopment Plan.

In 2012 November, Council approved an amendment to the Hillhurst/Sunnyside Area Redevelopment Plan to include density bonus provisions, which allow for a density increase up to the maximum floor area ratio specified in the Area Redevelopment Plan. The density increase is subject to a contribution to the community amenity fund. This fund has been established as a means of gaining public amenities in exchange for a level of density that surpasses the allowable base density under the provisions of the land use district.

**Social, Environmental, Economic (External)**

The recommended land use allows for greater density, including more housing and job opportunities within a walkable community close to transit, and as such, the proposed change may add to the vibrancy of the commercial Main Street and active street environment.

An Environmental Site Assessment was not required for this application.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22

ISC: UNRESTRICTED  
CPC2018-0297  
Page 7 of 7

**Land Use Amendment in Hillhurst (Ward 7) at 413, 417 & 421 - 10 Street NW,  
LOC2017-0393, Bylaw 152D2018**

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**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use amendment is in keeping with the vision of the Hillhurst/Sunnyside Area Redevelopment Plan (ARP) and is consistent with the Municipal Development Plan (MDP). The site is in close proximity to public transit and directly adjacent to a major street.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District
3. Hillhurst/Sunnyside Community Association Letter
4. Proposed Bylaw 152D2018
5. Public Submission







## **Applicant's Submission**

On behalf of Graywood Developments, 02 Planning + Design is submitting this application to redesignate the parcel located at 417 10 street northwest in the community of Hillhurst-Sunnyside from Commercial Corridor 1(C-COR 1f2.8h13) to a Direct Control District based on the Mixed-Use Active Frontage (MU-2 f5h32) with a density modify of 5 FAR and a height modifier of 32 metres. The proposed MU-2 f4h32 land use district will permit the development of a new mixed-use development consisting of retail uses at grade and residential units on the upper floors.

The proposed land use district conforms to the land use, density and height as outlined in the policy for the site in the Hillhurst-Sunnyside ARP. The ARP designates the site as "Urban-Mixed Use" with a maximum density of 5 FAR and a maximum height of 32 metres.

The site is currently occupied by a single storey commercial building with the Royal Bank as the sole tenant. The remaining area of the site consists of a large surface parking lot. The redevelopment of the site into a medium density mixed-use building will provide the opportunity for increased intensity adjacent to transit, local shops and services as the site is strategically located on the neighbourhood's main street, 10 street, and in close proximity to the Sunnyside LRT station. The redevelopment of the site will also improve the environment of 10 street by introducing active retail frontages to replace the current condition of blank walls facing 10 street. All vehicular access and loading will be located off the lane which will eliminate the vehicle access and curb cuts on both 10 street and Gladstone road which will improve pedestrian connectivity along each of those streets.

Throughout the application process, Graywood and their team will work collaboratively with officials at the City of Calgary, representatives from the local Councillors' office and residents of Hillhurst-Sunnyside. Anticipated public engagement activities include focused meetings with the Community Association along with a public open house. Feedback provided by Community Association and public will be considered in the application process.







## Proposed Direct Control District

### Purpose

- 1 This Direct Control District is intended to:
- (a) provide for medium **density** mid-rise mixed-use **development** in compliance with the policies of the applicable local area redevelopment plan; and
  - (b) implement the **density** bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan.

### 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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.8.
- (2) The maximum **floor area ratio** may be increased to 5.0 in accordance with the **density** bonus provisions contained in section 8 of this Direct Control District.

### Density Bonus

- 8 (1) For the purposes of this section: “Cash Contribution Rate” means: \$17.85 per square metre for the year 2018. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
- (2) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
- Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the **floor area ratio** of 2.8.



## Proposed Direct Control District

- (3) A **density** bonus may be earned by the provision of an off-site improvement in accordance with Section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:

Allowable bonus floor area = Total construction cost of the off-site improvement / Cash Contribution Rate.

Total construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 2.8. Details of the construction cost will be determined through the **development permit** process.

### Building Height

- 9 The maximum **building height** is 32.0 metres.

### Location of Uses Within Buildings

- 10 The following **uses** must not be located on the ground floor of a **building** facing the commercial **street**:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Catering Service – Minor;**
- (d) **Counselling Service;**
- (e) **Custodial Care;**
- (f) **Dwelling Unit;**
- (g) **Office;**
- (h) **Medical Clinic;**
- (i) **Medical Marijuana Counselling;**
- (j) **Payday Loan;**
- (k) **Place of Worship – Medium;**
- (l) **Place of Worship – Small; and**
- (m) **Residential Care.**

### Development Authority – Powers and Duties

- 11 The **Development Authority** may relax the rule of section 9 of this Direct Control District provided the test for relaxation as set out in Part 2 of Bylaw 1P2007 is met.



## Hillhurst/Sunnyside Community Association Letter

January 11, 2018

Steve Jones, M.Pl., MCIP, RPP  
Senior Planner  
Community Planning (North Team)  
The City of Calgary

Emailed to: [steve.jones2@calgary.ca](mailto:steve.jones2@calgary.ca)

**RE: LOC2017-0393 | 413 10 Street NW / Royal Bank Site | Land Use Amendment from Commercial Corridor 1 (C-COR1 f2.0 h13) to Direct Control Mixed Use Active Frontage (MU-2 f5.0 h32)**

Dear Mr. Steve Jones,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to thank you for the opportunity to comment on the above application. We understand that the applicant/developer intends to re-designate the site from C-COR1 to MU-2. The applicant indicated that the zoning will accommodate an approximately 9-storey mixed-use building with retail/commercial on the ground floor with approx. 100-120 residential units at the upper floors.

The Mixed Use Active Frontage designation appears to fit the City of Calgary policy for Main Streets, which includes 10th Street NW. This location is also designated as an Urban Mixed Use area in the ARP and deserving of a landmark building.

The community holds the Hillhurst Sunnyside Area Redevelopment Plan in high regard. During the 2006-2009 ARP community consultations, this site was allocated the greatest height (32 metres in the Transit Oriented Development Area) and Floor Area Ratio (5.0 on the west side of 10th Street). We are generally pleased to see that the new Land Use Designation matches the ARP and have additional comments and suggestions on the final DC bylaw and eventual design of the building.

We note in the ARP that the *“maximum densities...are not guaranteed entitlements. In order to achieve these maximums, projects will need to meet high standards of architectural and urban design quality that ensure projects make positive contributions to the public realm based on conformance to the design policies and guidelines of Section 3.0”* of the ARP.

### Built Form

- A new building on the site has a good opportunity to enhance the fine-grain heritage and contemporary nature of the built form in the community. The prominent location and allowable height create an opportunity for the building to act as a recognizable gateway to the community. As with other recent developments, a defined podium stepback would greatly enhance the pedestrian scale of the area. A wider setback would help reduce the perception of mass at the street level.
- Since this is a corner parcel, stepbacks and articulation on the building are expected as appropriate for a human-scaled building, per the Urban Mixed Use Area policies in the ARP.
- Quality building materials and a respectful roof form is expected at the DP stage.



## Hillhurst/Sunnyside Community Association Letter

### Commercial

- We are supportive of fine grained ground level commercial retail as this part of the Kensington shopping district seems to be lacking in terms of pedestrian and retail vibrancy.
- The developer is encouraged to work with the Kensington Business Improvement District to understand and develop an appropriate retail mix for this prime location.
- The ARP has policy to provide 75% transparent glazing along 10th Street and 50% glazing on the side streets (Section 3.2.2 #17). 7.5 metre commercial retail frontages are also encouraged to enhance the urban grain of the area.
- An active frontage along 10th Street is strongly encouraged to evoke the “village” feel of this historic community and increase face-to-face interactions in the area.
- The ARP states that there should be a minimum of 20% gross floor area of the building should contain commercial uses. Should the developer request any variances, this should be negotiated at the outset of the rezoning stage, rather than an amendment at a later stage.

### Social Considerations

- Most of the condos built to date have been catered to higher income single and dual incomes. We would like to see a greater housing mix as to encourage more family housing, as envisioned in the ARP. We would like to see a mix of 2- and 3- bedroom condo units.
- The ARP encourages greater affordability. We ask that the developer consider allocating “affordable” units.
- As 10th Street is more vehicle-oriented, increased density at this location will also increase population. Consider *crime prevention through environmental design*/CPTED principles to increase safety for pedestrians, residents, employees and visitors.

### Mobility

- This development will add significant density to the site in close proximity to the Sunnyside LRT Station. There may be opportunities for the developer, in partnership with the City, to facilitate additional east-west pedestrian connections.
- We believe that traffic is likely a source of contention. Automobile traffic is not able to turn left from Gladstone Road onto 10th Street NW, and automobiles will go through the residential part of the community. Many residents are concerned about the current state of Gladstone Road and 11th Street NW between Gladstone Road and 5th Avenue NW as narrow and difficult multi-modal streets that will be used to travel north from the proposed building.
- The ARP indicates that “*Upon completion of six significant redevelopments in the [TOD] study area, The City shall prepare a Mobility Assessment & Plan (MAP) in consultation with the Community Association to review the transportation impacts of the intensified land use on adjacent roadways, as well as pedestrian, bicycle and transit connections*” (Section 4.3.8).
  - We were informed that the City no longer completes MAP studies, however we would like to be kept informed, should the developer commission a traffic study for this site.

### Parking

- This is an excellent opportunity to create a truly Transit Oriented Development due to its location and very close proximity to the Sunnyside LRT station and City Primary Transit Network.
  - We understand that the MU-2 district bylaws allow for higher parking reductions than other TOD buildings in the area.



## Hillhurst/Sunnyside Community Association Letter

- Car-sharing and secure bicycle parking is encouraged to reduce automobile traffic so that excess parking does not spill into the community.
- The developer is encouraged to work with the Kensington Business Improvement District on visitor parking as there is limited on-street parking in the area and no street parking onsite.
- We request that the following ARP policy be enforced by City of Calgary Roads/Calgary Parking Authority and have policy written into the Direct Control bylaw to ensure compliance:
  - *“Dwellings in new multifamily developments are not to receive parking passes regardless of their off-street parking provisions”* (Section 3.4.3).

### Public Benefits

- We expect the new Direct Control designation will include wording to enact the density bonusing provisions per the ARP.
  - At the time of writing, the Hillhurst Sunnyside Community Amenity Fund contribution is set at \$17.85, which was recognized in the City report to be lower than other areas experiencing significant redevelopment.
- The applicant is encouraged to make other improvements to the general area, such as to the laneway, Gladstone Road, and the public realm. Residents' input and concerns would likely come out through the public engagement process.
- As an inner-city community that is served by multi-modal transportation and due to the current location of the transit shelter along 10th Street, we encourage the developer to work with City of Calgary Roads and/or Transit to allow for street furniture within the property line closer to the building, and a building design that allows for shelter from the elements.
  - There is precedent for this in the community as there are benches along the current building that houses the Royal Bank and benches at the newer Palfreyville condominium building at 222 9 Street NW in Sunnyside.

### Community Engagement

The applicant presented to the HSPC at our December 12, 2017 meeting. We appreciate being informed early in the process and hearing the developer's vision for the site prior to finalization of any plans and so we may inform residents and encourage neighbours to get involved in the planning process. We expect to see public engagement and a developer open house in the first quarter of 2018.

Please keep us informed as this important application progresses. The HSCA would like to be involved in the review of this project. We will comment further once the Development Permit is submitted for review. Please contact the undersigned should there be any questions or clarifications.

Sincerely,  
Hillhurst Sunnyside Planning Committee  
Hillhurst Sunnyside Community Association







# PROPOSED

CPC2018-0297  
ATTACHMENT 4

## BYLAW NUMBER 152D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0393/CPC2018-0297)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

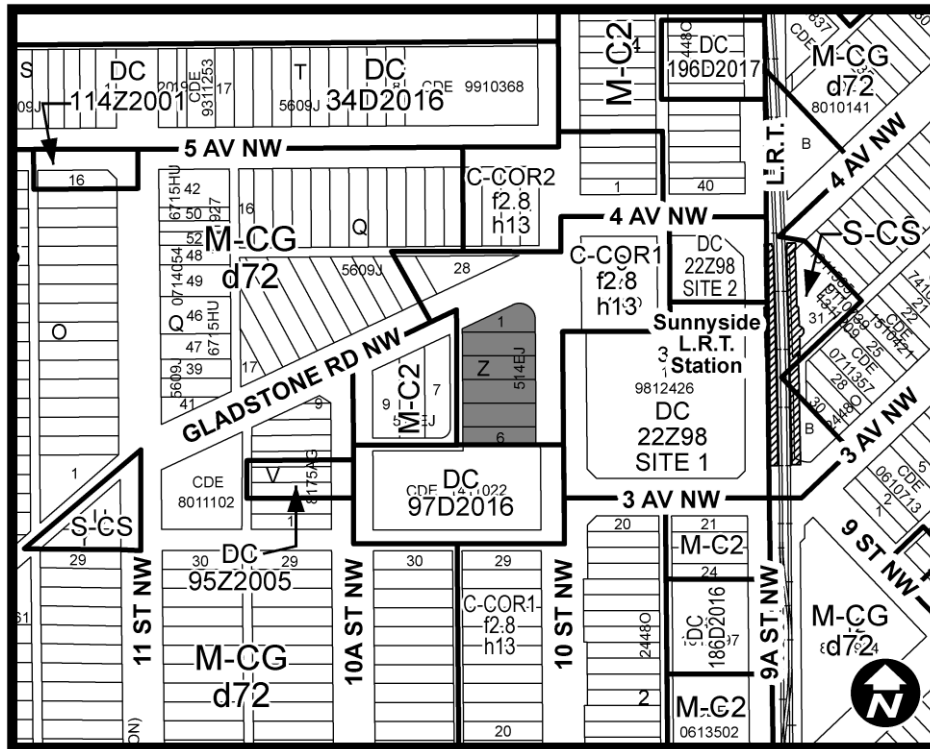
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0393/CPC2018-0297  
BYLAW NUMBER 152D2018

## SCHEDULE A

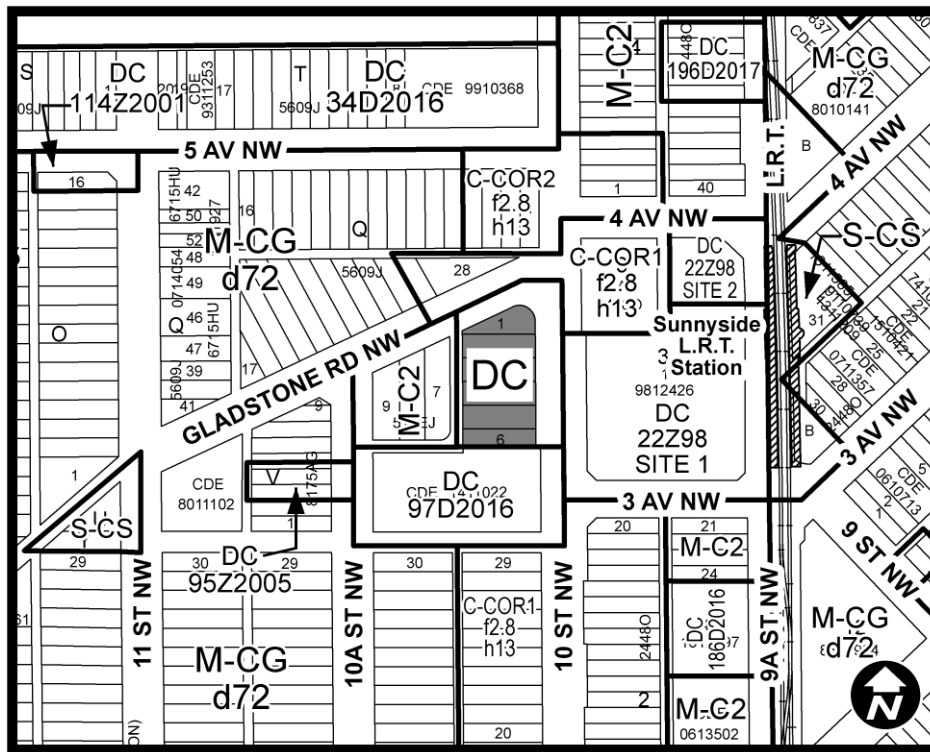




# PROPOSED

AMENDMENT LOC2017-0393/CPC2018-0297  
BYLAW NUMBER 152D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) provide for medium **density** mid-rise mixed-use **development** in compliance with the policies of the applicable local area redevelopment plan; and
- (b) implement the **density** bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan.

### 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.



# PROPOSED

AMENDMENT LOC2017-0393/CPC2018-0297  
BYLAW NUMBER 152D2018

## 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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 7 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.8.
- (2) The maximum **floor area ratio** may be increased to 5.0 in accordance with the **density** bonus provisions contained in section 8 of this Direct Control District.

## Density Bonus

- 8 (1) For the purposes of this section: “Cash Contribution Rate” means: \$17.85 per square metre for the year 2018. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
- (2) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
- Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the **floor area ratio** of 2.8.
- (3) A **density** bonus may be earned by the provision of an off-site improvement in accordance with Section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:
- Allowable bonus floor area = Total construction cost of the off-site improvement / Cash Contribution Rate.
- Total construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 2.8. Details of the construction cost will be determined through the **development permit** process.



# PROPOSED

AMENDMENT LOC2017-0393/CPC2018-0297  
BYLAW NUMBER 152D2018

## Building Height

**9** The maximum *building height* is 32.0 metres.

## Location of Uses Within Buildings

**10** The following *uses* must not be located on the ground floor of a *building* facing the commercial *street*:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Catering Service – Minor;**
- (d) **Counselling Service;**
- (e) **Custodial Care;**
- (f) **Dwelling Unit;**
- (g) **Office;**
- (h) **Medical Clinic;**
- (i) **Medical Marihuana Counselling;**
- (j) **Payday Loan;**
- (k) **Place of Worship – Medium;**
- (l) **Place of Worship – Small; and**
- (m) **Residential Care.**

## Development Authority – Powers and Duties

**11** The *Development Authority* may relax the rule of section 9 of this Direct Control District provided the test for relaxation as set out in Part 2 of Bylaw 1P2007 is met.







**Rowe, Timothy S.**

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**From:** scobie.rob@gmail.com  
**Sent:** Saturday, April 21, 2018 12:57 AM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0393

April 21, 2018

Application: LOC2017-0393

Submitted by: Rob Scobie

Contact Information

Address: 1021 1 AV NW

Phone: (403) 370-9974

Email: scobie.rob@gmail.com

Feedback:

I strongly support the redesignation of this current location. The current development offers little value to the community. RIP Blockbuster Video







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0287  
Page 1 of 6

**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, LOC2017-0401, Bylaw 153D2018**

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**EXECUTIVE SUMMARY**

This application has been submitted by Hopewell Capital on 2017 December 22. This land use amendment seeks to redesignate a parcel in the Deerfoot Business Centre from an Industrial – General (I-G) District to a Direct Control District to allow for the additional use of Indoor Recreation Facility and reuse of an existing development. Due to existing transportation network constraints in the area, a redesignation of this site to an alternate standard industrial district such as the Industrial – Commercial (I-C) District was not considered to be appropriate. The proposal is generally in keeping with the applicable policies of the *Municipal Development Plan* and has the ability to be compatible with adjacent land uses in the area.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 2.58 hectares  $\pm$  (6.38 acres  $\pm$ ) located at 930 - 64 Avenue NE (Plan 7911331, Block 2, Lots 1 - 9) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate the additional use of indoor recreational facility with guidelines; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**  
Absent: J. Gondek

**Carried: 6 – 0**

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

That Council hold a Public Hearing on Bylaw 153D2018; and

1. **ADOPT** the proposed redesignation of 2.58 hectares  $\pm$  (6.38 acres  $\pm$ ) located at 930 - 64 Avenue NE (Plan 7911331, Block 2, Lots 1 - 9) from Industrial – General (I-G) District to DC Direct Control District **to** accommodate the additional use of indoor recreational facility, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 153D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.



**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, LOC2017-0401, Bylaw 153D2018**

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**BACKGROUND**

On 2018 January 30, a Development Permit (DP2017-4670) for an Instructional Facility was approved within the western portion of the existing building on the subject site. The approved Instructional Facility is intended to allow students to develop skills in activities such as bowling, gymnastics and virtual reality. There is a requirement imbedded in the permanent conditions of the development permit that the majority of the time the facility is open, the activities available need to be part of a structured curriculum and not available to the public on a drop-in basis. These provisions are in place to align with the rules for the approved Instructional Facility use.

Ultimately, and according to the landowner, the desire is to make the facility available on a drop-in basis for more time than the rules for an Instructional Facility use currently allow for. For this reason, the applicant is proposing to add the Indoor Recreation Facility use to as an additional use to the existing I-G District. The use is listed as a permitted use within the existing building and also as a discretionary use. Should this application be approved by Council, a change of use development permit application to an Indoor Recreation Facility will be required to allow the facility to operate on a drop-in basis.

**Site Context**

The subject site is located in the Deerfoot Business Centre north of 64 Avenue NE and east of Deerfoot Trail NE. Surrounding development is characterized by a mix of industrial and commercial uses. I-G and Industrial – Business (I-B) District are predominant land use designations north of 64 Avenue NE. To the south of 64 Avenue NE, the Commercial – Regional 3 (C-R3) District associated with the Deerfoot City Mall is predominant.

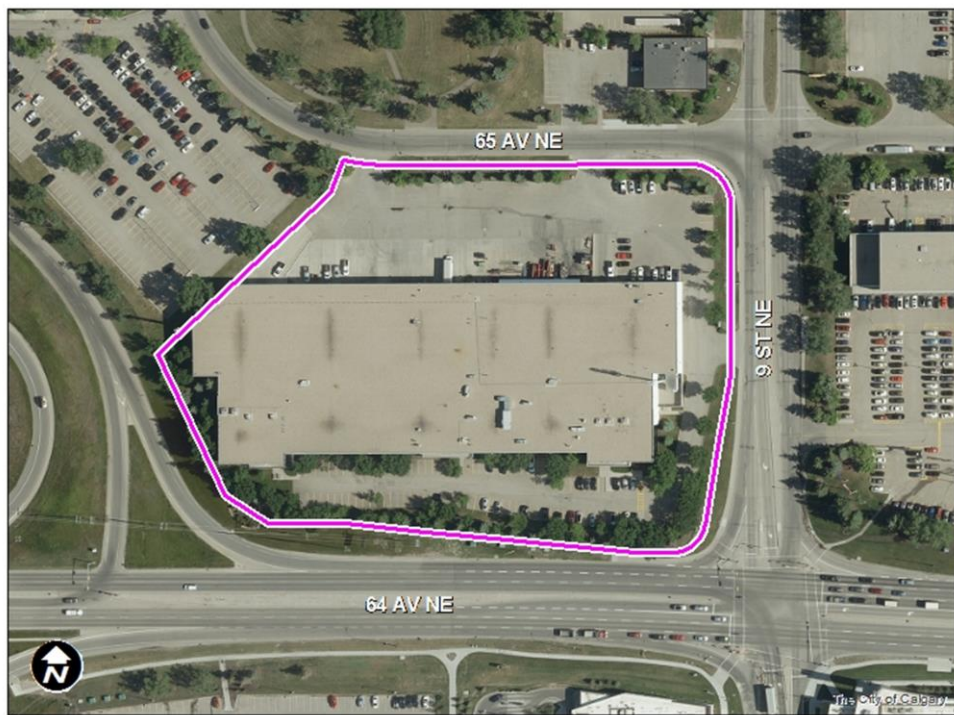
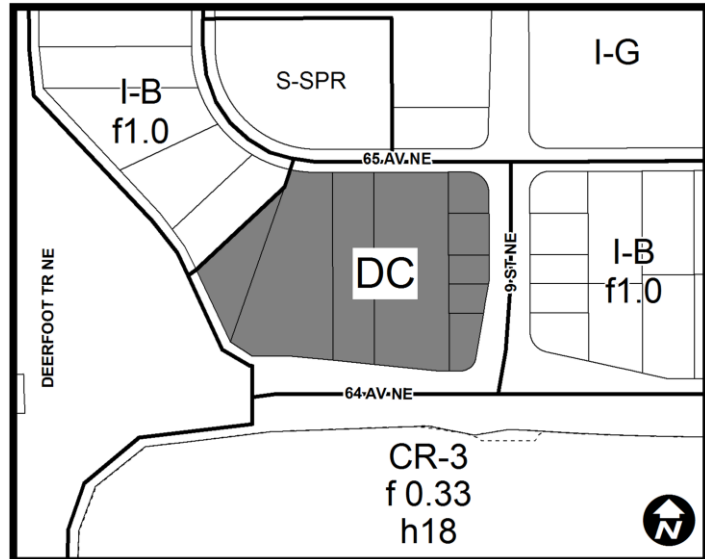
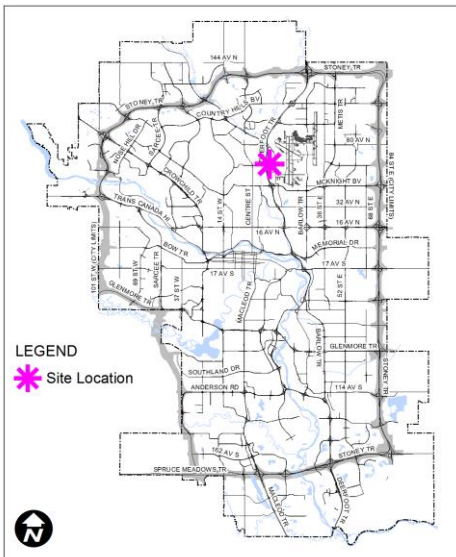
The site is bounded on three sides by streets: 64 Avenue NE to the south, 65 Avenue NE to the north and 9 Street NE to the east. Two separate all-turns accesses are available off of 65 Avenue NE. One right-in, right-out access is available off of 9 Street NE. No access is available off of 64 Avenue NE due to the proximity of the north bound on-ramp to Deerfoot Trail NE.

The subject site is approximately 2.58 hectares in size with approximate dimensions of 215 by 138 metres. The property is currently developed with a one-storey industrial warehouse building with multiple loading bays on the north side and office access on the south side.



**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue  
NE, LOC2017-0401, Bylaw 153D2018**

**Location Maps**





**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, LOC2017-0401, Bylaw 153D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for one additional use that is compatible with the established uses in the area and generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

The proposed land use is a DC Direct Control District based on the Industrial - General (I-G) District, with the additional use of Indoor Recreation Facility. Administration recognizes that direct control districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts; and further, must not be used in substitution of any other land use district in the Bylaw that could be used to achieve the same result either with or without relaxations; or to regulate matters that are regulated by subdivision or development permit approval conditions.

A standard district in the Land Use Bylaw that allows for Indoor Recreation Facility is the Industrial – Commercial (I-C) District. Originally, the I-C District was contemplated, however, during the evaluation of the application, the capacity of the local transportation network to accommodate many of the allowable I-C uses was identified as an issue. Given this constraint, a DC approach to allow the one additional use to the existing I-G District is believed to be appropriate. Administration is recommending that a DC, with an I-G base and the additional use of Indoor Recreation Facility, is the most appropriate way to allow for the development aspirations on the site while limiting development to what the local transportation network can accommodate at this time.

**Implementation**

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a new indoor recreational facility within the existing building on this site. The overall size of the facility, required parking and any other site planning consideration will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

**Infrastructure**

***Transportation Networks***

The site is conducive to alternative modes of transportation, including pedestrian connections towards the south. Transit route 32 is within walking distance, and route 69 is also nearby the subject property.

The proposed land use, allowing for an indoor recreational facility, can be supported in the long term by the transportation network. Such facilities typically generate trips and parking during the weekends and evenings which allows for efficient use of the non-peak hour capacity in the local transportation network.



**Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, LOC2017-0401, Bylaw 153D2018**

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Long range forecasts indicate that the intersections at 64 Avenue at 11 Street NE, and at 64 Avenue at 9 Street NE are able to accommodate the volumes of traffic generated by the DC. A standard I-C District was also considered, but would allow for other future uses that could generate volumes not supportable by the local transportation network at this time.

A Transportation Impact Assessment was not required in support of this application.

***Utilities and Servicing***

The subject development is serviced with water, sanitary and storm from 65 Avenue NE. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised at [www.calgary.ca/development](http://www.calgary.ca/development).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

***Engagement***

No public meetings were held for this application. No comments were received by the CPC Report submission date. There is no Community Association in this area.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within an area identified as 'Standard Industrial' on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of industrial areas that contain a mix of industrial uses at varying intensities. These areas are also intended to continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. The MDP further notes that regional or city-wide recreation and sport facilities may be provided in industrial areas to meet



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## **Land Use Amendment in Deerfoot Business Centre (Ward 5) at 930 - 64 Avenue NE, LOC2017-0401, Bylaw 153D2018**

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the extensive land needs of city-wide recreation and sport programs. The proposal is in keeping with relevant MDP policies.

### ***Airport Sector Phase I Design Brief (Non-Statutory, 1977)***

The Design Brief planned for this area to be developed as light industrial with development adjacent to Deerfoot Trail NE having a high quality of design. This application generally conforms to the relevant policies of the Design Brief.

### **Social, Environmental, Economic (External)**

The recommended land use allows for wider range of allowable uses than the existing I-G District and as such, the proposed change will better accommodate the needs of different users. An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

#### ***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

### **Risk Assessment**

There are no significant risks associated with this proposal.

### **REASON(S) FOR RECOMMENDATION(S):**

The proposal is generally aligned with the *Airport Sector Phase I Design Brief* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Direct Control District is intended to respect the constraints of the transportation network while allowing for the conversion of an instructional facility to an indoor recreation facility and reuse of the existing building on the subject lands.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District
3. Proposed Bylaw 153D2018



## **Applicant's Submission**

Establishing a more diverse Industrial Commercial District adjacent the new Deerfoot City will assist in drawing more users and therefore consistently attract tenancies and tax base to the area.

The existing Deerfoot Business Centre is a high quality, light industrial development that is supportive of the surrounding development structure and business office area. With additional recreational uses within the airport vicinity off of 11st and Aero Drive NE such as Speeders and the Flying Squirrel - the anticipated added Indoor Recreation Facility use that the Direct Control (DC) Zone creates is a suitable use when considering the adjacent centre.

What the comparison shows is that only "Indoor Recreation Facility" from the IC zone is being transferred into the Direct Control Zone use request, not precluding the Area Structure Plan to provide for successful business and industrial development elsewhere. With this use it also alleviates the pressures on the existing transportation infrastructure.

Being immediately adjacent the Deerfoot City development also provides the opportunity for good public transit access and utilization with bus routes 32 and 69 having stops on the East boundary of the site on 9 street NE.

The businesses will operate in such a manner that little nuisance is created or factored. The development will be in general conformance with the existing bylaws as there is only one (1) additional use being added to the IG Zone to form the new DC Zone. Furthermore with the increased foot traffic it will draw development further North. The park to the North of the site contributes to good outdoor amenities for any types of businesses and good attraction for tax base increases.

Further looking at the City of Calgary's 5 ingredients for a great industrial park, the Transportation accessibility from Deerfoot Trail to 64th (east and west bound) and the Aero Drive NE connector to the airport offers great employee access, customer access and amenities to potential tenants. Existing adjacent users will be encouraged by having an active business park.

Under the Municipal Development Plan and Airport Phase 1 Design Brief, the IG zone is consistent with these policies. As the DC Zone is only adding 1 additional use to the IG base landuse requirements, this should also be consistent with the Design brief and surrounding area. The additional diversity that the DC Zone will create in the new permitted use type, will be suited for the area without creating severe strains on the existing infrastructure.







## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to:
- (a) allow for the additional **use** of an **Indoor Recreation Facility**.

### 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.

### General Definitions

- 4 In this Direct Control District:
- (a) “**existing building**” means the **building** existing on the **parcel** at the time of the effective date of this Bylaw.

### Permitted Uses

- 5 (1) The **permitted uses** of the Industrial-General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are additional **permitted uses** in this Direct Control District if they are located within the **existing building**:
- (a) **Indoor Recreation Facility**.

### Discretionary Uses

- 6 The **discretionary uses** of the Industrial-General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Indoor Recreation Facility**.

### Bylaw 1P2007 District Rules

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







# PROPOSED

CPC2018-0287  
ATTACHMENT 3

## BYLAW NUMBER 153D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0401/CPC2018-0287)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

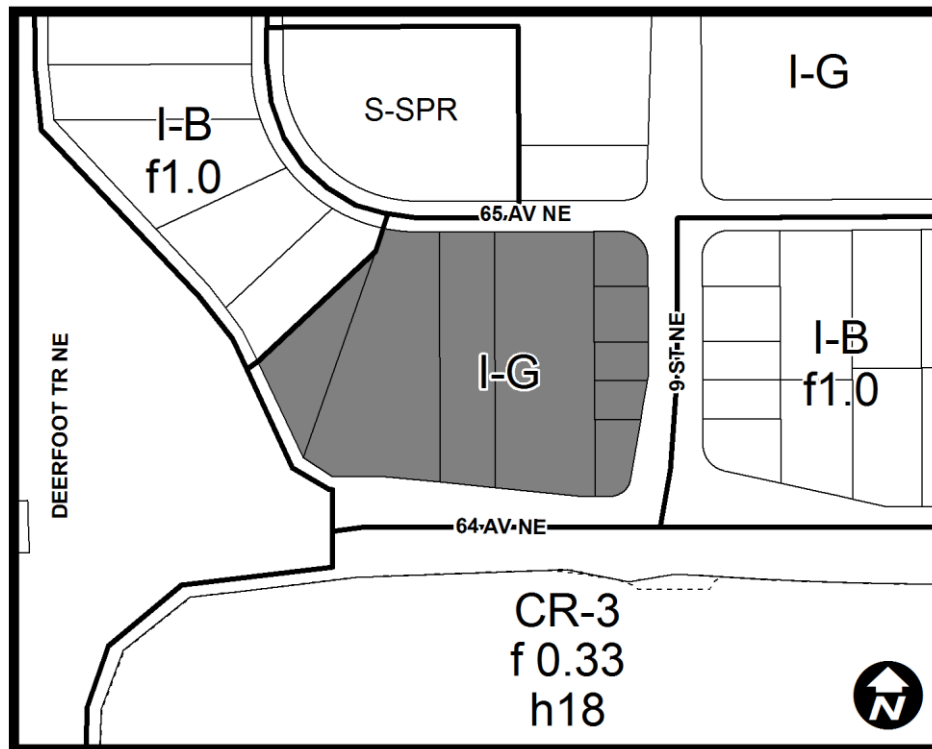
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0401/CPC2018-0287  
BYLAW NUMBER 153D2018

## SCHEDULE A

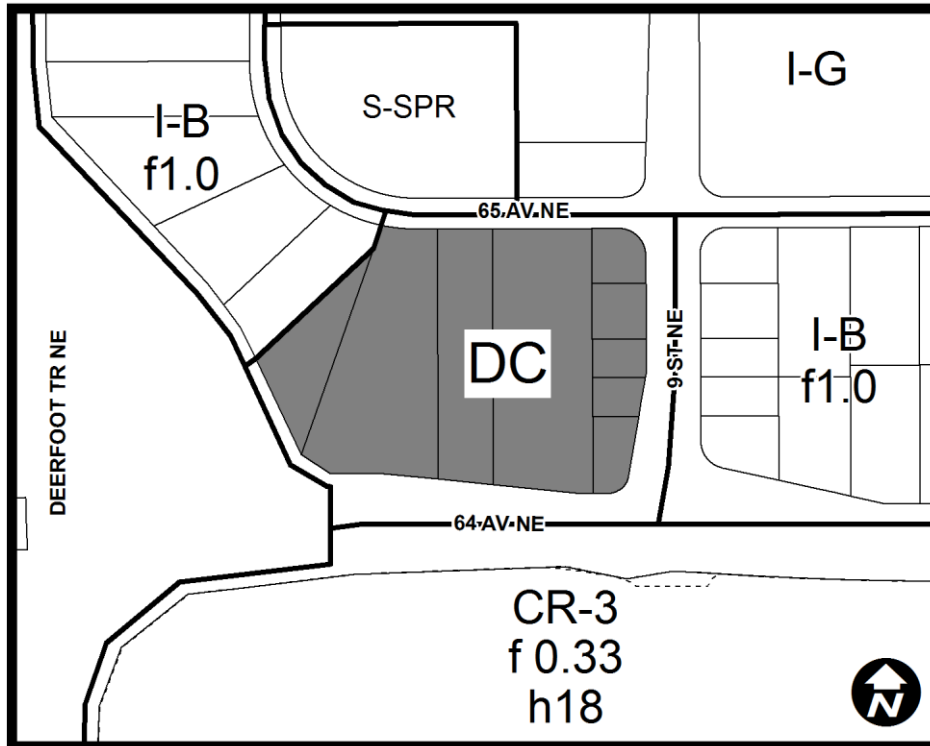




# PROPOSED

AMENDMENT LOC2017-0401/CPC2018-0287  
BYLAW NUMBER 153D2018

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) allow for the additional **use** of an **Indoor Recreation Facility**.

#### 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.



# PROPOSED

AMENDMENT LOC2017-0401/CPC2018-0287  
BYLAW NUMBER 153D2018

## General Definitions

4 In this Direct Control District:

- (a) “**existing building**” means the **building** existing on the **parcel** at the time of the effective date of this Direct Control District.

## Permitted Uses

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

- (2) The following **uses** are additional **permitted uses** in this Direct Control District if they are located within the **existing building**:

- (a) **Indoor Recreation Facility.**

## Discretionary Uses

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

- (a) **Indoor Recreation Facility.**

## Bylaw 1P2007 District Rules

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



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**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

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**EXECUTIVE SUMMARY**

The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for:

- a multi-residential building (e.g. townhouse, apartment building);
- a maximum of four dwelling units, based on density of 75 units per hectare (an increase from the current maximum of two dwelling units);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the proposed M-CG designation.

The proposed M-CGd75 District is a residential designation intended to accommodate grade-oriented multi-residential development of low height and low density in close proximity or directly adjacent to low-density residential developments. The development scheme for this parcel under the proposed district would result in a multi-residential development that would provide some or all units with direct access to grade in a variety of built forms that is sensitive to the existing low-density residential development.

**ADMINISTRATION RECOMMENDATION:**

That the Calgary Planning Commission recommends that Council hold a Public Hearing; and

- 1) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3355 – Spruce Drive SW (Plan 2566GQ, Block 17, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
- 2) Give three readings to the proposed bylaw.

**Moved by: M. Foht**  
Opposed: A. Palmiere

**Carried: 6 – 1**

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

That Council hold a Public Hearing on Bylaw 154D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3355 – Spruce Drive SW (Plan 2566GQ, Block 17, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 154D2018.



**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject parcel is bounded by lanes to the north and west and fronts onto Spruce Drive SW. Surrounding development consists of low-density residential in the form of single detached dwellings, high-density multi-residential in the form of low- and mid-rise apartments and public services in the form of residential care and school. The subject parcel is approximately 100 metres and 230 metres south of the Wildflower Arts Centre and Spruce Cliff Community Association building respectively. Calgary Quest School and Calgary Society for Persons with Disabilities are approximately 450 metres north from the subject parcel along Spruce Drive SW.

The parcel is also within walking distance to several open spaces in the community. Open spaces are generally located north from the subject parcel with the Wildflower Arts Centre open space being the closest across the lane and Calgary Quest School open space being the furthest at approximately 450 metres away. Other open spaces within 450 metres radius from the subject parcel include Poplar Park, and Cedar Crescent Park. Although, the Shaganappi Golf Course is in close proximity to the parcel, the access is through 26 Street SW, approximately 1 kilometre away.

In addition, Primary Transit Network, Westbrook Station, and Community Activity Centre, Westbrook Mall, are approximately 550 metres south from the subject parcel.

The site is 0.06 hectares (0.14 acres) with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling with a front attached garage that is accessed from Spruce Drive SW.

As identified in *Figure 1*, the community of Spruce Cliff reached its peak population in 2015 with 4,677 residents. The current population for the community is 4,562, a decline of 115 residents from peak population.

*Figure 1: Community Peak Population*

<b>Spruce Cliff</b>	
Peak Population Year	2015
Peak Population	4,677
2017 Current Population	4,562
Difference in Population (Number)	- 115
Difference in Population (Percent)	-2.5%

Source: The City of Calgary 2017 Civic Census.

Additional demographic and socio-economic information may be obtained online through the [Spruce Cliff](#) community profile.

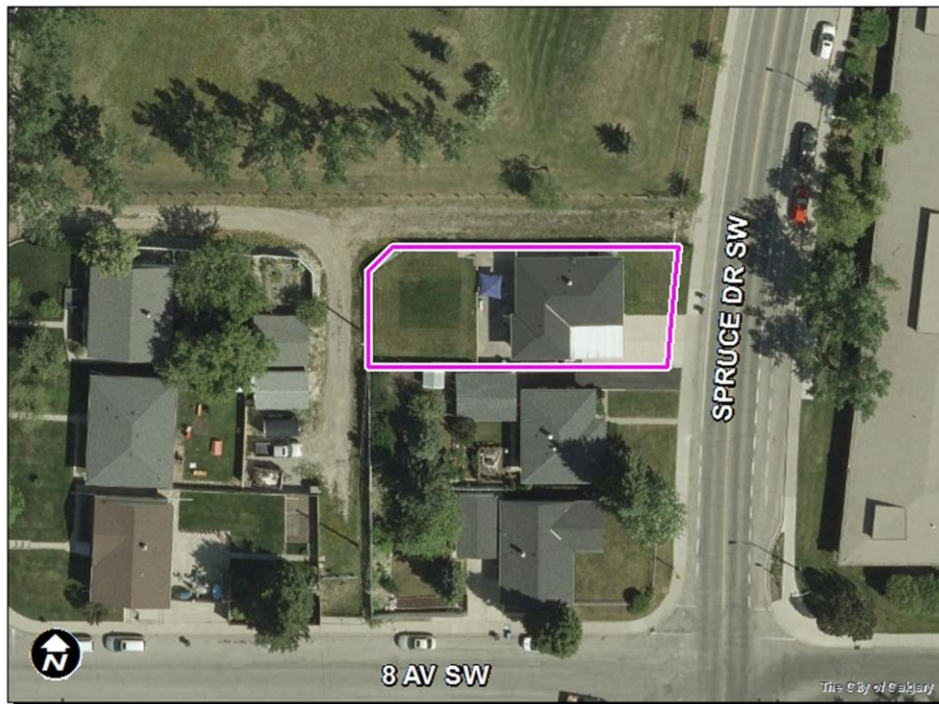
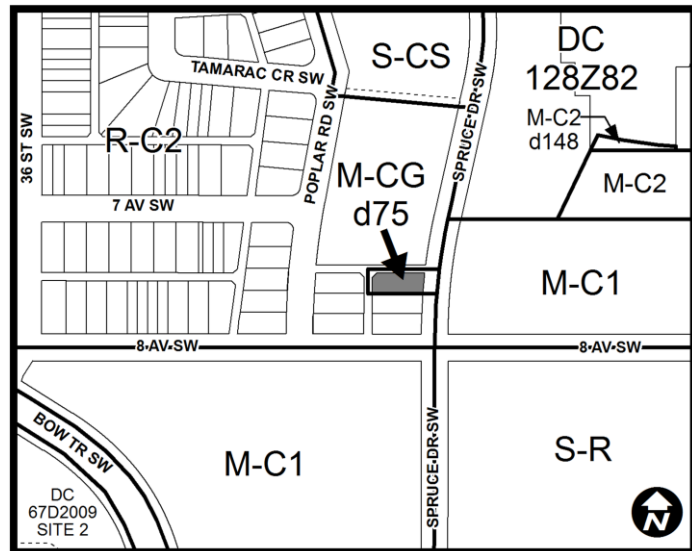
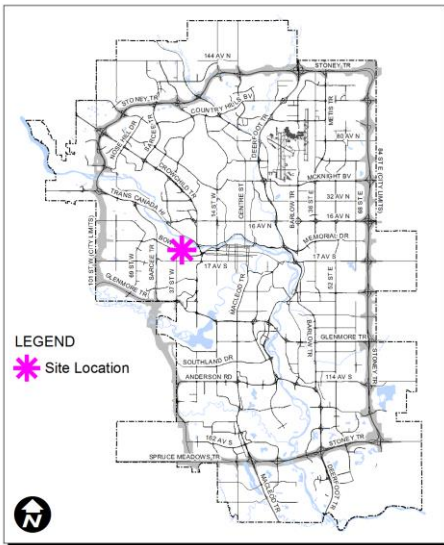


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**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

**Location Maps**





**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a modest density increase and allows for development that will be compatible with the low-density residential character of the existing neighbourhood. This proposal is in conformance with applicable higher-level policies as discussed in the Strategic Alignment section of this report.

**Land Use**

The subject property is currently designated Residential – Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is a multi-residential designation that is primarily for low-height and low-density grade-oriented multi-residential developments where the façade of some or all dwelling units face a public street. The proposed M-CG District allows for a maximum building height of 12 metres and proposes a density modifier of 75 units per hectare, which would allow for up to a maximum of four dwelling units on this parcel. The intent of the density modifier is to reflect the applicant's intention to develop a four-unit development and to encourage a form that is compatible with the adjacent low-density residential development.

**Infrastructure**

***Transportation Networks***

The subject parcel is located approximately 90 metres from the Route 93 southbound bus stop that provides service to Westbrook Station approximately 550 metres south from the subject site. Westbrook Station offers Blue Line service to the downtown core and other destinations along the LRT lines.

The lane north of the subject site that connects to Spruce Drive SW has been closed and gated due to the curbside bicycle lane. Vehicular access to the parcel is available from the rear lane from Poplar Road SW.

***Utilities and Servicing***

Water connection and sanitary are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.



**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The Spruce Cliff Community Association was circulated on this application. The Association responded with a letter of opposition for the redesignation on 2018 January 22. (Attachment 2). Administration also received one letter of support and two letters of opposition to the application. Reason stated for support are summarized as follows:

- appropriate location for redevelopment for higher density
- lane north of the parcel should be included in the redesignation

Reasons stated for opposition from the community association and citizens are summarized as follows:

- the non-residential uses available in the proposed M-CG district are not suited to the location;
- additional waste and recycling bins being in the front of the development;
- the potential for offsite impacts from parking and shadow concerns; and
- insufficient green spaces in the community with new community building removing some green spaces;
- lack of public realm upgrades (i.e. sidewalks) in the community.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas and encourages broader range of housing types.

As part of this review, Administration considered alternative land use districts including the Residential – Grade-Oriented (R-CG) District. However, based on the development requirements such as setbacks and built-form for the R-CG District, the proposed M-CGd75 District is more appropriate for the subject parcel. Although the proposed M-CGd75 District allows for several non-residential uses, all non-residential uses that are not already available in the current R-C2 District are discretionary with some uses having specific development requirements. A development permit is required for all discretionary uses including the intended four-unit multi-residential development. The design compatibility of discretionary uses with respect to the surrounding neighbourhood will be reviewed at the permit stage.



**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

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***Engagement***

Prior to the formal land use application to The City, the applicant engaged the Spruce Cliff Community Association and adjacent neighbours on this land use redesignation application. The applicant advised that they would pursue further engagement with the community association and surrounding neighbors on the application as it progresses to the Development Permit stage.

No public meetings were held by the applicant or Administration in association with this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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)*. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Residential - Developed - Established area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of established communities that is similar in scale and built form to existing development, including a mix of housing. The MDP also calls for a modest intensification of the established areas, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-CGd75 District provide for development form that is sensitive to existing residential development in terms of height, built form and density.

***Local Area Plan***

There is no local area plan for the Spruce Cliff community.

***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

The *Location Criteria for Multi-Residential Infill* is a tool for review of redesignation applications in the developed areas. 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 or local area policy plans, to assist in determining the appropriateness of an application in the local context. The proposed land use aligns with the majority of the criteria. The site faces a collector road with lane access and it is across a lane from an open space. The parcel is approximately 90 metres from a transit stop and within 600 metres from Westbrook Station.



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**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

<b>Location Criteria for Multi-Residential infill</b>	<b>Assessment</b>
On a corner parcel	<b>No:</b> Parcel is bounded by lanes to the north and west.
Within 400 metres of a transit stop	<b>Yes:</b> Parcel is within 90 metres of the Route 93 bus stop
Within 600 metres of a transit stop on the Primary Transit Network	<b>Yes:</b> Parcel is approximately 550 metres from the Westbrook LRT station
On a collector or higher standard roadway on at least one frontage	<b>Yes:</b> Parcel faces a collector road (Spruce Drive SW)
Adjacent to existing or planned non-residential development or multi-unit development	<b>Yes:</b> Parcel is across the street (Spruce Drive SW) from a residential care development and across the lane from Wildflower Art Centre
Adjacent to or across from an existing or planned open space, park or community amenity	<b>Yes:</b> Parcel is across the lane from an open space and it is approximately 230 metres from the Spruce Cliff Community Association building
Along or in close proximity to an existing or planned corridor or activity centre	<b>No:</b> Parcel is approximately 450 metres from the Westbrook Mall (Community Activity Centre)
Served by direct lane access	<b>Yes:</b> Parcel has direct lane access

**Social, Environmental, Economic (External)**

The proposed M-CGd75 District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change will diversify the range of housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.



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**Land Use Amendment in Spruce Cliff (Ward 8) at 3355 Spruce Drive SW  
(LOC2017-0398), Bylaw 154D2018**

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***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-CGd75 District is intended to accommodate grade-oriented multi-residential development of low height and low density in close proximity or directly adjacent to low-density residential development. The proposal represents a modest density increase of established parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. Combined with being near to the Primary Transit Network, Westbrook Station, the proposal is considered appropriate.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Spruce Cliff Community Association Comments
3. Proposed Bylaw 154D2018
4. Public Submissions



## Applicant Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This application proposes the redesignation of the subject property from R-C2 to M-CG to accommodate 4 residential units. There is currently a single detached dwelling on the property.

#### SITE CONTEXT

The site is located in the community of Spruce Cliff. It is located at Spruce Drive SW and 8 Avenue SW.

There are a mix of land uses in the area including low density residential (R-C2), multi-residential (M-C1 and M-C2) and the Special Purpose District of S-CS. Wildflower Art Centre is located north of the subject site and Cedars Villa Extendedcare is located across Spruce Drive to the east of the subject site.

The site is in close proximity to a Community Activity Centre (Westbrook Mall) and is within 550m of the Primary Transit Network (Westbrook LRT Station).

#### PROPOSED LAND USE DISTRICT

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. The proposal seeks four residential units on the subject property. Due to its location it is not possible to provide a rowhouse building under the R-CG designation and as such an M-CG designation is proposed. Density and height modifiers are proposed to be utilized to ensure that future redevelopment of the site is within the surrounding context.

#### PARKING AND ACCESS

The subject site is located on a lane. There is an existing front driveway and single attached garage.

Transit access to the site is excellent. Route 93 is available directly on Spruce Drive SW with quick access to Westbrook Mall and the Westbrook LRT Station.

The Westbrook LRT Station is located approximately 550m away from the subject site, a direct 8 minute walk, within the City's 600m Transit Oriented Development radius.

#### RELEVANT POLICIES

##### Municipal Development Plan

The subject site is included in the Developed - Established Area of the Municipal Development Plan (MDP). The Established areas are "primarily residential communities containing a mix of low- and medium-density housing with support retail in close proximity.

This proposal is in line with the policies outlined in the Established Areas of the MDP including:

3.5.5 (a) Encourage modest redevelopment of Established Areas.

3.5.5 (c) New Developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base of Primary Transit Network.



## Applicant Submission

PL 1263 (R2017-09)

The proposed redesignation would allow for sensitive densification in an established area, within 600m of the Primary Transit Network (Westbrook LRT). Daily needs can be met with the shops and services available at Westbrook Mall which is identified in the MDP as a Community Activity Centre.

Four units are proposed to be developed on the site. To ensure that surrounding built form is being respected, a density and height modifier is proposed to be added to the M-CG designation. This fits well with the policies in place which emphasize that modest redevelopment and densification should be encouraged where appropriate. It is our intention to submit a Development Permit application for the proposed development while the land use redesignation is under review.

### Location Criteria for Multi-Residential Infill

On a corner parcel - No. However, there is a closed lane to the north of the subject site. The property shares only one property line with an adjacent neighbour.

Within 400m of a transit stop - Yes. The closest bus stop is located directly on Spruce Drive across the street from the subject site.

Within 600m of an existing or planned primary transit stop - Yes. The Westbrook LRT station is approximately 550m from the subject property.

On a collector or higher standard roadway on at least one frontage - Yes. Spruce Drive is shown as a collector on the Calgary Transportation Plan.

Adjacent to existing or planned non-residential development or multi-unit development. Yes. There is multi-residential to the east of the subject property designated M-C1 and M-C2.

Adjacent to or across from an existing or planned open space, park or community amenity - Yes. There is an open space to the north of the subject property. Wildflower Art Centre is also present on the parcel directly north.

Along or in close proximity to an existing or planned corridor or activity centre - Yes. Westbrook Mall, a Community Activity Centre, is located within 550m of the subject property.

Direct lane access - Yes. There is a lane present, accessed at the rear of the property.

### CONCLUSION

We believe the application should be supported for the following reasons:

The proposed redesignation offers sensitive densification in the community of Spruce Cliff within close proximity of the Primary Transit Network.

The proposed district of M-CG offers modest densification in an established area as intended in the MDP.

There are a mix of residential districts in the area currently including R-C2, M-C1 and M-C2.

The development of 4 residential units is proposed. Density and height modifiers are proposed to be included to further ensure that redevelopment is sensitive to surrounding context.

The site is within 550m of the Primary Transit Network (Westbrook LRT) within the City's TOD Area.

The site is within 550m of a Community Activity Centre (Westbrook Mall) where all daily needs can be met.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected



## Spruce Cliff Community Association Comment

RE application LOC2017-0398 3355 Spruce Drive SW 2018 01 20

The Spruce Cliff CA offer the following comment in response to the circulation request and the applicants submission. *(extracted quotes in italic)*

On behalf of the SCCA - thank you for the opportunity to participate in the process.

Lois Sime  
Spruce Cliff CA

### **Site context**

*There is a mix of land uses.... Wildflower Art Centre is located north of the subject site* – clarify this is a “tenant” not a land use – the land is zoned RC2 not green space.

### **Proposed Land Use District**

*This re designation application .... Due to its location is not possible to provide a rowhouse building under the RCG designation -* what is the foundation for this statement as we understand this is not a concurrent application -are there site studies available to support this statement? *Density and height modifiers are proposed....* the “d75 although it restricts height to 12 M– this does not seem to address lot coverage or percentage of amenity space requirements.

Spruce Drive for the walking /cycling evening commute north is already in shadow from 11th Ave to 8th Ave – a built form on this site that further shadows the pedestrian environment would not be community friendly.

### **Parking and Access**

*The subject site is located on a lane* - 2 lanes – grade does not allow waste & recycling services from the lane which are currently managed from the front street- Spruce Drive sidewalk or bike lane location- currently 2 & 1 bins from this site to become 8 & 4 bins with this 4-unit proposal.

The bike lane on the west side of Spruce Drive – eliminated the curb parking, across the street from this property the bus zone has no curb parking, the east /north side of 8th Ave has no parking for site lines for the infirmed at the long-term care center, to the west of Spruce along the north side of 8th Ave there is no parking due to two driveway lanes, and a “future signed bus zone”. In the radius area there is no curb parking on any of the 4 perimeter sides of the 3 high rise towers, nor in front of the Tri services Centre along 8th Ave. >.... this collective picture leads us to conclude there is an onsite requirement for visitor parking.

Lane access to this parcel is from the west off of Poplar Road. The grid street pattern in the community has only 8th Avenue and 3rd Avenue as the east /west links from the Spruce Drive residential collector. The lane to the north of this parcel is not “closed” but gated (locked) for emergency access – as this lane was being used as an extension of 7th Ave without the width, paving, curbs etc. to support that volume of use. Access to the parcel from the lane to the east is impeded by a significant elevation change and above grade utilities & pole.



## Spruce Cliff Community Association Comment

The lane elevation slope is believed to be a factor is why Waste & Recycle services are currently from the front street along Spruce Drive and Poplar Road for this block.

### *Relevant Policies*

*The subject site is included in the Developed-Established Area of the Municipal Development Plan > 3.5.5 c) New Developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment ...*

Sidewalk widths have not been adjusted to reflect the TOD/Activity zone even though the proximity is used as justification for density increases. (Activity Zone SC planning statement pg. 10) Waste and recycling pick up from the front street sidewalk and / or bike lane is NOT pedestrian or cycle friendly – the bins from the current single-family home are often knocked over the sidewalk when placed in the bike lane and when placed on the sidewalk take up the majority of the walking width.

The MDP also talks about a quality built environment – one does not see a lane lined with 12 waste & recycle bins visible from the collector / pedestrian route to the LRT / shopping as a quality environment – on site storage of this needed service needs to be in the plan and reflected in allowed built form coverage zoned for the site. The change of site elevation from Spruce Drive to the east lane makes it unlikely anyone would be able manage the manual movement of bins to that elevation. Any approved lot coverage/ land zoning for the site needs to have a realistic on-site accommodation/ solution for this essential service.

We often hear that single parcel residential project design details have low impact and are not given the same urban design scrutiny as a larger scale project – yet the sum of the collective parcels in the end has the impact of a large project.

This site is part of a small block of six parcels in a very visible strategically important spot in the community. We encourage a collect of parcels before rezoning/ redevelopment in this block, as it would offer greater design opportunities and solve some of the site access issues identified by the applicant.

*Four units are proposed to be developed on the site. ... a density and height modifier is proposed to be added to the MCG designation* –we would hope to have a built form that does not allow a stacked 4 plex box form with little onsite amenity space that shadows the pedestrian/cycle route to shopping & the LRT or one that increases curb cuts in this high pedestrian traffic area.

*It is our intention to submit a Development Permit application for the proposed development while the land use re designation is under review.* If this work is being undertaken to meet this time line why was a concurrent application not submitted to give the community / council more certainty as to quality and form? There would not appear to be any additional costs for the applicant with this identified time line.



## Spruce Cliff Community Association Comment

*On a collector or Higher standard road way* – Spruce Drive is a residential collector through the center of the community – that lost half of its curb parking to accommodate bike lanes – sidewalks are the original (with some patching infill sections) from the 50's.

It is not uncommon for pedestrians to have to move to walking on the street to pass walking traffic or the under 14 age cycling group that use the sidewalks. Would this city "gifted density increase" generate a public realm improvement for the community?

If our own density increase developments (with in the community boundary), like this application, do not generate the public realm improvements, the West LRT development did not generate the improvements, what will?

*Adjacent to or across from an existing or planned open space or amenity – yes.* We believe the applicant should have answered NO to this question – as we often hear- Land use is about the Use not the User... the land parcels to the north of this site is zoned RC2 and although we understood that the City was at one point negotiating with the current land owner to acquire the lands for community park space and anchor a liveability index ratio for our growing population ... as was reflected in the analysis and inclusion of these lands as green space in the 2012 Spruce Cliff Community Planning Statement (map page 21). Those negotiations did not secure the land and we believe there are no current undertakings to reopen the negotiations.

We would be happy to be wrong in this belief; especially as in the context of TOD area and overlapping Activity Zone with the planned density of population just south surrounding the Westbrook LRT station; that has very little green space shown in the plan. Those residents will need to travel north to Spruce Cliff for that recreational amenity... another reason to widen the sidewalks

*Direct lane access- yes* –as noted above not currently accessible by waste and recycling services

### *Conclusion –*

*There is a mix of residential districts in the area currently including RC2, MC1 & MC2*

Spruce Cliff has never been granted an ARP but have our non- statutory Planning Statement to guide development. With our community plan (SC Planning Statement map pg. 8), the transition perimeter for the high-density DC, MC1 & MC2, many of which have buildings that are at the end of their lifecycle, and are built at much less density than is allowed, was seen to be defined by Spruce Drive on the west and 8<sup>th</sup> Ave on the north. The transition point from High / Medium to the Lower density forms RC2 & RCG balancing for the MDP desire for choice of housing mix in the community. This proposal seems to change that– it is a pretty safe assumption that the redevelopment of the higher zoned sites will not be developed at lower densities and in fact will likely be pushed higher – where is the line to protect the desired housing mix.

MCG allows uses beyond residential – could they be removed to ensure that the capacity to build population is not eroded with commercial activities?







# PROPOSED

CPC2018-0283  
ATTACHMENT 3

## BYLAW NUMBER 154D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0398/CPC2018-0283)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

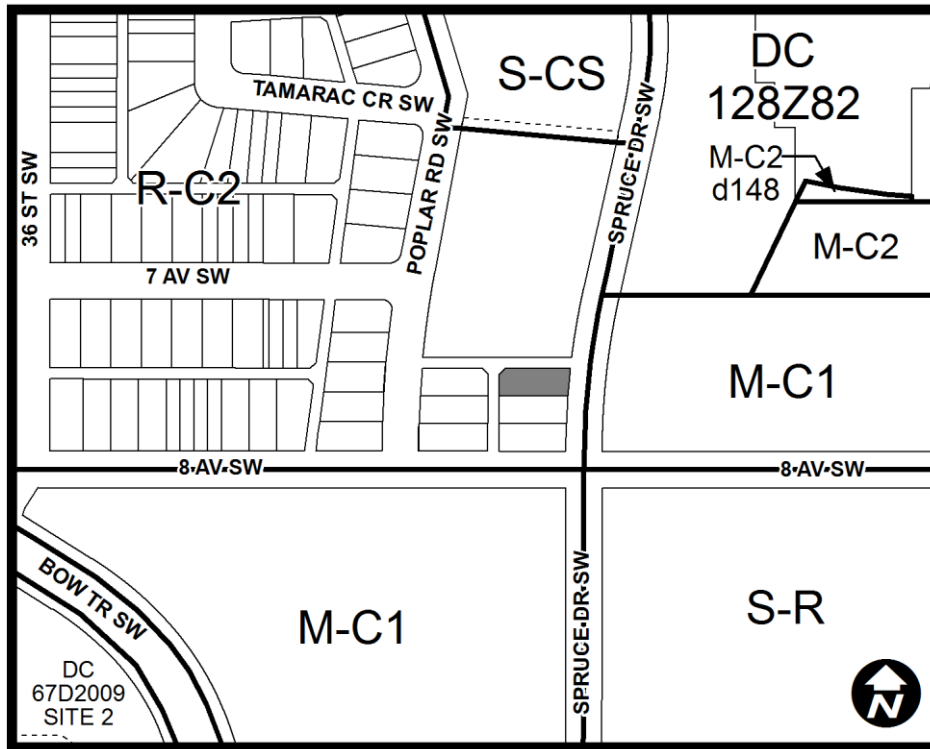
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0398/CPC2018-0283  
BYLAW NUMBER 154D2018

## SCHEDULE A

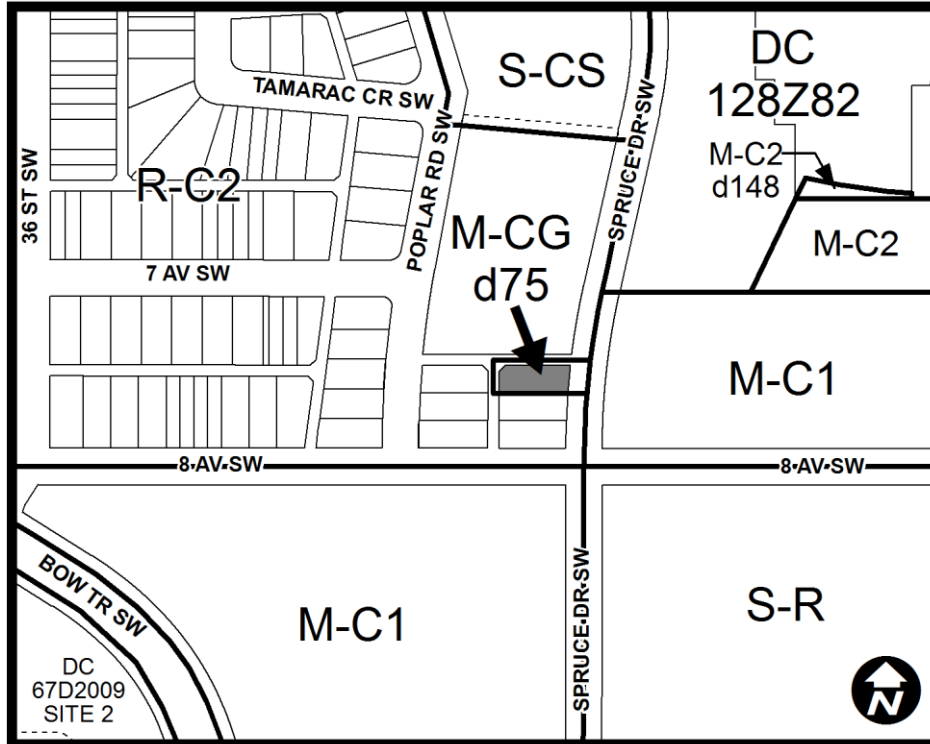




# PROPOSED

AMENDMENT LOC2017-0398/CPC2018-0283  
BYLAW NUMBER 154D2018

## SCHEDULE B









**Rowe, Timothy S.**

---

**From:** Eladia Dumaliang <eladiad@telus.net>  
**Sent:** Sunday, April 29, 2018 5:17 PM  
**To:** Public Submissions  
**Subject:** [EXT] Regarding Land use designation adjacent to 3355 Spruce Dr SW

29 April 2018

To Whom It May Concern:

We are not in favor of the land use because this is not a park as far as we know this is a Calgary School Board Property and the building of four units is too high plus parking will be a chaos, garbage bins will be all over Spruce Dr considering it is already a busy road. Thank You.

Respectfully,  
Owners of 3347 Spruce Dr SW  
Romeo Dumaliang/ Eladia Dumaliang

Sent from [Mail](#) for Windows 10



Virus-free. [www.avast.com](http://www.avast.com)



April 29, 2018

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

To redesignate the land located at 3355 – Spruce Drive SW - ByLaw 154D2108

We have lived in this district for many years and have seen many changes to the area. We feel that this is one change we definitely feel that the district does not need. There are many condominiums and apartment buildings in the area, including the Shaganappi Village immediately south of 8<sup>th</sup> Avenue. In the past few years there have been many infill houses which could eventually double the density of the district and now feel that the addition of four units on one small lot is two too many (400%).

**We object to the redesignation of the above property for the following reasons:**

PROPOSED LAND USE DISTRICT

It is more than a modest increase in density. Now there is a request to change to a designation of M-CGd75 which allows the building of four units on one lot, plus possibly raising the height designation which will add more shading to adjacent properties.

PARKING AND ACCESS

As there is a bicycle lane on Spruce Drive, there is no parking allowed on the west side of the street and there is a bus stop on the east side. Street parking is therefore non-existent in this area for anyone residing on Spruce Drive.

Access to the lane to this property is from Poplar Road only. (Please note – the map provided shows an open lane to/from 8<sup>th</sup> Ave. This is incorrect, as what is shown was **never** open)

The request for the locked closure at the entrance to the lane from Spruce Drive was due to many vehicles using this lane as a shortcut to Spruce Drive causing much dust down the alley and the possibility of any children playing in the lane being hurt. Children would climb up to the lane at 8<sup>th</sup> Ave. to get to the playground north of the lane. (As the City has now erected a permanent retaining wall at 8<sup>th</sup> Ave. no children can enter or exit the lane there. This has now eliminated that problem).

The properties on Spruce Drive have front drive garages or access to a driveway off 8<sup>th</sup> Avenue, so there has never been a problem with snow conditions in the winter. There are times the lane is inaccessible to the two properties facing Poplar Road but could possibly present a problem to this Spruce Drive property.



GARBAGE CARTS.

Another item of interest is the required three garbage carts per unit. Just where would these carts be located? All carts in this area are required to be picked up in front of our properties due to the slope of the lane.

GREEN SPACE

The Wildflower Centre occupies what was once the separate elementary school building (we understand that the separate school board still owns the property). Our community centre has been replaced by a new building which is shared by our community centre and a lawn bowling club, and a basketball court, removing most of the green space allocated as community land. The Quest School is located where the Spruce Cliff elementary school was and is still school property.

Where once we had a large green space we find the density is being increased and the green space is growing smaller. We do not consider that an advantage. The residents of the neighbourhood need green space and four units on one lot leave little green space for landscaping for trees and shrubs.

Sincerely,

Stan J. Clayton

Agnes M. Clayton

712 Poplar Road S.W., Calgary, AB

T3C 2Z7

Phone: 403-249-4691



I live in the Spruce Cliff neighbourhood at 716 POPLAR RD SW and am a neighbour of 3355 Spruce Drive SW.

I am writing to support the application to redesignate the site from R-C2 to M-CG.

I believe that the application does make sense from a planning perspective. There are many amenities nearby including Westbrook Mall which provides for all daily needs, the Westbrook LRT Station and outdoor space. This redesignation will allow for sensitive densification within the community.

I understand that the density modifier will limit development of the site to 4 units which provides assurance that the site will not be overdeveloped.

I will continue to be involved in the planning process and look forward to providing input at the Development Permit stage as well.

Thank you.

John Andrada  
(Name)

  
(Signature)



I live in the Spruce Cliff neighbourhood at 720 POPLAR RD<sup>SW</sup> and am a neighbour of 3355 Spruce Drive SW.

I am writing to support the application to redesignate the site from R-C2 to M-CG.

I believe that the application does make sense from a planning perspective. There are many amenities nearby including Westbrook Mall which provides for all daily needs, the Westbrook LRT Station and outdoor space. This redesignation will allow for sensitive densification within the community.

I understand that the density modifier will limit development of the site to 4 units which provides assurance that the site will not be overdeveloped.

I will continue to be involved in the planning process and look forward to providing input at the Development Permit stage as well.

Thank you.

John HONTZIAS  
(Name)

John Hontzias  
(Signature)



April 30, 2018

Re Spruce Cliff  
BYLAW154D2018

To Whom it May Concern,

As the owner and resident of the property 3351 Spruce Drive SW I wish to offer the following comments regarding the proposed redevelopment of the property adjacent to my home (3355 Spruce Drive SW).

I am not adversed to redevelopment in my community. I realize that change is inevitable in all inner city communities. My main desire is that any such redevelopment be of quality, be harmonious to the ambience of the neighbourhood and be respectful of the realities and issues that will impact my property and the residents of Spruce Cliff.

Specifically, I wish to bring to your attention to the following, when considering the land use of 3355 Spruce Drive SW and the possibility of approving a four unit development on a single lot.

1. The neighbours are concerned about the traffic and congestion that will occur in the lanes both adjacent and behind the property.
2. Should the property be re designated what considerations and requirements will be made to



April 30, 2018

accommodate the twelve City of Calgary (recycling, garbage and compost) bins?

3. Parking for visitors will be a major challenge due to the bicycle lane on west side of Spruce Drive.
4. Mass and height of any new development on the site must be carefully considered for issues of shading and aesthetics within the context of the existing community.
5. Through the process there has been some confusion about the ownership of the land directly north of 3355 Spruce Drive. Early presentations inferred that the property is a city park. The most recent information from the Spruce Cliff Community Association is that the property is still owned by the Calgary Catholic School District and the Wildflower Centre is a tenant.
6. Should the re designation be approved and redevelopment occurs, what types of protection and considerations do the neighbours have living in close proximity to a major construction site?

Final Comments...

The City block which includes 3355 Spruce Drive and five other lots (two to the south and three to the west) has the



April 30, 2018

potential to be a welcoming entry into the Spruce Cliff Community. It deserves sensitive and thoughtful consideration!

Thank you for providing me the opportunity to offer personal feedback and insights from a residents perspective.

John Drysdale  
3351 Spruce Drive SW  
Calgary AB T3C 3A3



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0291  
Page 1 of 7

**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning & Design on 2018 January 30 on behalf of the landowner, Ewald Ammon. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the R-CG District.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

The proposal is in conformance with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

- 1) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2103 – 53 Avenue SW (Plan 5605AR, Block 20, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
- 2) Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 155D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2103 – 53 Avenue SW (Plan 5605AR, Block 20, Lots 43 and 44) 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 155D2018.



**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject parcel is located in the community of North Glenmore Park, on the southwest corner of 20 Street SW and 53 Avenue SW. Surrounding development consists of low-density residential in the form of single detached dwellings and medium-density support commercial in the form of neighbourhood commercial development. The subject parcel is approximately 200 metres west of the Glenmore Aquatic Centre/Athletic Park and approximately 200 metres east of Lord Shaughnessy High School and Central Memorial High School.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 37 metres. The site is currently developed with a single detached dwelling and a double-vehicle rear detached garage that is accessed from the lane.

As identified in Figure 1, the community of North Glenmore Park reached its peak population in 1970 with 3,776 residents. The current population for the community is 2,396, a decline of 1,380 residents from peak population.

*Figure 1: Community Peak Population*

<b>North Glenmore Park</b>	
Peak Population Year	1970
Peak Population	3,776
2017 Current Population	2,396
Difference in Population (Number)	- 1,380
Difference in Population (Percent)	-37.0%

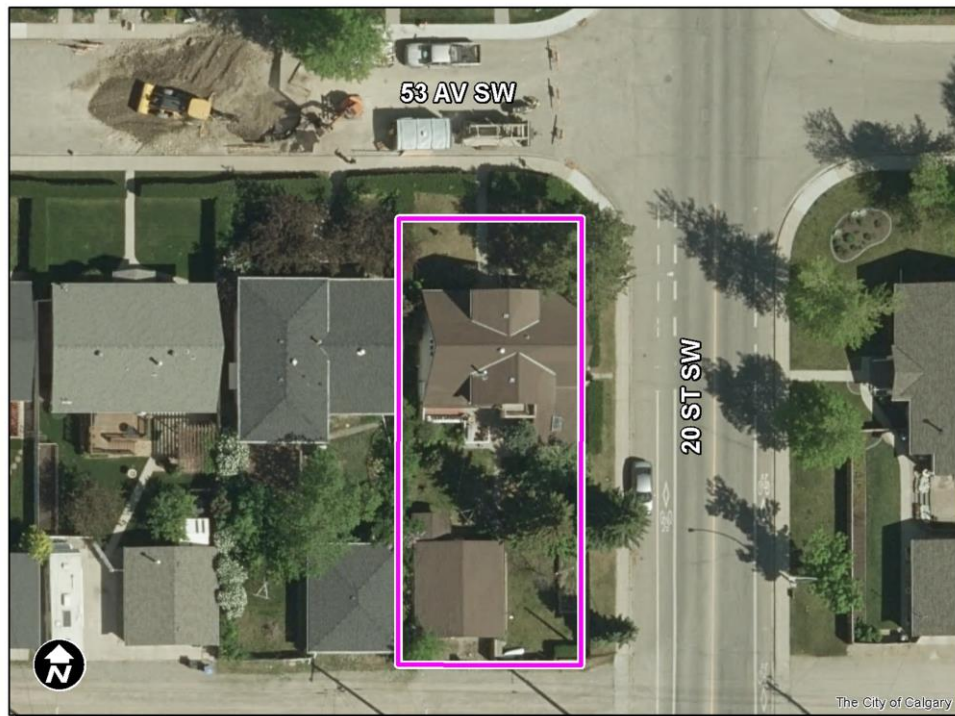
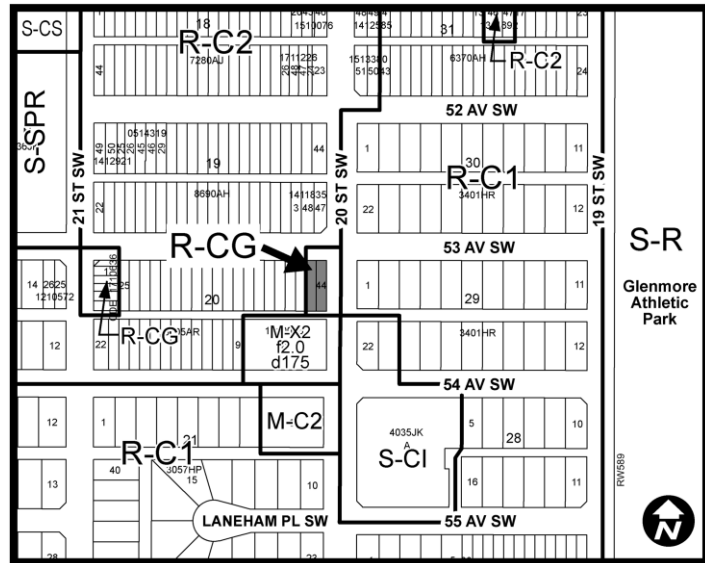
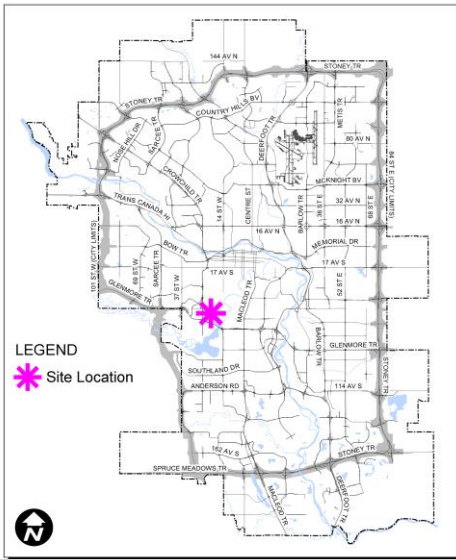
*Source: The City of Calgary 2017 Civic Census.*

Additional demographic and socio-economic information may be obtained online through the [North Glenmore Park](#) community profile.



**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW (LOC2018-0022), Bylaw 155D2018**

## Location Maps





**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a modest density increase of an established area parcel of land and allows for development that will be compatible with the low-density residential character of the existing neighbourhood.

**Land Use**

The subject property is currently designated under the Residential – Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG District, provided they are below 45 square metres in size.

**Infrastructure**

***Transportation Networks***

The parcel is located within 80 metres from northbound bus service to the Downtown Core and LRT routes. Additionally, the parcel is located within 80 metres from southbound route 7 which offers bus service to a bus loop, approximately 640 metres away, at the intersection of 54 Avenue and Crowchild Trail SW. The bus loop location provides access to a Primary transit route, the 306 BRT, in addition to routes 18, 20, 63, and 182. The parcel is a corner lot with frontage onto 20 Street SW which is a collector road.

***Utilities and Servicing***

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22**

**ISC: UNRESTRICTED  
CPC2018-0291  
Page 5 of 7**

**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The North Glenmore Park Community Association was circulated on this application. The Association responded with a letter of support for the redesignation on 2018 February 28. (Attachment 2).

Administration received no letters of opposition to the proposed redesignation.

Administration considered the relevant planning issues specific to the application and has determined the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the Municipal Development Plan for moderate intensification of developed areas and encourages broader range of housing types.

***Engagement***

The applicant, Civicworks Planning + Design, in collaboration with RNDsQR, engaged the community through on-site signage, a project website, and a postcard drop to surrounding neighbours and adjacent property owners. The postcards outlined the proposed land use redesignation and referenced the corresponding project website. The signage placed on-site outlined the proposed land use change and encouraged interested community members to submit feedback.

No public meetings were held by the applicant or Administration in association with this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Residential - Developed - Established area of the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment of established area communities that is similar in scale and built form to existing development,



**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the established area, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that will be sensitive to existing residential development in terms of height, built form and density.

***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

The Location Criteria for Multi-Residential Infill are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policies, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The proposed land use amendment aligns with the majority of the criteria. The site is a corner parcel, with direct lane access, and adjacent to existing commercial development. The parcel is within 400 metres of a transit stop and has one frontage on a collector standard roadway.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

**Social, Environmental, Economic (External)**

The proposed land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. An Environmental Site Assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 March 22**

**ISC: UNRESTRICTED  
CPC2018-0291  
Page 7 of 7**

**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the Municipal Development Plan. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of established area parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. North Glenmore Park Community Association Comments
3. Proposed Bylaw 155D2018







## Applicant's Submission



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

JANUARY 29, 2018

City of Calgary  
Planning and Building  
800 MacLeod Trail SW  
Calgary AB T2P 2M5

**RE:** Land Use Redesignation from R-C2 to R-CG: 2103 - 53 Avenue SW | Lots 43 & 44, Block 20, Plan 5605AR

The subject parcel is located in the community of North Glenmore Park and consists of 0.0567ha 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 20 Street and 53 Avenue SW. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits this parcel to two households regardless of configuration. 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.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. 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 designs that are adaptable to the functional requirements of evolving household needs.

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

### PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 53 Avenue and 20 Street SW with grade-oriented unit entrances.

**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 53 Avenue and 20 Street SW.

**Collector Road:** The subject site is located along a Collector standard road, ensuring both ease of access and traffic capacity for future residents.

**Proximity To Transit:** The subject site is ~75m from two transit stops (Route 7 & 107), and is also within 600m of a primary transit stop (Route 18, 20, 72, 182, 7, 107, 306, 63) along the Crowchild Trail Primary Transit Network corridor. Calgary's Primary Transit Network provides communities with daily reliable public transit service, with a frequency of every 10 minutes or less, 15 hours a day, 7 days a week.

**Proximity To An Existing Open Space, Park or Community Amenity:** The subject site allows future residents direct and easy access to a variety of community resources. The Glenmore Athletic Park, Stu Peppard Arena and Glenmore Velodrome are a short walk (~250m) from the subject site. Additionally, both Central Memorial and Lord Shaughnessy High School are within ~350m of the subject lands.



## Applicant's Submission



**Adjacent To Existing Commercial Development:** The subject site is directly adjacent to a neighbourhood commercial destination that includes 6 commercial bays and a range of small businesses. The proposed land use redesignation and development vision provide an excellent fit into the overall fabric of the diverse surrounding neighbourhood context.

#### CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable 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 is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Key elements of our engagement strategy include:

#### On-site Signage | To be installed on-site at time of submission

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 and custom built 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 about the proposed land use district and development outcome.



SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION PROCESS

## 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 domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you. We want to give more Calgarians the opportunity to live what makes inner city living great! For inner city families looking for something different, we build homes that fit as the missing middle – neither too big, not typical trends or styles. In everything we do, we remain committed to being good neighbours and working with the communities 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 to encourage around the automobile has allowed people to live further away from their everyday destinations and has given rise to most cities look today. We want to create homes for those who don't think of the daily commute. We choose to build in walkable neighbourhoods, with great access to transit, car sharing services and cycling amenities making car ownership optional for more and more people living in the inner city. 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 feeling balance. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more – a philosophy that embodies conscious and sustainable living. At RNDSQR, we focus on living, connecting, and creating spaces where people can make it work. We build homes for people who understand the joy of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner city. And we also value quality craftsmanship, and believe we can fit that in too.

Want to know more or let us know what you think?  
Visit [www.engageRNDSQR.com](http://www.engageRNDSQR.com)

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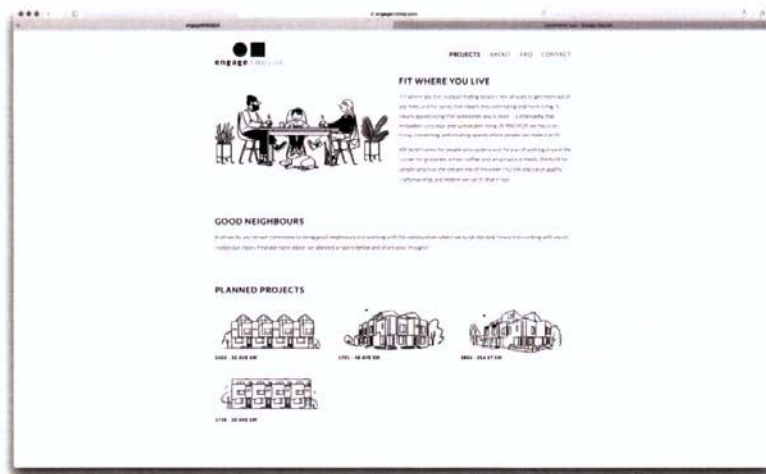


## Applicant's Submission

**Project Website | [www.engageRNDQR.com](http://www.engageRNDQR.com)**

To ensure that all stakeholders have consistent and easy access to information about future RNDQR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The *engageRNDQR* website portal includes:

- Information about RNDQR and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).





## Applicant's Submission



### Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and 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 direct interested parties to get in touch with the project team. A corresponding project website portal includes additional site-specific information and provides answers to commonly asked questions.

**HEY NEIGHBOUR!**  
An exciting change is happening near you!

**We are proposing a land use change at 2103 - 53 Avenue SW to give more Calgarians an opportunity to:**

- FIND NEW INNER-CITY LIVING OPTIONS**  
The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by giving more Calgarians the opportunity to see what makes inner city living great! For inner-city families looking for something different, we build homes that fit in the missing middle - not typical condos or infills. In everything we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realise our vision!
- HAVE MORE CHOICES FOR GETTING AROUND**  
Over the last 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 given rise to how most cities look today. We want to create homes for those who dread 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 want to give more Calgarians this option - to live in communities where having or using a vehicle is a choice and not a necessity.
- FIT WHERE YOU LIVE**  
"Fit where you live" is about finding balance. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more - a philosophy that embodies conscious and sustainable living. At RNDSQL, we focus on living, connecting, and creating spaces where people can make it all fit. We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner city. We also value quality craftsmanship, and believe we can fit that in too.

Want to know more or let us know what you think?  
Visit [www.engageRNDSQL.com](http://www.engageRNDSQL.com)

**fit where you live.**

The inner city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you.

We craft inspired, affordable, modern spaces for people who want to spend less time commuting and more time living. We believe you should love where you live, and we are passionate about the details that make each project unique.

### CONCLUSION

The proposed land use redesignation will facilitate a development vision that addresses 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 that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions, comments or concerns, please contact me at 403 889 4434 or [boris@civicworks.ca](mailto:boris@civicworks.ca).

Sincerely,

Boris Karn, Planner  
B.HSc., M.Plan.





## North Glenmore Park Community Association Comments



### NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

February 28, 2017

**Circulation Control**  
**Planning And Development**  
PO Box 2100 Station M  
Calgary, AB IMC 8201

Julie McGuire, File Manager:

Re: Development Permit LOC2018-0022 LUA

Please note that the North Glenmore Park Community Association (NGPCA) Planning & Area Redevelopment Committee is in support of the proposed Land Use Amendment 2018-0022 rezone from R-C2 to R-CG. The main reasons in providing this support are due to the developer's plans for a conservative 4-unit development with only 2 stories per unit, adequate street parking, and location on a R-C2-zoned corner lot on a busier roadway (20<sup>th</sup> Street).

The neighborhood of North Glenmore Park does not currently have any 3-story low density dwellings, and both our residents and Board have not supported such developments to-date.

The Committee would like to proactively note a couple of items for the developer to strongly consider prior to issuing a Development Permit:

- preference for the northernmost unit to fronting 53<sup>rd</sup> Avenue, versus 20<sup>th</sup> Street
- if possible, not disturbing the mature trees on lot - to provide natural privacy screens between adjacent lots and street and a less stark integration onto the streetscape. At minimum, the planting of two trees on each parcel bylaw should be adhered to.

Sincerely,

Jennifer Ring McClure  
Chair – Planning & Area Redevelopment Committee  
North Glenmore Park Community Association







# PROPOSED

CPC2018-0291  
ATTACHMENT 3

## BYLAW NUMBER 155D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0022/CPC2018-0291)**

\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

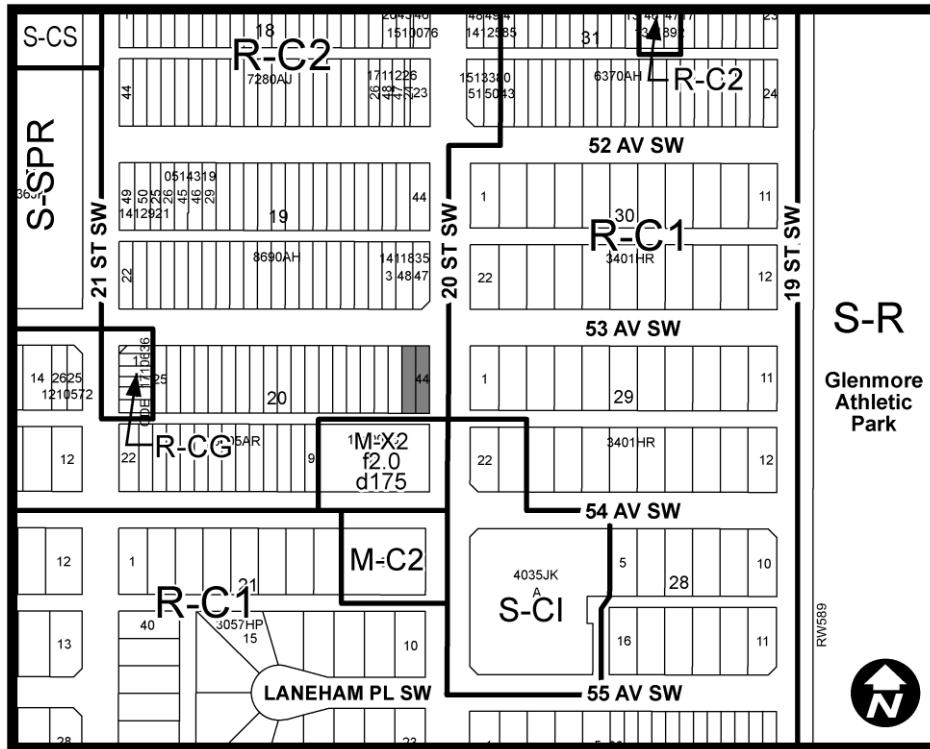
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2018-0022/CPC2018-0291  
BYLAW NUMBER 155D2018

## SCHEDULE A

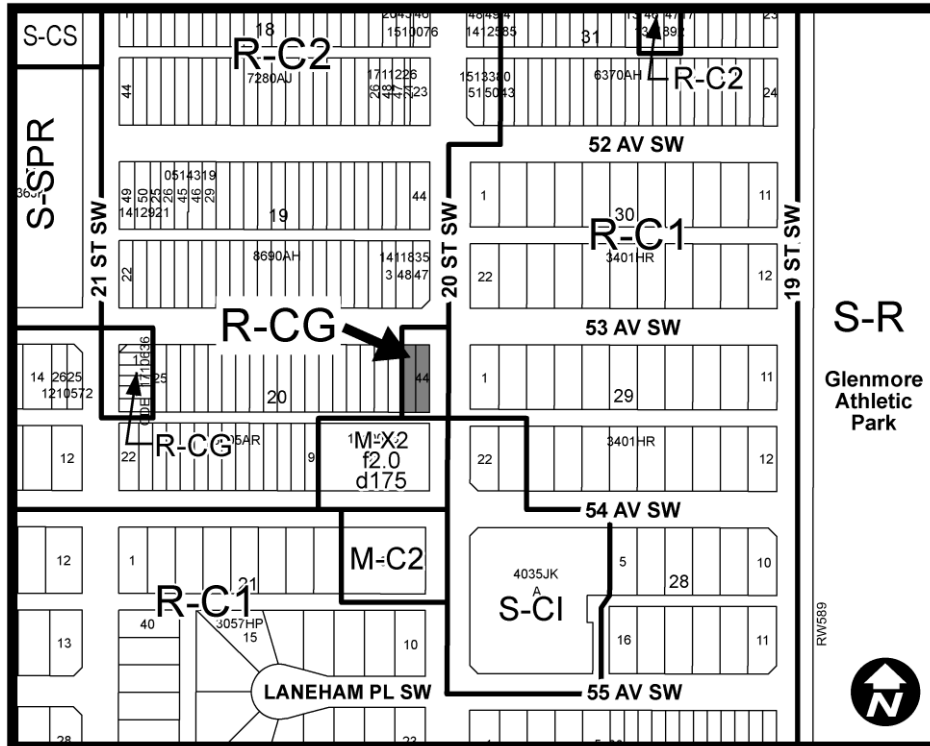




# PROPOSED

AMENDMENT LOC2018-0022/CPC2018-0291  
BYLAW NUMBER 155D2018

## SCHEDULE B









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**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95  
Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

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**EXECUTIVE SUMMARY**

The site has been subject to previous land use redesignations, most recently in 2011. These redesignations granted land uses that allow for community commercial and office uses at the centre of the site, with multi-residential uses and open space on the balance of the site. Since these previous approvals, Melcor has reacted to market changes by developing a new vision for the site, including a mixed use, pedestrian-friendly “Mixed Use Village Area” that will integrate retail with residential uses and the possibility for office and hotel uses.

The proposed redesignations to Direct Control District, along with multi-residential and special purpose districts, will allow for a combination of mixed use development, residential and commercial uses to achieve Melcor’s vision for the site. The proposed Direct Control District is designed to allow for a “Mixed Use Village Area” with mixed use buildings within a retail high street and festival street and is based on the rules of the Commercial – Community 2 (C-C2) District. The redesignations will also change the distribution of multi-family land uses and consolidate the location of park space into a more central location. In order to facilitate this vision, proposed amendments to the *Bowness Area Redevelopment Plan* will provide direction on the design and configuration of the Mixed Use Village Area.

To meet the applicant’s vision for a mixed-use village, this application proposes to change the designation of these properties from: (see Attachment 2)

Special Purpose – Future Urban Development (S-FUD) District,  
Special Purpose – School, Park and Community Reserve (S-SPR) District  
Multi-Residential – Contextual Medium Profile (M-C2d74) District,  
Commercial – Community 1 (C-C1) District  
DC Direct Control District (based on C-O) and  
DC Direct Control District (based on C-COR2)

to

Special Purpose – School, Park and Community Reserve (S-SPR) District,  
Special Purpose – City and Regional Infrastructure (S-CRI) District,  
Multi-Residential – Contextual Low Profile (M-C1) District,  
Multi-Residential – Contextual Medium Profile (M-C2) District and  
DC Direct Control District (based on C-C2, see Attachment 2).

The proposed changes allow for:

- a comprehensively designed mixed-use village with a commercial high street;
- a festival street that connects to a consolidated “central park” feature;
- a realignment of park space within the site; and
- allowance for an increase in maximum residential units from 977 to 1200 units in Cell 3.



**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95 Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Bowness Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 13.39 hectares  $\pm$  (33.09 acres  $\pm$ ) located at 4200 - 95 Street NW and 9523 - 40 Avenue NW (a portion of Plan 0813549, Block 8, Lot 15; Plan 5565AH, Block 53, Lot 3) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – Contextual Medium Profile (M-C2d74) District, Commercial – Community 1 (C-C1) District, DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District and DC Direct Control District to accommodate a comprehensive design of an integrated Mixed Use Village Area, with guidelines (Attachment 3); and
4. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaws 34P2018 and 156D2018; and

1. **ADOPT** the proposed amendments to the Bowness Area Redevelopment Plan, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 34P2018.
3. **ADOPT**, by bylaw, the proposed redesignation of 13.39 hectares  $\pm$  (33.09 acres  $\pm$ ) located at 4200 - 95 Street NW and 9523 - 40 Avenue NW (a portion of Plan 0813549, Block 8, Lot 15; Plan 5565AH, Block 53, Lot 3) from Special Purpose – School, Park and Community Reserve (S-SPR) District, Multi-Residential – Contextual Medium Profile (M-C2d74) District, Commercial – Community 1 (C-C1) District, DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Multi-Residential – Contextual Low Profile (M-C1) District, Multi-Residential – Contextual Medium Profile (M-C2) District and DC Direct Control District to accommodate a comprehensive design of an integrated Mixed Use Village Area, in accordance with Administration's recommendation; and



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**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95 Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

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- |  |
|--|
| 4. Give three readings to the proposed Bylaw 156D2018. |
|--|

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The northwest community of Greenbriar is composed of three main land holdings (see Map 3C, Attachment 1). To the north is the existing Greenwood Village mobile home park. To the west are lands held by Greenbriar Holding Ltd. and to the south along 16 Avenue NW is land owned by Melcor Developments Ltd.

The Melcor lands being marketed as Greenwich have been subject to a variety of applications over the last 12 years. The easterly portion of Greenwich received outline plan approval in 2007 (LOC2006-0001) and the westerly portion received outline plan approval in 2011 (LOC2010-0006). These approvals provided land uses and policy direction that provided for stand-alone commercial, office and multi-residential development along with open space. In association with the 2011 approval, Council amended the *Bowness Area Redevelopment Plan* to require that a master plan for the Melcor lands be brought to Calgary Planning Commission (CPC) with the first development permit. The master plan was submitted with the first development permit within the Melcor lands, which was for multi-residential development on the east side of the Melcor lands, and was approved by Calgary Planning Commission in December 2017. This master plan identified key components that form the vision for this application, including the mixed-use village core, high street and festival street.(see Attachment 7) In addition this application proposes a central park space for the existing and future residents within Greenbriar.

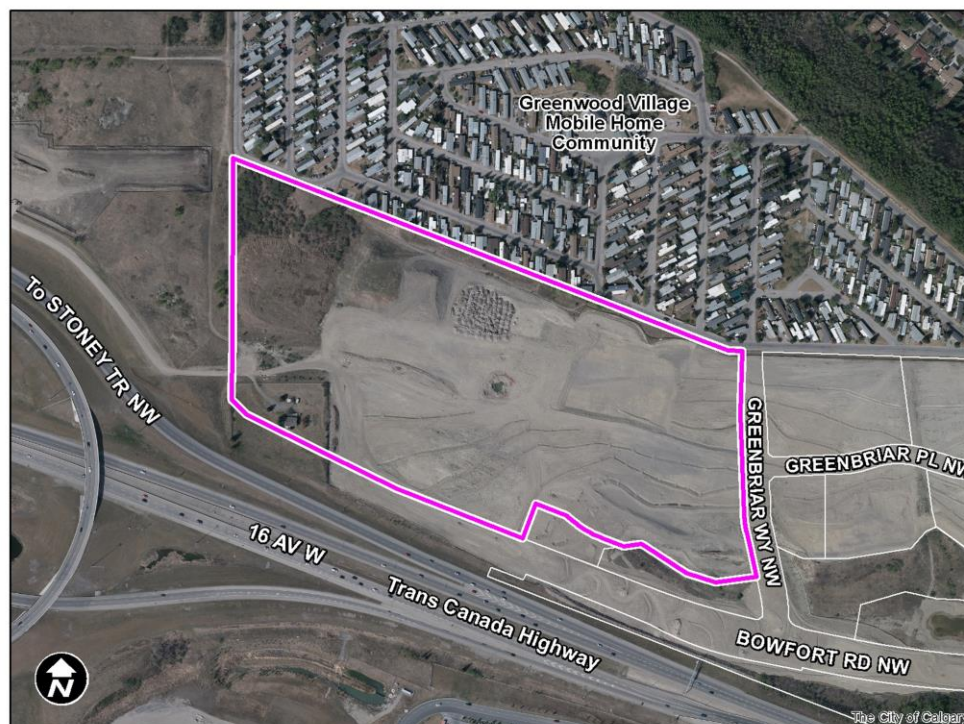
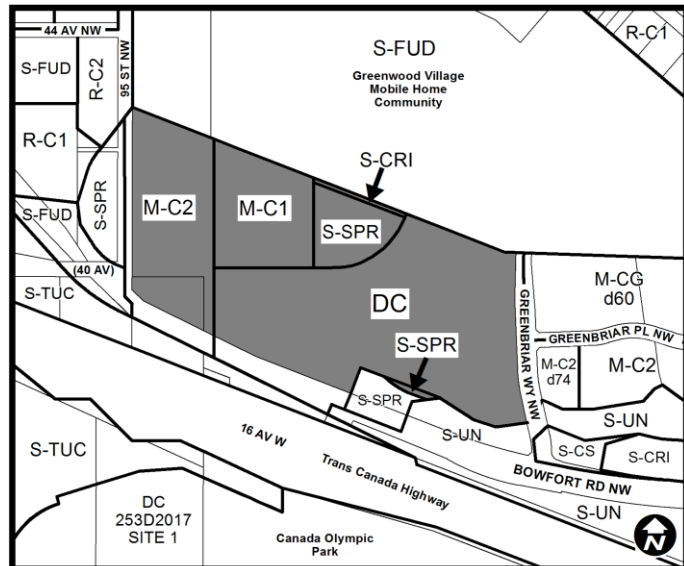
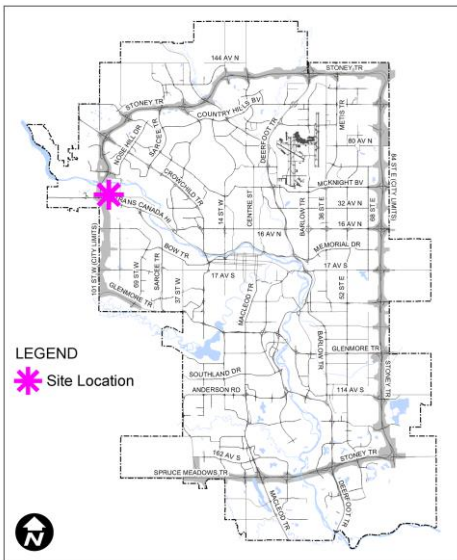
**SITE CONTEXT**

The subject parcels are located in the community of Greenbriar, north of the future Bowfort Road NW which runs parallel on the north side of 16 Avenue NW (Trans-Canada Highway), west of the newly constructed Greenbriar Way NW, east of the dedicated future 95 Street NW and south of the existing Greenwood Village. Surrounding development consists of low-density mobile home residential to the north and undeveloped residential lands to the east and west. The subject parcels are approximately 13.39 hectares (33.09 ac) in area and are currently stripped and graded. The sole access to the area is from the east on Bowfort Road NW.



**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95 Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

## Location Maps





**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95 Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application will enable the development of a fully-integrated mixed-use village with a pedestrian-focused commercial high street, a festival street for special events, an accessible central park adjacent to the heart of the community, and pedestrian connections that will encourage a walkable neighbourhood. The at-grade commercial with residential, office or hotel above allows a vertical mix of uses rather than the horizontally segregated mix of uses allowed under existing approvals.

The proposed redesignation presents a modest density increase from the currently approved 977 units to 1200 units. One objective of the Direct Control District is to allow for a more flexible mix of uses and use areas, so that residential, office or hotel uses can be vertically integrated with retail uses. No major changes to the allowable heights, uses and total floor area are proposed.

**Land Use**

The current land use designation of the subject site was approved in 2011. Subsequently, the road alignment was changed to allow for an integrated 6.93 hectare (15.7ac) commercial core site. Those previous approvals resulted in a site with four segregated land uses that posed challenges to creating a cohesive character.

Direct Control District (6.79ha / 16.78ac)

A Direct Control District (based on Commercial – Community 2 (C-C2) District) is proposed to accommodate a community oriented mixed use development adjacent to community open spaces. The DC excludes uses that are auto-oriented with additional discretionary uses that can contribute to the village character, including market. It also retains the maximum building height of 20 metres and a floor area ratio (FAR) of 0.5. The proposed ARP amendment and Direct Control designation are focused on enabling the vision of a mixed use village.

Special Purpose – School, Park & Community Reserve (S-SPR) District (0.82ha / 2.03ac)

This application proposes to reconfigure Municipal Reserve (MR) dedication from two small park spaces under existing approvals to one central park, adjacent to the festival street. (See Attachment 7) The intent is for the open space to act as an extension of the publicly accessible private plaza which is located within the mixed use site to the south of Greenbriar Drive NW. The central park comprises 0.82 hectares/2.03 acres of MR and contains active and passive recreational opportunities including a plaza, open play area, seating areas, pathway connections, basketball court, playground, and small and medium dogs off-leash area.

A realignment of a 0.06 hectares/0.14 acres portion of the south park is also proposed to create a straight edge for ease of future development. The south park comprises 0.35 hectares/0.87 acres of MR dedication in the south portion of the plan area, which supplements and completes a larger park and natural area along Bowfort Road NW. These MR dedications in combination with MR previously dedicated and paid via cash in lieu will fulfill the 10 percent MR requirement.



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Multi-Residential District (4.87ha / 12.03ac)

Multi-Residential Contextual Low and Medium Profile (M-C1 and M-C2) Districts are proposed on the western and northern portions of the subject site. These districts are intended to be in close proximity to the existing lower density residential to the north and can achieve the density allowed for the area.

**Urban Design Review**

The master (concept) plan was reviewed by the City Wide Urban Design team throughout the CPAG review process. (See Attachment 7) Reviews were also conducted by the Urban Design Review Panel (UDRP), who provided additional comments for improvements. (See Attachment 4) Comments considered the enhancement of the transition, street interface and pedestrian connectivity. These comment will be addressed when the first DP is submitted with the Comprehensive Master Plan of the Mixed Use Village Area.

**Infrastructure**

***Transportation Networks***

Transit service to this area is yet to be determined. Currently route 53 provides service from Greenwood Village to Brentwood Station. A traffic impact assessment (TIA) was submitted and approved for the proposed land use re-designation. The TIA concludes that the planned area road network would remain capable of supporting the proposed development consistent with prior approvals and no updates or changes would be warranted by the proposed land use re-designation.

***Utilities and Servicing***

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application was advertised online. Following Calgary Planning Commission (CPC), notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.



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***Public Meeting and Citizen comment***

City Administration held one public information session (open house) on 2018 February 15. There were approximately 57 citizens in attendance at the session.

Summary of comments were:

- concern of high rise developments blocking views and sun light from existing homes
- concern about increased traffic volumes and the functioning of the existing traffic circle into the community
- a lack of a ramp directly onto and off of Highway 1

Generally, there were minimal concerns with the application. Concerns were mostly on traffic issues in the area and future access for and through Greenwood Village. Lower-height townhouses on the northern edge of the commercial area were appreciated by the Greenwood residents.

***Community Association Comments***

The applicant and Administration met with the Bowness Community Association on 2018 January 10. The Community Association is in support of this application (see Attachment 5).

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 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). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The subject site is located within the Developing Residential Area as identified in Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The proposal is consistent with the overarching residential policies. Specifically, it supports shaping a more compact urban form, providing a range of housing choices, including a mixed use activity centre, and enhances the public realm through the expanded network of pedestrian pathways and the orientation of units towards the streets.

***Bowness Area Redevelopment Plan (Statutory – 1995)***

The Bowness Area Redevelopment Plan (ARP) – section 7A, "Greenbriar Area Land Use," encourages several objectives. These include fostering complete communities, promoting connectivity and integration with the surrounding community. The policies further dictate that the Greenbriar area shall be predominantly residential with an identified community-oriented Commercial Core. The Commercial Core is identified as three unique sites with three distinct



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2018 May 07

ISC: UNRESTRICTED  
CPC2018-0261  
Page 8 of 8

**Policy Amendment and Land Use Amendment in Greenbriar (Ward 1) at 4200 95 Street NW and 9523 40 Avenue NW, LOC2017-0260  
Bylaws 34P2018 and 156D2018**

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land uses. In order to facilitate the proposed redesignation, amendments to the ARP will be required. These amendments will blend the three sites into one Direct Control and provide direction on the design of the mixed use village which is being proposed on the subject site.

**Social, Environmental, Economic (External)**

The proposal has the potential to allow for a mix of uses in Greenbriar and provide local amenities for community residents. Community-level commercial services as well as possible office and hotel space will also provide local employment. An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposed policy amendment and land use redesignation is aligned with applicable policies identified in the Municipal Development Plan and the Bowness Area Redevelopment Plan. The proposal involves changes to the previously approved land use redesignation by creating an integrated mixed use development with a central park that will be the heart of the community and serve the needs of the adjacent residential developments in the area.

**ATTACHMENT(S)**

1. Policy Amendments to Bowness ARP
2. Existing and Proposed Land Use Maps
3. Proposed Direct Control District
4. Urban Design Review Panel Comments
5. Bowness Community Association Letter
6. Applicant Submission
7. Master Concept Plan
8. Calgary Planning Commission Motions and Amendments
9. Proposed Bylaw 34P2018
10. Proposed Bylaw 156D2018



## Policy Amendments to Bowness ARP

(a) In 7A. Greenbriar Area Land Use, delete Policy 8 and replace with the following:

“8. Referral to Calgary Planning Commission:

- a. The first Development Permit within the Mixed Use Village Area shall be referred to Calgary Planning Commission for review and decision and must include a Comprehensive Master Plan of the Mixed Use Village Area.

For the purpose of this ARP, a Comprehensive Master Plan is the framework in which the following aspects should be included in enough detail to define predictable outcomes:

1. development sites;
  2. uses (including defined active frontages, use transition, etc.);
  3. vehicular access and circulation;
  4. pedestrian circulation and street characters;
  5. open space and pathway systems;
  6. building heights; and
  7. site design and built form considerations (e.g. interfaces with open spaces, entranceways, high street, festival street etc.)
- b. If subsequent Development Permit applications propose substantive changes to the Comprehensive Master Plan of the Mixed Use Village Area, the Development Authority may refer the Development Permit and amendments to the Comprehensive Master Plan to the Calgary Planning Commission for decision.”

(b) In 7A. Greenbriar Area Land Use, delete in its entirety the section entitled "Commercial Core" and policies 16 through 35, and replace with the following:

### **“Mixed Use Village Area**

At the heart of Greenbriar is a mixed use village identified on Map 3D, that is the hub of activity for the community and a place for residents to meet their daily needs in a walkable and inviting urban space. The Mixed Use Village will provide for a variety of retail, service, grocery market, office, residential and hotel uses in both mixed use and stand-alone formats. The area will be easily accessed by residents, employees and visitors through a series of inter-connected public and private streets, pathways, trails and sidewalks.

#### **16. General Policies of the Mixed Use Village**

- a. The Mixed Use Village should provide for a variety of retail, service, office, residential and hotel uses in both mixed use and stand-alone formats.
- b. Office and Residential development in a stand-alone format should be located at the periphery of the site.
- c. The maximum total area of all retail uses within the Mixed Use Village is 15,000 square metres +/- 1000 square metres.
- d. Buildings should have a maximum height of 6 storeys, and be located such that shadow impacts on public parks are minimized.

#### **17. General Design of the Mixed Use Village**

- a. Long, unrelieved frontages and blank walls should be avoided. Building mass should be visually broken up into distinct elements.
- b. Buildings should provide a variety of architectural and material detail.



## Policy Amendments to Bowness ARP

- c. Buildings on corner sites should include architectural features which visually emphasize and define the corner.
- d. Sidewalks and pedestrian walkways between car parking areas, building entrances/lobbies and the street should be designed with street trees and/or enhanced landscaping (subject to utility constraints), and be comfortable and accessible to people of all ages and physical abilities.
- e. Loading areas should be located away from and/or appropriately screened from public streets, open spaces and pedestrian walkways.
- f. Consider winter friendly design for comfort, safety, access and aesthetic appeal in the placement of buildings, plazas, cafes, patios and pedestrian seating areas. Sun exposure should be maximized and wind susceptibility be mitigated.
- g. Encourage ground-floor residential dwellings facing a street to provide primary entrances directly accessible and oriented towards the street wherever possible.
- h. Site and building design shall provide active frontages at grade along the High and Festival Street edges.

### 18. High Street

- a. A private "High Street" will extend from one or more public streets, and is shown generally on Map 3D.
- b. All buildings along the High Street should locate the entrances at grade in a manner that addresses the street and encourages active street frontages.
- c. The High Street should provide for slow vehicular traffic through defined driving aisles, on street parking, wide sidewalks and active building frontages.
- d. The High Street should be designed to enhance the pedestrian experience through such design details as differentiated building frontages, transparent front doors and window displays, active street life and ample seating and patio areas.
- e. On street parking may take the form of angled or parallel parking, where appropriate.
- f. Office and Residential uses along the High Street should be located on the upper floors.
- g. Locate buildings to create a sense of enclosure with attention to terminating vistas and/or prominent view opportunities.

### 19. Festival Street

- a. A Festival Street will be located within the Mixed Use Village Area, at the location generally identified on Map 3D.
- b. The Festival Street is intended to be a vibrant, urban gathering place for the public to enjoy in all seasons, allowing for pedestrian and limited vehicular connections, as determined at the Development Permit stage.
- c. The area should be well defined through building and street edges.
- d. Seating areas along the edges of the space may be incorporated into cafes or patios of retail and restaurant uses.
- e. The Festival Street shall be privately owned and maintained, allowing for the opportunity to close and curate private events for the neighbourhood.
- f. Commercial uses will be supported in the Festival Street in accordance with the Land Use District.

### 20. Entranceway Focal Points

- a. Provide visually distinctive architecture and site design elements to enhance and emphasize their landmark function at the Focal Points as shown on Map 3D.



## Policy Amendments to Bowness ARP

### 21. Transition

The following transition types are highlighted on Map 3D as areas of particular design attention:

a. Central Park Interface

1. The built form should provide a strong sense of enclosure for the park.
2. The park edge should be activated, wherever possible.
3. Access to sunlight should be maximized and shadow impact on the park should be minimized.
4. Direct pedestrian connection from the Festival Street to the park should be provided.

b. Entranceway/South Park Interface

- Enhance the entranceway area and the South Park interface as shown on Map 3D through well-considered landscaping buffer, as determined appropriate by the Development Authority.  
Provide convenient pedestrian access to the South Park and the regional pathway system.  
When future opportunities exist, development adjacent to the park is encouraged to address the active High Street frontage as a priority while bringing visual connectivity, activity, pedestrian amenity and a sense of enclosure to the park wherever possible.

c. Residential Interface

- Provide a sensitive transition between the Mixed Use Village and adjacent low-density residential developments by incorporating a gradual building height transition, street-oriented uses and a landscaped buffer.
- Provide maximum building height of 12 metres to minimize shadow and massing impacts to the north."

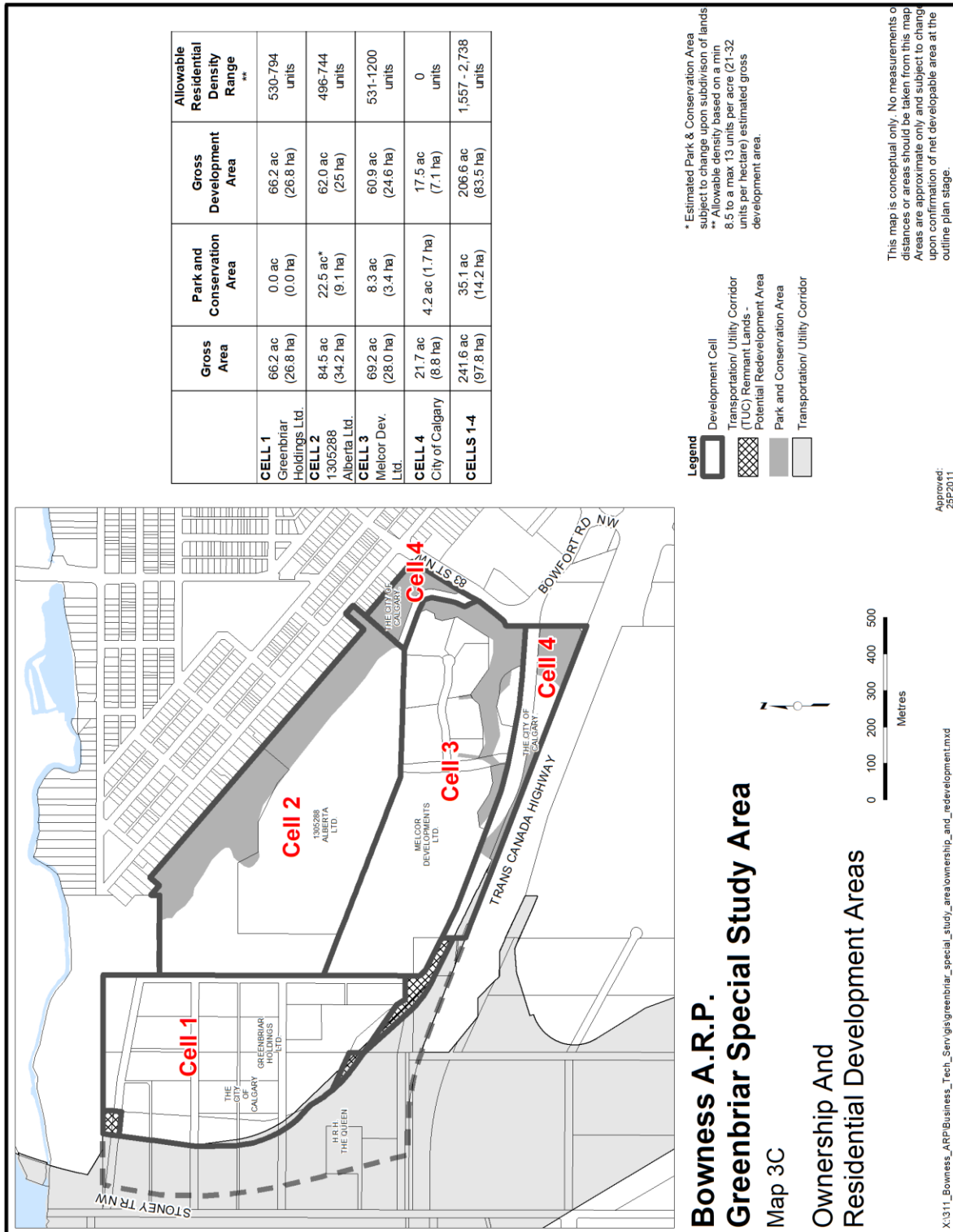
(c) In 7A. Greenbriar Area Land Use in the section entitled Open Space, renumber Policy 36 as 22, add the following as policy 23 and renumber the remaining provisions (37 through 57) accordingly:

"23. Provide publicly accessible pathway connections between Greenbriar View NW and 95 Street NW for pedestrian access to the future development of the west Greenbriar lands."



## Policy Amendments to Bowness ARP

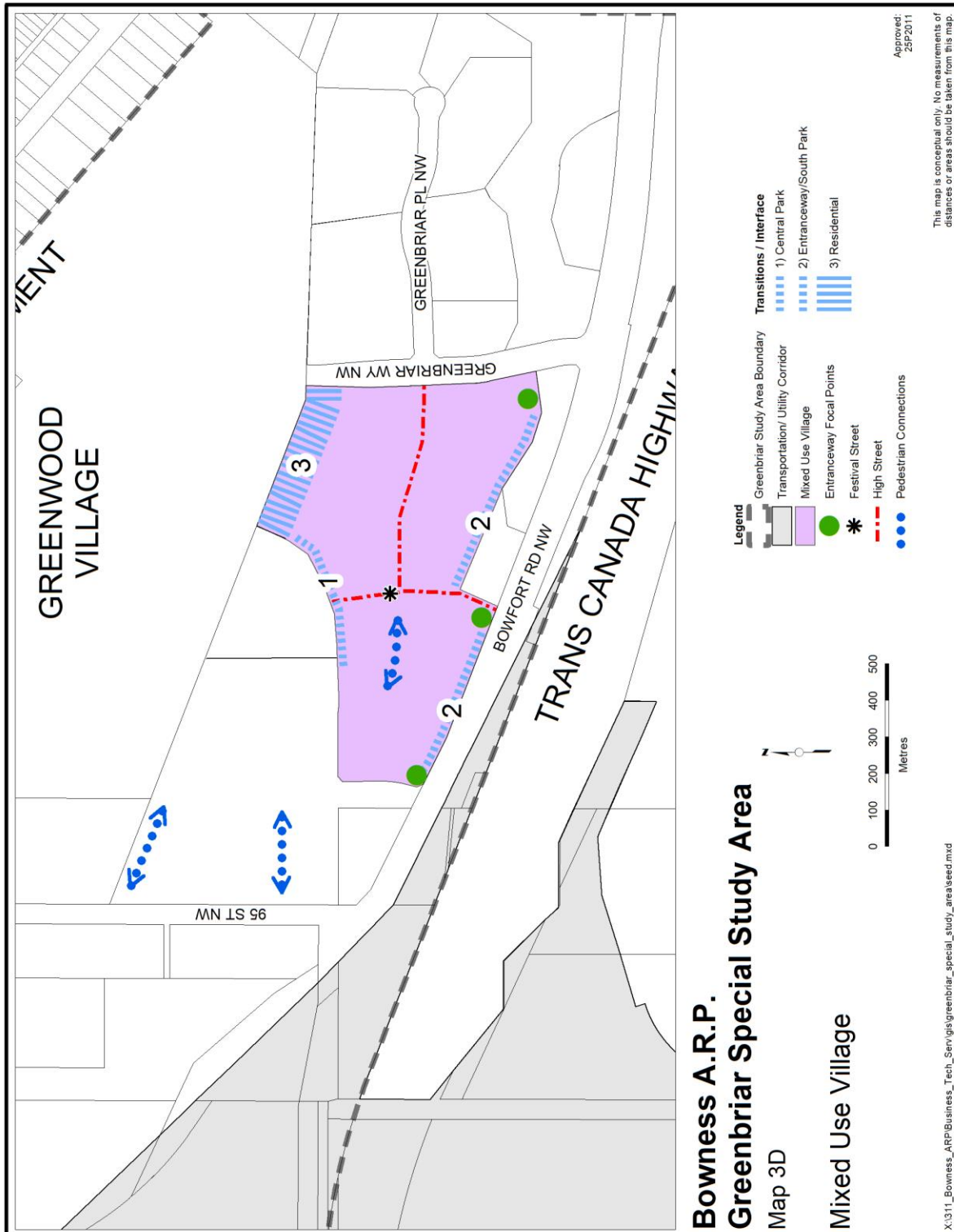
- (d) Delete the existing Map 3C entitled “Ownership And Residential Development Areas” and replace with the revised Map 3C entitled “Ownership And Residential Development Areas”, as follows:





## Policy Amendments to Bowness ARP

- (e) Delete the existing Map 3D entitled “Commercial Core Sites” and replace with the revised Map 3D entitled “Mixed Use Village”, as follows:



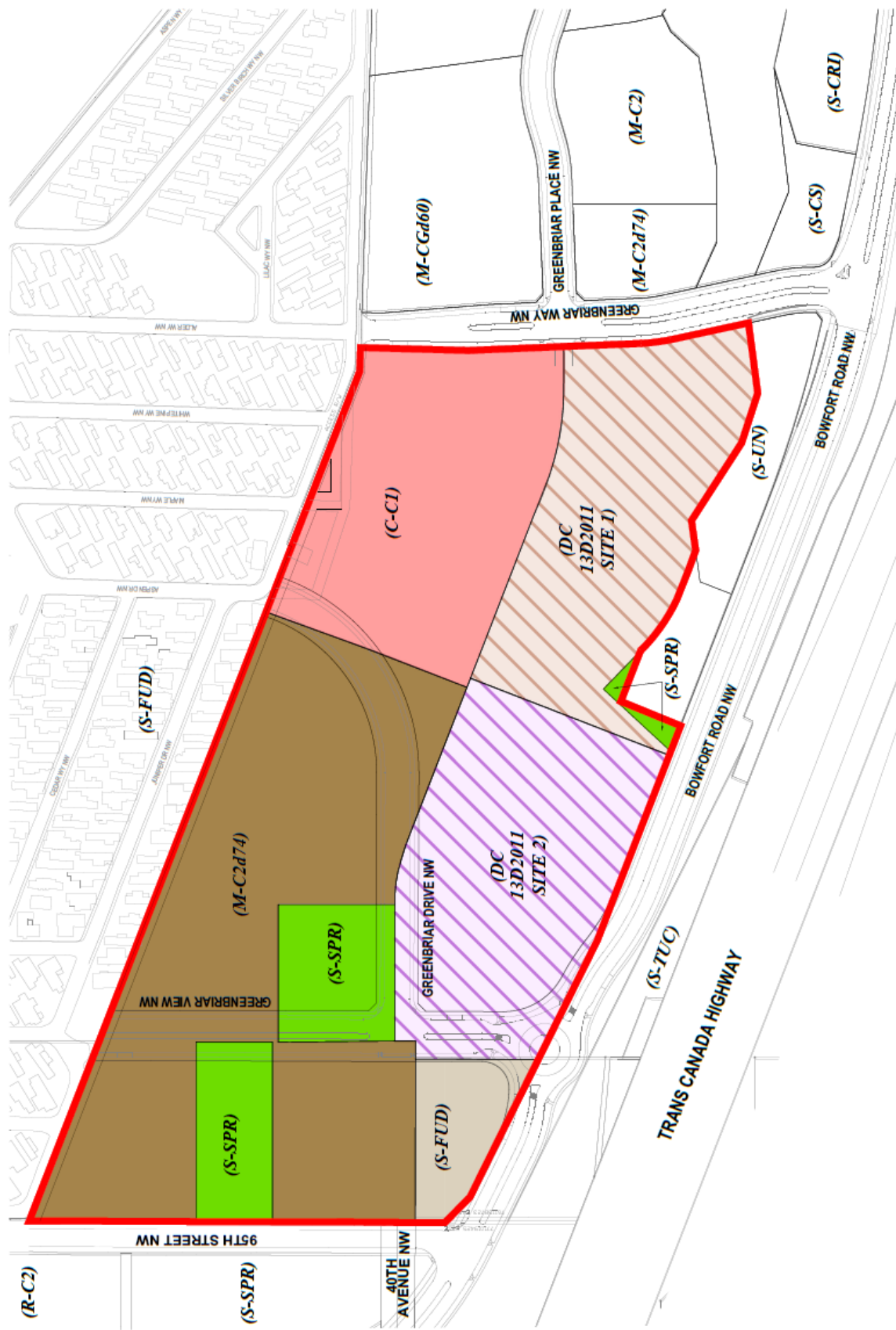






Existing and Proposed Land Use Map

**APPROVED LAND USE PLAN**  
(LOC2010-0006)

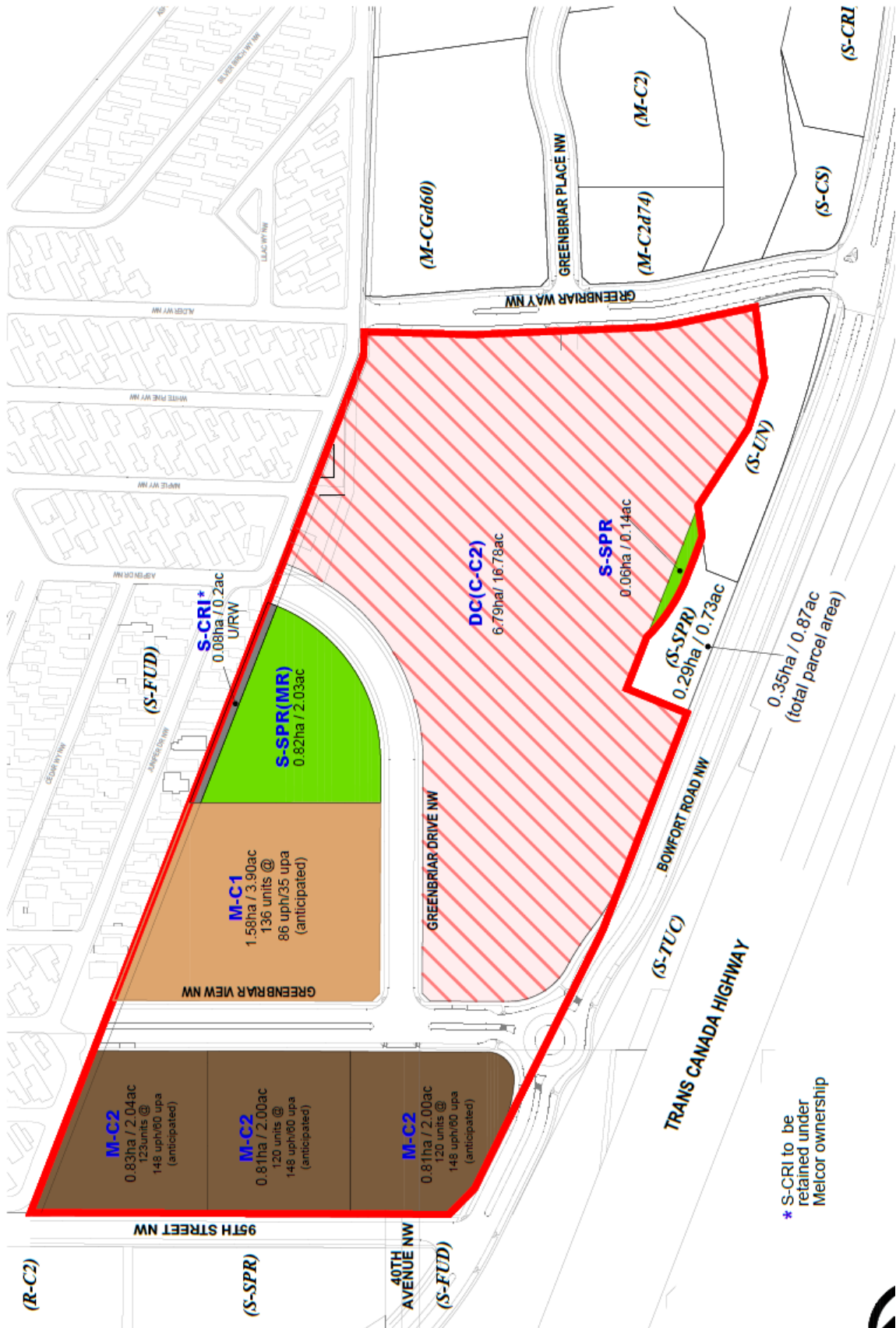




## Existing and Proposed Land Use Map

### PROPOSED LAND USE PLAN

(LOC2017-0260)





## Proposed Direct Control Bylaw

### Purpose

- 1 This Direct Control District is intended to:
- (a) comprehensively design a mixed-use village that features commercial high street with at **grade** commercial **uses** as well as residential and **Office** above **grade**;
  - (b) ensure **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm through reduced **building setback areas**;
  - (c) ensure **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on **adjacent** residential areas; and
  - (d) allow opportunities for stand-alone Multi-Residential, **Hotel** and **Office**.

### 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 Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Beverage Container Drop – Off Depot**;
  - (b) **Pawn Shop**; and
  - (c) **Vehicle Sales – Minor**.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
- (a) with the addition of:
    - (i) **Assisted Living**;
    - (ii) **Market**;
    - (iii) **Residential Care**; and
  - (b) with the exclusion of:
    - (i) **Auto Service – Major**;
    - (ii) **Auto Service – Minor**;
    - (iii) **Car Wash – Multi Vehicle**;
    - (iv) **Funeral Home**; and
    - (v) **Vehicle Rental – Major**.



## Proposed Direct Control Bylaw

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7 The maximum **floor area ratio** is 0.5.

### Building Height

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

### Use Area

- 9 (1) Unless otherwise provided in subsections (2) and (3), the maximum **use area** is 6000.0 square metres.
- (2) The maximum **use area** for an **Office** is 9300.0 square metres.
- (3) **Hotel** does not have a **use area** restriction.

### Location of Uses within Buildings

- 10 (1) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Dwelling Units**; and
  - (b) must not share an internal hallway with **Dwelling Units**.
- (2) **Dwelling Units** and **Live Work Units** may be located on the ground floor of a **building**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Dwelling Unit** and **Live Work Unit**.

### Setback Areas

- 11 (1) Where the **parcel** shares a **property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **setback area**;
  - (b) an **industrial district**, the **setback area** must have a minimum depth of 3.0 metres;
  - (c) a **residential district**, the **setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the setback area must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **property line** with a **lane**, **LRT corridor** or **street**, the **setback area** must have a maximum depth of 6.0 metres.



## Proposed Direct Control Bylaw

### Landscaping in Setback Areas

**12** ***Setback areas*** must:

- (a) be a ***soft surfaced landscaped area*** or ***hard surfaced landscaped area***; and
- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a ***low water irrigation system***.

### Relaxations

**13** The ***Development Authority*** may relax sections 9, 11 and 12 contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.







## Urban Design Review Panel Comments

### Urban Design Review Panel Comments

<b>Municipal address:</b>	4200 95 St NW, 9523 40 Av NW
<b>Community:</b>	Greenbriar
<b>Project description:</b>	Greenbriar Master (Concept) Plan
<b>Review:</b>	First
<b>File Manager:</b>	Ben Ang
<b>City Wide Urban Design:</b>	Xia Zhang
<b>Applicant:</b>	B+A Planning Group, Kimberley Lemmon
<b>Owner:</b>	Melcor, Graeme Melton, Jim Gordon

### Ranking:

### Summary Comments:

- Plan should take the relationship with the adjacent Mobile Home site to the north into account by providing an appropriate transition.
- Ensure that all buildings are designed and situated to provide a continuous street edge.
- Provide opportunities for greater mixing of uses, eg. Residential above retail uses.
- The plan shows three distinct “precincts”; the differences in the streets character between these areas could be defined and expressed further.
- The cross-sections of each street type will be important in defining the character; ensure that the edge “interface” is well defined and that opportunities for street trees are included.
- More definition of the pedestrian pathway system, including potential connections to the adjacent green areas, will be important; this plan could be part of an interconnected “eco-system” given the site’s location.
- Providing a further indication of how this plan fits into the larger context of adjacent established communities and developing “high-street” retail areas is recommended.
- Cycling connections with the adjacent neighbourhoods should be indicated.
- Consistent landscaping of all edge conditions should be included to ensure comfortable walkable pedestrian connections with healthy green canopies; plan all utility rights-of-way with tree planting in mind.
- Regarding the retail high street, more exploration of the building interfaces with parking areas, and particularly the edges to the adjacent park spaces will be necessary; gaps in the continuity of the pedestrian realm should be addressed.







## Bowness Community Association Comment



Feb 12, 2018

City of Calgary  
800 Macleod Trail SE  
Calgary, AB  
T2P 2M5

**Attention: Benedict Ang**

**Re: LOC 2017-0260 4200 95 St NW**

The Bowness Community Planning and Development Committee has reviewed the above noted application and provide the following comments.

The proposed amendments are more conducive to a mixed use village concept and the consolidation of the green spaces will provide for a more appropriate and usable space. Cleaning up the property line along the bottom southern boundary will provide a better interface with the public path system already in place.

The Planning and Development Committee support the LOC application as was presented to us.

I would like to thank you for the quick response to our request for a presentation by Melcor to help bring us up to speed on this proposal.

Sincerely,

Bowness Community Association  
Planning and Development Committee







## Applicant Submission



### Greenwich - Applicant's Submission

#### Introduction

The subject site is located at the western edge of the City along the Trans Canada Highway before the Stoney Trail Interchange. Located within the Community of Bowness, the Greenwich neighbourhood will be accessed by the Bowfort Road/Trans Canada Highway Interchange. The subject lands account for 13.39 ha (33.09 ac) land that were subject to prior Outline Plan, Land Use and Subdivision approvals between 2007 and today. The purpose of the application is to redistribute open space, revise and consolidate land use districts and increase the residential product mix and density.

#### Background Information

The Greenwich Community development by Melcor has been subject to a variety of applications over the last 10 years. The easterly portion of Greenwich received Outline Plan approval in 2007 and the westerly portion in 2010. Each of these stages has evolved over time through the addition of new parcel ownership in the vicinity, or a change in market demands and unit preferences that has resulted in subsequent land use amendments. Further concept plan work prepared with the master plan also resulted in a review of the road networks and transportation capacities that limited residential and commercial development previously. Non-conforming tentative plans were submitted and approved upon this basis. The current application follows through on the vision for a mixed use village at the core of the neighbourhood, and creates a large central amenity space for the existing and future residents within Greenbriar.

#### Land Use Redesignation

The application proposes to redesignate 13.39 ha (33.09ac) of land to DC, M-C1, M-C2 and S-SPR pursue a mixed use village with a large central park space and a variety of multi-residential products. A Direct Control District based upon a C-C2 District is requested for the mixed use village area. Increases to residential density are also being pursued along the western boundary with a revision to the density modifiers in the M-C2 district, to allow for smaller units within a 4-5 storey apartment product. The addition of an M-C1 parcel near the park space will provide a transition to grade-oriented townhomes to front onto the park and street opposite the commercial core. The S-SPR areas are being revised to accommodate a large central park and a prominent entry into the area.

#### Policy Amendment

To accommodate the vision for a central mixed use village, an amendment to the policy statements and maps within the Bowness Area Redevelopment Plan (ARP) related to the Commercial Core components and makeup are required. A single commercial core site is proposed that allows for flexibility of the placement of the grocer, office and hotel uses while still upholding the overall intent of a walkable, urban core. An update to the ownership maps is also pursued to provide relevant updates to the policy as they relate to Melcor.

#### Summary

The Land Use and Policy Amendment support the 7 goals of the Municipal Development Plan, preserve the intentions of a mixed use commercial core and provide for a greater variety of residential products within the Community.







## Master Concept Plan

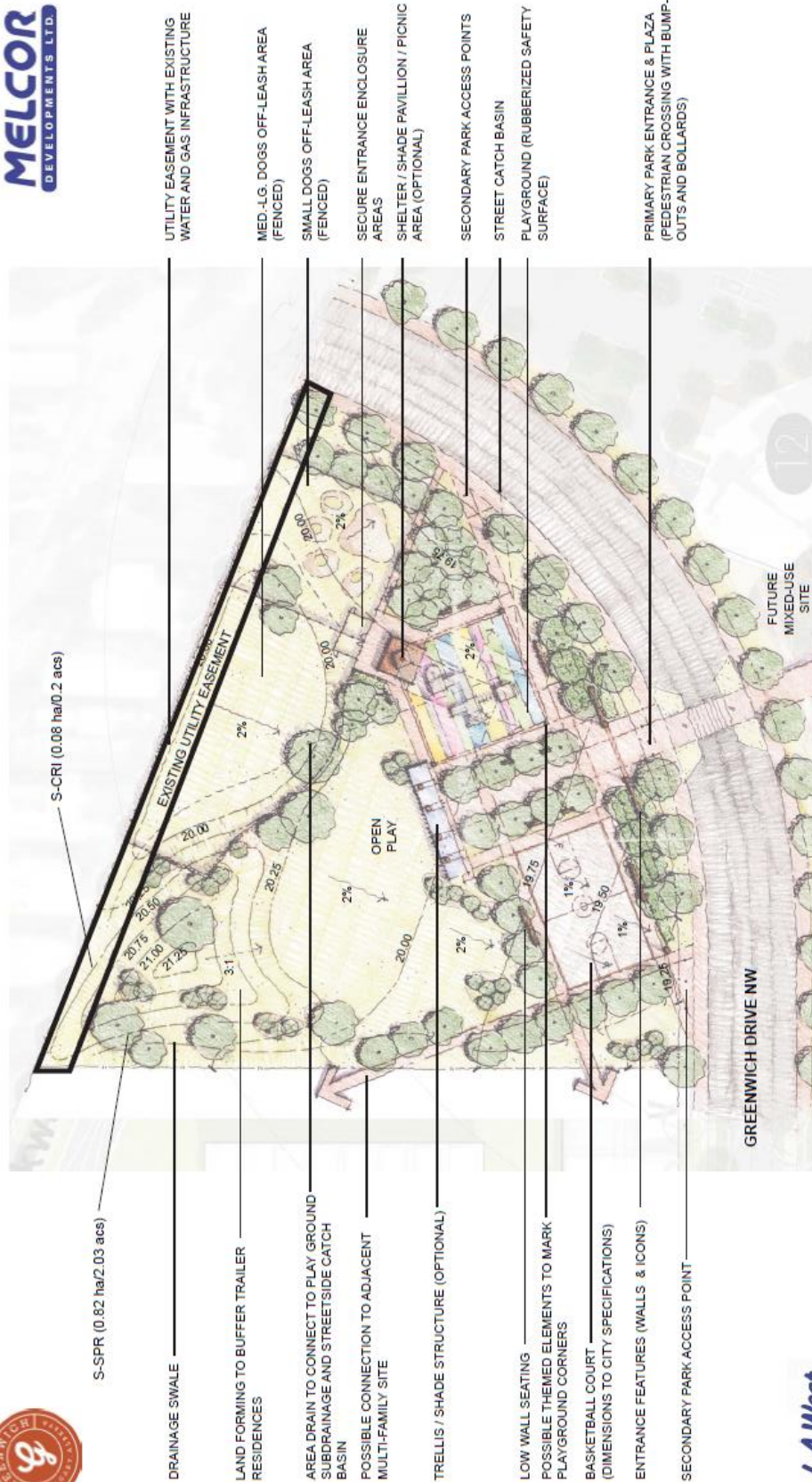


Greenbriar/Greenwich  
**Master Concept Plan**  
Note: Concept Subject to Change



## Master Concept Plan

**MELCOR**  
DEVELOPMENTS LTD.



**Municipal Reserve**



**L.A. West**  
LANDSCAPE ARCHITECTS



## Calgary Planning Commission Motions and Amendments

**2018 March 22**

**AMENDMENT:** Delete Area Redevelopment Plan amendment (a) in its entirety and insert the following:  
“(a) In 7A. Greenbriar Area Land Use, delete Policy 8 and replace with the following:  
8. Referral to Calgary Planning Commission:  
The first Development Permit within the Mixed Use Village Area shall be referred to Calgary Planning Commission for review and decision with a supporting concept plan for the Mixed Use Village Area.”

**Moved by: J. Gondek**

**Carried: 7 – 0**

**AMENDMENT:** Amend Area Redevelopment Plan amendment (b)18b. as follows:  
“All buildings along the High Street shall locate retail entrances at grade in a manner that addresses the street and encourages active street frontages.”

**Moved by: A. Palmiere**

**Carried: 7 – 0**

**AMENDMENT:** Amend Area Redevelopment Plan amendment (b) 21 as follows:  
“a. Entranceway/South Park Interface  
1. Enhance the entranceway area and the South Park interface as shown on Map 3D through well-considered landscaping buffer, as determined appropriate by the Development Authority.  
2. Provide convenient pedestrian access to the South Park and the regional pathway system.  
3. When future opportunities exist, development adjacent to the park is encouraged to address the active High Street frontage as a priority while bringing visual connectivity, activity, pedestrian amenity and a sense of enclosure to the park wherever possible.  
b. Residential Interface  
1. Provide a sensitive transition between the Mixed Use Village and adjacent low-density residential developments by incorporating a gradual building height transition, street-oriented uses and a landscaped buffer.  
2. Provide maximum building height of 12 metres to minimize shadow and massing impacts to the north.”

**Moved by: A. Palmiere**

**Carried: 7 – 0**







# PROPOSED

CPC2018-0261  
ATTACHMENT 9

## BYLAW NUMBER 34P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BOWNESS AREA REDEVELOPMENT PLAN BYLAW 7P95

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Bowness Area Redevelopment Plan Bylaw 7P95, 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 Bowness Area Redevelopment Plan attached to and forming part of Bylaw 7P95, as amended, is hereby further amended as follows:

- (a) In 7A. Greenbriar Area Land Use, delete Policy 8 and replace with the following:

“8. Referral to Calgary Planning Commission:

The first Development Permit within the Mixed Use Village Area shall be referred to Calgary Planning Commission for review and decision with a supporting concept plan for the Mixed Use Village Area.”

- (b) In 7A. Greenbriar Area Land Use, delete in its entirety the section entitled "Commercial Core" and policies 16 through 35, and replace with the following:

**“Mixed Use Village Area**

At the heart of Greenbriar is a mixed use village identified on Map 3D, that is the hub of activity for the community and a place for residents to meet their daily needs in a walkable and inviting urban space. The Mixed Use Village will provide for a variety of retail, service, grocery market, office, residential and hotel uses in both mixed use and stand-alone formats. The area will be easily accessed by residents, employees and visitors through a series of inter-connected public and private streets, pathways, trails and sidewalks.

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- a. The Mixed Use Village should provide for a variety of retail, service, office, residential and hotel uses in both mixed use and stand-alone formats.
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  - c. The maximum total area of all retail uses within the Mixed Use Village is 15,000 square metres +/- 1000 square metres.
  - d. Buildings should have a maximum height of 6 storeys, and be located such that shadow impacts on public parks are minimized.



# PROPOSED

## BYLAW NUMBER 34P2018

### 17. General Design of the Mixed Use Village

- a. Long, unrelieved frontages and blank walls should be avoided. Building mass should be visually broken up into distinct elements.
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- f. Consider winter friendly design for comfort, safety, access and aesthetic appeal in the placement of buildings, plazas, cafes, patios and pedestrian seating areas. Sun exposure should be maximized and wind susceptibility be mitigated.
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- a. A Festival Street will be located within the Mixed Use Village Area, at the location generally identified on Map 3D.
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- c. The area should be well defined through building and street edges.



# PROPOSED

## BYLAW NUMBER 34P2018

- d. Seating areas along the edges of the space may be incorporated into cafes or patios of retail and restaurant uses.
- e. The Festival Street shall be privately owned and maintained, allowing for the opportunity to close and curate private events for the neighbourhood.
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- a. Provide visually distinctive architecture and site design elements to enhance and emphasize their landmark function at the Focal Points as shown on Map 3D.

### 21. Transition

The following transition types are highlighted on Map 3D as areas of particular design attention:

- a. Central Park Interface
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  - 3. Access to sunlight should be maximized and shadow impact on the park should be minimized.
  - 4. Direct pedestrian connection from the Festival Street to the park should be provided.
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  - 3. When future opportunities exist, development adjacent to the park is encouraged to address the active High Street frontage as a priority while bringing visual connectivity, activity, pedestrian amenity and a sense of enclosure to the park wherever possible.
- c. Residential Interface
  - 1. Provide a sensitive transition between the Mixed Use Village and adjacent low-density residential developments by incorporating a gradual building height transition, street-oriented uses and a landscaped buffer.
  - 2. Provide maximum building height of 12 metres to minimize shadow and massing impacts to the north.”

- (c) In 7A. Greenbriar Area Land Use in the section entitled Open Space, renumber Policy 36 as 22, add the following as policy 23 and renumber the remaining provisions (37 through 57) accordingly:

“23. Provide publicly accessible pathway connections between Greenbriar View NW and 95 Street NW for pedestrian access to the future development of the west Greenbriar lands.”



# PROPOSED

## BYLAW NUMBER 34P2018

- (d) Delete the existing Map 3C entitled "Ownership And Residential Development Areas" and replace with the revised Map 3C entitled "Ownership And Residential Development Areas", attached hereto as Schedule A.
- (e) Delete the existing Map 3D entitled "Commercial Core Sites" and replace with the revised Map 3D entitled "Mixed Use Village", attached hereto as Schedule B.

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

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

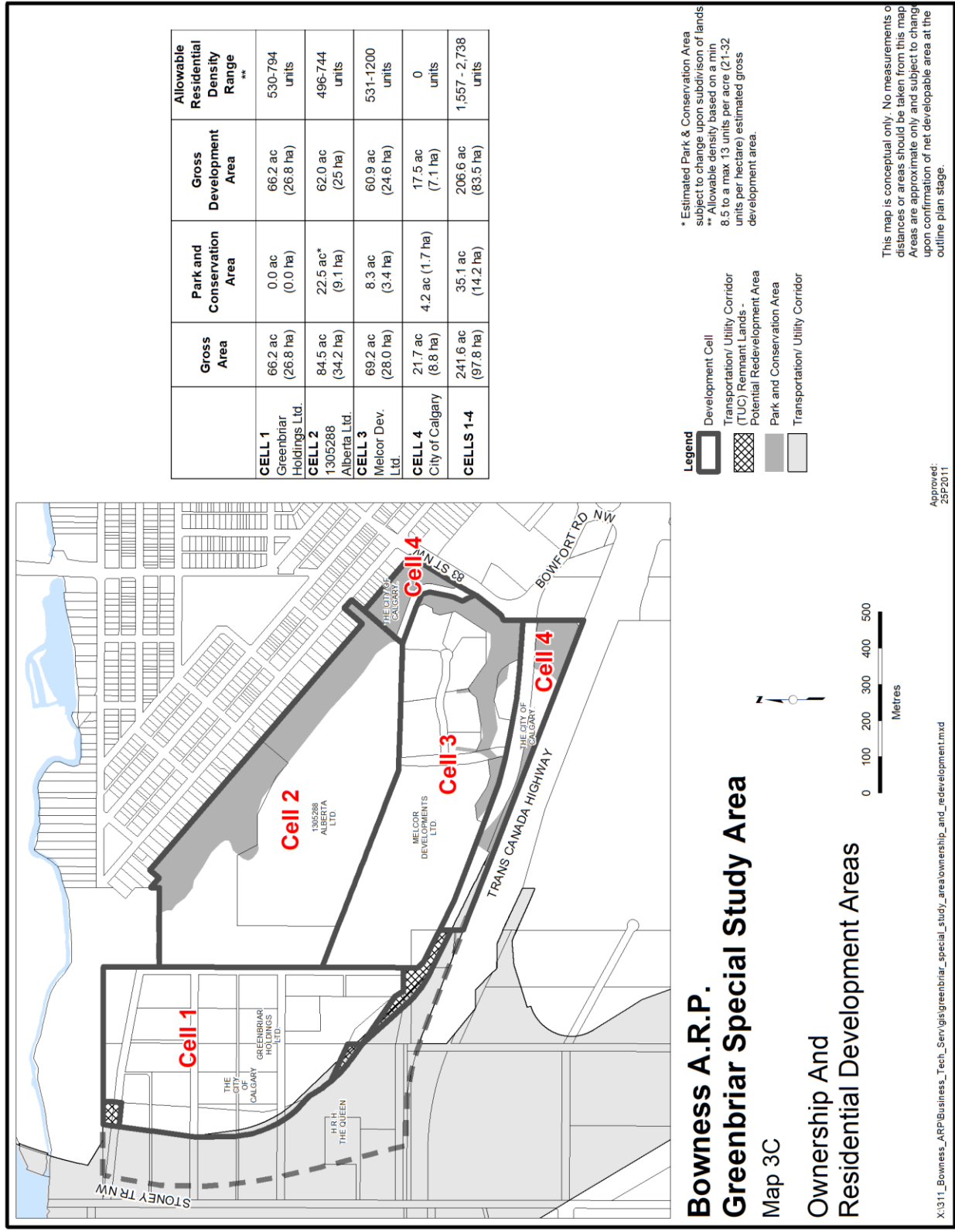
SIGNED ON \_\_\_\_\_



# PROPOSED

BYLAW NUMBER 34P2018

## Schedule A

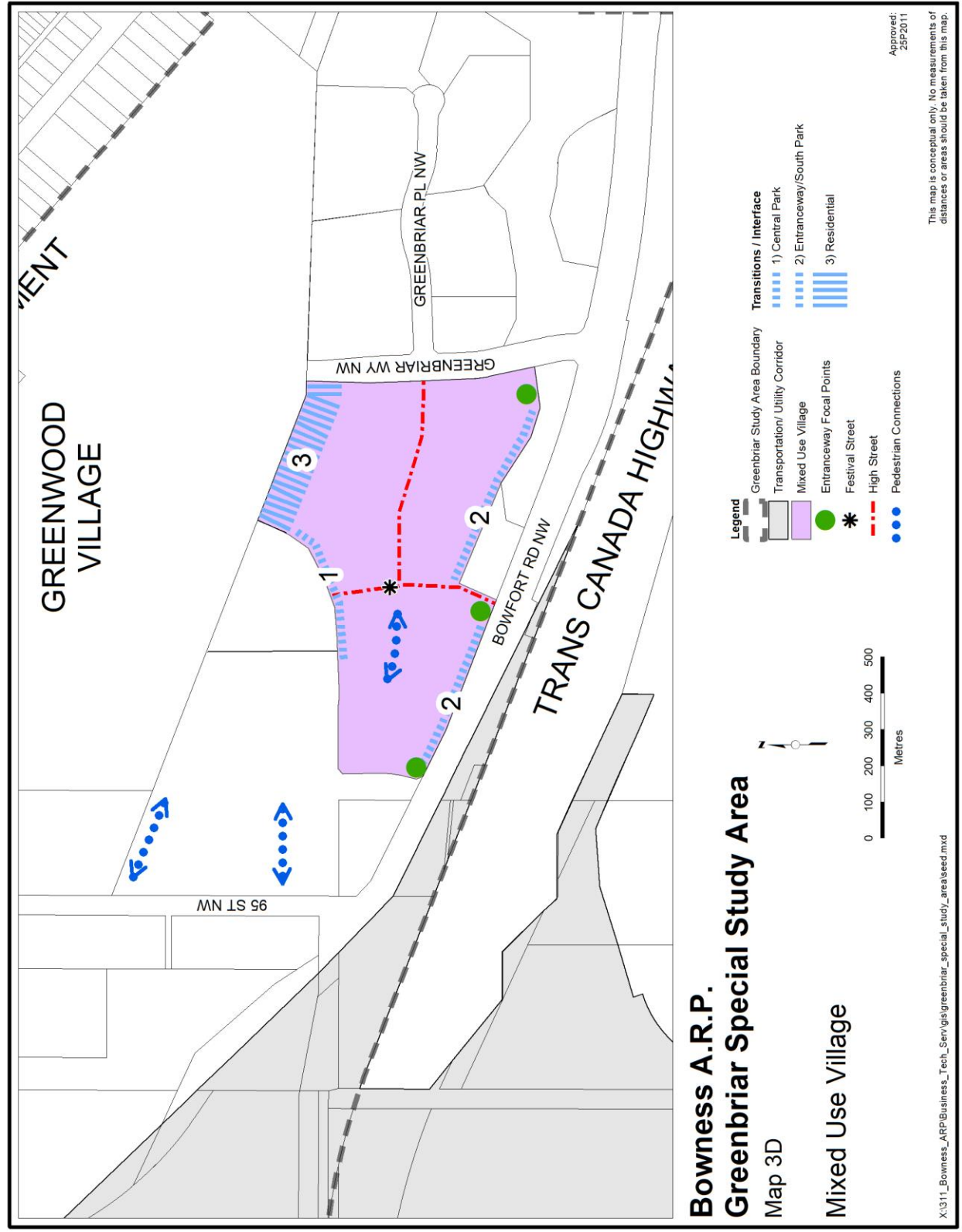




# PROPOSED

BYLAW NUMBER 34P2018

## Schedule B





# PROPOSED

CPC2018-0261  
ATTACHMENT 10

## BYLAW NUMBER 156D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0260/CPC2018-0261)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

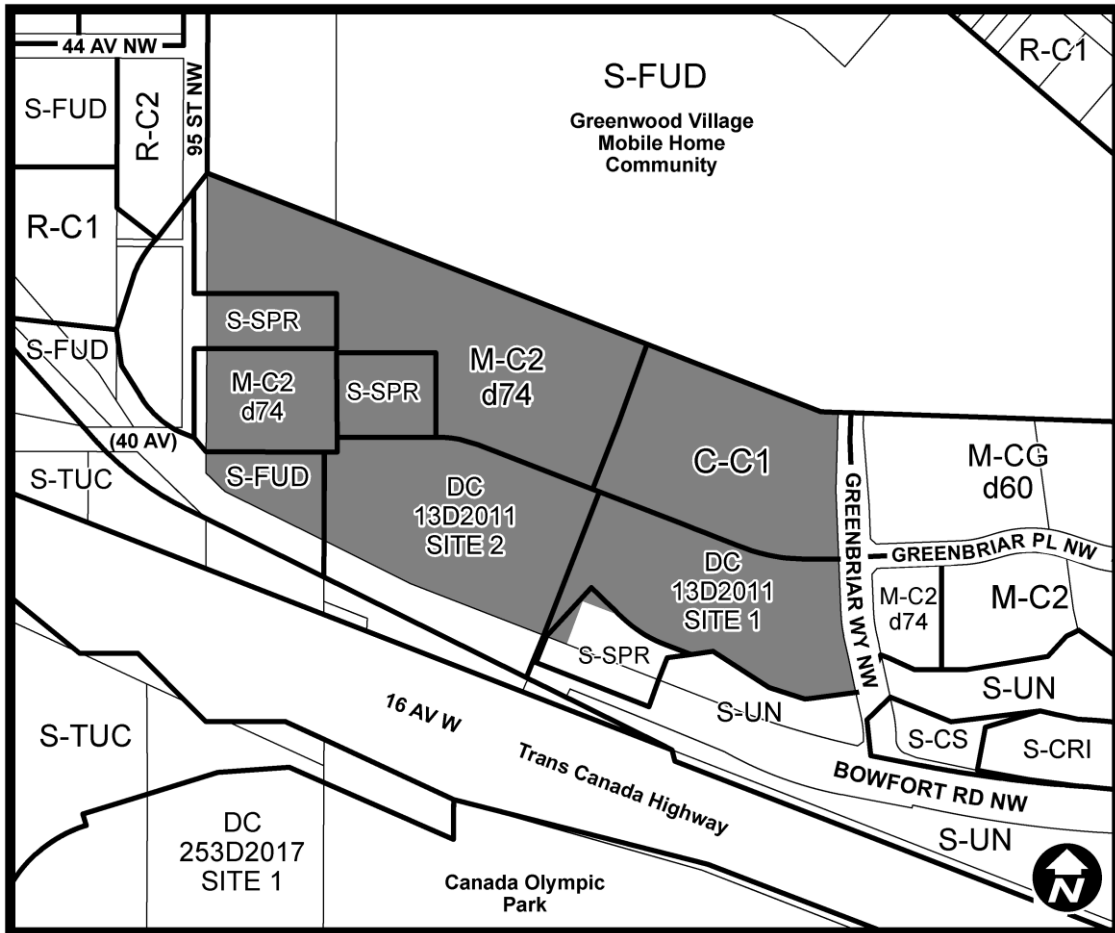
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0260/CPC2018-0261  
BYLAW NUMBER 156D2018

## SCHEDULE A

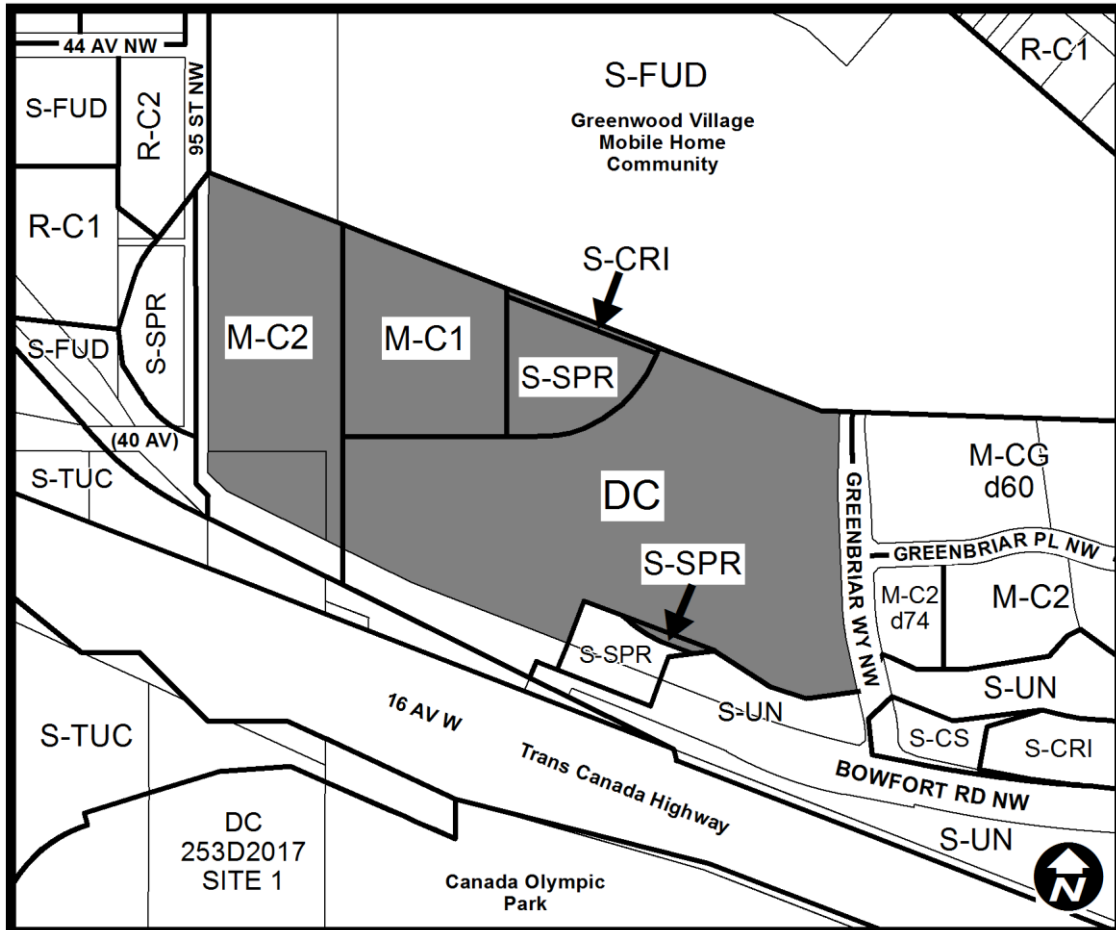




# PROPOSED

AMENDMENT LOC2017-0260/CPC2018-0261  
BYLAW NUMBER 156D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District is intended to:
  - (a) comprehensively design a mixed-use village that features commercial high street with at **grade** commercial **uses** as well as residential and **Office** above **grade**;
  - (b) ensure **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm through reduced **building setback areas**;



# PROPOSED

## AMENDMENT LOC2017-0260/CPC2018-0261 BYLAW NUMBER 156D2018

- (c) ensure **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on **adjacent** residential areas; and
- (d) allow opportunities for stand-alone Multi-Residential, **Hotel** and **Office**.

### 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 Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Beverage Container Drop – Off Depot;**
  - (b) **Pawn Shop;** and
  - (c) **Vehicle Sales – Minor.**

### Discretionary Uses

- 5** The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
- (a) with the addition of:
    - (i) **Assisted Living;**
    - (ii) **Market;**
    - (iii) **Residential Care;** and
  - (b) with the exclusion of:
    - (i) **Auto Service – Major;**
    - (ii) **Auto Service – Minor;**
    - (iii) **Car Wash – Multi Vehicle;**
    - (iv) **Funeral Home;** and
    - (v) **Vehicle Rental – Major.**

### Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7** The maximum **floor area ratio** is 0.5.



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## Building Height

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

## Use Area

- 9 (1) Unless otherwise provided in subsections (2) and (3), the maximum **use area** is 6000.0 square metres.
- (2) The maximum **use area** for an **Office** is 9300.0 square metres.
- (3) **Hotel** does not have a **use area** restriction.

## Location of Uses within Buildings

- 10 (1) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Dwelling Units**; and
  - (b) must not share an internal hallway with **Dwelling Units**.
- (2) **Dwelling Units** and **Live Work Units** may be located on the ground floor of a **building**.
- (3) Where this section refers to "Commercial Uses", it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Dwelling Unit** and **Live Work Unit**.

## Setback Areas

- 11 (1) Where the **parcel** shares a **property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **setback area**;
  - (b) an **industrial district**, the **setback area** must have a minimum depth of 3.0 metres;
  - (c) a **residential district**, the **setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the setback area must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **property line** with a **lane**, **LRT corridor** or **street**, the **setback area** must have a maximum depth of 6.0 metres.

## Landscaping in Setback Areas

- 12 **Setback areas** must:
- (a) be a **soft surfaced landscaped area** or **hard surfaced landscaped area**; and



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- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a ***low water irrigation system***.

## Relaxations

- 13** The ***Development Authority*** may relax sections 9, 11 and 12 contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0295  
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## Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266) Bylaw 157D2018

### EXECUTIVE SUMMARY

This application was submitted to the City of Calgary on 2017 September 8 by the City of Calgary – Real Estate & Development Services (RE&DS). The application proposes to change the designation of the property to a DC Direct Control District. The proposed DC is based on the Industrial – General (I-G) District and includes a range of light and medium industrial uses, with the additional use of Slaughter House. In addition to allowing for a Slaughter House and other industrial uses, the DC District has a number of key components:

- it allows for a maximum building height of 16 metres;
- it allows for a maximum floor area ratio of 1;
- sets limitations on the outdoor storage of goods, materials and supplies; and
- outlines numerous studies required at the development permit stage.

If this application is approved by City Council, the building design, size and site layout details will be determined later at the development permit review stage. Further, technical documents and reports that consider any possible external impacts of the use of Slaughter House will be reviewed upon submission of the development permit. No development permit application has been submitted at the time of Calgary Planning Commission.

### ADMINISTRATION'S RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 11.84 hectares  $\pm$  (29.26 acres  $\pm$ ) located at 6202 106 Avenue SE (Plan 1710868; Block 5; Lot 4) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate Slaughter House with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 157D2018; and

1. **ADOPT** the proposed redesignation of 11.84 hectares  $\pm$  (29.26 acres  $\pm$ ) located at 6202 - 106 Avenue SE (Plan 1710868; Block 5; Lot 4) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate Slaughter House, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 157D2018.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
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**Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266)  
Bylaw 157D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

Council approved to market and sell Phase 2 of the Dufferin North industrial park in 2016 November, under requisite to a fair open market sale. An agreement to purchase the parcel in Phase 2 by Sofina Foods Inc. was reached with The City of Calgary in 2017 June, which would enable Sofina to move out of their almost 60 year old facility to a new facility capable of addressing the negative external impacts experienced at the current facility. The Green Line LRT was a major catalyst in moving negotiations forward between The City and Sofina. The City has been working with the community of Ramsay since 2015 to envision the future of the Ramsay area, including the redevelopment of Sofina's existing facility as part of the new Green Line SE LRT line.







## Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266) Bylaw 157D2018

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### Site Context

The site is located in the Dufferin North Distribution and Intermodal Park, which forms part of the community of East Shepard Industrial. The parcel is situated on the corner of 106 Avenue SE and the western headworks irrigation canal, located approximately 1.3 kilometres west of Stoney Trail SE.

The vacant site is adjoined by vacant lands designated as Industrial – General (I-G) District to the east and south. Land directly west is also designated I-G, comprising the newly constructed Home Depot distribution centre.

On a wider context, the parcel is surrounded by the industrial lands of Section 23, South Foothills, Shepard Industrial and Residual Ward 12 – Sub Area 12A. Rocky View County limits are located approximately 2.7 kilometres northeast of the parcel and the Canadian Pacific Railway (CPR) tracks are located approximately 800 metres south of the site.

Surrounding industrial uses include those with low impact, and those that have the potential for impacting the environment and surrounding uses, such as recyclable construction material collection (Calgary Aggregate Recycling), gas compressor manufacturing (Bidel Equipment), auto recycling (Allen & Sons Auto Recyclers), auto wrecking (AAAfordable Auto Wrecking), rail yard (CPR) and industrial landfill (Shepard Waste Management Facility).

The nearest residential district is the community of Douglasdale/Glen, which is located approximately 3.5 kilometres southwest of the parcel. Other residential communities that are in a similar proximity to Douglasdale/Glen include:

Community	Distance to site
Ogden	3.7 kilometres
Riverbend	3.9 Kilometres
McKenzie Towne	3.9 kilometres
McKenzie Lake	4.4 kilometres
New Brighton	4 kilometres
Copperfield	4.6 kilometres

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The use of Slaughter House was last before Calgary Planning Commission and Council in 2004, when the Rancher's Beef northeast application was heard by Commission and Council. Calgary's present experience with the use is limited to the existing chicken processing plant, formerly owned by Lilydale, in the community of Ramsay. The following section provides background information on the use. The use description is also included in Attachment 1, for reference.



**Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266)  
Bylaw 157D2018**

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**Land Use**

***Background History of the Existing Slaughter House***

In 1954, former Pinecrest Poultry successfully consulted with nearby residents of Ramsay as to the proposed location of their chicken processing plant, or Slaughter House in accordance with today's Land Use Bylaw, in an existing industrial building on Hurst Road in Ramsay. In 1969, Lilydale took over the operation of the site. Between the years of 1969 and 2010, the facility expanded, arguably outgrowing the limited size of the site. At the same time, the community of Ramsay underwent substantial growth and redevelopment, as would be expected for an inner city community. The result of this mutual growth was a large residential community bordering one of Canada's most proficient chicken processing facilities.

Complaints from nearby residents about the incompatibility of the use were inevitable, and perhaps most common in the early 2000s. These complaints were largely related to safety, traffic, odour and general nuisance. Consequently, in 2005, Council elected to remove Slaughter House as discretionary use in the I-3 Heavy Industrial District of Land Use Bylaw 2P80, and required the location of all future Slaughter Houses to be approved through a DC District. This ensured that any new Slaughter House would require a land use amendment to first allow the use on the parcel, instead of only requiring a development permit. The intent of this change was not to disallow new Slaughter Houses, but to change the procedure by which it could be approved. As a result of this change, the existing Lilydale Slaughter House was rendered legal non-conforming, and was denied any further expansion.

In 2010, Lilydale was sold to Sofina Foods, who remains the present owner and end client of this application. It is Administration's understanding that since 2010, the impacts noted above have largely been addressed to the extent possible by the present owners of the facility, through open communication with the community, sound attenuation walls, site deodorizers and safety response plans.

***Historical Offsite Impacts***

Administration sought to better understand the impacts of a Slaughter House through a guided site visit of the existing facility on Hurst Road, where it was established that many, if not all of the impacts experienced by adjoining owners are due to site restrictions. With limited space, as well as the inability to gain approvals to develop the site further, some impactful operations of the plant continue to take place outdoors, including the temporary storage of live animals, which has the largest impact on adjoining parcels in terms of odour and general nuisance. Further, until recently, animal by-products were deposited outside of the building, in the open. Being unable to gain approval to enclose the by-product bin, the present owners identified a solution internal to the building in response to complaints. Notwithstanding, the solution is inefficient and not ideal for the business operations, however has been maintained for the benefit of the surrounding community.



## Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266) Bylaw 157D2018

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### ***Proposal***

The applicant is proposing a fully enclosed facility. Incoming trucks will drive into the facility to offload the poultry to be processed. No outside storage is proposed. While the proposed building will be indistinguishable from surrounding buildings, the applicant proposes to buffer adjoining uses from the site via a landscaped berm.

The facility will be regulated by the federal government through the Canadian Food Inspection Agency (CFIA), which is responsible for approval and operation of the food processing facility. Specific guidelines will be established for air quality and dust control through the CFIA Regulations.

Approval is also required from Alberta Environment and Parks, who will regulate the use through the *Environmental Protection and Enhancement Act*, which includes the regulation of substance release.

Further information on the proposal can be found in the applicant's submission in Attachment 2.

### ***Use Requirements***

Through conversations with Sofina Foods, it is understood that the use of Slaughter House is heavily reliant on servicing, specifically water, as well as access to a suitable transportation network. Presently, Sofina Foods on Hurst Road uses approximately 2.4 million litres of potable water per day, processes 9000 poultry per hour, and has an employee base of 500 staff. The applicant has identified that through a new facility with modern technology, Sofina Foods will be able to reduce its water consumption considerably, and will be able to increase production and maintain their employee base.

Given the use's heavy demand on water, serviced industrial roads with connections to skeletal roads for distribution of product, and proximity to labour force, the location of the use within a newly developed industrial park, located adjacent to the western headworks canal, within 1.2 kilometres of an existing transit stop and in close proximity to a future transit stop is ideal for the operations.

### ***Land Use District***

The proposed land use district is a DC Direct Control District based on the Industrial – General (I-G) District of Land Use Bylaw 1P2007, with the additional use of Slaughter House. Sections 21(3)(s) and 306(a)(vi) of the Land Use Bylaw indicate that the Slaughter House must only be a listed use on a parcel designated as a DC District.

Slaughter House is listed as a discretionary use within the proposed DC District, and includes additional rules specific to the use. In addition to the Southeast 68 Street Industrial Area Structure Plan's provisions to request impact studies, detailed and site specific requirements are included in the proposed DC Bylaw in order to mitigate adjoining land owner concerns, and provide a level of certainty on the review requirements at the development permit stage. These rules allow the development authority to request an operational management plan, completed



**Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266)  
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by a qualified professional, at the time of development permit application. Although regulated through the Environmental Protection and Enhancement Act (EPEA), this operational plan will provide Administration with information on the discharge of airborne emissions including odour, as well as the management of waste, noise, dust, transportation and public communications, as identified in Attachment 3.

Through the review and circulation of the proposed land use amendment, questions were raised to Administration regarding the DC base district as I-G, given the nature of Slaughter House, and why the use would not be more suited to the Industrial – Heavy (I-H) District. Administration was also questioned as to the placement of a Slaughter House within City limits. It is understood that this questioning came about due to the legacy of the existing poultry Slaughter House in the community of Ramsay.

In accordance with the purpose statement of I-G, the district supports a variety of light and medium industrial uses, as is evident by the range of uses that surround the subject site, identified on page 3 of this report. The purpose statement for the I-H District is for industrial uses that are generally larger in scale, that have significant nuisance effects, and/or comprise outdoor activities that are difficult to screen. The purpose statements of the I-G and I-H Districts are provided in Attachment 4.

Based on the information provided to Administration and adjoining landowners, the proposed Slaughter House is in keeping with the purpose statement of the I-G District, specifically as the proposed development is expected to:

- be fully enclosed;
- have negligible impacts on adjoining owners regarding dust, odour, noise and traffic;
- provide screening and mitigation measures that will ensure the development has little to no relationship with adjacent parcels;
- have no outdoor activities;
- limit sales and office activities; and
- be maintained within I-G District bylaw requirements for height, setbacks, floor area ratio, and outdoor storage.

Administration further notes that the use of Slaughter House belongs to neither the I-G District nor the I-H District, both of which prohibit the involvement of live animals, as the use is limited to being within a DC District. By maintaining a base district to I-G, if the proposed development is not realized, all uses listed within the I-G District will continue to be available for future development of the site.

Based on the above, Administration has identified the I-G District as an appropriate base district for the proposed development.

### **Implementation**

The operational plan and technical studies for the use of Slaughter House have not been reviewed with this land use amendment application. As such, Council's possible approval of this



**Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266)  
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application does not guarantee that the intended development will commence. At the development permit stage, all technical studies deemed necessary for the review of proposal will be requested by the development authority, and the proposed development will be required to demonstrate that expected external impacts to surrounding parcels are negligible. Where there is potential for operations to impact adjoining parcels, methods of contacting the operator, as well as a monitoring program and mitigation plan will be required within a communications plan. Sofina Foods is also aware that Administration expects a good neighbour agreement to be completed at the development permit stage.

**Infrastructure**

***Transportation Networks***

A Transportation Impact Assessment (TIA) and Parking Study was not required for this land use amendment, however an operations protocol may be required as part of the development permit review. One hundred and six Avenue SE is classified as an Industrial Arterial road in the Calgary Transportation Plan, which is designed to accommodate industrial truck traffic.

The site will have access to 52 Street SE and 68 Street SE via 106 Avenue SE. The closest bus stop is on 52 Street SE and is approximately 1.2 km from the subject site. Calgary Transit has future plans to provide service along 106 Avenue SE. At the development permit stage, a bus pad and shelter will be required in close proximity to the site to support local transit users. A local pathway runs along the south side of 106 Avenue SE connecting to the regional pathway along 52 Street SE.

***Utilities and Servicing***

The subject site was recently serviced as part of the East Shepard Industrial Phase 2 subdivision. Water, sanitary, and storm sewer mains are available from 106 Avenue SE and have capacity to service all potential identified uses for the subject site in accordance with the original outline plan and subdivision development agreement.

For any commercial and industrial developments, the servicing requirements and details will be determined through the review of any forthcoming development permit application, once the exact uses and servicing needs are confirmed. All servicing will be provided in accordance with the applicable bylaws and specifications. If any further studies or servicing upgrades are needed to support a proposed development on the site, it will be at the expense of the developer.

***Environmental Issues***

The subject site was recently graded and serviced as part of the East Shepard Industrial Phase 2 subdivision. The previous Environmental Site Assessments did not identify any environmental concerns on the subject property. Any proposed development of the site will be subject to meeting the applicable environmental regulations at the time of review.



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There are no Historical Resource Values tied to these lands in the September 2017 Listing of Historic Resources. As such, Administration's cultural planner has advised that a Historical Resources Impact Assessment is not required as part of this application.

With regards to odour impacts, review of this application considered the operational characteristics of the proposed development, specifically that the proposed use will not involve rendering, feed lots, or outdoor storage, and that the use will be fully enclosed with advanced odour mitigation methods.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent landowners. Further information about the land use amendment application was provided to the public on PD Map at [www.calgary.ca/development](http://www.calgary.ca/development).

Following Calgary Planning Commission (CPC), notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, CPC's recommendation, the date of the Public Hearing and options for providing feedback will be available to the public.

***Citizen and Community Association Comments***

There is no community association for the community of East Shepard Industrial. Notwithstanding, the Riverbend Community Association, located approximately 4 kilometres from the subject site, advised Administration that at the time of Calgary Planning Commission consideration, they have no concerns. The association asked to be kept up to date with the application.

In response to the public notification, three letters of objection were received from neighbouring parcels. These included two letters of objection from an adjoining parcel, and one letter of objection from a nearby parcel, expressing the following concerns:

- I-G is not the correct base district, and the use should not be located near I-G;
- Slaughter House is an Industrial – Heavy (I-H) use and should be located in the I-H District;
- Concern regarding noise and odour based on existing Slaughter House in Ramsay
- The use is incompatible with all other uses listed in the Land Use Bylaw;
- The use is out of the character of the area;
- Slaughter House should be located rurally or on the edges of municipalities;
- Expectation that other uses in the area would be uses such as Child Care Service, Convenience Food Store, Kennel, Outdoor Café, Pet Care Clinic. Slaughter House will lessen the likelihood of these locating in the area;
- The Dufferin North Distribution and Intermodal Park is advertised as I-G;
- The use will devalue the neighbouring properties and make Dufferin park a much less attractive location for I-G uses;



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- The property is not necessarily ideal for the use, but has been selected in order to advance the Green Line, and for other reasons;
- Slaughter House is in contravention of the ASP, which refers to Industrial – Medium uses, which by definition cannot have live animals involved in the operation;
- It appears that the proposed redesignation may be more a matter of convenience or expediency as part of the City's purchase of the Ramsay lands for the Green Line;
- Negative environmental and health impacts, including odour, debris, noise, potential ammonia leaks, bio-effluent discharges into the western headworks irrigation canal;
- Slaughter House may affect the water flow rate to surrounding businesses;
- Potential for increased burdens on wastewater and solid waste disposal, and potential risk of contamination;
- Increased traffic; and
- Slaughter House will materially interfere with the enjoyment and value of adjoining parcels.

Relevant concerns were considered in the review of the application, with several being addressed within this report. However, the majority of the concerns will be addressed at development permit stage.

***Engagement***

Given the confidentiality of objections, Administration was unable to provide personal information of the objectors to the applicant. As such, Administration provided each objector with the contact details of the applicant, advising that if they make contact with the applicant that a meeting could be arranged to discuss and explore the objection and possible solutions.

Along with Administration and the end client Sofina Foods, the applicant met with each objector (one via phone meeting) to discuss the proposal and how objectors' concerns could be managed. While the conversations did ease some concern, one objector acknowledged that only a concurrent development permit with all associated studies could mitigate their concerns, and that regardless of the information provided, they would not support the proposal, but could potentially take a neutral position.

***Strategic Alignment***

The proposed land use amendment is subject to a number of policies, including site and use specific policies such as the Southeast 68 Street Industrial Area Structure Plan (ASP) and the Calgary Food System Assessment and Action Plan - Calgary Eats!

***South Saskatchewan Regional Plan (Statutory, 2014)***

The South Saskatchewan Regional Plan (SSRP) speaks to the economic benefits of food manufacturing in the South Saskatchewan region, specifically mentioning the significant processing and meat packing facilities that can be found throughout the region as being of great benefit to the agricultural industry. While emphasis is placed on said agricultural industry, the SSRP does mention supporting uses on smaller parcels, and municipalities' responsibility to



## Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266) Bylaw 157D2018

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support a range of land uses that can provide for a variety of economic development opportunities.

The SSRP also acknowledges the industry's heavy reliance on the supply of quality water and recognizes the need to be strategic with the allocation of water in the future.

### ***Municipal Development Plan (Statutory, 2009)***

Within the Municipal Development Plan (MDP), the parcel is located within the Standard Industrial Area as identified on Map 1: Urban Structure. Both city-wide policies and standard industrial policies apply, and in general, strongly encourage the continuation of industrial uses as main function of the area.

Standard Industrial Areas are recognized as providing for a broad variety of industrial uses and intensities that support business in Calgary.

Section 2.1.2 of the MDP relates to the creation of a city that is attractive to business, and contains the following relevant policies:

- a. Attract and retain suitable business and industry in Calgary by fostering economic diversification and providing a climate that supports and enhances economic activity.*
- e. Remain open to innovation and provide flexibility to accommodate the changing needs of business.*
- m. Recognize the access needs of the logistics industry by locating warehouses and local distribution centres in areas that provide direct roadway connections to the goods movement corridors.*
- n. Ensure the availability of competitively priced, easily serviceable and developable land for industrial purposes; including providing opportunities for brownfield redevelopment.*

Section 2.4 of the MDP is about ensuring sustainable municipal finances. Specifically stating the need to:

- a. Optimize the use of existing infrastructure and services.*
- d. Accommodate growth while avoiding premature investment in municipal infrastructure.*

The application is in keeping with the relevant MDP policies as the proposed land use redesignation will maintain the industrial function of the site, with the additional use of Slaughter House, which is industrial in nature.



**Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266)  
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***Southeast 68 Street Industrial Area Structure Plan (Statutory, 2010)***

The parcel is located in the Industrial – Medium Area in accordance with the Land Use Concept Map of the Southeast 68 Street Area Structure Plan (ASP). The purpose of the Industrial – Medium Area is to provide opportunities for medium industrial uses within the context of a fully serviced industrial park. The policy states that the Industrial – Medium Area is suitable for general industrial and a limited range of medium industrial uses, defined as the General Industrial - Light and General Industrial - Medium uses in the Land Use Bylaw 2007. These use definitions are provided in Attachment 5 for information.

The ASP states that uses considered similar to General Industrial – Light and General Industrial – Medium may also be considered where determined to be compatible and appropriate by the development authority. Confirmation has been provided by the City's Law Department that the proposed redesignation does not require an amendment to the ASP. Although the General Industrial – Medium use definition states that live animals cannot be involved in any aspect of the operation, the above clause provides the flexibility to consider uses other than General Industrial – Light and General Industrial – Medium without the requirement of an ASP amendment.

It is noted that Appendix D of the policy goes on to state that within the Industrial – Medium Use Area, most operational impacts should be contained within the parcel, where light industrial uses should contain most impacts within the building envelope.

The ASP advises that impacts and proposed mitigation measures of a proposed development should be comprehensively analysed at the outline plan/land use amendment or development permit stage, and may include studies on noise, odour, dust, traffic, interface, airborne emissions. Administration discussed the benefit and certainty that a concurrent development permit could provide with the applicant, however due to contractual obligations, timing constraints and the detail involved in preparing comprehensive development permit plans and studies for the proposed facility, Administration agreed to take the application to Calgary Planning Commission prior to submission of a development permit. As the approving authority, City Council will have the ability to request such details prior to first, second or third reading of the land use amendment.

***Calgary Food System Assessment and Action Plan - Calgary Eats!***

The Calgary Food System Assessment and Action Plan (The Plan) was completed in response to growing resident demand and community awareness of the value of a sustainable food system. In accordance with The Plan, the proposed use of Slaughter House is considered "Food Processing", for which policy states that *"processing is an important element of Calgary's food system. However, it is acknowledged less by the average citizen. Whereas recent trends demonstrate an interest by consumers in food producers, there is less interest and understanding in the food processor."*

The policy speaks to the variety of challenges that food and beverage processing plants in Alberta have experienced since 2008. Specifically, Slaughter Houses have largely been centralized, and in many cases moved to smaller centres such as Brooks. This centralization can result in additional transportation requirements and associated fuel use, and can negatively



## Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266) Bylaw 157D2018

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impact the facility due to the available employee base and existing servicing in the area. Notwithstanding these challenges, food processing remains a significant part of the Calgary's economy, representing the largest of all the 21 manufacturing sub-sectors in Calgary, which in turn assist with maintaining a strong labour force within the city.

Section 5.2 - Food Processing in Alberta, states that Alberta's food and beverage processing industries generated \$11.5 billion in sales in 2010, and is dominated by meat processing, i.e. livestock and poultry slaughtering, processing and rendering. Alberta is second only to Ontario as Canada's largest producer of meat products in 2010. Further, the policy goes on to state that within Calgary, the food manufacturing sector is a strong contributor to the economy, and that:

*"Processing is a critical part of the food system, being the point at which value is added to raw products and often a connection point between producer and distributor or consumer. The province has a strong food and beverage manufacturing and processing industry, particularly related to meat and grain, which is reflective of the strength of livestock and grain production within the province. However, whilst employment in Alberta food processing continues to grow and has been relatively resilient to the economic decline, employment in this sector has decreased within Calgary".*

### Social, Environmental, Economic (External)

The recommended land use and subsequent development permit would allow for the relocation of an existing employment intensive use within city limits, with transit connections for the 500 staff who work at the existing facility. Relocation of the existing facility to the site would also allow for new, modernized equipment that will reduce emissions and water consumption.

### Financial Capacity

#### **Current and Future Operating Budget:**

There are no known impacts to the current and future operating budgets at this time.

#### **Current and Future Capital Budget:**

The proposed amendment does not trigger capital infrastructure investment, and therefore, there are no growth management concerns at this time.

### Risk Assessment

The proposed land use amendment allows for the range of uses listed within the Industrial – General (I-G) District, with the additional use of Slaughter House. While there is a perceived risk of external impacts such as odour and ammonia, Council's potential approval of this application does not guarantee that the intended development will commence. At the development permit stage, all technical studies and reports deemed necessary for a thorough review of proposal will be requested by the development authority, and the proposed development will be required to demonstrate that expected external impacts to surrounding parcels are negligible. Administration has advised the applicant that the future development permit application will be brought to Calgary Planning Commission for decision.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07**

**ISC: UNRESTRICTED  
CPC2018-0295  
Page 14 of 14**

**Land Use Amendment in East Shepard Industrial (Ward 12) (LOC2017-0266)  
Bylaw 157D2018**

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**REASONS FOR RECOMMENDATION:**

The proposed land use amendment responds to the South Saskatchewan Regional Plan, advances the goals of the Municipal Development Plan and the Calgary Food System Assessment & Action Plan, and is in keeping with the Southeast 68 Street Area Structure Plan (ASP).

**ATTACHMENTS**

1. Attachment 1 – Slaughter House Use Description
2. Attachment 2 – Applicant's Submission
3. Attachment 3 – Proposed Direct Control District
4. Attachment 4 – I-G District and I-H District Purpose Statements
5. Attachment 5 – General Industrial – Light and General Industrial – Medium Use Definitions
6. Attachment 6 – Letters Received by Calgary Planning Commission
7. Attachment 7 – Calgary Planning Commission Motions and Amendments
8. Attachment 8 – Calgary Planning Commission Member Comments
9. Attachment 9 – Proposed Bylaw 157D2018



## Slaughter House Use Description

### 306 “Slaughter House”

- (a) means a **use**:
  - (i) where live animals are processed into food for human consumption;
  - (ii) that may have an area for supplies required to make the food products as part of the **use**;
  - (iii) that may have the functions of packaging or shipping the products made as part of the **use**;
  - (iv) that may have the function of using trailer units to keep the product on the **parcel** prior to shipping;
  - (v) that may have the administrative functions associated with the **use**; and
  - (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Slaughter House** as a **use**;
- (b) is a **use** within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.







## **Applicant's Submission**

This application is to redesignate a City-owned 11.84 hectare (29.26 acre) parcel from Industrial-General (I-G) District to Direct Control (DC) District. A DC district based on I-G is requested to include a "Slaughter House" use, as this use can only be allowed in a DC district per Schedule A of Land Use Bylaw 1P2007. We are not requesting any changes to the standard I-G rules (e.g., setback relaxation, height increase, etc.), but only the addition of the Slaughter House use.

The subject site is 6202 106 Avenue SE. It is a vacant parcel located in the southeast industrial area of the city-developed Dufferin North industrial subdivision. The other parcels in this industrial subdivision are also vacant and undeveloped with the exception of the Home Depot distribution centre across the street at 6301 106 Avenue SE.

Planned as an industrial subdivision with a transportation network (e.g., Glenmore Trail and Stoney Trail) that is near the city's edge, Dufferin North has been designed to accommodate a variety of industrial uses, large buildings, and high volumes of larger vehicles (e.g., tractors and trailers). This industrial area was also engineered for industrial activities such as the proposed DC use that require large urban water and sanitary sewage infrastructure services.

The proposed DC is to accommodate Sofina Foods Inc. new "state of the art" enclosed poultry processing facility. This federally registered and regulated facility will be subject to all Canadian Food Inspection Agency (CFIA) requirements, regulations, and the various federal statutes that govern the agency. As a primary food processing facility, there will be CFIA staff stationed at this location at all times when the facility is actively processing poultry.

Like all industrial activities in Alberta and Canada, the new facility is subject to applicable occupational health and safety standards, environmental standards, etc.

However, unlike most other industrial activities, the proposed facility has a hazard analysis and critical control points (HACCP) system in place that meets the CFIA's Food Safety Enhancement Program (FSEP) requirements. HACCP is systematic approach to food safety whereby biological, chemical, and physical hazards in production processes are prevented or reduced to a safe level.

Sofina currently has an existing facility at 2126 Hurst RD SE, which Sofina inherited when they acquired Lilydale Foods Inc. in 2010. This 1961 facility has experienced issues related to ammonia, odours, noise, outdoor storage of equipment, bird handling, and non-containment of poultry. These issues are the direct results of the facility's age and the construction and production standards of such facilities of the time. These issues, unfortunately, have generated a negative public perception in Calgary of a "slaughter house" use and Sofina as a corporate citizen.

Whilst there have been some expansions, renovations, and definitely maintenance throughout the last near six decades, the ability of the previous owners (Pinecrest Poultry and subsequently Lilydale Foods) and the current owner to retrofit and modernise the facility has been constrained by the size of the land, and the age and size of the building. The legacy and issues can only be addressed by construction a new facility in an industrial area with a supporting transportation network and urban scale infrastructure services.







## Proposed Direct Control Guidelines

### Purpose

- 1 This Direct Control District is intended to:
  - (a) be characterized by the same types of **uses, buildings** and **parcels** generally found in the Industrial – General (I-G) District; and
  - (b) accommodate the **use** of **Slaughter House**.

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

### Discretionary Uses

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

### Bylaw 1P2007 District Rules

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

### Rules for Slaughter House

- 7 (1) For an application for a **development permit** for a **Slaughter House**, the **Development Authority** may require:
  - (a) an operational management plan, completed by a qualified professional, that includes information on:
    - (i) the management, mitigation and discharge of airborne emissions, including odour;
    - (ii) public response and communications;
    - (iii) waste management;
    - (iv) noise, vibration and dust control; and
    - (v) traffic and transportation management; and
  - (b) any other information that is deemed appropriate by the **Development Authority**.
- (2) A **Slaughter House** must always be notice posted in this Direct Control District.







**Industrial – General District and Industrial – Heavy District  
Purpose Statements**

**PART 8: INDUSTRIAL DISTRICTS**

**Division 2: Industrial – General (I-G) District**

**Purpose**

**906** The Industrial – General District is intended to be characterized by:

- (a) a wide variety of light and medium general industrial **uses** and a limited number of support commercial **uses**;
- (b) **parcels** typically located in internal locations;
- (c) the application of discretion for **parcels** that share a **property line** with a **major street** or **expressway** to ensure an appropriate interface and compliance with **City** plans and policies;
- (d) a limited number of non-industrial **uses** that may be appropriate due to **building** or **parcel** requirements generally found in industrial areas;
- (e) **uses** and **buildings** that may have little or no relationship to **adjacent parcels**;
- (f) appropriate controls to ensure **screening** of any outdoor activities;  
and
- (g) limits on sales and office activities in order to preserve a diverse industrial land base.



**Industrial – General District and Industrial – Heavy District  
Purpose Statements**

**PART 8: INDUSTRIAL DISTRICTS**

**Division 8: Industrial – Heavy (I-H) District**

**Purpose**

- 999 (1)** The Industrial – Heavy District is intended to be characterized by:
- (a) industrial **uses** that typically have significant external nuisance effects that are likely to impact their land and neighbouring **parcels**;
  - (b) industrial **uses** that are generally larger in scale and require large **parcels**;
  - (c) **buildings** that are generally purpose-built that are not easily adaptable to other **uses**;
  - (d) **uses** that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple **buildings** and other highly visible equipment that is difficult to **screen** but is integral to the operation of the **use**;
  - (e) **buildings** and structures that are generally higher than those found in the Industrial – General District;
  - (f) **parcels** that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
  - (g) locations **adjacent** to Industrial – General or Industrial – Outdoor Districts; and
  - (h) **developments** that require thorough scrutiny and wide discretion by the **Development Authority**.
- (2)** A **parcel** located within 250.0 metres of a **residential district**, a **Place of Worship – Large** or an area of land proposed in a statutory plan for future residential **uses**, should not be designated Industrial – Heavy District.



**General Industrial – Light and  
General Industrial – Medium Use Definitions**

**203.2 “General Industrial – Light”**

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
    - (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
    - (D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
    - (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20 000.0 square metres;
    - (F) the analysis or testing of materials or substances in a **laboratory**;
    - (G) **research and development**; or
    - (H) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;
  - (ii) that may include any of the following **uses**:
    - (A) *deleted*;
    - (B) **Health Services Laboratory – Without Clients**;
    - (C) **Printing, Publishing and Distributing**; and
    - (D) **Food Production**;
  - (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and



**General Industrial – Light and  
General Industrial – Medium Use Definitions**

- (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) that may have a limited area for the accessory outdoor storage of goods, materials or supplies when located in the I-G, I-R, I-C or I-H Districts;
- (d) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.



**General Industrial – Light and  
General Industrial – Medium Use Definitions**

**203.3 “General Industrial – Medium”**

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
    - (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
    - (D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
    - (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20 000.0 square metres;
    - (F) the analysis or testing of materials or substances in a **laboratory**; or
    - (G) **research and development**;
  - (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**, including the function of using trailer units or railway cars prior to shipping;
  - (iii) where dust or vibration may be seen or felt outside of the **building** containing the **use** provided it is contained on the **parcel**; and
  - (iv) that may include **Food Production**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:



**General Industrial – Light and  
General Industrial – Medium Use Definitions**

- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
- (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.



## Letters Received by Calgary Planning Commission

**From:** [Tony Napolitano](#)  
**To:** [CPC](#)  
**Cc:** [Tom Sullivan](#); [Steve Burnie](#); [James Mazak](#)  
**Subject:** [EXT] RE: GWL Realty Advisors Inc.'s Letter of Opposition regarding the Proposed Land Use Amendment to accommodate a Slaughter House  
**Date:** Wednesday, March 21, 2018 3:44:37 PM  
**Attachments:** [Letter Response to Land Use Change 6202 106 Ave SE.pdf](#)

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Good Day Mr. Cope,

**RE: GWL Realty Advisors Inc.'s Letter of Opposition regarding the Proposed Land Use Amendment to accommodate a Slaughter House**  
**Item # 5.09 Land Use Amendment in East Shepard Industrial (LOC2017-0266)**  
**Municipal Address: 6202 106 Ave SE**  
**Dufferin North Distribution and Intermodal Industrial Park ("Dufferin North")**  
**All within The City of Calgary**

For your review and consideration, please find attached GWL Realty Advisors Inc.'s Letter of Opposition with respect to Item # 5.09 proposed land use amendment application (LOC2017-0266) being made by The City of Calgary – Real Estate & Development Services to redesignate the subject property from Industrial-General (I-G) District to Direct Control/I-G (DC/I-G) District to accommodate a "Slaughter House" use on behalf of Sofina Foods Inc.

In reviewing the Planning & Development Report regarding the Item # 5.09 Land Use Amendment in East Shepard Industrial (LOC2017-0266), we noticed that GWL Realty Advisors Inc.'s Letter of Opposition was summarized to a few points, we believe it would be useful for you to review GWL Realty Advisors Inc.'s Letter of Opposition in its entirety and unfiltered, in order to facilitate your consideration of this Item.

Please be advised that GWL Realty Advisors Inc. and Synergy Planning Inc. will be in attendance during the Calgary Planning Commission Meeting, and should you have any questions or require clarification regarding our opposition to this item, please feel free to call upon us.

Thank you for your time and consideration regarding this matter.

Best regards,

**SYNERGY PLANNING INC.**

urban and rural planning - land reviews - project management

Tony U. Napolitano  
AT, BA (Hons), MEdes, RPP, MCIP  
Planner

  
Email: [tony.napolitano@synplainc.com](mailto:tony.napolitano@synplainc.com)  
Web: [www.synplainc.com](http://www.synplainc.com)

Mailing Address



## **Letters Received by Calgary Planning Commission**

PO Box 94059 Elbow River RPO  
Calgary, Alberta T2S 0S4

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## Letters Received by Calgary Planning Commission

1900 Watermark Tower  
530 -- 8 Avenue SW  
Calgary AB T2P 3S8

Telephone: (403) 777-0410  
Fax: (403) 269-3266  
www.gwira.com



October 5, 2017

VIA E-MAIL and COURIER

File Manager IMC #8073  
City of Calgary  
800 Macleod Trail SE  
P.O. Box 2100, Postal Station 'M'  
Calgary, Alberta T2P 2M5

Attention: Stephanie Loria

**RE: Application for Land Use Amendment LOC2017-0266 located at 6202 106 Ave SE (the "Subject Property") located in Dufferin North Distribution and Intermodal Industrial Park ("Dufferin Park")**

Dear Stephanie:

We write to you in response to the notice (the "**Notice**") received from the City of Calgary (the "**City**") with respect to the above noted land use amendment application being made by the City of Calgary - Real Estate & Development Services to re-designate the Subject Property from Industrial-General ("**I-G**") to Direct-Control/I-G ("**DC/I-G**") to accommodate its use as a Slaughter House (the "**Proposed Redesignation**"). The Notice was sent to us in our capacity as the advisor and manager to the owners of a neighbouring property located at 6301 106 Ave SE (the "**GWL Lands**") and the landlord to Home Depot (Canada) Inc., a flagship tenant in Dufferin Park.

For the reasons set forth below, we vehemently oppose the Proposed Redesignation for the purpose of allowing the Subject Property to accommodate a Slaughter House and chicken processing plant (the "**Slaughterhouse**") as noted in the Notice.

According to the City's Land Use Bylaw 1P2007 (the "**Land Use Bylaw**"), an I-G District is intended to be characterized by uses and buildings that have little or no relationship to adjacent parcels. However, as has been clearly shown in the case of its current location in Ramsay, chicken slaughterhouses create significant external impacts that negatively affect neighbouring properties, including, but not limited to: smell, noise from mechanical fans, feathers and other debris drifting from the back of trucks, the potential for ammonia leaks from refrigeration equipment and additional and incompatible traffic patterns. Such negative externalities make the Slaughterhouse use totally inconsistent with the I-G land use designation of the adjacent properties located within Dufferin Park, including the GWL Lands.



## Letters Received by Calgary Planning Commission

As noted in numerous media sources, the external impacts caused from the operations of the Slaughterhouse in Ramsay have resulted in numerous complaints from neighbouring residents and businesses, who have struggled with ongoing issues relating to noise and odour emanating from the Slaughterhouse. City Councillor for Ward 9 (where the Slaughterhouse is currently located), Gian-Carlo Carra ("**Carra**"), has recognized such nuisance and has indicated a strong desire to have the Slaughterhouse re-located outside of Ward 9. In an August 15, 2017 Calgary Herald article (the "**Article**"), Carra was quoted as stating that the Slaughterhouse "has been a thorn in the side of the community", as well as stating that the possible relocation of the Slaughterhouse is "very, very good news".

The Land Use Bylaw recognizes this issue in the fact that Slaughter House (as defined in the Land Use Bylaw) and other similar uses that create significant off-site externalities are specifically required to be sited in a Direct Control district, and by their omission from all other regular districts, are recognized to be generally incompatible with such other uses. In this instance, if the Subject Property is redesignated as DC/I-G to accommodate the Slaughterhouse, it would be to our knowledge, the only DC/I-G parcel in Dufferin Park or the adjacent Trotter Point subdivision, and out of keeping with the overall planning character of the area.

We note by way of example, that Alberta is currently home to 118 provincially licensed meat processing facilities, one of which is located in Edmonton, and one of which (the current Slaughterhouse) is located in Ramsay, Calgary. Such geographical locating of meat processing plants is evidence that generally, slaughterhouses and meat processing plants are best located in rural areas, or on the edges of municipalities so as to minimize the externalities to neighbouring landowners. While we take no opposition having the Slaughterhouse within City limits, this geographic disbursement does show that it is widely recognized that Slaughterhouse uses are largely incompatible with less intensive industrial uses.

The owners purchased the GWL Lands in anticipation of sharing the enjoyment of I-G zoning with other businesses whose operations are consistent with typical I-G uses, including, as listed in the Land Use Bylaw, those discretionary uses which may be expected to be located in Dufferin Park in the future: child care services, convenience food stores, kennels, outdoor cafés, pet care clinics and restaurants. These expected future uses are incompatible with sharing a business park with the Slaughterhouse due to the externalities caused by the nature of the operations of such a facility and would almost certainly be expected to lessen the likelihood of any such amenities locating in Dufferin Park, to the detriment of the GWL Lands and Dufferin Park generally.

In an expression of interest brochure published by the City in 2011, Dufferin Park was advertised as being zoned as I-G and the City's current online advertisements for Dufferin Park continue to market Dufferin Park as I-G, with its primary purpose as an intermodal transportation hub featuring leading retailers such as Home Depot Canada and Canadian Tire. These advertisements make no mention of Industrial-Heavy type uses (nor specifically DC/I-G for the Slaughterhouse) being contemplated within Dufferin Park, so this is not a case where the character of Dufferin Park has been changing over time towards Industrial-Heavy type uses more consistent with a Slaughterhouse and the Proposed Redesignation is a continuation of such process. Flagship tenants such as Home Depot Canada, on the one hand, are advertised on the City website as the leading developers and tenants in an effort to make Dufferin Park a more attractive investment for compatible uses consistent with the I-G zoning, yet, on the other hand, the result of the Proposed Redesignation is that they would be forced to deal with the noted externalities emanating from the Slaughterhouse use. We also believe prospective purchasers of the GWL Lands or other parcels within Dufferin Park would expect, as we did, that the Dufferin Park as a whole, including all neighbouring businesses, would be consistent with I-G use



## Letters Received by Calgary Planning Commission

and thus the Proposed Redesignation has the serious potential for devaluing the value of the GWL Lands and making Dufferin Park a much less attractive location for siting compatible I-G uses.

It has widely been reported in the media and on the City website at (<http://newsroom.calgary.ca/lilydale-plant-to-find-a-new-home-in-southeast-calgary-industrial-area/>) that the City desires to purchase the Ramsay lands where the Slaughterhouse is currently located in order to facilitate the LRT Green Line expansion project. According to the City's website, "The Green Line LRT was a major catalyst in moving negotiations forward between the City and Sofina Foods, Inc. The new transit line will require the land at 2126 Hurst Road SE to accommodate the elevated guideway for the future LRT line". Similarly in the Article, Carra was quoted as saying "the only way that this plant [the Slaughterhouse in Ramsay] was going to move was if there was a bigger, more compelling vision that brought with it sufficient resources to actually make the move viable... And that big strategic vision, of course, was the Green Line, and the community worked diligently on envisioning a better future and a much changed future of the community".

Although the terms of the purchase and sale agreement for the Subject Property have not been publicly disclosed, these public statements by Carra and on the City website raise the very serious question of whether the Proposed Redesignation and relocation of the Slaughterhouse to the Subject Property is being proposed because it is truly a suitable location from a planning perspective, or whether the City as the owner of the Subject Property and the applicant for the Proposed Redesignation, is relocating the Slaughterhouse in order to advance the Green Line or for other reasons, without due regard to the very serious planning considerations that the Proposed Redesignation raises for the Subject Property and the impact on the GWL Lands and the existing and future land uses in Dufferin Park.

We also note the existence of, and the owners purchased the GWL Lands in reliance upon, the Southeast 68 Street Industrial Area Structure Plan (the "**ASP**") which specifies at Policy 7.2.1 of the ASP that both the Subject Property and the GWL Lands are located within the Industrial – Medium Area. That policy states that the "purpose of this area is to provide opportunities for medium industrial uses within the context of a fully serviced Industrial park". In providing definitions underlying this purpose, the ASP also makes reference to "Industrial Medium Use", which requires reference to s.203.3(a)(i)(A) of the Land Use Bylaw, which itself provides that the manufacturing, fabricating and processing of goods, food, beverages, products or equipment can only be undertaken in an Industrial – Medium Area, **"provided live animals are not involved in any aspect of the operation"** (emphasis added). This policy under the ASP is entirely at odds with the Proposed Redesignation of the Subject Property for use as a Slaughter House, which by definition under the Land Use Bylaw, means a use "where live animals are processed into food for human consumption". This results in a clear conflict with the ASP that would arise by allowing the Proposed Redesignation, and we therefore strongly object to the Proposed Redesignation and additionally note that it is potentially problematic at law, given that s.641(2) of the Municipal Government Act requires that in regulating and controlling the use or development of land or buildings in a direct control district, the council may only exercise such functions "subject to any applicable statutory plan".

While we take no position with precisely where the Slaughterhouse may be situated elsewhere in the city, it would be expected that given the significant externalities, that the Slaughterhouse would be most appropriately moved to land currently designated as, or consistent with, an Industrial-Heavy District as more compatible with the uses listed in the Industrial-Heavy section of the Land Use Bylaw. According to the Land Use Bylaw, "the Industrial Heavy District is intended to be characterized by: (a) industrial uses that typically



## Letters Received by Calgary Planning Commission

have significant external nuisance effects that are likely to impact their land and neighbouring parcels....(c) buildings that are generally purpose-built that are not easily adaptable to other uses ...and (h) developments that require thorough scrutiny and wide discretion by the Development Authority".

The Slaughterhouse is consistent with criteria (a) set forth for Industrial-Heavy districts due to the externalities inherent with the nature of operations of a Slaughter House. It is also consistent with criteria (c) above as the Slaughterhouse will almost certainly be purpose-built for slaughtering and processing chickens; any other industrial business would not likely be able to take over use of the building without extensive renovations and clean-up. Finally, the Slaughterhouse is consistent with criteria (h) above as the Slaughterhouse would almost certainly attract additional scrutiny in its planning, due to the unique nature of the operations of such a facility. That additional planning scrutiny is required is even more borne out by the fact that the Land Use Bylaw itself recognizes that a Slaughter House use may only be situated in a Direct Control district, and cannot be the subject of a routine planning decision.

From a review of the City website, it appears that the City does not currently have available for sale any parcels zoned as Industrial – Heavy which might be made available to the proposed purchaser of the Subject Property and accordingly, it additionally calls into question whether the Proposed Redesignation may be more a matter of convenience or expediency as part of the City's purchase of the Ramsay lands for the Green Line, rather than the Proposed Redesignation being thoughtfully considered on its own merits. In this regard, we note that we have not been provided with copies of any studies or other materials typically submitted by applicants in support of land use redesignations showing the Subject Property to be appropriate for a Slaughterhouse use and request that we be provided with any such studies and materials that have been made available by the applicant.

We are also concerned about the potential for negative environmental and health impacts of the Slaughterhouse on the persons regularly employed on and those visiting the GWL Lands and with potential impacts to the Western Headworks Canal ("WHC") which is located immediately northwest of Dufferin Park. With respect to the potential health impacts on persons on the GWL Lands, in addition to the odour, debris and potential for undue noise, we are very concerned about potential ammonia leaks that can lead to serious emergency consequences deleterious to human health. In that regard, we note that in its current location, the Slaughterhouse has reportedly experienced close to a dozen ammonia leaks and in 2009, Lilydale Inc. was fined \$180,000 in connection with one such leak. This is and should be of deep concern to all neighbours in Dufferin Park.

With respect to the WHC, which travels through Calgary, collecting storm water for the Western Irrigation District, and provides irrigation water to more than 96,000 acres of land and supplies municipal water to 12,000 people, the Proposed Redesignation also creates an increased risk of bio-effluent discharges that would potentially be extremely damaging to this important water resource.

Finally, while we have not seen detailed plans for the Slaughterhouse nor have we had the opportunity to review any impact assessments or studies that we expect would be prepared and submitted by the applicant to the City in connection with the Proposed Redesignation application, we are concerned about the potential negative impacts the Slaughterhouse may have on the GWL Lands and neighbouring lands in Dufferin Park with respect to infrastructure demands, including water service, wastewater and traffic. Specifically, we are concerned that the Proposed Redesignation and the potential water use required to properly maintain sanitary conditions, given the number of employees and nature of the anticipated activities of the Slaughterhouse may negatively affect the water



## Letters Received by Calgary Planning Commission

flow rate to surrounding businesses, including the GWL Lands. Similarly, we are concerned about the potential for increased burdens on wastewater and solid waste disposal and whether the Slaughterhouse would require specialized drainage and sewage systems and the potential risk of contamination caused by such wastewater or overtaxing of existing wastewater and sewage systems. Finally, we are concerned of the possibility of increased traffic due to the amount of solid waste produced from discarded chicken carcasses, as well as increased volume of trucks bringing live chickens in, and processed meat out.

For the reasons noted, we vigorously oppose the re-designation of the Subject Property to DC/I-G as a wholly inappropriate location for the Slaughterhouse. The Slaughterhouse should on a reasoned basis, be re-located to an area consistent with Industrial-Heavy uses as the Slaughterhouse is far more compatible with such uses, and it should not be sited in Dufferin Park generally nor the Subject Property, specifically, as utterly inappropriate, given the specific planning considerations noted.

We intend to vigorously oppose the Proposed Redesignation of the Subject Property and any attempts to relocate the Slaughterhouse to Dufferin Park and we request that you provide any and all further information relating to the Proposed Redesignation as it becomes available.

Should you wish to discuss the foregoing, please contact Steve Burnie at 403 777 4292.

Sincerely,  
**GWL Realty Advisors INC.**



Tom Sullivan  
Senior Vice President, Western Canada

cc. Home Depot of Canada Inc.  
cc. Great-West Life Assurance Company and London Life Insurance Company  
cc. Shane Keating, Councillor Ward 12







## Calgary Planning Commission Motions and Amendments

**2018 March 22**

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- Synergy Planning Inc dated 2018 March 21;

as distributed, and directs it to be included in the report as Attachment 6.

**Moved by: J. Gondek**

**Carried: 7 – 0**







## Calgary Planning Commission Member Comments

Reasons for Approval from Ms. Juan:

- I fully support this application. The proposed land use is appropriate with an I-G base at this location, given the surrounding land uses are primarily I-G. The use itself likely should be easily accessed through a transit network for employees, which this location was. This proposed land use also speaks to creating a resilient food system within Calgary, processing is a big part of that food system sustainability.

Reasons for Approval from Mr. Foht:

- I supported the application to amend the land use as recommended by Administration for the following reasons:
  - 1) The use is a industrial use and is appropriate for a heavier industrial area.
  - 2) The Applicant has proved in a current location; that it will provide the answers to reduce sound and smell.
  - 3) The details of design, berming and special measures for noise and smell reduction will be provided in the development permit.
    - Notwithstanding, that this application must be reviewed or it planning merits, this operation specifically will retain of 500 jobs in Calgary.
  - 4) The site is relatively near a current bus and Calgary Transit is considering a dedicated shuttle from the existing transit stop to a stop close to this site. I encourage this strategy tin provide public transit will provide service to other businesses in the area like Home Depot.

Reasons for Approval from Mr. Scott:

- I support the recommendation of Administration to support the proposed land use redesignation and proceed with Council consideration of the land use at the Public Hearing on the technical planning considerations presented in the report to Planning Commission. Although the merits and suitability of the use in the context of this location and the I-G base district require further evaluation, the proposed Direct Control designation is supportable on the following basis:
  - Administration has stated the required analysis and studies to support the use will be conducted at the Development Permit stage;
  - We understand from Administration the Development Permit is very close to being finalized for submission, which will provide a greater level of certainty that outstanding technical and potential impact issues raised during the land use application circulation process will be evaluated in short order; and
  - The Development Permit will be referred to Calgary Planning Commission for final decision.







# PROPOSED

CPC2018-0295  
ATTACHMENT 9

## BYLAW NUMBER 157D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0266/CPC2018-0295)**  
\*\*\*\*\*

**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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

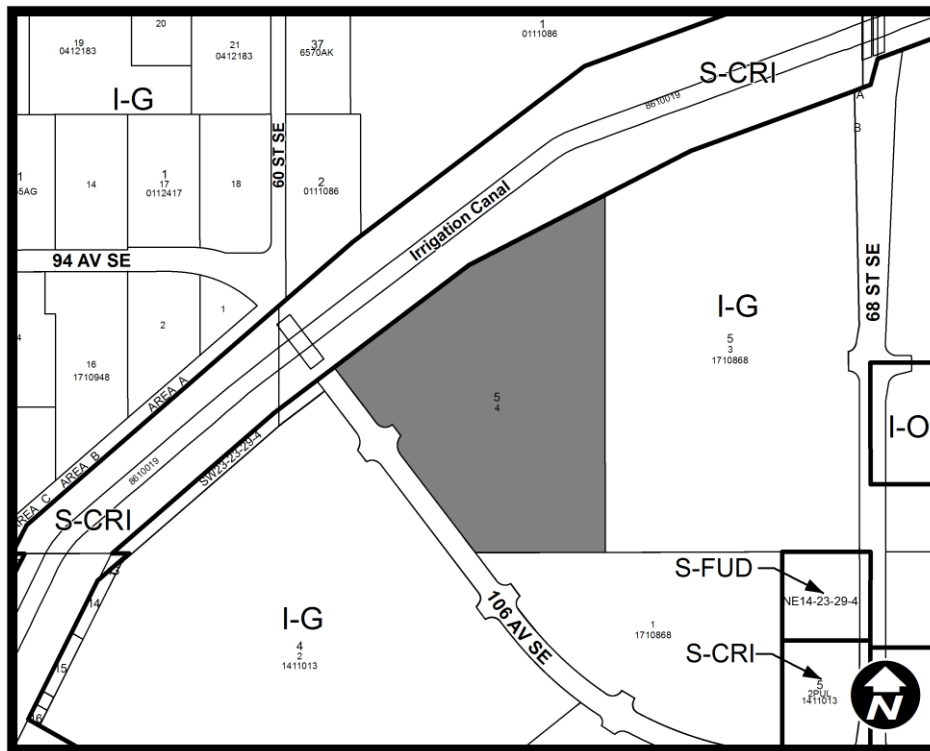
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



**AMENDMENT LOC2017-0266/CPC2018-0295  
BYLAW NUMBER 157D2018**

**SCHEDULE A**

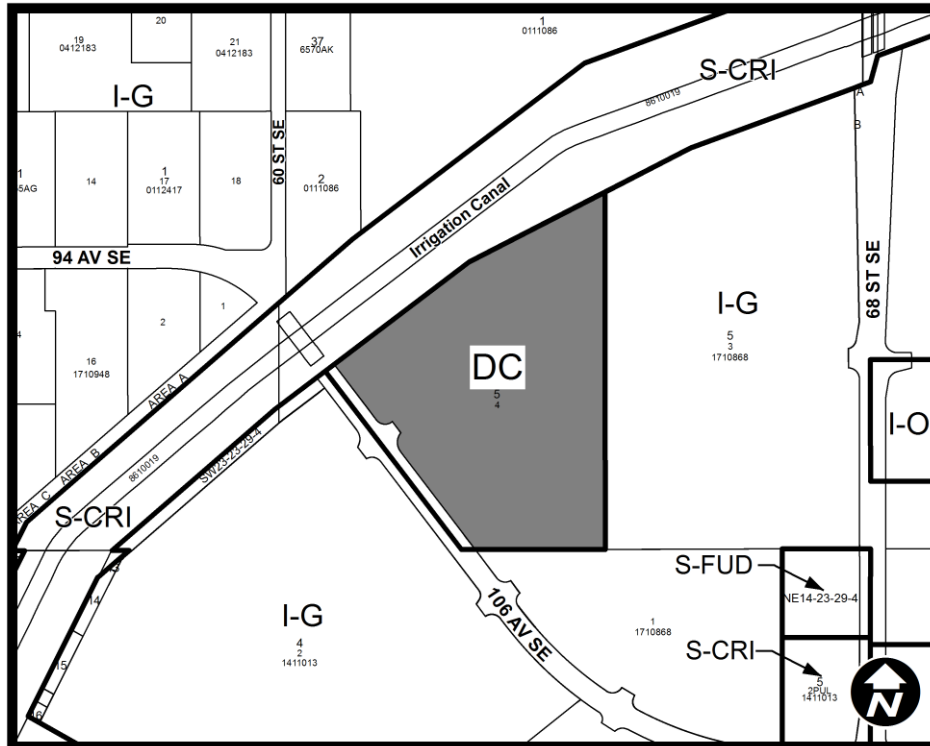




# PROPOSED

AMENDMENT LOC2017-0266/CPC2018-0295  
BYLAW NUMBER 157D2018

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) be characterized by the same types of **uses, buildings** and **parcels** generally found in the Industrial – General (I-G) District; and
- (b) accommodate the **use** of **Slaughter House**.

#### 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.



# PROPOSED

AMENDMENT LOC2017-0266/CPC2018-0295  
BYLAW NUMBER 157D2018

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

## Discretionary Uses

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

- (a) **Slaughter House.**

## Bylaw 1P2007 District Rules

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

## Rules for Slaughter House

- 7 (1) For an application for a ***development permit*** for a **Slaughter House**, the ***Development Authority*** may require:
- (a) an operational management plan, completed by a qualified professional, that includes information on:
    - (i) the management, mitigation and discharge of airborne emissions, including odour;
    - (ii) public response and communications;
    - (iii) waste management;
    - (iv) noise, vibration and dust control; and
    - (v) traffic and transportation management; and
  - (b) any other information that is deemed appropriate by the ***Development Authority***.
- (2) A **Slaughter House** must always be notice posted in this Direct Control District.





April 18, 2018

To Whom It May Concern:

RE: Sofina Foods and the Ramsay Community Association

The Ramsay Community Association has had a very good relationship with Sofina Foods ever since they took over the contentious Lilydale chicken processing plant in Ramsay. Not only have they attended our community association meetings for information and question-and-answer sessions, but also they gave us an open line of communication through a dedicated phone number published in our newsletter.

Sofina Foods has been a good neighbour, and they are as diligent in reporting any changes they are making to the facility as they are answering questions and concerns from our association.

Please feel free to contact me for any further information or discussion.

Sincerely,

John Holt

President, Ramsay Community Association

[President@ramsaycalgary.ca](mailto:President@ramsaycalgary.ca)

403-399-0134



**Ramsay Community Association**  
1136 8th Street SE, Calgary, T2G 2Z7

p: 403.265.4898  
@ [general@ramsaycalgary.ca](mailto:general@ramsaycalgary.ca)  
w: [ramsaycalgary.ca](http://ramsaycalgary.ca)



**Rowe, Timothy S.**

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**From:** robin@grouperdenux.com  
**Sent:** Saturday, April 28, 2018 10:14 PM  
**To:** Public Submissions  
**Subject:** May 7, <web submission> LOC2017-0266

April 29, 2018

Application: LOC2017-0266

Submitted by: Robin Kelley

Contact Information

Address: 545 Beaver Lake Road

Phone: (250) 686-4746

Email: robin@grouperdenux.com

Feedback:

Hello. I do not want to sound like a NIMBY so I will try to avoid it. I like meat and realize that it needs a home to be butchered. This being said we are currently under preconstruction for a multibay industrial building in Point Trotter. We were sold on the park as being a newer park for smaller users striving to have good urban design and green features. Long term we saw it as being a more manufacturing type version of Eastlake. Our concerns with a slaughterhouse nearby in Dufferin are with respect to odors. We acknowledge that they need to be somewhere. However we implore council that if they are to be located in the vicinity of what we were sold as a new generation clean industrial park, they be required to implement the most stringent of newest technologies to provide a guarantee that odours are to be abated to the maximum level. If point trotter smells like the town of Brooks it will be a pox on everyone, including council. Warm regards, Robin



**Planning & Development Report to  
SPC on Planning and Urban Development  
2018 April 30**

**ISC: UNRESTRICTED  
PUD2018-0355  
Page 1 of 3**

**Repeal and Replacement of Bylaw 4M2018 – Designation of the Fairey Terrace as a Municipal Historic Resource**

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**EXECUTIVE SUMMARY**

This report seeks to repeal and replace Bylaw 4M2018, approved by Council 2018 January 23, which designated the Fairey Terrace (1111 3 ST SE) as a Municipal Historic Resource under the Alberta Historical Resources Act.

Bylaw 4M2018 was subsequently found to contain an error in the legal description for the designated site, preventing registration of the bylaw on the property's certificate of title. Correction of the error requires repealing the existing bylaw and replacing it with a new bylaw including the correct legal description.

Administration is implementing changes to the review process for designation bylaws to prevent similar errors in the future.

**ADMINISTRATION RECOMMENDATION:**

That the SPC on Planning and Urban Development recommends that Council ADOPT, by bylaw, the proposed designation of the Fairey Terrace as a Municipal Historic Resource and REPEAL Bylaw 4M2018.

**RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2018 APRIL 30:**

That Council give three readings to **Proposed Bylaw 25M2018**, designation of the Fairey Terrace as a Municipal Historic Resource and REPEAL Bylaw 4M2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2018 January 23 Public Hearing Meeting of Council, Council approved Bylaw 4M2018, to designate the Fairey Terrace as a Municipal Historic Resource.

**BACKGROUND**

Through report PUD2018-0047, Council designated the Fairey Terrace as a Municipal Historic Resource. Subsequently, an error was discovered in the bylaw in the legal description for the subject property. This error prevents the designation bylaw (4M2018) from being registered on the property's certificate of title, as required in the Alberta Historical Resources Act.

Preparing reports and proposed historic designation bylaws is a well-established practice for Administration, and processes exist for creating and reviewing their content. In 2016, 8 sites on the *Inventory of Evaluated Historic Resources* were designated as Municipal Historic Resources, and 11 sites were designated in 2017. Draft bylaws use standardised formats and are reviewed internally by Heritage Planning and Law. In confirming the legal details of the property to be designated, both groups reference the current certificate of title accessed through Alberta Registries.

The error in Bylaw 4M2018 was created when an outdated certificate of title was mistakenly ordered from the Alberta Land Titles online service instead of the active title for that land parcel, resulting in a superseded legal description being listed in the bylaw. Although the bylaw draft



## **Repeal and Replacement of Bylaw 4M2018 - Designation of the Fairey Terrace as a Municipal Historic Resource**

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was reviewed as per standard practice, the certificate of title being referenced was incorrect in this case, and the error was not found until bylaw 4M2018 was to be registered for the property.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

In order for the Fairey Terrace to be designated as a Municipal Historic Resource under the Alberta Historical Resources Act as adopted by Council, the approved bylaw containing the error (4M2018) must be repealed and replaced with a bylaw reflecting the current legal description.

Without repeal and replacement of Bylaw 4M2018, the current bylaw will not offer the protection or benefit to the Fairey Terrace under the Alberta Historical Resources Act as intended.

Heritage Planning will implement an additional review of legal description details for all future proposed designation bylaws to avoid further errors of this nature.

### **Stakeholder Engagement, Research and Communication**

Upon identification of the error in Bylaw 4M2018, a representative for the property owner was contacted via phone and email to advise of the situation and the procedure to request repealing and replacing the existing bylaw.

A new 'Notice of Intention' to designate the property per the Alberta Historical Resources Act was received by the property owner 2018 March 5 – satisfying the 60-day notice requirement of the Act.

The owners of Fairey Terrace reviewed the new proposed designation bylaw including the corrected legal description, and have expressed in writing that they are in agreement with it being presented to the SPC on Planning and Urban Development, and Council (Attachment 2).

The Calgary Heritage Authority has expressed support of this new proposed designation bylaw as outlined in Attachment 3 to this report.

### **Strategic Alignment**

N/A

### **Social, Environmental, Economic (External)**

N/A

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

N/A

#### ***Current and Future Capital Budget:***

N/A



**Planning & Development Report to  
SPC on Planning and Urban Development  
2018 April 30**

**ISC: UNRESTRICTED  
PUD2018-0355  
Page 3 of 3**

## **Repeal and Replacement of Bylaw 4M2018 - Designation of the Fairey Terrace as a Municipal Historic Resource**

---

### **Risk Assessment**

No risks have been identified in adopting the proposed designation of Fairey Terrace as a Municipal Historic Resource and repealing the existing designation of Fairey Terrace (Bylaw 4M2018). Bylaw 4M2018 was requested by the property owner, and approved by Council.

If this error is not corrected, the designation cannot be registered through Alberta Land Titles and designation as a Municipal Historic Resource will not be completed. This would preclude the property owner from eligibility for conservation incentives that designation provides.

### **REASON(S) FOR RECOMMENDATION(S):**

Council previously adopted Bylaw 4M2018 to designate the Fairey Terrace as a Municipal Historic Resource, as formally requested by the owners of the property.

Completing the process of designation under the Alberta Historical Resources Act (Section 26) requires correcting the error identified in Bylaw 4M2018 through repealing and replacing the existing bylaw.

### **ATTACHMENT(S)**

1. Attach 1 – Proposed Bylaw **25M2018**
2. Attach 2 – Updated Bylaw Agreement from Owner – PUD2018-0355
3. Attach 3 – Updated Calgary Heritage Authority Letter of Support – PUD2018-0355







# PROPOSED

PUD2018-0355  
ATTACHMENT 1

## BYLAW NUMBER 25M2018

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE FAIREY TERRACE AS A MUNICIPAL HISTORIC RESOURCE AND TO REPEAL BYLAW 4M2018 \*\*\*\*\*

**WHEREAS** the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate real property as a Municipal Historic Resource whose preservation City Council considers to be in the public interest because of its heritage value;

**AND WHEREAS** the owners of the Fairey Terrace have been given sixty (60) days’ written notice of the intention to pass this Bylaw in accordance with the *Act*;

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

#### SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Fairey Terrace as a Municipal Historic Resource and to Repeal Bylaw 4M2018”.

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Fairey Terrace located at 1111 3 Street S.E., legally described as PLAN 0110330; BLOCK 79; LOT 41 EXCEPTING THEREOUT ALL MINES AND MINERALS as shown on attached Schedule “A” (the “Historic Resource”) is hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereby known as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are specifically described or identified in the attached Schedule “B”.

#### PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-



# PROPOSED

BYLAW NUMBER 25M2018

regulated Portions"). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

## COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

## EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

## SCHEDULES

7. The schedules to this Bylaw form a part of it.

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

8. Bylaw 4M2018 is hereby repealed.
9. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

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

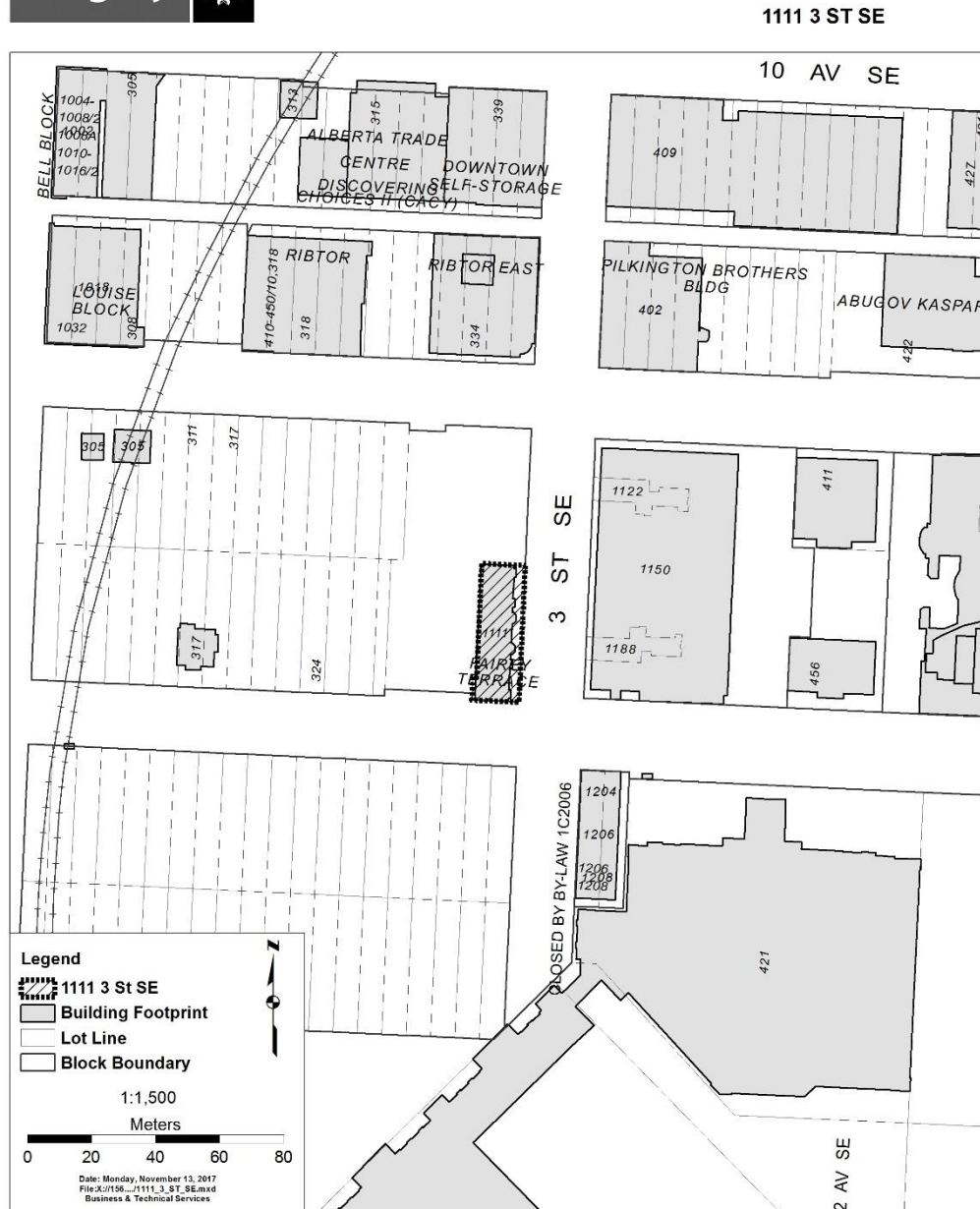
SIGNED ON \_\_\_\_\_



# PROPOSED

BYLAW NUMBER 25M2018

## SCHEDULE "A"





## SCHEDULE “B”

### **Description**

The 1906 Fairey Terrace is an early two-storey, Classical Revival-style residential terrace apartment building of solid masonry construction. The six original units are paired around three prominent double entries with wide reconstructed porticos flanked by projecting two-storey bays, with semi-hexagonal bay windows for the centre units and square bays at the ends. The symmetrical red-brick façade also features a flat roof with shaped parapet and brick cornice, as well as a rock-faced sandstone foundation trim. The building is located between the busy 11<sup>th</sup> and 12<sup>th</sup> Avenue traffic corridors in the east part of Beltline formerly known as Victoria Park, one of Calgary's earliest inner city communities. It is situated across from the 1910 Dafoe Terrace and Stampede grounds to the south, and the warehouse district to the north.

### **Heritage Value**

As a 1906 apartment built for professionals, and a community landmark, Fairey Terrace is symbolic of early Victoria Park, where a rich variety of building types developed to serve a wide range of social classes and land uses. Dating to Calgary's settlement, the subdivision was registered by the CPR in 1888. Once established as Calgary's regional distribution centre the CPR, with its rail yards located along Victoria Park's northern boundary, enabled a warehouse district to develop along 10th, 11th and 12th Avenues supporting associated commerce and light industry. To serve workers, merchants and professionals in the warehouses, rail yards and downtown, a range of residences from cottages to high-end apartments developed in the south part of the community.

The owner and developer was Calgary contractor and real estate developer Frank Fairey (ca1862-1926), who emigrated from England in 1884, and was working in Calgary by 1898, residing in Victoria Park. He worked with the F.W. Mapson & Co. property management firm established in 1903 with partners Frederick Mapson and Bertram Durrell, and their businesses were backed by Alberta Land Co., for which Oscar Devenish was secretary. He developed the Louise Block, named for his wife, and was an owner and possibly builder of the Carolina Apartments. In 1906, Fairey acquired a double corner lot on 3<sup>rd</sup> Street across from Victoria School.

The 6-unit row house has design value as a rare example of early terraced housing in Calgary. Although they were built in Canada from Colonial times (where they were called *rowhouses*) and popular in Ontario, they were controversial in Alberta and rare until the 1970s. Their shared party walls reduced land and building costs, but also meant reduced air, light and privacy; rents were high relative to an equivalent detached home in a good district. Only a few early Calgary terraces exist: Dafoe, High School and Alexandra Terraces, and Hamilton Apartments. Fairey Terrace's two-storey, 7-room units with fir woodwork and skylights, were designed for average-income professionals, clerks and shop keepers.

The building further possesses value for its Classical Revival Style architecture. Another advantage of terrace apartments is that their façades could be treated cohesively, typically with classical decoration, to present as a single façade which was grander than what the individual unit owners could afford. Unifying elements include the shaped parapet and uniform fenestration, as well as Romanesque-inspired corbelled brick cornices and rock-faced sandstone detailing. The units are paired around three impressive double entries with Georgian-inspired pedimented porticos (reconstructed), which are flanked by projecting two-storey, semi-hexagonal and square bays. By 1911, Victoria Park was fully developed, with streetcar service along 12<sup>th</sup> Avenue. Around 1913 Frank retired to Elbow Park but continued to own the terrace for the rest of his life.



The apartments passed to Louise upon his death, continuing under Durrell's management through the mid-1940s. For the next three decades, Smolensky family members were the long-time owners. Merchant David Smolensky and his brother, Benjamin, an electrician and engineer, were sons of Rabbi Simon Smolensky, an important Calgary Jewish spiritual leader. During the same period, the rabbi and other Smolensky family members owned Dafoe Terrace, and the units for both were divided into progressively smaller suites, eventually tripling occupancy. Through the end of the Second World War most of Calgary's Jewish population lived east of Centre Street between the Bow River and 12<sup>th</sup> Avenue, including northeast Victoria Park, after which there was a gradual movement westward and into more prosperous suburbs. Since then, the building has been owned by developers, including the current long-time owner since 1981. It was recognized as a Provincial Historic Resource in 1987 and in 1999, was converted to commercial uses.

### Character-Defining Elements

Key elements that define the heritage character of the Fairey Terrace include its:

- form, scale and massing as expressed by its two-storey, rectangular plan with long façade;
- six-unit residential terrace (row) house form, each unit with two bays;
- flat roof with brick parapet (shaped parapet with coping on front wall and corbelled brick cornice at base; stepped parapet on end walls with brick detail on top edge); brick chimney with brick detailing;
- solid masonry construction with solid masonry fire walls; tie rod anchors in the end walls; original red-brick cladding in stretcher bond pattern on front and side walls; sandstone trim and rock-faced sandstone foundation;
- additional Classical Revival Style details including: stacked square bays and semi-hexagonal bay windows; parapet gables with brick roundels in the peak; red-brick cladding with sandstone trim; flat roof with shaped parapet; symmetrical façade; flat-roofed wooden porticos over the three double entranceways, with pediments and entablatures supported on columns, each double entry with wide steps; use of rock-faced sandstone;
- original fenestration pattern on all façades; original window openings; two-storey stacked semi-hexagonal bay windows; tall vertical, double-hung, wooden-sash windows, main floor windows with transoms; sandstone lintels and lug sills; three sets of paired wooden entry doors, each door with glazed panel, sidelights, transom and sandstone lintel;
- location on front property line with very shallow landscaped front setback; and
- location across from Victoria School and Dafoe Terrace, and close to Stampede (formerly Victoria Park) exhibition grounds and warehouse district.

### REGULATED PORTIONS

#### 1.0 East Façade

The following elements are regulated:

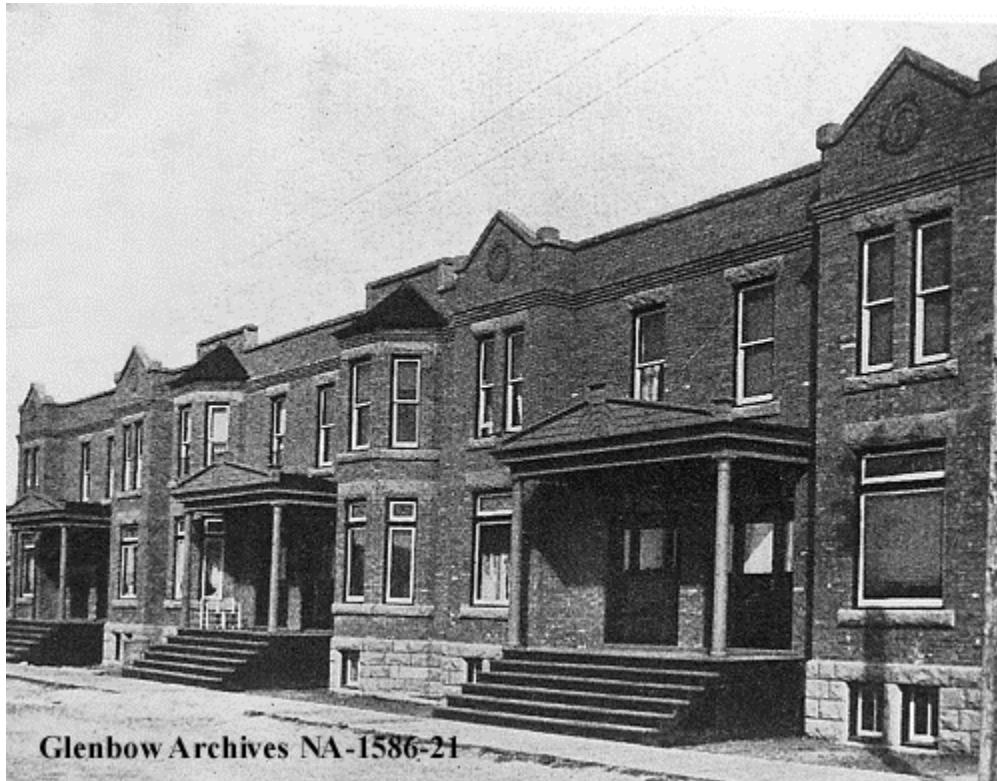
- The red brick exterior wall including corbelled cornices, parapets and roundel ornamentation laid in the parapets (Images 1.1, 1.2);
- The sandstone detailing comprising foundation, lintels and window sills (Images 1.1, 1.2);
- The fenestration /windows, and their frames and sashes (replacements) (Images 1.1, 1.2);
- The six doorways and their assemblies (replacements) (Images 1.1, 1.2, 1.3); and



# PROPOSED

BYLAW NUMBER 25M2018

- The three open porches (replacements in kind) with classical wood supports wood-shingle pediments and tongue-and-groove ceilings; (Image 1.3).



(Image 1.1: Historic view of East Façade, ca. 1906 – Glenbow Archives NA-1586-21)



(Image 1.2: East Façade)



# PROPOSED BYLAW NUMBER 25M2018



(Image 1.3: Detail view of an East Façade porch and replacement doorway assemblies)

## 2.0 North Façade

The following elements are regulated:

- The red-brick exterior wall and parapet (Image 2.1).



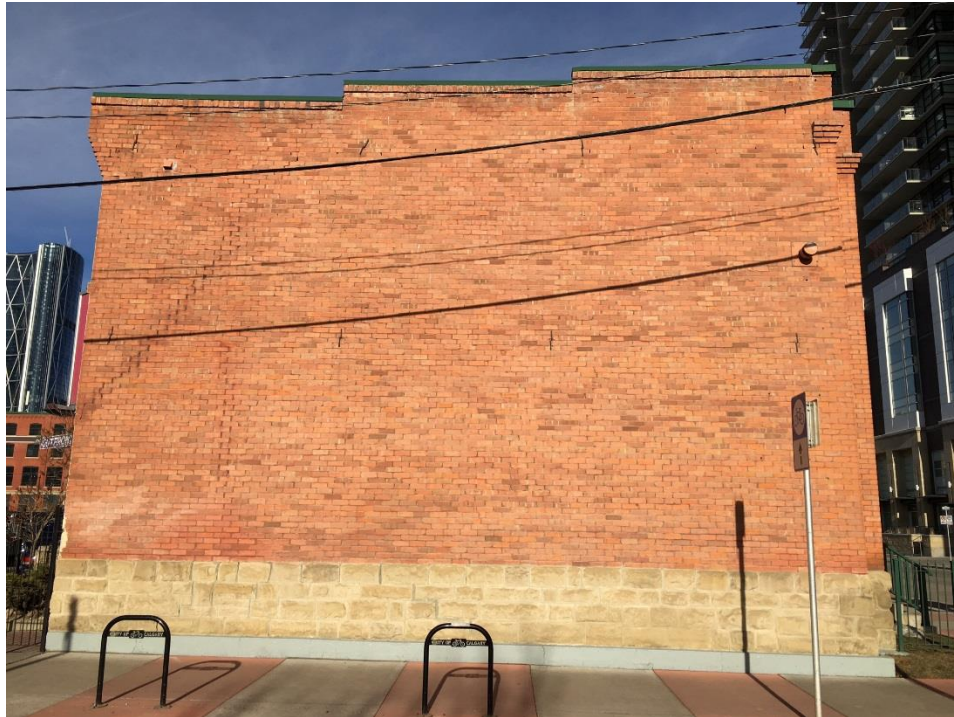
(Image 2.1: North Façade)



### 3.0 South Façade

The following elements are regulated:

- The red-brick exterior wall and parapet, and sandstone foundation (Image 3.1)



(Image 3.1: South Façade)

### 4.0 Form, Scale and Massing

The following elements are regulated:

- The building's two-storey, flat roof, rectangular and symmetrical form with projecting East façade window bays (Images 1.1, 1.2, 2.1, 3.1).

### 5.0 Structural Elements

The following elements are regulated:

- Those portions of the building constituting its structural framework and composition (to preclude facadism), including the West Wall and the flat roof.

### 6.0 Land

The Land is regulated as follows:

- The building's existing location and placement on the property; and
- any development of any portion of the property (as shown on attached Schedule "A") shall be undertaken in a manner that does not negatively impact the Regulated Portions of the Fairey Terrace or its historical, landmark character.



## SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

### **The Standards**

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

### **General Standards (all projects)**

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any



extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

## **Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

## **Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## **Guidelines**

The full text of the *Standards and Guidelines* is available online through [www.historicplaces.ca](http://www.historicplaces.ca), or from:

Parks Canada National Office  
25 Eddy Street  
Gatineau, Quebec K1A 0M5





Updated Bylaw Agreement  
from Owner

PUD2018-0355  
Attachment 2

March 27, 2018

Abugov Kaspar  
200, 422 – 11 Ave SE  
Calgary Alberta T2G 0Y4

As the representative of the owner of 1111 3 ST SE, "Fairey Terrace", and having previously requested that the "Fairey Terrace" be designated as a Municipal Historic Resource through Bylaw 4M2018, I hereby declare that, having read the *Proposed Wording for a Bylaw to Designate the Fairey Terrace as a Municipal Historic Resource and to Repeal Bylaw 4M2018*, I am in agreement with its content being presented at the Standing Policy Committee on Planning and Urban Development, and City Council.

Otto B. Macko

\_\_\_\_\_  
Name of Owner Representative (Printed)

\_\_\_\_\_  
Signature

A handwritten signature in blue ink, appearing to read "Otto B. Macko", written over a horizontal line.









March 28, 2018

Dear Members of Planning & Urban Development:

**Re: Repeal and Replacement of Bylaw 4M2018 –  
Designation of the Fairey Terrace as a Municipal Historic Resource**

The Calgary Heritage Authority (CHA), in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the repeal and replacement of Bylaw 4M2018 to correct the error discovered in that bylaw.

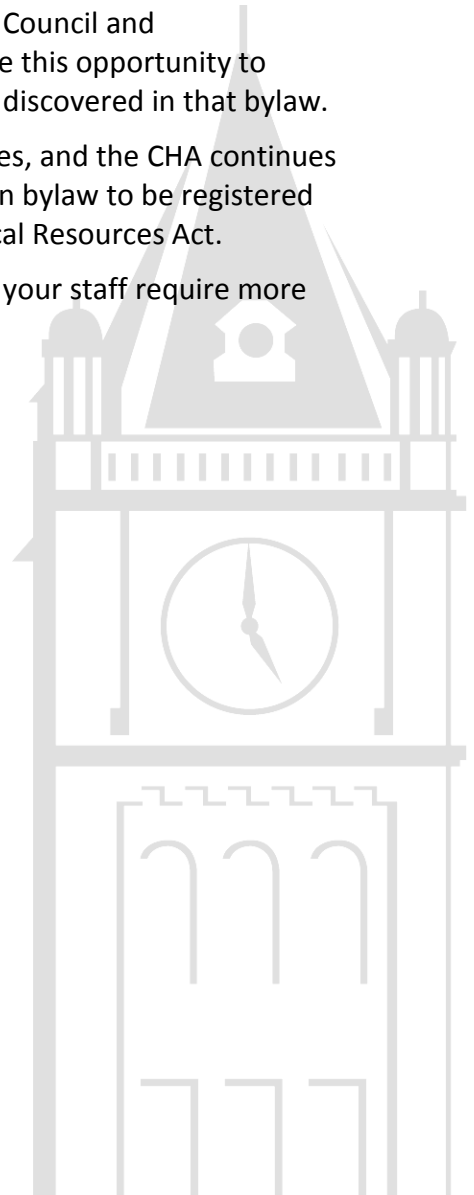
Fairey Terrace is listed on the CHA Inventory of Evaluated Historic Resources, and the CHA continues to support its designation, including this correction to allow the designation bylaw to be registered on the property's certificate of title in accordance with the Alberta Historical Resources Act.

Thank-you for your thoughtful consideration on this matter, should you or your staff require more information please contact our executive director, Josh Traptow at [josh@calgaryheritageauthority.com](mailto:josh@calgaryheritageauthority.com).

Sincerely,

A handwritten signature in black ink that reads "P. Heard".

**Pam Heard**  
**Chair, Calgary Heritage Authority**









**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO COUNCIL ON**  
**MONDAY, 2018 May 7**

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BYLAW 25D2018  
Being a Bylaw of The City of Amend the Land Use Bylaw 1P2007  
(Land Use Amendment LOC2016-0330)

Second Reading  
Third Reading

NOTE: Second and third reading were withheld on 2018 January 22 and Administration was directed to return to Council when Calgary Planning Commission conditionally approved the development permit, or by 2018 June, whichever was earlier. This tabulation is to advise that the development permit was conditionally approved by Calgary Planning Commission on 2018 April 19 (Attachment 1).

---

Background: The public hearing and first reading of Bylaw 25D2018 was held on 2018 January 22.

Ineligible to Vote: None

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Excerpt from the Minutes of the Regular Public Hearing Meeting of Council, held 2018 January 22 06:

“That with respect to Report CPC2018-025 the following be adopted:

Council:

That Council:

1. Adopt the proposed redesignation of 5.80 hectares  $\pm$  (14.33 acres  $\pm$ ) located at 2580 Southland Drive SW and 2669 Oakmoor Drive SW (Plan 731603, Block 10, Lots 2 and 3) from Commercial – Community 2 (C-C2f0.32h16) District to DC Direct Control District to accommodate a mixed use development, in accordance with Administration’s recommendation;
2. Give first reading to the proposed Bylaw 25D2018; and
3. WITHHOLD second and third readings of Bylaw 25D2018 and direct administration to work with the applicant, and the area Councillor on



potential development permit issues and potential amendments to the Land Use and to return to Council:

- a. no later than 2018 June, or
- b. when the Calgary Planning Commission has conditionally approved the development permit application, whichever is earlier.

**ROLL CALL VOTE:**

For: Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Woolley

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

**CARRIED”**

**ATTACHMENT**

1. Development Permit (DP2016-5076) Summary



## **Development Permit (DP2016-5076) Summary**

The public hearing and first reading of Bylaw 25D2018 (land use amendment for Oakridge Crossing – Calgary Co-op) was held on 2018 January 22. As directed by Council, Administration worked with the applicant and the area Councillor, on potential development permit amendments and potential amendments to Bylaw 25D2018. The results of these discussions were: the reduction in the building height for one of the multi-residential buildings (from seven to six storeys), the reduction in total number of residential units (270 to 249) and the development of a long-term concept plan to illustrate potential future development on the site (see Figure 2). The long-term concept plan includes densification on the east and south portions of the site. Further, the concept plan shows the additions of buildings, the enhancement of the public realm with public plazas, improved pedestrian connections, and the removal of surface parking (which is intended to be below the buildings as they are constructed). No amendments to the proposed land use bylaw 25D2018 were deemed necessary.

### **Administration's Reason(s) for Recommendation**

This application is for a comprehensive mixed-use development on an existing commercial site in an established community. It presents a tremendous opportunity to realize the goals and policies of the Municipal Development Plan (MDP) for building complete communities, supporting intensification, providing greater housing and employment choices, creating high quality urban environments and providing primary transit services within Neighbourhood Activity Centres. The application underwent an extensive four-phase public engagement program consisting of online surveys, workshops, open houses and other various other engagement methods. The final development permit drawings represent a collaborative process of design between the applicant, The City of Calgary and the community.

### **Calgary Planning Commission Comments and Decision**

Calgary Planning Commission conditionally approved the development permit, subject Council giving second and third reading of Bylaw 20D2018, at their meeting on 2018 April 19. Discussion on the development permit focused on issues relating to: pedestrian safety, site layout, and landscaping. Commissioners voted unanimously to support the proposed development permit; however, they did add several conditions to the permit that would have to be met prior to its release. The additional conditions pertain to the following:

- improving pedestrian access along Oakmoor Drive SW and 24 Street SW intersection in a manner similar to the NW portion of the site;
- executing and registering on title a Public Access Easement Agreement with The City of Calgary to ensure that the public access to the site is maintained and will not be obstructed;
- exploring the relocation of a pedestrian access along the west property with a neighbouring condo association; and
- the developer removing the porkchop island at the intersection of 24 Street SW and Oakmoor Drive SW to facilitate improved vehicular movement around the site.

All the amendments noted above received unanimous consent from Commission members.



## Development Permit (DP2016-5076) Summary



Figure 1: Development Permit Rendering

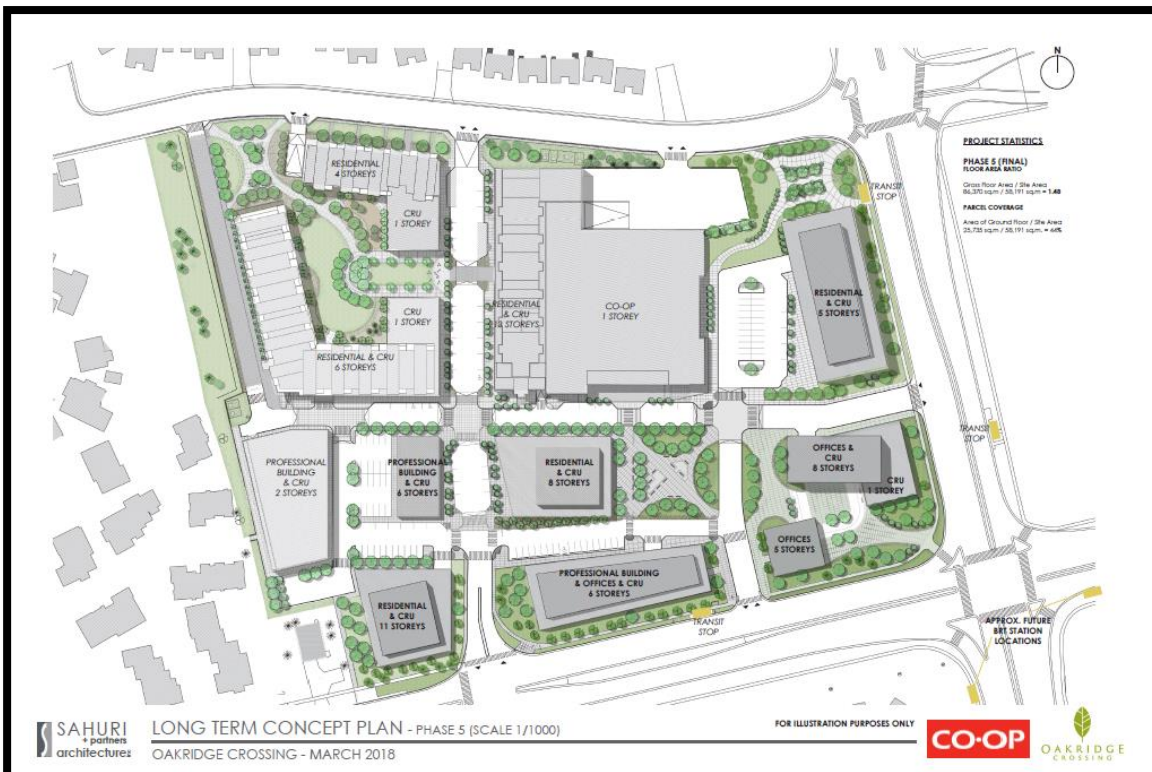


Figure 2: Long Term Concept Plan



# PROPOSED

BYLAW TABULATION  
ATTACHMENT 2

## BYLAW NUMBER 25D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2016-0330)

\*\*\*\*\*

**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 ON JANUARY 22 2018

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

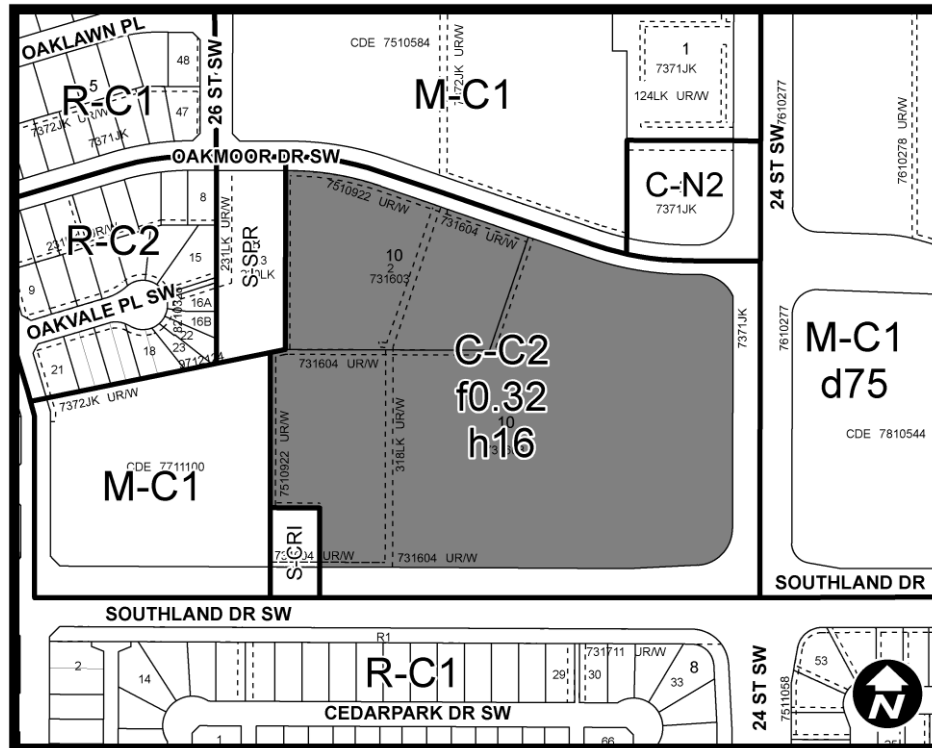
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_



**AMENDMENT LOC2016-0330  
BYLAW NUMBER 25D2018**

**SCHEDULE A**

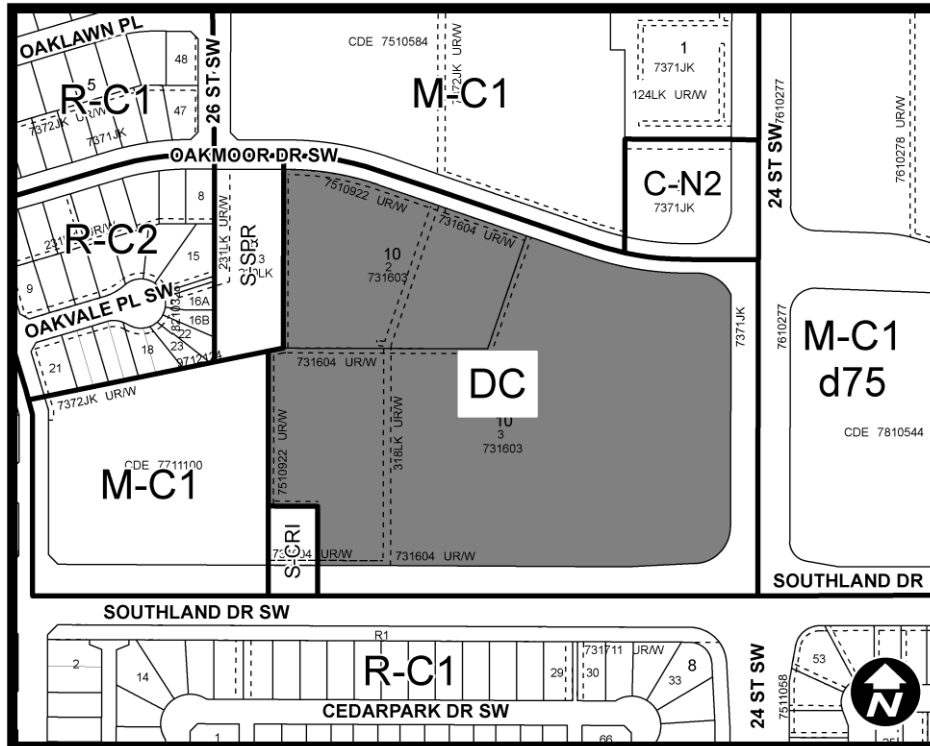




# PROPOSED

AMENDMENT LOC2016-0330  
BYLAW NUMBER 25D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District is intended to:
- (a) provide for a high **density** mixed-use **development**;
  - (b) incorporate **amenity space** requirements for **dwelling units**; and
  - (c) provide opportunities for commercial and multi-residential **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.



# PROPOSED

AMENDMENT LOC2016-0330  
BYLAW NUMBER 25D2018

## 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 Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District:

- (a) with the exclusion of:
  - (i) **Vehicle Rental – Minor**; and
  - (ii) **Vehicle Rental – Minor**.

## Discretionary Uses

- 5 The ***discretionary uses*** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District:

- (a) with the addition of:
  - (i) **Multi-Residential Development**;
  - (ii) **Vehicle Rental – Minor**;
  - (iii) **Vehicle Sales – Minor**; and
- (b) with the exclusion of:
  - (i) **Auto Service – Major**;
  - (ii) **Auto Service – Minor**;
  - (iii) **Parking Lot – Grade**;
  - (iv) **Parking Lot – Structure**; and
  - (v) **Pawn Shop**.

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area

- 7 The maximum ***floor area ratio*** is 3.0.

## Building Height

- 8 The maximum ***building height*** is:
- (a) 26.5 metres within 20.0 metres of a ***property line*** shared with Oakmoor Drive, a ***residential district*** or a ***special purpose district***; or
  - (b) 44.0 metres in all other cases.

## Location of Uses within Buildings

- 9 (1) **Dwelling Units** may be located on the ground floor of a ***building***.



# PROPOSED

AMENDMENT LOC2016-0330  
BYLAW NUMBER 25D2018

- (2) “Commercial Uses” and **Live Work Units**:
  - (a) may be located on the same floor as **Dwelling Units**; and
  - (b) must not share an internal hallway with **Dwelling Units**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in Sections 4 and 5 of this Direct Control District, other than **Dwelling Unit** and **Live Work Unit**.

## Amenity Space

- 10 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (5) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (6) **Private amenity space** must:
  - (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no minimum dimensions of less than 2.0 metres.
- (7) **Common amenity space**:
  - (a) may be provided as **common amenity space – indoors** and **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres, with no dimension less than 6.0 metres; and
  - (d) must not be located in a required **setback area**.
- (8) **Common amenity space – indoors** may only be provided to satisfy the **amenity space** requirement as part of a **development** with 100 or more **units**.



# PROPOSED

AMENDMENT LOC2016-0330  
BYLAW NUMBER 25D2018

- (9) A maximum of 10.0 per cent of the required ***amenity space*** may be provided as ***common amenity space – indoors***.
- (10) ***Common amenity space – outdoors*** must provide a ***balcony, deck*** or ***patio*** and at least one of the following as permanent features:
  - (a) a barbeque; or
  - (b) seating.

## Relaxation Rule

- 11 The ***Development Authority*** may relax any of the rules contained in section 10 where the relaxation test in Bylaw 1P2007 is met.



Review of the 2026 Olympic and Paralympic Winter Games Council Committee Terms of Reference (Verbal), OPC2018-0582

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Background: At the 2018 May 01 Regular Meeting of the 2026 Olympic and Paralympic Winter Games (OPWG) Council Committee, the Committee approved the amendments to the 2026 OPWG Council Committee Terms of Reference that require Council adoption.

**RECOMMENDATION OF THE 2026 OLYMPIC AND PARALYMPIC WINTER GAMES COUNCIL COMMITTEE, DATED 2018 MAY 01:**

---

That Council:

1. Amend the 2026 Olympic and Paralympic Winter Games Council Committee Terms of Reference (Revised Attachment), as follows:
  - in Section 4. Quorum, by deleting the words “3 members” following the words “50%, that is,” and substituting with the words “4 members”.
  - in Section 7, by deleting the words "monthly and reports" following the words “The Committee reports”.

Excerpt from the Minutes of the 2026 Olympic and Paralympic Winter Games Council Committee Meeting, 2018 May 01:

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**“Moved by** Councillor Colley-Urquhart

That with respect to Verbal Report OPC2018-0582, the following be approved:

That the 2026 Olympic and Paralympic Winter Games Council Committee:

1. Recommend that Council amend the 2026 Olympic and Paralympic Winter Games Council Committee Terms of Reference as follows:
  - in Section 4. Quorum, by deleting the words “3 members” following the words “50%, that is,” and substituting with the words “4 members”.
  - in Section 7, by deleting the words "monthly and reports" following the words “The Committee reports”
2. Forward Verbal Report OPC2018-0582 as an item of Urgent Business to the 2018 May 07 Regular Public Hearing Meeting of Council; and
3. Direct Administration to solicit Committee Members' views on updated Terms of Reference to return no later than 2018 May 15.

**MOTION CARRIED”**



Attachment:

**Revised** 2026 Olympic and Paralympic Winter Games Council Committee Terms of Reference



## **2026 Olympic and Paralympic Winter Games Council Committee Proposed Terms of Reference**

### **1. Mandate**

The mandate of the 2026 Olympic and Paralympic Winter Games Council Committee (the “Committee”) is to provide guidance regarding The City’s potential participation in, and hosting of, a 2026 Olympic and Paralympic Winter Games (the “Games”), such guidance to include but not be limited to:

- a. The City’s involvement in the potential submission of a bid to host the Games;
- b. providing recommendations to Council on aspects of The City’s potential participation in the Games;
- c. advising on a City of Calgary plebiscite, including approving parameters for development of the question for Council approval;
- d. The City’s rights and responsibilities as one of the members of a corporation to be created for the purpose of potentially submitting a bid for the Games;
- e. guidance to those individuals to be elected by The City to serve on a Board of Directors for that corporation; and
- f. guidance regarding the negotiation of a multi-party agreement with other Games’ stakeholders and/or orders of government related to a potential bid for the Games.

### **2. Establishment**

The Committee was established by Council on 2018 April 23 (C2018-0533).

The Committee’s Terms of Reference will be reviewed upon a decision of the International Olympic Committee to award the Games.

### **3. Composition**

The Committee consists of up to seven Members of Council, including the Mayor, who will bring specific skills and expertise that contribute to good governance.

The Chair and Vice-Chair shall be elected from the Committee at the first meeting of the Committee.

### **4. Quorum**

Greater than 50%, that is, 4 members.



## **5. Term Length**

After establishment, Councillors are appointed to the Committee at the annual Organizational Meeting of Council, for a one-year term expiring on the day of the next Organizational Meeting.

## **6. Meetings**

The Committee will meet every second Tuesday at noon. Meetings not required by the Committee will be cancelled at the call of the Chair. Additional meetings required of the Committee will be at the call of the Chair. Notice of Meetings will occur in accordance with The City of Calgary Procedure Bylaw 35M2017, as amended.

## **7. Reporting**

The Committee reports directly to Council.

## **8. Administration**

Administration is responsible to provide regular reporting to the Committee.

## **9. FOIP**

The confidentiality of Committee meetings and records submitted to the Committee shall be governed by the applicable provisions of the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*. The Committee, by majority vote, shall decide when it is appropriate to move into closed session.

## **10. Meeting Support**

The City Clerk's Office will provide legislative services for the Committee in accordance with Council Policy CP2016-03, *Governance and Appointments of Boards, Commissions and Committees*.

## **11. Governance**

The Committee shall act in accordance with the *Governance and Appointments of Boards, Commissions and Committees* Policy. The procedures and bylaws applicable to other Committees of Council will govern the Committee.





Report Number: C2018-0608

Meeting: Public Hearing Meeting of Council

Meeting Date: 2018 May 07

## NOTICE OF MOTION

### **RE: Council Compensation Review Committee Bylaw Review**

**Sponsoring Councillor(s):** Councillor Jones

---

WHEREAS the Council Compensation Review Committee ("CCRC") was appointed in 2016 to review and make recommendations concerning the total compensation package provided to elected officials of The City of Calgary;

AND WHEREAS during the regular meeting of Council on May 29, 2017, there was a motion arising, moved by Councillor Colley-Urquhart and seconded by Councillor Pincott, that with respect to Report CCRC2017-0508, Council direct the Coordinating Committee of the Councillors Office ("CCCO" or the "Committee") to undertake a review of the Terms of Reference of the CCRC and a review of Bylaw 25M2015 (the "Bylaw") to return directly to Council no later than 2018 May;

AND WHEREAS CCCO first discussed the CCRC Bylaw review (the "Review") during its September 14, 2017 meeting;

AND WHEREAS the Committee must report back to Council with its recommendations as whether or not there is a need to proceed with a full review and update of the Bylaw or if the Bylaw in its current state is appropriate no later than 2018 May;

AND WHEREAS the Committee, during its May 2, 2018 meeting, reviewed the Bylaw and has made its recommendations;

AND WHEREAS the Committee has directed the Chair, CCCO to present the Committee's recommendations during Council's May 7, 2018 meeting;

NOW THEREFORE BE IT RESOLVED that the Committee recommends that Council approve the Committee conduct fulsome and thorough review of the CCRC process;

AND FURTHER IT BE RESOLVED that the Committee recommends that Council approve the Committee conduct a full review of the Bylaw;

AND FURTHER IT BE RESOLVED that the Committee recommends that, if approve, that it will conclude its review of the CCRC process and Bylaw by the end of 2019 Q4;

AND FURTHER IT BE RESOLVED that the Committee recommends that Council approve having the Committee report its findings back to Council no later than January 30, 2019.