



## REVISED AGENDA

### REGULAR PUBLIC HEARING MEETING OF COUNCIL

June 11, 2018, 9:30 AM  
IN THE COUNCIL CHAMBER

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONSENT AGENDA
5. PLANNING MATTERS FOR PUBLIC HEARING

Note: Members of the public wishing to address Council, on any public hearing matter on this Agenda, may pre-register by contacting the City Clerk's office at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca) or by calling 403-268-5861.

#### 5.1 CALGARY PLANNING COMMISSION REPORTS

- 5.1.1 Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE, LOC2017-0408, Bylaw 158D2018, CPC2018-0298
- 5.1.2 Land Use Amendment in Dover (Ward 9) at 3716 Doverthorn Way SE, LOC2018-0034, Bylaw 159D2018, CPC2018-0393
- 5.1.3 Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW, LOC2018-0020, Bylaw 160D2018, CPC2018-0342
- 5.1.4 Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent NW, LOC2018-0040, Bylaw 163D2018, CPC2018-0448
- 5.1.5 Land Use Amendment in Huntington Hills (Ward 4) at 7834 Hunterview Drive NW, LOC2017-0409, Bylaw 161D2018, CPC2018-0446
- 5.1.6 Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW, LOC2018-0023, Bylaw 162D2018, CPC2018-0447
- 5.1.7 Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE, LOC2018-0043, Bylaw 164D2018, CPC2018-0392

- 5.1.8 Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW, LOC2017-0397, Bylaw 165D2018, CPC2018-0334
- 5.1.9 Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387 Bylaw 177D2018, CPC2018-0412
- 5.1.10 Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE, LOC2018-0019, Bylaw 178D2018, CPC2018-0480
- 5.1.11 Land Use Amendment in Bowness (Ward 1) at 6387 – 32 Avenue NW, LOC2017-0381, Bylaw 179D2018, CPC2018-0523
- 5.1.12 Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE, LOC2018-0016, Bylaw 180D2018, CPC2018-0471
- 5.1.13 Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW, LOC2018-0028, Bylaw 181D2018, CPC2018-0501
- 5.1.14 Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE, LOC2017-0162, Bylaw 166D2018, CPC2018-0397
- 5.1.15 Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 – 5 Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018, CPC2018-0466
- 5.1.16 Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 – 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018, CPC2018-0461
- 5.1.17 Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE, LOC2017-0374, Bylaw 169D2018, CPC2018-0421
- 5.1.18 Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE, LOC2018-0031, Bylaw 170D2018, CPC2018-0391
- 5.1.19 Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE, LOC2013-0091, Bylaw 171D2018, CPC2018-0423
- 5.1.20 Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW, LOC2018-0006, Bylaw 172D2018, CPC2018-0257
- 5.1.21 Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW, LOC2017-0356, Bylaw 175D2018, CPC2018-0415
- 5.1.22 Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW, LOC2018-0032, Bylaw 190D2018, CPC2018-0507
- 5.1.23 Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018 0025, Bylaw 192D2018, CPC2018-0508
- 5.1.24 Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 – 84 Street NE, LOC2017-0027, Bylaw 173D2018, CPC2018-0399



- 5.1.25 *Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE, LOC2015-0205, Bylaw 174D2018, CPC2018-0454*
- 5.1.26 Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW, LOC2018-0002, Bylaw 176D2018, CPC2018-0462
- 5.1.27 Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018, CPC2018-0407
- 5.1.28 Land Use Amendment in Currie Barracks (Ward 8) at multiple properties, LOC2017-0289, Bylaw 183D2018, CPC2018-0426
- 5.1.29 Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW, LOC2017-0394, Bylaw 184D2018, CPC2018-0490
- 5.1.30 *Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018, CPC2018-0516*
- 5.1.31 *Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018, CPC2018-0383*
- 5.1.32 Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098, Bylaw 187D2018, CPC2018-0422
- 5.1.33 Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310, Bylaw 188D2018, CPC2018-0403
- 5.1.34 Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018, CPC2018-0503
- 5.1.35 Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018, CPC2018-0487

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

- 5.2.1 Supporting Household Energy Efficiency, Bylaw 39P2018, PUD2018-0475
- 5.2.2 Advertising Signs on Transit Property, Bylaw 40P2018, PUD2018-0381

## 6. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

- 6.1 CALGARY PLANNING COMMISSION REPORTS  
(None)
- 6.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING
  - 6.2.1 Introduction of the New Integrity Commissioner (Verbal), C2018-0751

6.3 BYLAW TABULATIONS  
*(related to planning matters)*

6.3.1 Bylaw Tabulation to Amend the North Hill Area Redevelopment Plan 7P99, Bylaw 6P2017, and to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2016-0236), Bylaw 41D2017

6.3.2 Bylaw Tabulation for a Closure of a Road (Plan 1712377, Area A) (Closure LOC2017-0093), Bylaw 2C2018, and to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0093), Bylaw 29D2018

7. URGENT BUSINESS

8. ADJOURNMENT

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0298  
Page 1 of 6

**Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE,  
LOC2017-0408, Bylaw 158D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 59 Whitman Crescent NE (Plan 7711574, Block 3, Lot 25) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 158D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 59 Whitman Crescent NE (Plan 7711574, Block 3, Lot 25) 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 158D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0298  
Page 2 of 6**

**Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE,  
LOC2017-0408, Bylaw 158D2018**

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On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

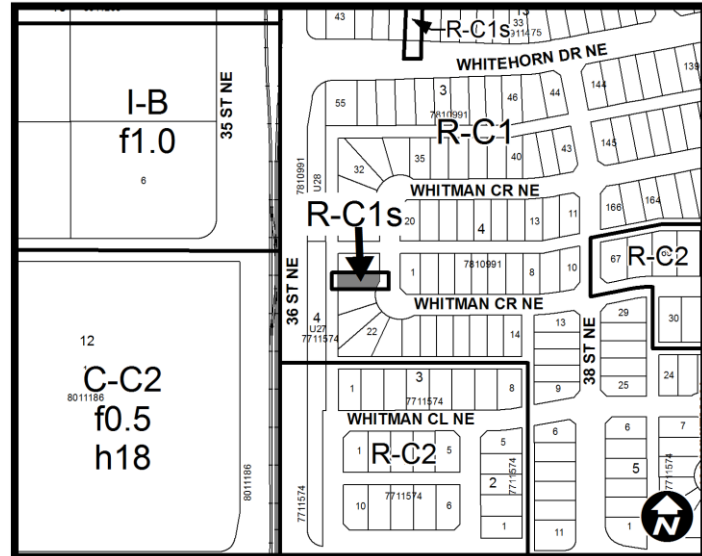
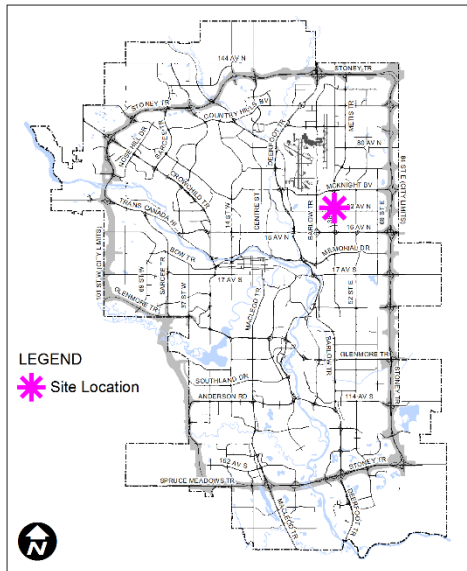
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

**Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE,  
LOC2017-0408, Bylaw 158D2018**

**Location Maps**



## Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE, LOC2017-0408, Bylaw 158D2018

### Site Context

The subject site is located in the northeast community of Whitehorn. Surrounding development consists of low-density residential to the north, east, and south with 36 Street NE located immediately west of the site. The site is approximately 12 metres by 30 metres in size and is developed with a one-storey single detached dwelling. Although there is currently not a garage the site has lane access and there is ample room to develop a garage or surface stalls.

As identified in *Figure 1*, Whitehorn has experienced a population decline from its peak in 2015.

*Figure 1: Community Peak Population*

Whitehorn	
Peak Population Year	2015
Peak Population	12,421
2017 Current Population	11,985
Difference in Population (Number)	-436
Difference in Population (Percent)	-4%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online on [Whitehorn](#) community profile.

### 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*

Pedestrian and vehicular access to the site is available from Whitman Crescent NE and the rear lane. The area is served by Calgary Transit, with bus stops located within 150 metres walking distance on Whitehorn Drive NE, and the Whitehorn LRT station within 400 metres walking distance on 36 Street NE. On-street parking adjacent to the site is unregulated.

#### *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.

**Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE,  
LOC2017-0408, Bylaw 158D2018**

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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 has been 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.

Administration received an email advising that the Whitehorn Community Association would not provide comments on this application (Attachment 2).

No citizens' comments were received by the Calgary Planning Commission report submission date.

***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 a Residential - Developed – Inner City area on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, Neighbourhood Infill and Redevelopment, and Housing Diversity and Choice.

**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.

An Environmental Site Assessment was not required for this application.

**Land Use Amendment in Whitehorn (Ward 10) at 59 Whitman Crescent NE,  
LOC2017-0408, Bylaw 158D2018**

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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 R-C1s District 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. Community Association Letter
3. Important Terms
4. Proposed Bylaw 158D2018



## Applicant's Submission

### Point 1)

We want our basement suite safe and legal. After land use re-designation process, we will go for the development permit and basement suite design alteration according to Alberta building code and Calgary City standards assuring tenant safety and comfort. Secondary suite (basement) can be a good alternative source of income for us, which improves our family financial situation. From the last three years property owner (male) is unemployed and struggling to find a job, the spouse is only working and currently on Maternity EI due to first child born and our expenses are increasing.

The other benefit to the surrounding community and the City of Calgary can be, an alternative low-cost residence, which helps to solve affordable housing problem in the City, where the population is growing fast. The secondary suite accommodates an additional family in the same house. Therefore, City does not need to invest to develop physical infrastructures. Not only the City's infrastructure development cost has it been reduced, dense population of the area makes transit operation more cost-effective. In addition to this, secondary suite permission motivates landlord to develop suite and rent it. It can increase property valuation as well as a property tax which can increase City's revenue remarkably.

In last, the location of this house makes very easy accessible to Whitehorn LRT station and various bus stops including bus no. 100 for airport, Aidrie Ice Intercity bus, bus no. 555 Dashmesh Culture Centre, bus no. 73 University of Calgary. Overall, it is a suitable house to approve for secondary suits land re-designation and I would like to request City council to provide a permit for re-designation of land use for this parcel.

### Point 2)

We did not engage with our neighbours and community association due to:

- a. We found so many negative responses by neighbours and community association on other secondary suite applications which we found online on [www.Calgary.ca](http://www.Calgary.ca) city in our neighbouring area.
- b. We do not drive and currently taking care of our 9+ months old first baby ourself without any help of family member or daycare due to limited resources.

### Point 3)

There will be NO parking problem because we both do not drive and do not have any car and fully rely on Calgary Transit due to Whitehorn LRT Station and various bus stops is only 2 minutes walk away from our home and its very convenient. In front of our house NO any another neighbour park their car means in our lane there are few cars as compare to street parking spots and in front of our house parking always remain vacant. So, in front of our house, 3-4 cars can easily park on the public street daily.

### Point 4)

NO, there will be no negative impacts of this development that we are aware off. Even it will give a positive impact because of tenants nearby business will be benefited by increased sale and customer retention due to various grocery stores, gas station, drug stores, Hospital, family clinics, food chains and Whitehorn LRT station are named to few available amenities within walkable distance from the house, which lies near a major intersection between 32nd Avenue NE and 36 Street NE. In addition, Annie Gale School is approximately 700 meter from the house. Fire Station No. 22 is within 5 kms from the house. Likewise, there are plenty of playgrounds around the house. Various church, temple and mosque also are very nearby.



**Community Association Letter**

January 8, 2018

Until our Community Association has some level of confidence that our opinions of concerns of neighbors have any value to council. We will not be commenting.

John Arnold  
Whitehorn Community Association



## Important Terms

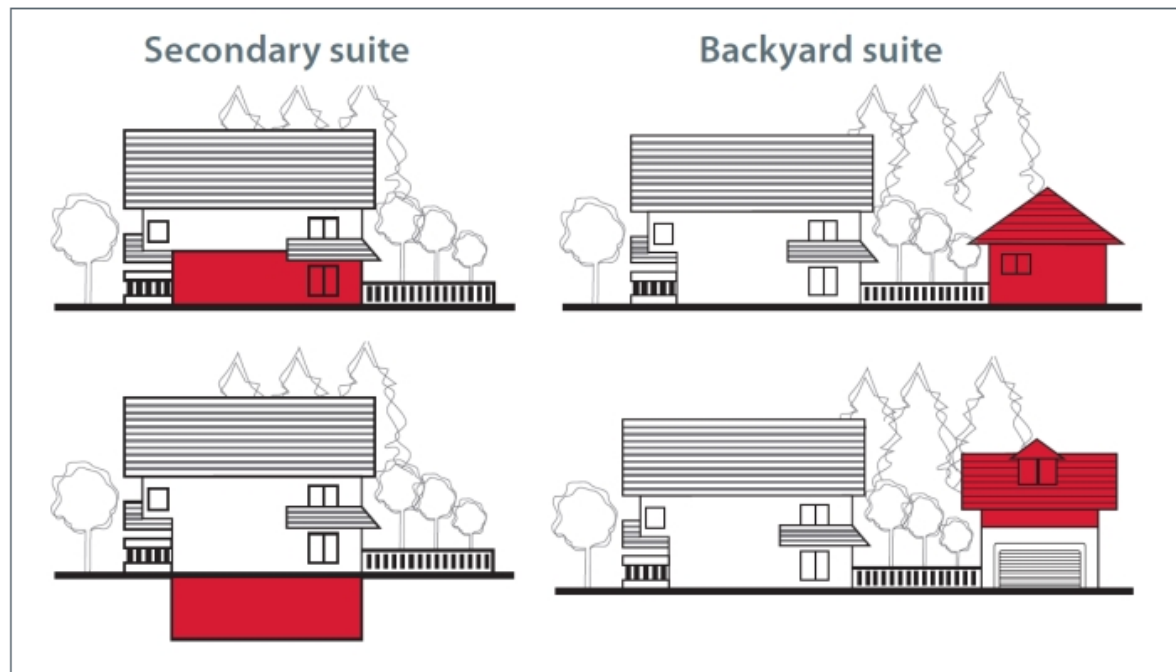
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0298  
ATTACHMENT 4

## BYLAW NUMBER 158D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0408/CPC2018-0298)  
\*\*\*\*\***

**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 \_\_\_\_\_

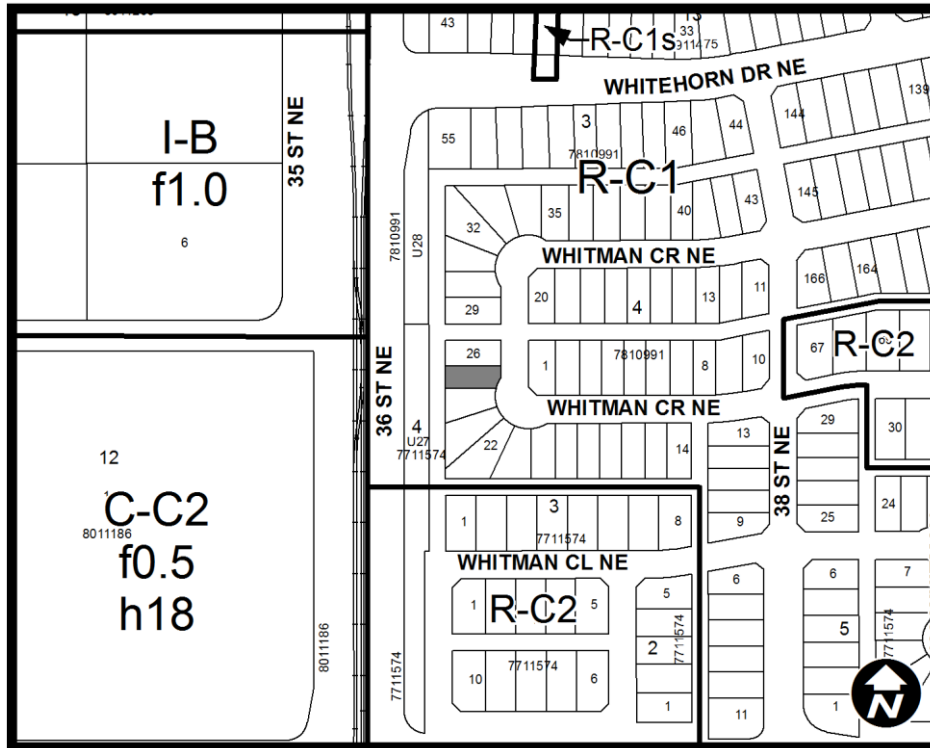
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0408/CPC2018-0298  
BYLAW NUMBER 158D2018

## SCHEDULE A

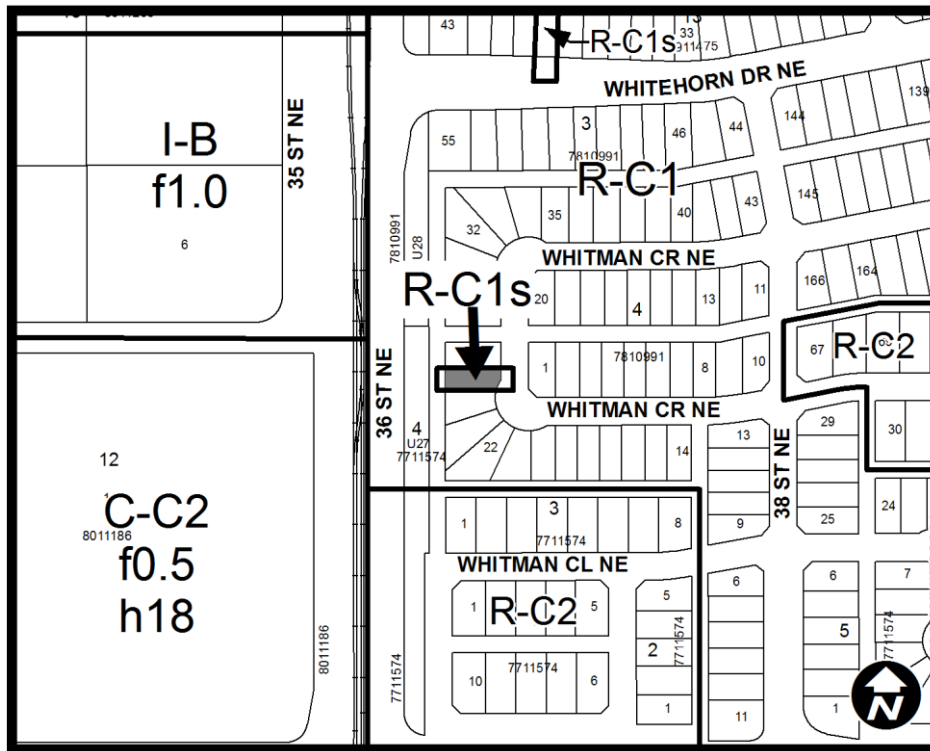




# PROPOSED

AMENDMENT LOC2017-0408/CPC2018-0298  
BYLAW NUMBER 158D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0393  
Page 1 of 6

**Land Use Amendment in Dover (Ward 9) at 3716 Doverthorn Way SE,  
LOC2018-0034, Bylaw 159D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) and discretionary use of 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 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 3716 Doverthorn Way SE (Plan 117LK, Block 4, Lot 40) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 159D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 3716 Doverthorn Way SE (Plan 117LK, Block 4, Lot 40) 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 159D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0393  
Page 2 of 6**

**Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037**

On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

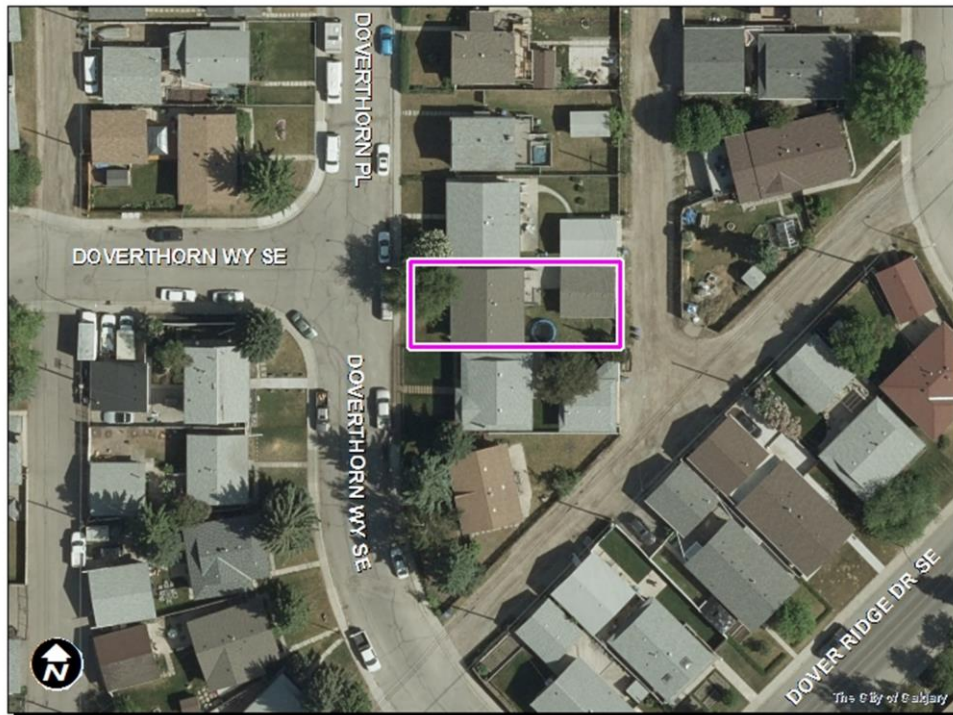
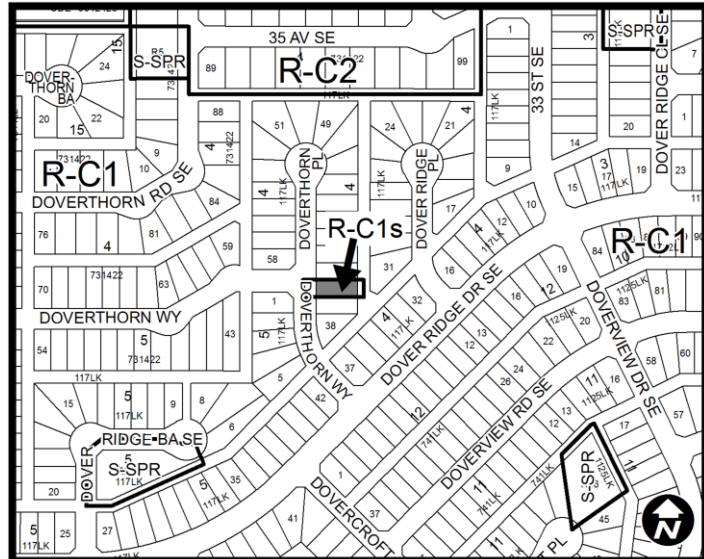
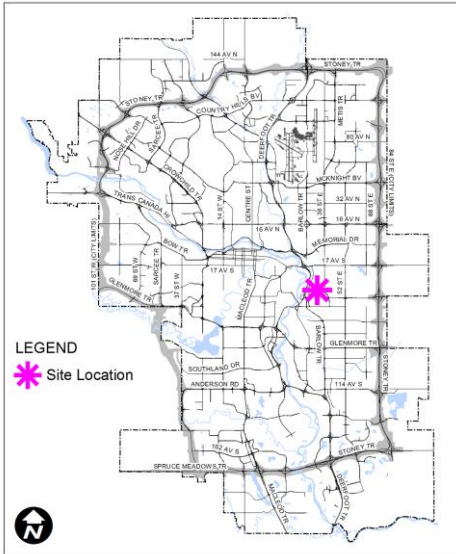
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

There is an existing suite located on the parcel and the application was submitted as a result of a complaint.

**Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037**

**LOCATION MAPS**



## **Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037**

### **Site Context**

The subject site is located in the southeast community of Dover. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 12.5 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a detached double garage that can be accessed from the rear lane.

As identified in *Figure 1*, Dover has experienced a population decline from its peak in 1982.

*Figure 1: Community Peak Population*

<b>Dover</b>	
Peak Population Year	1982
Peak Population	11953
2017 Current Population	10,484
Difference in Population (Number)	-1,469
Difference in Population (Percent)	-12%

Source: *The City of Calgary 2017 Civic Census*

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

### **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***

Pedestrian and vehicular access to the site is available from Doverthorn Way SE and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 150 metres walking distance on Dover Ridge Drive SE. On-street parking adjacent to the site is unregulated.

#### ***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.

**Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037**

**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 has been 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.

***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

***Citizen and Community Association Comments***

Administration received two emails in opposition to the application. Reasons stated for opposition are summarized below:

- do not agree with accuracy of information provided in Applicant's submission
- do not support secondary suites
- parking concerns
- opinion that suites should be legal prior to construction, not as result of complaint

**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.

**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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0393  
Page 6 of 6

**Land Use amendment in Dover (Ward 9), 3716 Doverthorn Way SE, LOC2018-0037**

**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 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 159D2018



## 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?

*Creation of new low-cost rental property.*

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

*There is a detached double garage and single parking space at the back.*

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

*I have good relations with neighbors and they are not against the secondary suite in the basement.*

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

*n/a*

**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

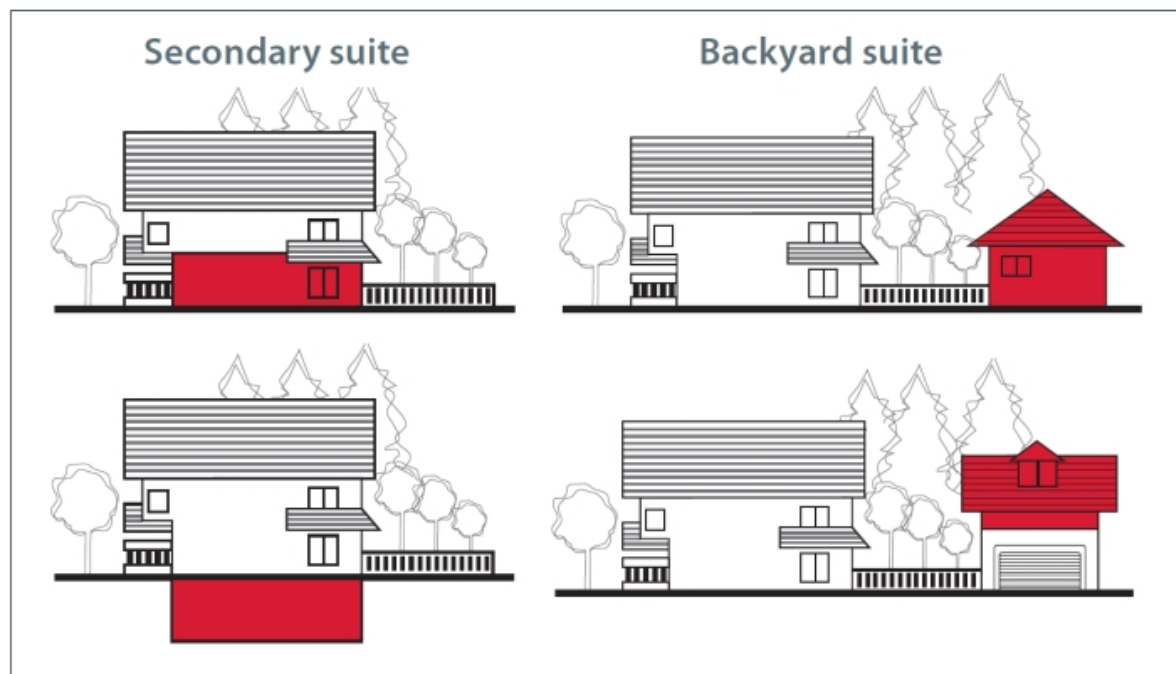
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0393  
ATTACHMENT 3

## BYLAW NUMBER 159D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0034/CPC2018-0393)  
\*\*\*\*\***

**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 \_\_\_\_\_

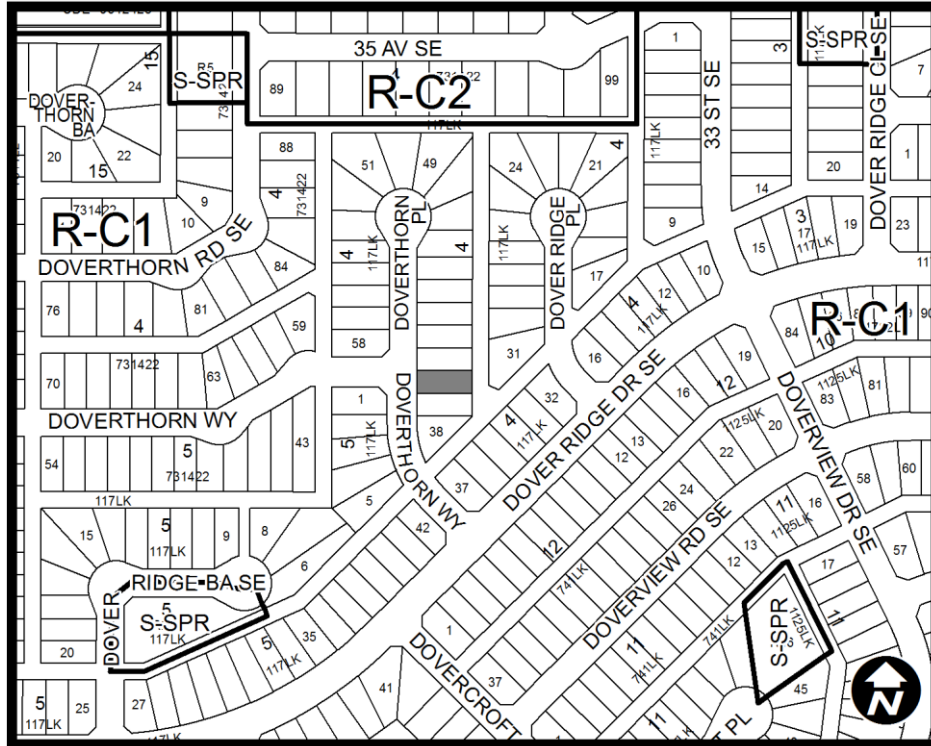
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0034/CPC2018-0393  
BYLAW NUMBER 159D2018

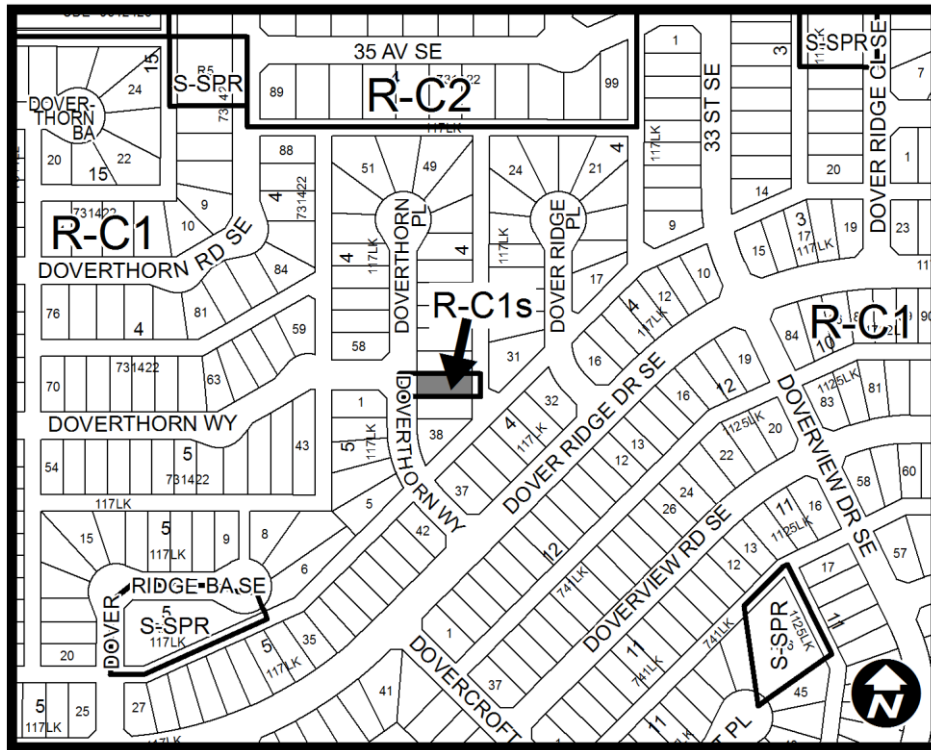
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0034/CPC2018-0393  
BYLAW NUMBER 159D2018

## SCHEDULE B







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0342  
Page 1 of 6

## **Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW, LOC2018-0020, Bylaw 160D2018**

### **EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 39 MacEwan Meadow Crescent NW (Plan 8111911, Block 11, Lot 33) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 160D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 39 MacEwan Meadow Crescent NW (Plan 8111911, Block 11, Lot 33) 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 160D2018.

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

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0342  
Page 2 of 6**

**Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW,  
LOC2018-0020, Bylaw 160D2018**

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On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

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

**BACKGROUND**

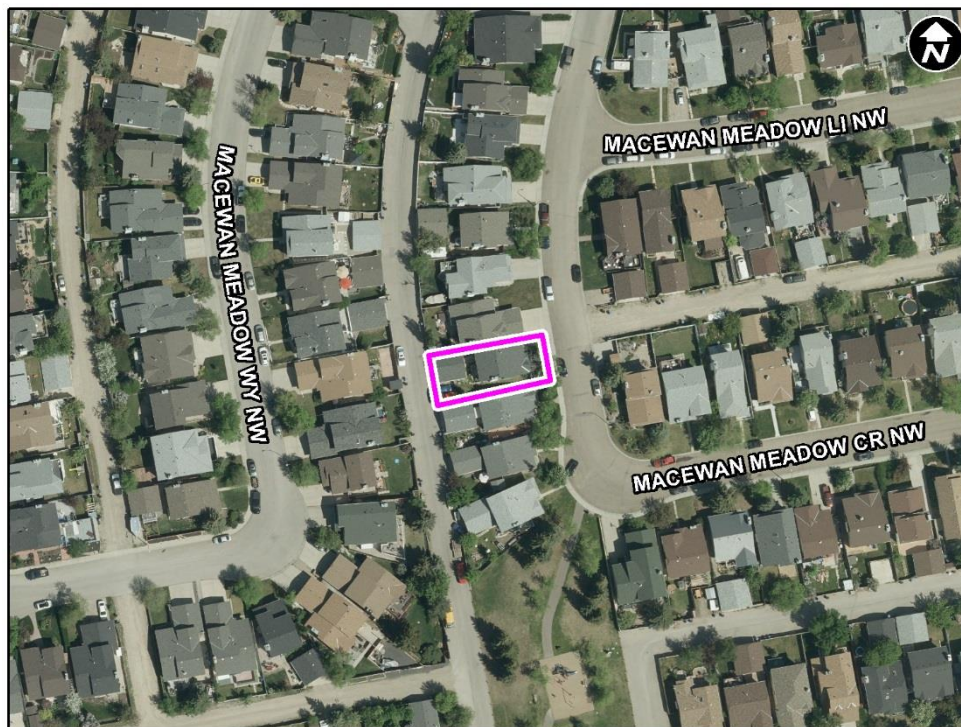
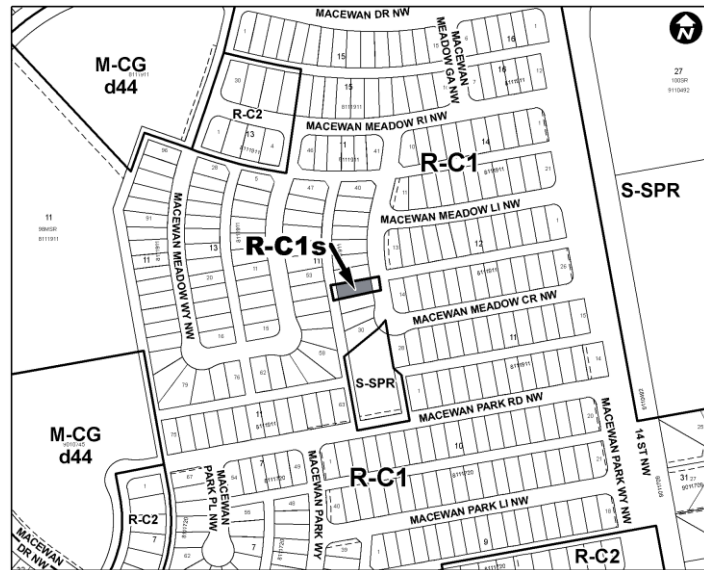
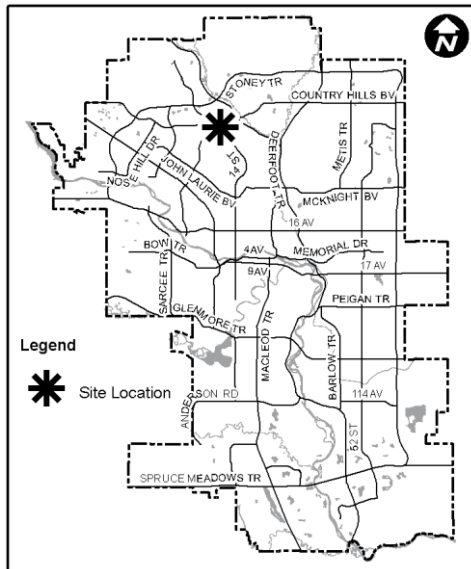
To Administration's knowledge there is an existing suite located on the parcel and the application was submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0342  
Page 3 of 6

Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW,  
LOC2018-0020, Bylaw 160D2018

Location Maps



## Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW, LOC2018-0020, Bylaw 160D2018

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### Site Context

The subject site is located in the northwest community of MacEwan Glen. Surrounding development consists of low-density residential to the north, east, south and west of the site. A small park is located to the south and MacEwan Glen Park is located to the west. Simons Valley School and Monsignor Neville Anderson School are located to the east. The site is approximately 12 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a two-car detached garage accessing the rear lane.

As identified in *Figure 1*, MacEwan Glen has experienced a population decline from its peak in 1999.

*Figure 1: Community Peak Population*

<b>MacEwan Glen</b>	
Peak Population Year	1999
Peak Population	5,701
2017 Current Population	4,930
Difference in Population (Number)	-771
Difference in Population (Percent)	-14%

Source: The City of Calgary 2017 Civic Census

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

### 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*

Pedestrian and vehicular access to the site is available from 39 MacEwan Meadow Crescent NW and the rear lane. The area is served by Calgary Transit bus service with a stop located approximately 350 metres walking distance on MacEwan Drive NW. Another bus stop is located approximately 450 metres walking distance on 14 Street NW. On-street parking adjacent to the site is unregulated.

#### *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.

**Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW,  
LOC2018-0020, Bylaw 160D2018**

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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 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 and Public Meetings***

No public meetings were held by the applicant or Administration.

***Community Association Comments***

Administration did not receive a response from the MacEwan/Sandstone Community Association in response to this application.

***Citizen Comments***

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized below:

- On-street parking will become a major problem with the increase in secondary suites in this area; and
- Desire to live in an R-1 only community (with no secondary suites).

**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 - 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, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0342  
Page 6 of 6

**Land Use Amendment in MacEwan (Ward 4), 39 MacEwan Meadow Crescent NW,  
LOC2018-0020, Bylaw 160D2018**

---

***Local Area Plan***

There is no local area plan for MacEwan Glen.

**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.

***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 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 160D2018

**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?

Improving lives financially  
increasing property value

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

we have very friendly neighbors

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

Double garage

- 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





## Important Terms

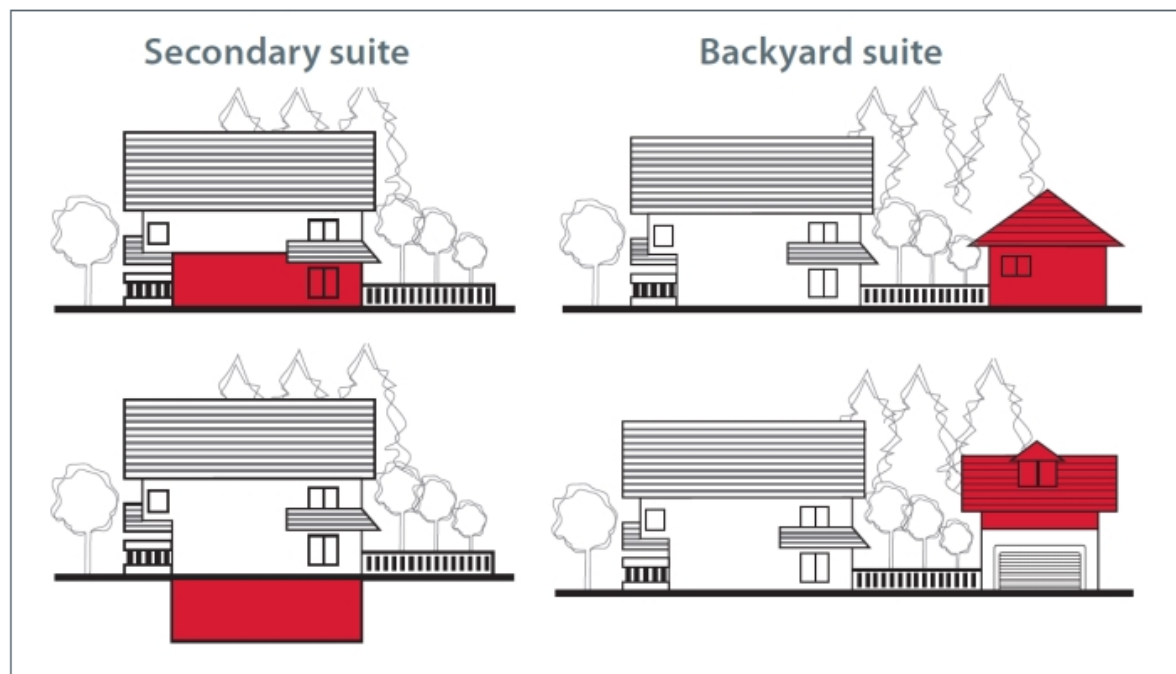
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0342  
ATTACHMENT 3

## BYLAW NUMBER 160D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0020/CPC2018-0342)  
\*\*\*\*\***

**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 LOC2018-0020/CPC2018-0342  
BYLAW NUMBER 160D2018**

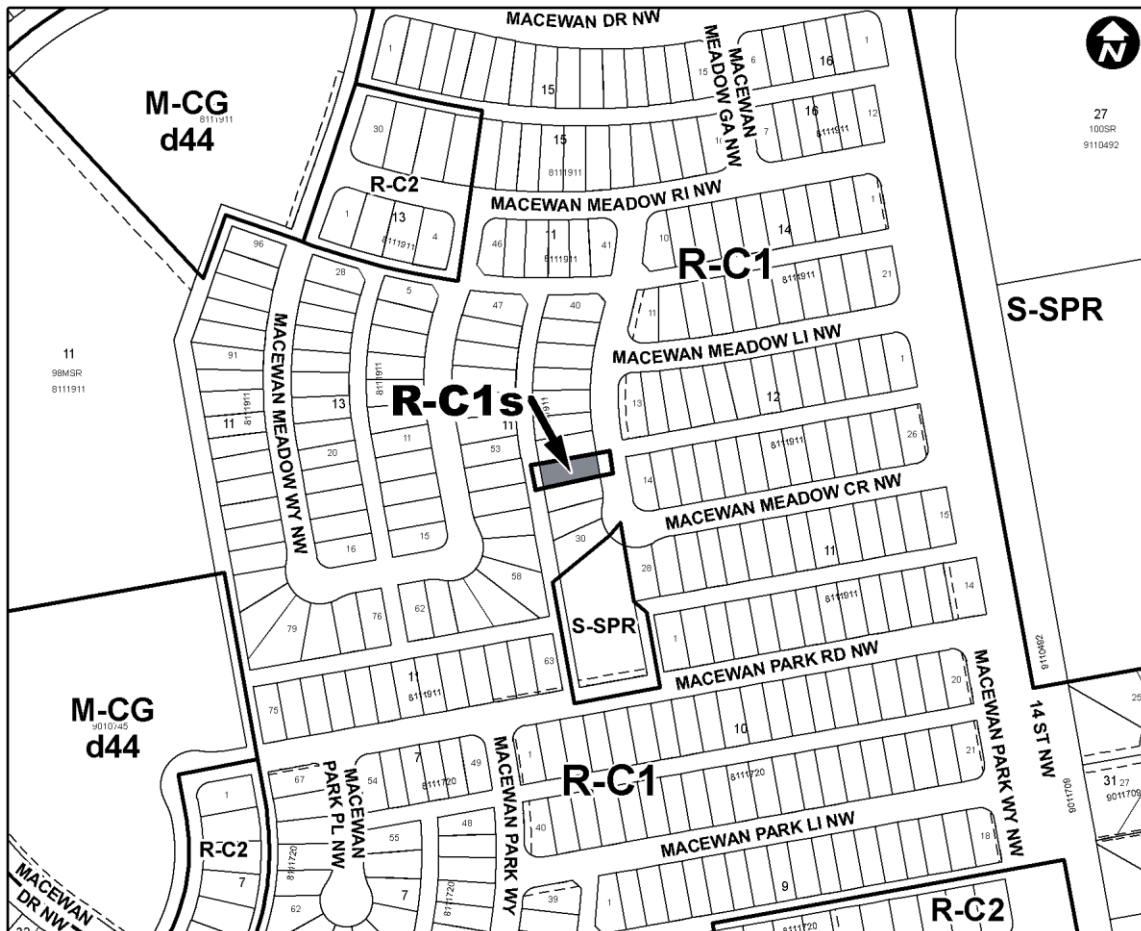
## **SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0020/CPC2018-0342  
BYLAW NUMBER 160D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0448  
Page 1 of 6

**Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent NW, LOC2018-0040, Bylaw 163D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 104 MacEwan Meadow Crescent NW (Plan 8111911, Block 12, Lot 24) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 163D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 104 MacEwan Meadow Crescent NW (Plan 8111911, Block 12, Lot 24) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 163D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0448  
Page 2 of 6**

**Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent  
NW, LOC2018-0040, Bylaw 163D2018**

---

On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation 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 not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

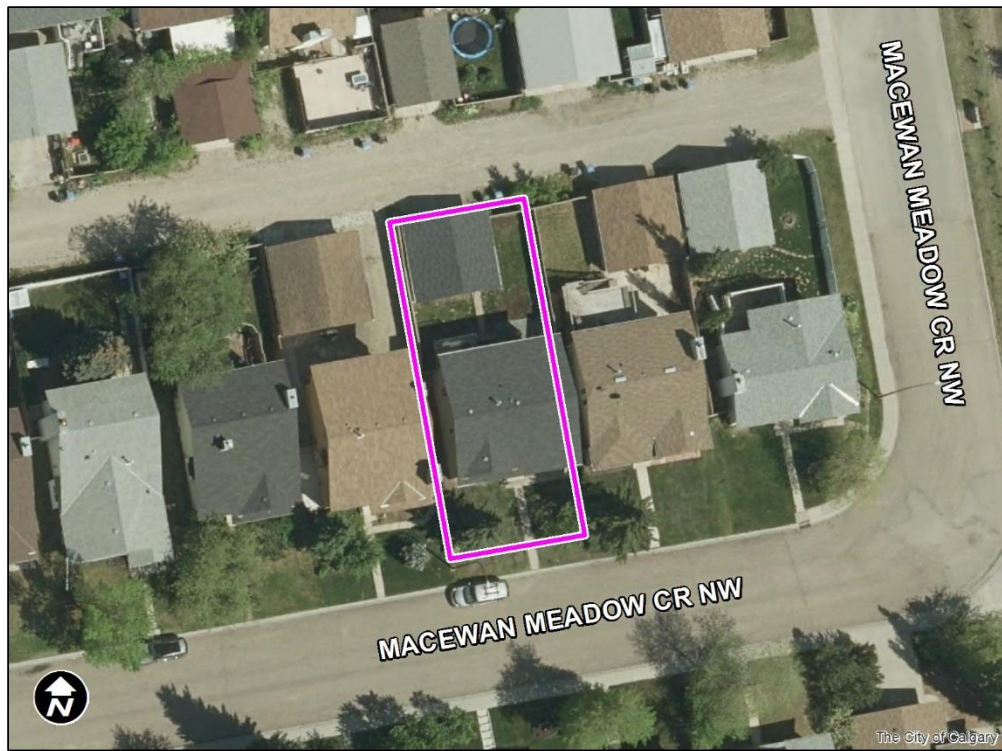
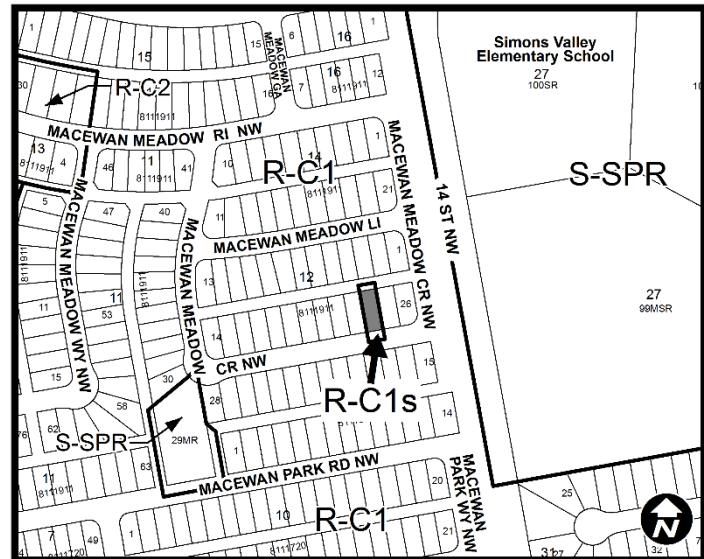
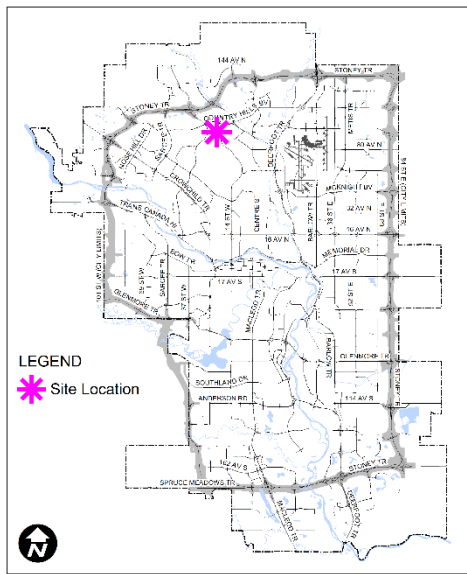


Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0448  
Page 3 of 6

**Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent  
NW, LOC2018-0040, Bylaw 163D2018**

**Location Maps**



## Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent NW, LOC2018-0040, Bylaw 163D2018

---

### Site Context

The subject site is located in the northwest community of MacEwan Glen. Surrounding development primarily consists of low-density residential. The site is approximately 12 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a rear detached two-car garage that is accessed from the rear lane.

As identified in *Figure 1*, MacEwan Glen has experienced a population decline from its peak in 199

*Figure 1: Community Peak Population*

<b>MacEwan Glen</b>	
Peak Population Year	1999
Peak Population	5,701
2017 Current Population	4,930
Difference in Population (Number)	-771
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online on [MacEwan Glen](#) community profile.

### 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*

Pedestrian and vehicular access to the site is available from MacEwan Meadow Crescent NW and the rear lane. The area is served by Calgary Transit, with bus stops located within 250 metres walking distance on 14 Street NW. On-street parking adjacent to the site is unregulated.

#### *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.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0448  
Page 5 of 6**

**Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent  
NW, LOC2018-0040, Bylaw 163D2018**

---

**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 has been 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.

Administration did not receive comments from the MacEwan Sandstone Community Association by the Calgary Planning Commission report submission date.

One letter of opposition was received from an adjacent landowner, citing concerns regarding parking and impact on the overall quality of the neighbourhood.

***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 a Residential - Developed – Inner City area on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, Neighbourhood Infill and Redevelopment, and Housing Diversity and Choice.

**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.

An Environmental Site Assessment was not required for this application.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0448  
Page 6 of 6

**Land Use Amendment in MacEwan (Ward 4) at 104 MacEwan Meadow Crescent  
NW, LOC2018-0040, Bylaw 163D2018**

---

**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 R-C1s District 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 163D2018
4. Public Submission

## 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?

AFFORDABLE LIVING, BY HAVING THE ABILITY TO HAVE A  
LEGAL SUITE. I CAN STAY IN MY HOME LONGER AND  
PROVIDE AFFORDABLE HOUSING TO OTHERS.

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

MY NEIGHBOURS AT 100 #108 MAKEWAN MEADOW  
CRESCENT SUPPORT REZONING, ALSO THE COMMUNITY  
SUPPORT SECONDARY SUITES.

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

I HAVE OFF STREET PARKING FOR 3 (BESIDE GARAGE -1,  
GARAGE -2)

THERE ARE ALSO 2 SPOTS TO PARK IN FRONT OF MY HOUSE  
I AM TWO HOUSES FROM THE CORNER WHERE THERE ARE AN  
ADDITIONAL 6 SPOTS TO PARK

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

NONE.

**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

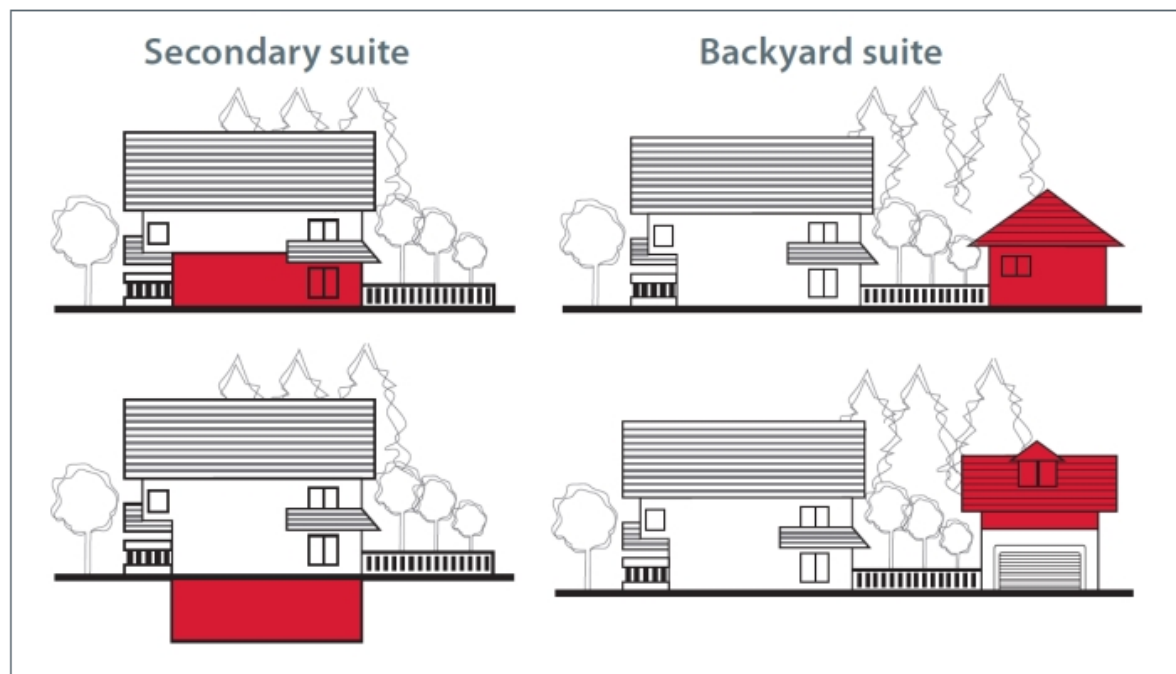
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0448  
ATTACHMENT 3

## BYLAW NUMBER 163D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0040/CPC2018-0448)**  
\*\*\*\*\*

**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 \_\_\_\_\_

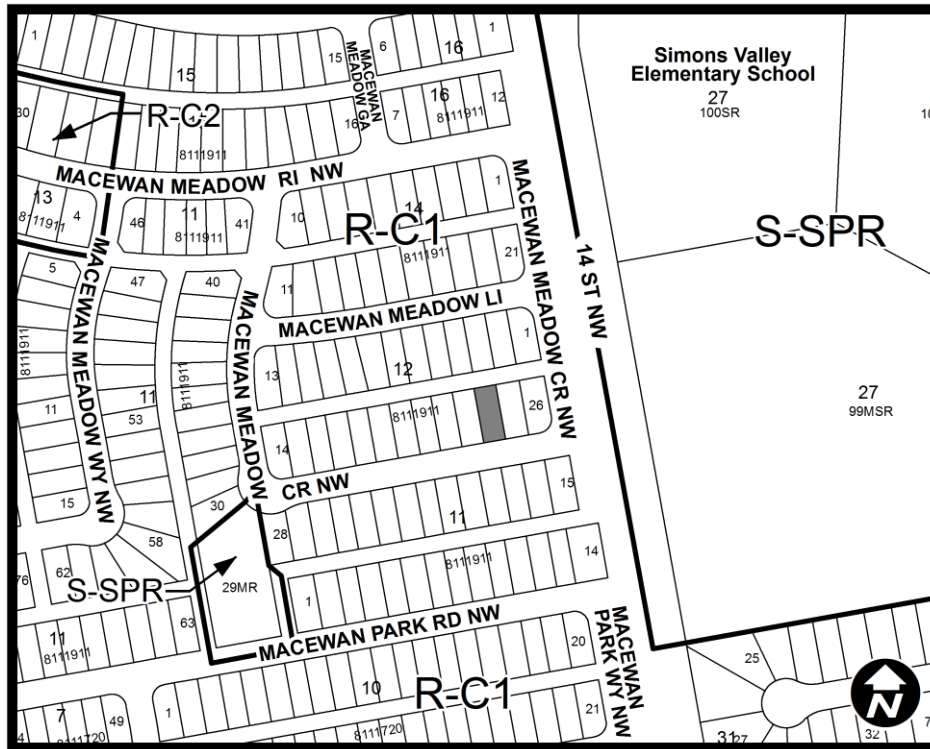
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0040/CPC2018-0448  
BYLAW NUMBER 163D2018

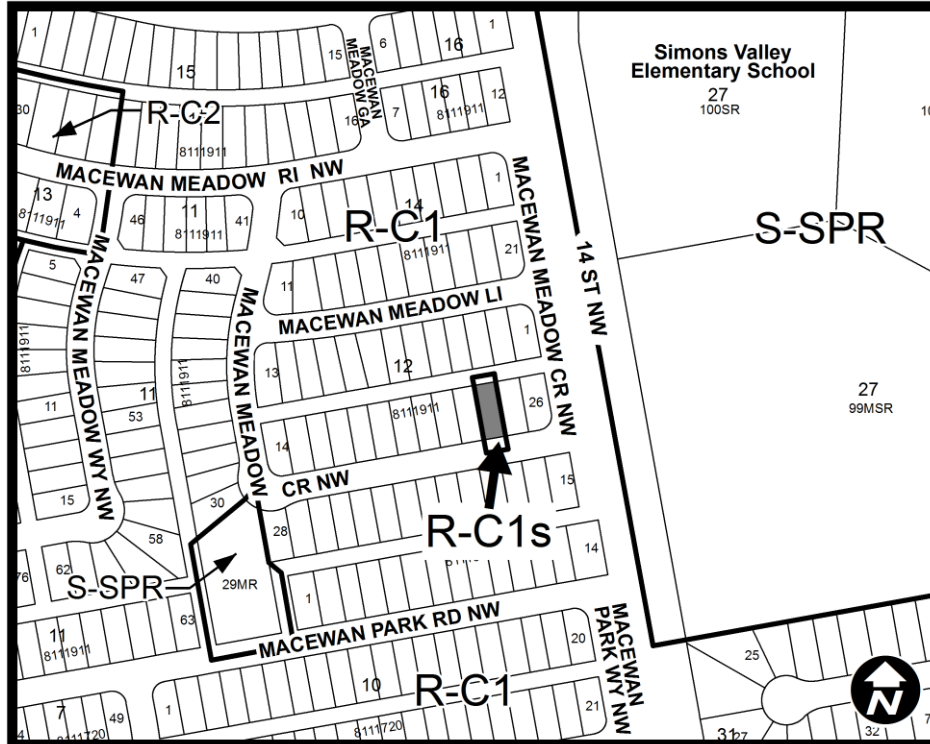
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0040/CPC2018-0448  
BYLAW NUMBER 163D2018

## SCHEDULE B





**McDougall, Libbey C.**

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**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:52 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0040

Public submission for LOC2018-0040

**From:** Iredalek@telusplanet.net [mailto:Iredalek@telusplanet.net]  
**Sent:** Sunday, June 03, 2018 10:26 PM  
**To:** Mulholland, David C.  
**Subject:** June 11, LOC2018-0040

June 4, 2018

Application: LOC2018-0040

Submitted by: Kathryn Iredale

Contact Information

Address: 27 MacEwan Meadow Cr NW

Phone: (403) 274-7707

Email: [Iredalek@telusplanet.net](mailto:Iredalek@telusplanet.net)

Feedback:

I am opposed to secondary suites in this area. We have 3-4 on this street as it is. Legal ones or illegal ones. We have problems with parking, problems with the tenants, drug related issues. Excessive travel up and down the alley ways, speeding, using it as a short cut. Yards not being maintained, dead trees and bushes in front and back yards, sidewalks never shoveled. Old junk cars in back alley way, possible business being run out of garage.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0446  
Page 1 of 6

**Land Use Amendment in Huntington Hills (Ward 4) at 7834 Hunterview Drive NW,  
LOC2017-0409, Bylaw 161D2018**

---

**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 7834 Hunterview Drive NW (Plan 7486JK, Block 29, Lot 81) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 161D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 7834 Hunterview Drive NW (Plan 7486JK, Block 29, Lot 81) 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 161D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0446  
Page 2 of 6**

**Land Use Amendment in Huntington Hills (Ward 4) at 7834 Hunterview Drive NW,  
LOC2017-0409, Bylaw 161D2018**

---

On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation 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 not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

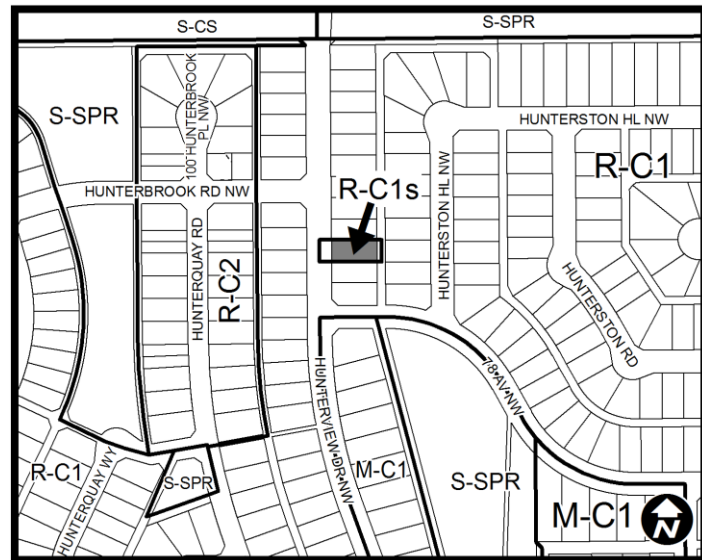
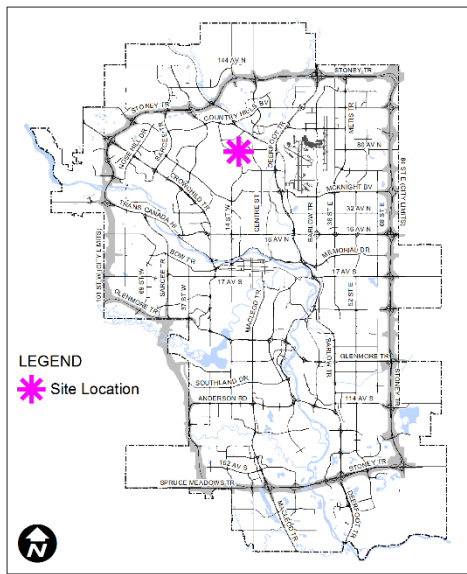


**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0446  
Page 3 of 6**

**Land Use Amendment in Huntington Hills (Ward 4) at 7834 Hunterview Drive NW,  
LOC2017-0409, Bylaw 161D2018**

**Location Maps**



## Land Use Amendment in Huntington Hills (Ward 4) at 7834 Hunterview Drive NW, LOC2017-0409, Bylaw 161D2018

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### Site Context

The subject site is located in the northwest community of Huntington Hills. Surrounding development consists of low-density residential, with pockets of multi-residential to the south. The site is approximately 15 metres by 33 metres in size and is developed with a one-storey single detached dwelling and a rear detached two-car garage that is accessed from the rear lane.

As identified in *Figure 1*, Huntington Hills has experienced a population decline from its peak in 1983.

*Figure 1: Community Peak Population*

<b>Huntington Hills</b>	
Peak Population Year	1983
Peak Population	15,904
2017 Current Population	13,154
Difference in Population (Number)	-2,750
Difference in Population (Percent)	-17%

Source: The City of Calgary 2017 Census

Additional demographic and socio-economic information may be obtained online on [Huntington Hills](#) community profile.

### 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*

Pedestrian and vehicular access to the site is available from Hunterview Drive NW and the rear lane. The area is served by Calgary Transit, with bus stops located within 100 metres walking distance on Hunterview Drive NW and 78 Avenue NW. On-street parking adjacent to the site is unregulated.

##### *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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0446  
Page 5 of 6

**Land Use Amendment in Huntington Hills (Ward 4) at 7834 Huntview Drive NW,  
LOC2017-0409, Bylaw 161D2018**

---

**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 has been 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. Administration did not receive comments from the Huntington Hills Community Association by the Calgary Planning Commission report submission date.

No citizens' comments were received by the Calgary Planning Commission report submission date.

***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 a Residential - Developed – Inner City area on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, Neighbourhood Infill and Redevelopment, and Housing Diversity and Choice.

**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.

An Environmental Site Assessment was not required for this application.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0446  
Page 6 of 6

**Land Use Amendment in Huntington Hills (Ward 4) at 7834 Hunterview Drive NW,  
LOC2017-0409, Bylaw 161D2018**

---

**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 R-C1s District 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 161D2018

## Applicant's Submission

0409



### 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?**

Im investing in my home and allowing myself to pay down the mortgage. The secondary suite allows for people to live in an affordable established neighborhood with parks and schools near by.  
Having a secondary suite helps maintain community population and more housing options for families and thier children.  
I will provide a safe secondary suite that is close to transit will help attract people in Calgary.

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

I went to both my neighbors doors and both had no issues with the land use redesignation.

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

There is a double garage on the property that will be shared with the secondary suite.

**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

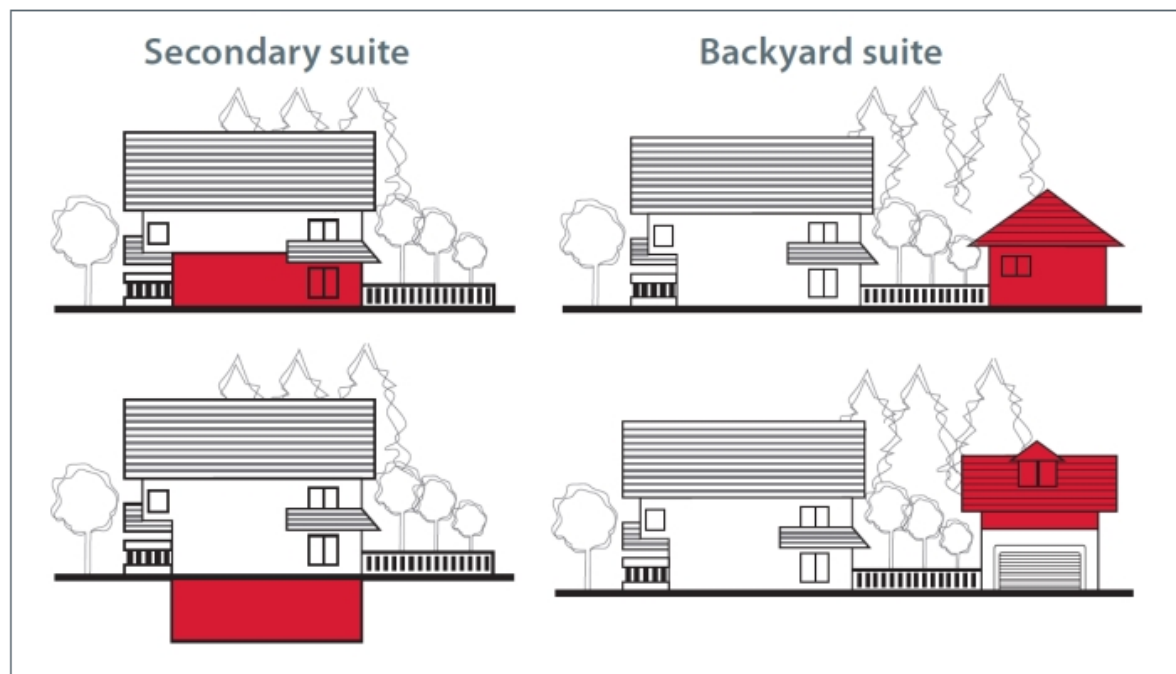
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0446  
ATTACHMENT 3

## BYLAW NUMBER 161D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0409/CPC2018-0446)  
\*\*\*\*\***

**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 \_\_\_\_\_

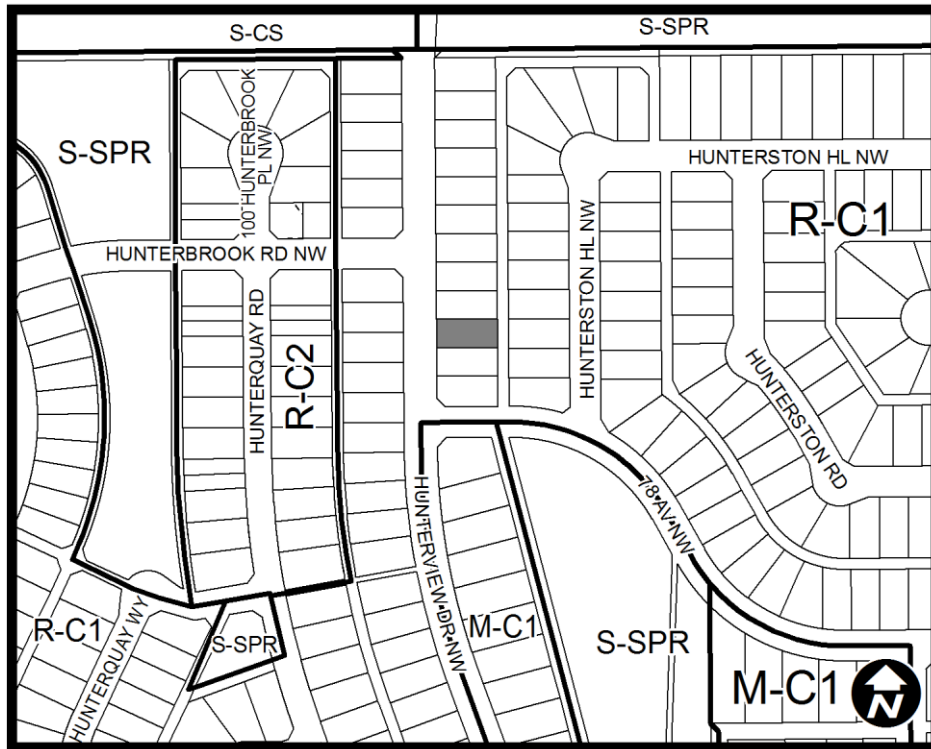
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0409/CPC2018-0446  
BYLAW NUMBER 161D2018

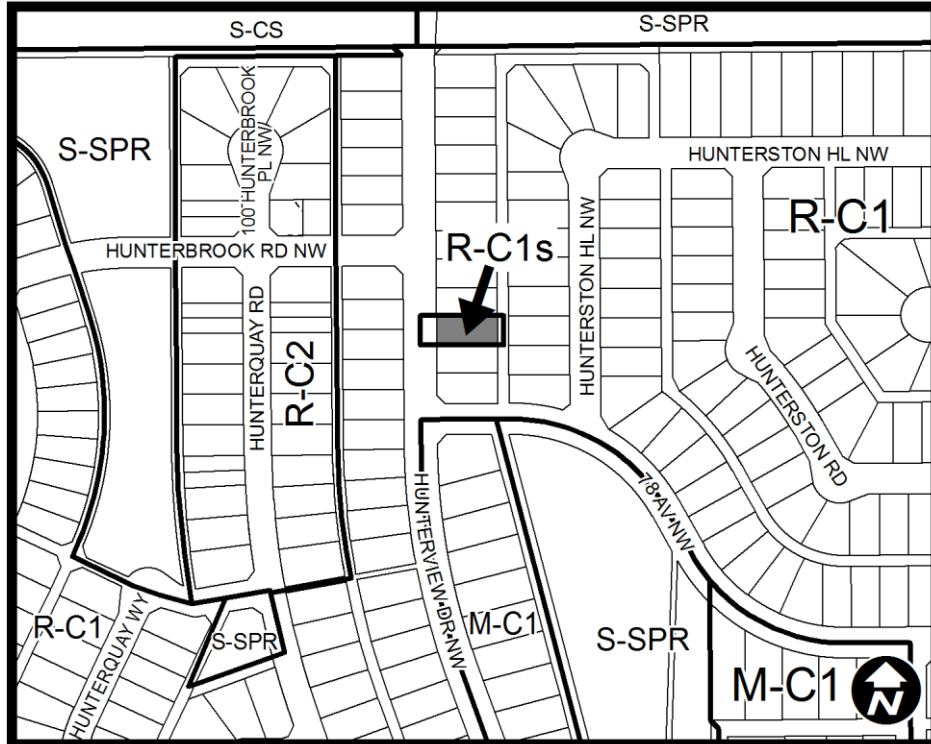
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0409/CPC2018-0446  
BYLAW NUMBER 161D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0447  
Page 1 of 6

**Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW,  
LOC2018-0023, Bylaw 162D2018**

---

**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 162D2018; and

1. **ADOPT** the proposed redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 115 Sandstone Road NW (Plan 8210358, Block 6, Lot 36) 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 162D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0447  
Page 2 of 6**

**Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW,  
LOC2018-0023, Bylaw 162D2018**

---

On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

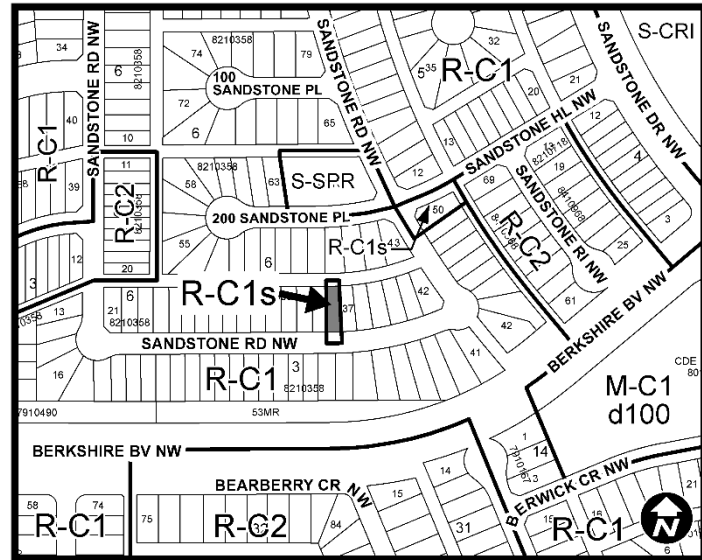
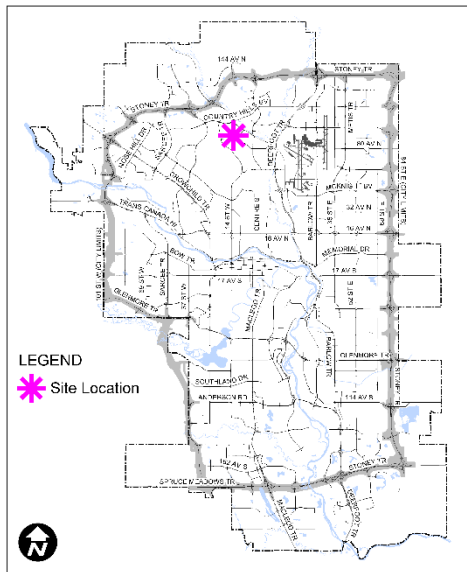
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW,  
LOC2018-0023, Bylaw 162D2018**

## LOCATION MAPS



## Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW, LOC2018-0023, Bylaw 162D2018

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### Site Context

The subject site is located in the northwest community of Sandstone. Surrounding development consists of low-density residential. The site is approximately 10 metres by 32 metres in size and is developed with a one-storey single detached dwelling and a rear detached two-car garage that is accessed from the rear lane.

As identified in *Figure 1*, Sandstone has experienced a population decline from its peak in 1998.

*Figure 1: Community Peak Population*

<b>Sandstone</b>	
Peak Population Year	1998
Peak Population	6,960
2017 Current Population	5,965
Difference in Population (Number)	-995
Difference in Population (Percent)	-14%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online on [Sandstone](#) community profile.

### 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***

Pedestrian and vehicular access to the site is available from Sandstone Road NW and the rear lane. The area is served by Calgary Transit, with bus stops located within 400 metres walking distance on Sandstone Drive NW. On-street parking adjacent to the site is unregulated.

#### ***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. Notification letters were sent to adjacent land owners and the application has been advertised online.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0447  
Page 5 of 6**

**Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW,  
LOC2018-0023, Bylaw 162D2018**

---

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.

Administration did not receive comments from the MacEwan Sandstone Community Association by the Calgary Planning Commission report submission date.

One letter of opposition was received from an adjacent landowner, citing concerns regarding parking, rental terms, and the potential for increased crime in the area.

***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 a Residential - Developed – Inner City area on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Developed Residential Areas, Neighbourhood Infill and Redevelopment, and Housing Diversity and Choice.

**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.

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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0447  
Page 6 of 6

**Land Use Amendment in Sandstone Valley (Ward 4) at 115 Sandstone Road NW,  
LOC2018-0023, Bylaw 162D2018**

---

***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 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 162D2018
4. Public Submissions

## Applicant's Submission

0023



### 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?

a legal safe suite that is close to schools and a major bus terminal that is affordable in an established community

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

a previous attempt was made and met with objection. meetings were arranged and a compromise was reached.

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

Single garage in the back plus an off street spot in the front.

- 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

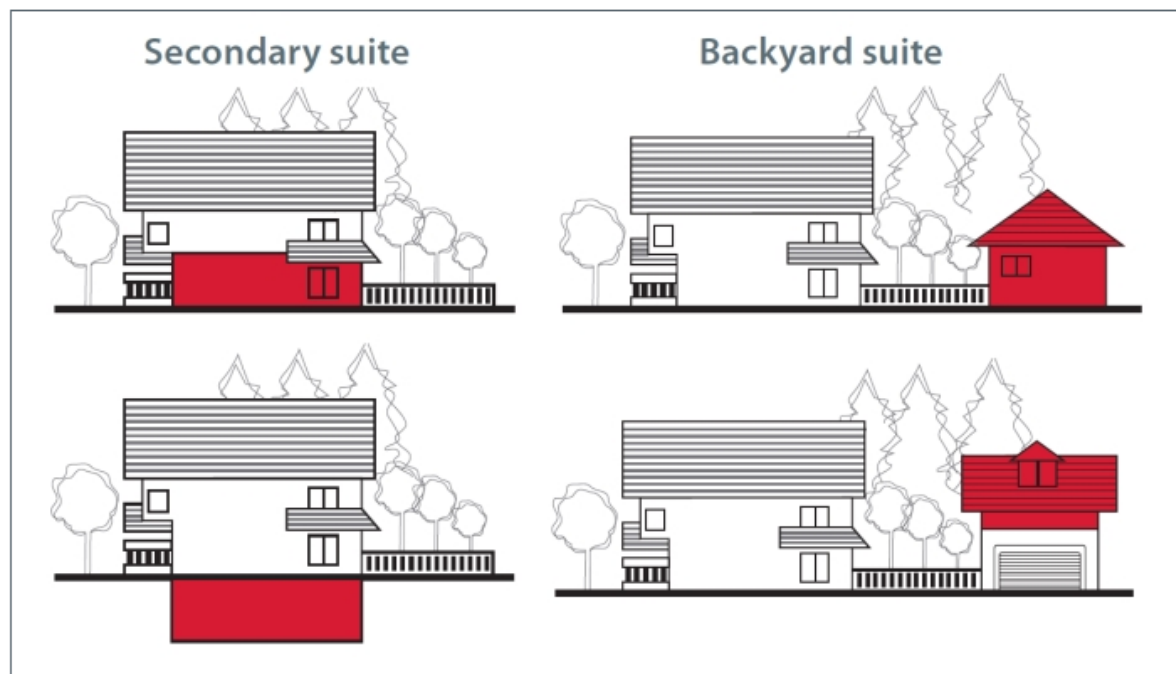
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### Important terms



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# PROPOSED

CPC2018-0477  
ATTACHMENT 3

## BYLAW NUMBER 162D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0023/CPC2018-0447)  
\*\*\*\*\***

**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

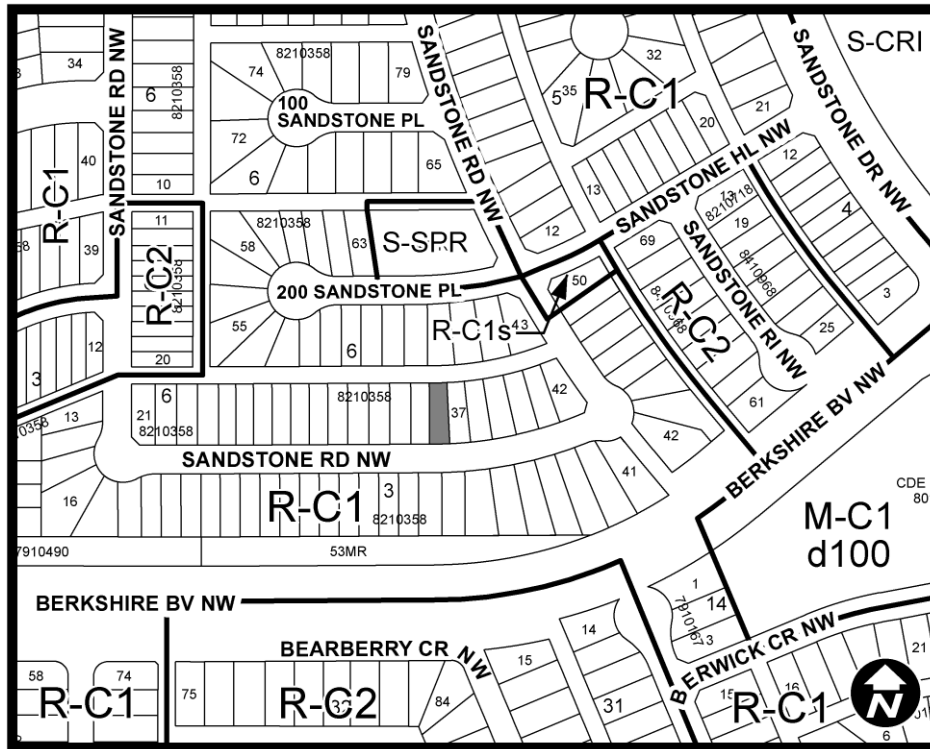
SIGNED ON \_\_\_\_\_

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

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

**AMENDMENT LOC2018-0023/CPC2018-0447  
BYLAW NUMBER 162D2018**

**SCHEDULE A**

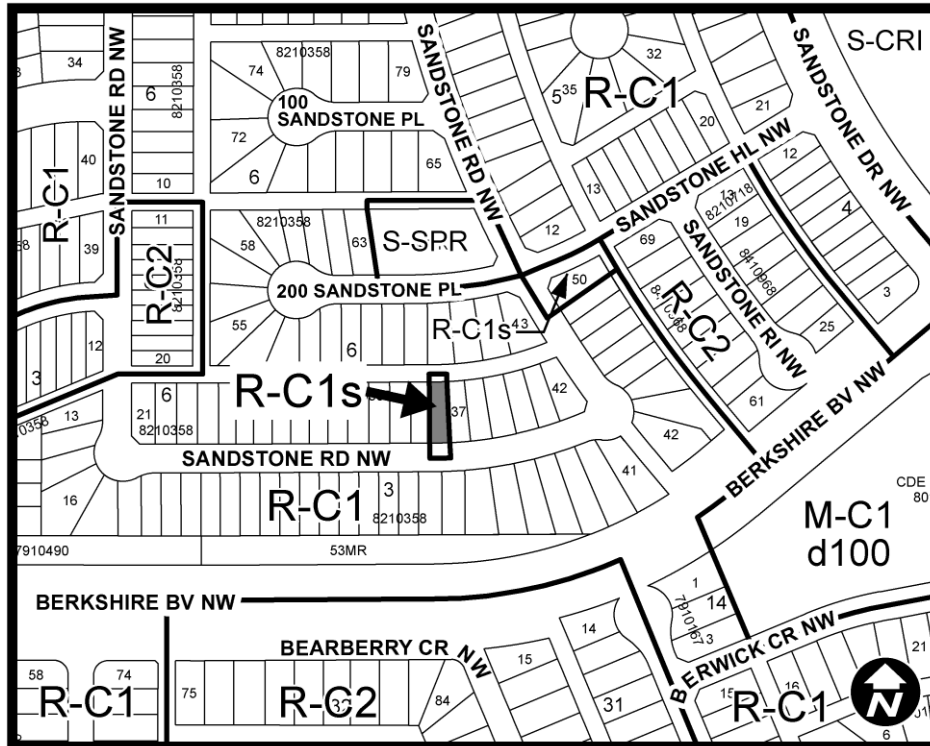




# PROPOSED

AMENDMENT LOC2018-0023/CPC2018-0447  
BYLAW NUMBER 162D2018

## SCHEDULE B





**Williams, Debbie D. (City Clerk's)**

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**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:48 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0023  
**Attachments:** Petition letter (1).pdf

Public submission for LOC2018-0023 going to Council on June 11.

Thank you

**From:** hyppiegirl4ever@hotmail.com [mailto:hyppiegirl4ever@hotmail.com]  
**Sent:** Friday, June 01, 2018 8:26 AM  
**To:** Mulholland, David C.  
**Subject:** June 11, LOC2018-0023

June 1, 2018

Application: LOC2018-0023

Submitted by: Susan L Nguyen

Contact Information

Address: 107 Sandstone Rd N.W.

Phone: (403) 730-3448

Email: [hyppiegirl4ever@hotmail.com](mailto:hyppiegirl4ever@hotmail.com)

Feedback:

We have had and still currently have issues with tenants that reside at this address. We as neighbours are concerned for our personal safety should this application go through. There is a long history of domestic, crime issues with tenants at this address. There is also not enough parking. Garage is rented out for storage. Owners promised last year that they would rent only to a single family. They are renegeing on this promise with the development of a secondary suite. We have attached our letters of requesting denial of the application and the reasons for this request are in the letters.

February 19, 2018

Mr. David Mulholland  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Re: Application for Land Use Amendment – 115 Sandstone Road NW, File Number –LOC2018-0023

We received a letter from City of Calgary regarding a land use amendment for the property noted in the subject line. We have been **opposing** this application since year 2014 and our position remains the same for the following reasons.

- Different groups of tenants at this property had hearted arguments, which generated high levels of noise regardless of day time or night time. This also compromised the safety of this neighborhood.
- Property owners and tenants fought over rental payment numerous times. Tenants' belongings were removed from the house and left on the lawn for days.
- Property owners accept payment from anybody and do not screen tenants properly. This property was advertised as a hotel online. There were countless numbers of tenants moving in and out in the past few years.
- Due to insufficient street parking, tenants have parked on grass in the front lawn land in the back gravel land way obstructing traffic flow.
- Neighbors have witnessed unusual activity of men in and out of the house with hours.
- Property owners showed dishonesty in their application. There was no compromise made with any of the neighbors. The single garage was advertised on Kijiji this year for \$155 a month (please see the attachment). It is not for the tenants' use as stated in the application.
- Improper disposal of waste on the ground.
- Construction materials were discarded on neighbor's lawn after renovation.
- Animals were left unsupervised outside.

Property owners are only concerned about making a profit neglecting the fact that their decisions have caused extreme inconvenience to the neighbors, affecting everyone's safety and interrupting our peace of mind. Thank you for letting us expresses our concerns and we hope you will take careful consideration when reviewing this application.

Sincerely,



Yiu Sim Yin from 111 Sandstone Road

Kan Cong from 108 Sandstone Road



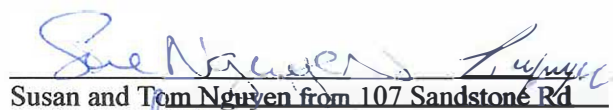
Zhe Hua Liang from 112 Sandstone Road



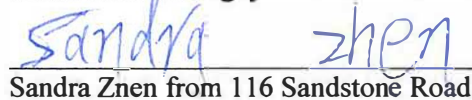
Hui Xian Pon from 144 Sandstone Road



Ying Hoi Ling/Ying Hoi Mui from 119 Sandstone Rd.



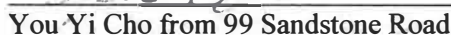
Susan and Tom Nguyen from 107 Sandstone Rd



Sandra Zhen from 116 Sandstone Road



Shau Sang Yu from 120 Sandstone Road



You-Yi Cho from 99 Sandstone Road

103 Sandstone Road.



**Williams, Debbie D. (City Clerk's)**

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**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:50 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Re: LOC2018-0023 Bylaw 162D2018  
**Attachments:** IMG-20180601-WA0002.jpg; IMG-20180601-WA0001.jpg

FYI regarding public submission for LOC2018-0023.

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**From:** amanda.yim.ay [mailto:amanda.yim.ay@gmail.com]  
**Sent:** Friday, June 01, 2018 5:12 PM  
**To:** Susan Nguyen ; Mulholland, David C.  
**Cc:** Chu, Sean ; George Sutherland ; suzanne\_petersen@icloud.com  
**Subject:** [EXT] Re: LOC2018-0023 Bylaw 162D2018

Hello David,

I am writing on behalf of my grandparents living at 111 Sandstone Road. Attached are two photos of garbage accumulating in the back lane way behind 115 Sandstone Road. They have been on the ground for a long time. These tenants are constantly creating nuisance disrupting peace and safety. Please deny their application. Thank you for your attention.

Amanda

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Susan Nguyen <[hyppiegirl4ever@hotmail.com](mailto:hyppiegirl4ever@hotmail.com)>  
**Date:** 2018-06-01 8:06 AM (GMT-07:00)  
**To:** [david.mulholland@calgary.ca](mailto:david.mulholland@calgary.ca)  
**Cc:** "Chu, Sean" <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>, Amanda Yim <[amanda.yim.ay@gmail.com](mailto:amanda.yim.ay@gmail.com)>, George Sutherland <[cpti@shaw.ca](mailto:cpti@shaw.ca)>, [suzanne\\_petersen@icloud.com](mailto:suzanne_petersen@icloud.com)  
**Subject:** LOC2018-0023 Bylaw 162D2018

Hi David:

Please accept the following two attachments as a **resubmission** of our neighbourhood protest of the owners of 115 Sandstone Drive NW making yet another attempt to obtain permission to develop a secondary suite at this address. We believe that their previous application was cancelled with the March vote on changing the proceedings for processing applications for secondary suites.

We want the application denied in order to protect ourselves and the quality of life in our neighbourhood. We are concerned as mentioned before that the owners will resort to short term rentals of both units if they are allowed to proceed with developing a secondary suite. Neighbourhood safety is our major concern because of the history of the type of tenants we have had to deal with at 115 for the past several years. Talking to the owners is not constructive. Last summer they agreed to rent only to a family at the recommendation of the Community Resource Officer of District 7 and we neighbours, but now they are reneging on that agreement with the plans to divide the home into two suites. They only want money in their pockets.

They are also in violation anyhow with not having enough parking. The back garage that would serve as a secondary parking space is rented out for storage.

Problems with current tenants are ongoing with regards to domestic issues, vandalism with a paint gun, trash in the back alley and the flooding of our back alley from a sprinkler being left on all night at full force.

I will also resubmit this via the website as well. Thank you for your support and understanding.

Sincerely,

Susan Nguyen  
107 Sandstone Road NW  
Calgary, AB T3K 2X1  
Phone: 403-730-3448











**Williams, Debbie D. (City Clerk's)**

---

**From:** Mulholland, David C.  
**Sent:** Monday, June 04, 2018 3:50 PM  
**To:** Public Submissions  
**Subject:** FW: re File LOC2018-0023

Public submission for LOC2018-0023.

Thank you

---

**From:** Ness.Wise@wolseleyinc.ca [mailto:Ness.Wise@wolseleyinc.ca]  
**Sent:** Monday, June 04, 2018 8:21 AM  
**To:** Mulholland, David C.  
**Cc:** brenda\_givens@hotmail.com  
**Subject:** [EXT] re File LOC2018-0023

We do not support the request..

Our reason is that the tenants they have require a constant police presence.

As a family with grandchild we do not feel, based on the recent activity the behavior is conducive to the wellbeing of owners.

Mixing these types of rental people with home owners only brings down the value.

Regards,

**Ness Wise**

**Williams, Debbie D. (City Clerk's)**

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**From:** Gonzalez, Troy C.  
**Sent:** Monday, June 04, 2018 3:44 PM  
**To:** Public Submissions  
**Subject:** FW: LOC2018-0023 Bylaw 162D2018  
**Attachments:** Petition letter (1).pdf; Letter to DM re 115-2.docx

Hello,

This appears to be a public submission for a file going to Council June 11 that should have been sent to Clerks.

Thank you,

**Troy Gonzalez**, RPP, MCIP  
Planner | Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8076  
T 403.268.2663 | F 403.268.3636 | [Troy.Gonzalez@calgary.ca](mailto:Troy.Gonzalez@calgary.ca)  
Floor 5, Municipal Building, 800 Macleod Tr. S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

---

**From:** Susan Nguyen [mailto:[hyppiegirl4ever@hotmail.com](mailto:hyppiegirl4ever@hotmail.com)]  
**Sent:** Friday, June 01, 2018 4:26 PM  
**To:** Gonzalez, Troy C.  
**Subject:** [EXT] Fw: LOC2018-0023 Bylaw 162D2018

Hi Troy:

I'm forwarding these petition letters to you for your review in case David doesn't get to see them in time for the deadline of noon on June 4th. Thank you.

Sincerely,

Susan Nguyen

---

**From:** Susan Nguyen  
**Sent:** June 1, 2018 2:06 PM  
**To:** [david.mulholland@calgary.ca](mailto:david.mulholland@calgary.ca)  
**Cc:** Chu, Sean; Amanda Yim; George Sutherland; [suzanne\\_petersen@icloud.com](mailto:suzanne_petersen@icloud.com)  
**Subject:** LOC2018-0023 Bylaw 162D2018

Hi David:

Please accept the following two attachments as a **resubmission** of our neighbourhood protest of the owners of 115 Sandstone Drive NW making yet another attempt to obtain permission to develop a secondary suite at

this address. We believe that their previous application was cancelled with the March vote on changing the proceedings for processing applications for secondary suites.

We want the application denied in order to protect ourselves and the quality of life in our neighbourhood. We are concerned as mentioned before that the owners will resort to short term rentals of both units if they are allowed to proceed with developing a secondary suite. Neighbourhood safety is our major concern because of the history of the type of tenants we have had to deal with at 115 for the past several years. Talking to the owners is not constructive. Last summer they agreed to rent only to a family at the recommendation of the Community Resource Officer of District 7 and we neighbours, but now they are renegeing on that agreement with the plans to divide the home into two suites. They only want money in their pockets.

They are also in violation anyhow with not having enough parking. The back garage that would serve as a secondary parking space is rented out for storage.

Problems with current tenants are ongoing with regards to domestic issues, vandalism with a paint gun, trash in the back alley and the flooding of our back alley from a sprinkler being left on all night at full force.

I will also resubmit this via the website as well. Thank you for your support and understanding.

Sincerely,

Susan Nguyen  
107 Sandstone Road NW  
Calgary, AB T3K 2X1  
Phone: 403-730-3448

Mrs. Susan Nguyen  
107 Sandstone Rd. N.W.  
Calgary, AB T3K 2X1

February 19<sup>th</sup>, 2018

David Mulholland, Planner, North Planning Area  
Community Planning  
Planning & Development  
The City of Calgary  
Floor 5, Administration Building  
C6 Macleod Trail S.E.  
P.O. Box 2100 Station M  
Calgary, AB T2P 2M5

RE: 115 Sandstone Rd. N.W. File #LOC2018-0023

Hi David:

Please accept this letter as an **addition** to the letter from the Yin family and other neighbours of Sandstone Road as a submission of our joint concerns about 115 Sandstone Road N.W. with their application for building a secondary suite at this address.

Shawn Unrau and his wife Jun Li applied for a secondary suite permit in the fall of 2016. At that time, I presented our case/concerns (almost identical to this) to council on behalf of the residents of Sandstone Road. Due to the concerns listed below, the permit was denied.

My husband and I, plus neighbours from the 200 Sandstone Place cul de sac signed both letters to show cross reference and that we are in agreement.

Susan Nguyen

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We the undersigned have the following concerns from past (since 2014) to present regarding 115 Sandstone Road N.W. All at some point resulted in calls to 911 and 311:

- 1) History of numerous domestic violence incidents with tenants within two illegal suites and with surrounding neighbours.

- 2) History of short term rentals causing constant noise, messes, and stress with moving in and out. Some rentals were a few days, some a few weeks or a couple of months. We had/have no idea of who is in the residence at any given time. Tenants are not vetted appropriately by landlord to ensure neighbourhood safety.
- 3) Summer 2017 – tenants were conducting prostitution transactions from residence. Police have records. There was a warrant issued for this.
- 4) Aggressive dogs at residence that were not under owner's control. Dogs attempted to attack people and other dogs on neighbouring properties. Dogs also defecated on neighbouring property and tenants refused to clean up messes.
- 5) Suspected illegal drug activity with several past tenants. People coming and going from residence at odd hours and frequency.
- 6) Past property damage between 115 and 111- ground sinking possibly due to illegal activity in residence.
- 7) People past and present unknown to neighbourhood waiting for lengthy periods of time in vehicles during evening and night hours by garage in alley at back of house.
- 8) Constant garbage, abandoned mattresses, furniture and other possessions in back alley and backyard when tenants are evicted.
- 9) Tenants leaving messes on neighbouring properties including filling garbage and recycle bins with filth- rotten food and possible human and animal waste.
- 10) Parking violations – cars parked on property not in driveway or large vehicles parked on street.
- 11) Garage is rented out separately for storage thereby creating a parking shortage for a secondary suite. (Landlord was informed of this in 2016 in previous application but ignores bylaw)
- 12) General neglect of property – fence and yard in need of repairs.

After the prostitution incident in the summer of 2017, at the advice of the police we contacted our community resource officer Constable Benzy Bawal of District 7, who met with Jun Li to discuss getting better tenants into that residence.

We neighbours had previously tried to convince her to forgo the idea of having two suites in such a small residence and rent the whole house to a young couple with 1 or 2 kids since this is a family/residential neighbourhood with schools, parks, transportation etc. nearby.

In August 2017, Jun Li knocked on my door telling me that she had agreed to rent to a family which was supposed to consist of a man, woman and a small boy with a mother-in-law who would live there part of the time. She also told me that this family wanted to sign a one year lease and that she had checked them out. We have our doubts to this as I called 911 to report a domestic disturbance not long after and we smell pot regularly from that address. We have not seen the man at the address for some time, only two women. We are not clear if the child is still in the residence at this time.

However, it appears that they may have moved out as of this week (trash and abandoned possessions in back alley was an indicator). A car is still parked in the front driveway. The tenants that were renting the garage may have moved stuff out but even if so, we do not trust that the landlords will reserve the garage for the extra suite. What we are concerned about is that if the landlords are permitted to go ahead and develop the residence into two suites, they will resume the short term rentals in an attempt to make more money and without regard or concern for the safety of the neighbourhood.

As long-time area residents and city tax payers we feel that regardless of the proposed upcoming changes to rezoning bylaws the City of Calgary needs to take a look at the history of what has happened at an address before issuing a permit for a secondary suite.

We are requesting that due to neighbourhood safety concerns and the untrustworthiness of the landlords, that this application be denied.

We thank you in advance for your time and consideration of our concerns.

Sincerely,

P. Yung  
Sue Yung  
Name  
Suzanne Petersen  
Name

Melody Petersen  
Name

Sp. El

George Sutherland

Shirley Sutherland

Cornelia Sutherland

Carmel Sutherland

107 Sandstone Rd NW

107 Sandstone Rd NW  
Address

284 Sandstone Pl. N.W.  
Address

284 Sandstone Pl. N.W.  
Address

3 Beaconsfield Rise

288 Sandstone Place NW

288 Sandstone Place N.W.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0392  
Page 1 of 6**

**Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE,  
LOC2018-0043, Bylaw 164D2018**

---

**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) and discretionary use of 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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 937 McKenzie Lake Bay SE (Plan 9212457, Block 12, Lot 13) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 164D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 937 McKenzie Lake Bay SE (Plan 9212457, Block 12, Lot 13) 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 164D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0392  
Page 2 of 6**

**Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE,  
LOC2018-0043, Bylaw 164D2018**

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On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation 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 not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

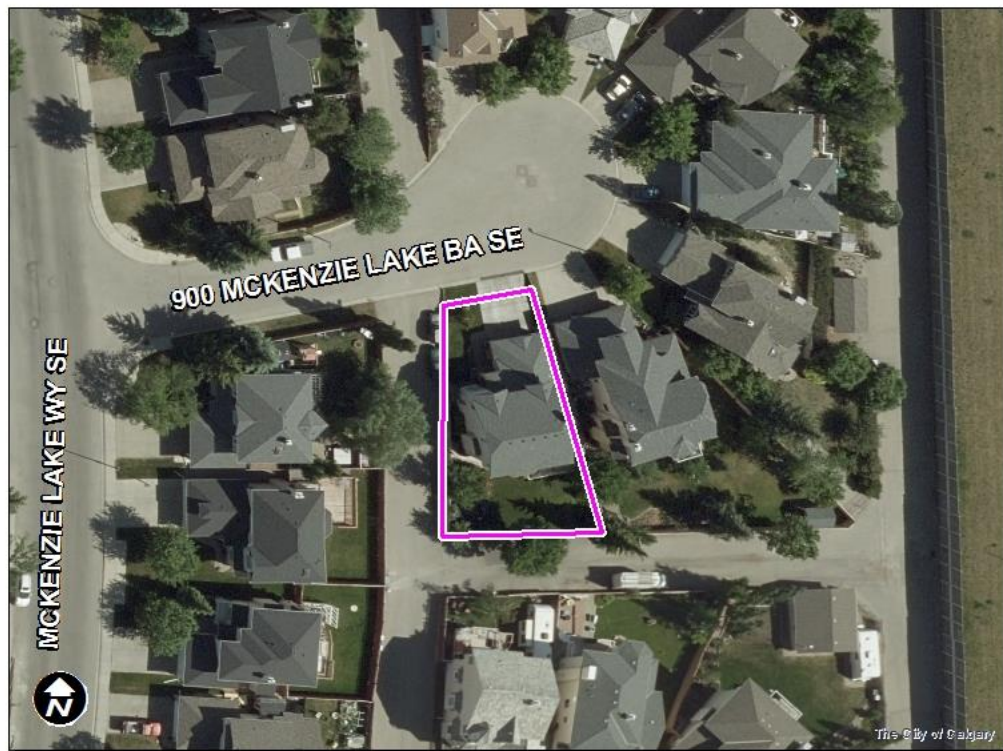
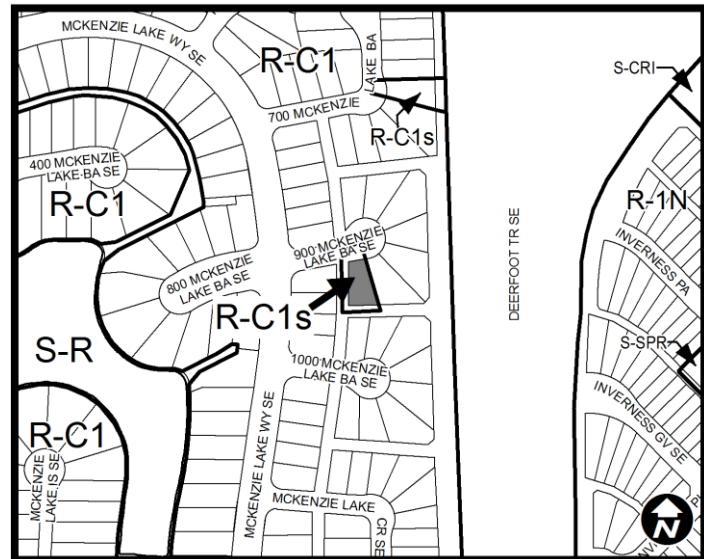
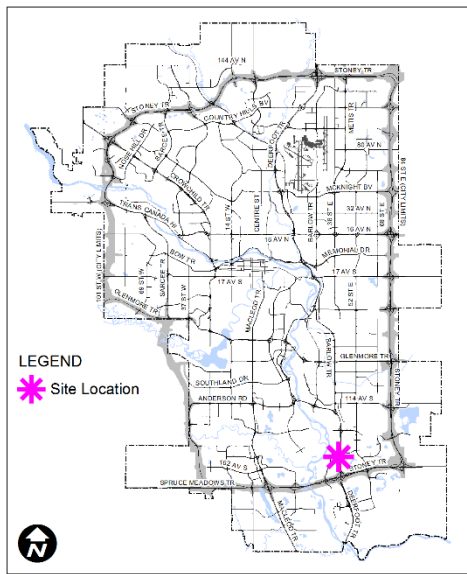


Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0392  
Page 3 of 6

**Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE,  
LOC2018-0043, Bylaw 164D2018**

**Location Maps**



## Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE, LOC2018-0043, Bylaw 164D2018

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### Site Context

The subject site is located in the southeast community of McKenzie Lake. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 17.5 metres by 33 metres in size and is developed with a two-storey single detached dwelling with an attached two-car garage.

As identified in *Figure 1*, McKenzie Lake has experienced a population decline from its peak in 2002.

*Figure 1: Community Peak Population*

<b>McKenzie Lake</b>	
Peak Population Year	2002
Peak Population	15,047
2017 Current Population	13,616
Difference in Population (Number)	-1,431
Difference in Population (Percent)	-10%

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

#### Land Use

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*

Pedestrian and vehicular access to the site is available from McKenzie Bay SE, the side lane, and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 50 metres walking distance on McKenzie Lake Way SE. On-street parking adjacent to the site is unregulated.

##### *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.

**Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE,  
LOC2018-0043, Bylaw 164D2018**

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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 has been 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.

***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

***Citizen and Community Association Comments***

Administration received a letter of no objection to the application from the McKenzie Lake Community Association.

Administration did not receive any letters from the public concerning 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 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, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

***McKenzie Lake Area Structure Plan (Statutory, 1994)***

The site is located within the Residential and Related Uses area as identified on Map 2 in the McKenzie Lake Area Structure Plan (MLASP)

Although the MLASP makes no specific reference to the subject site, the land use proposal is in keeping with policy 3.2.1(b), which states, "Although single family housing is likely to predominate, a mix of housing types should be encouraged. Suitable sites for multi-family shall be chosen with regard to the Multiple Residential Development Location Guidelines (Table 3.3.3) in the Calgary General Municipal Plan." A mix of housing types is encouraged by the

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0392  
Page 6 of 6

**Land Use Amendment in McKenzie Lake (Ward 14), 937 McKenzie Lake Bay SE,  
LOC2018-0043, Bylaw 164D2018**

---

MLASP.

The Calgary General Municipal Plan has been repealed and replaced by the Municipal Development Plan, 2009.

**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.

***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 is consistent to relevant policies of the McKenzie Area Structure Plan and 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 164D2018

## Applicant's Submission



### Land Use Redesignation Applicant's Submission

#### Secondary Suites

FL 1264 (02017-08)

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.

- 0043
- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
    - I CAN PROVIDE ACCOMMODATION FOR A FAMILY MEMBER THAT CAN'T AFFORD A HOUSE
    - PROVIDES AN INCREASE OF SPENDING DOLLARS IN COMMUNITY
    - PROVIDES LOW COST, AFFORDABLE HOUSING FOR THE CITY
  - 2) Provide information on how you engaged with the neighboring and owners and/or the Community Association? What was the response?
    - I HAVE TALKED TO 4 NEIGHBOURS WHO ARE WILLING TO SIGN A LETTER DENYING TO THE APPLICATION.
    - I HAVE CONTACTED THE COMMUNITY ASSOC. AND THEY HAVE NO OPINION EITHER WAY.
  - 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
    - I HAVE 180' OFF ROAD PARKING ON SITE & 80' OFF ROAD PARKING IN REAR. I MAY ALSO BUILD A GARAGE IN BACK.
  - 4) Are there any potential negative impacts of this development that you are aware of?
    - NONE

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect business 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

TRENT BRADY

Feb 26/18



## Important Terms

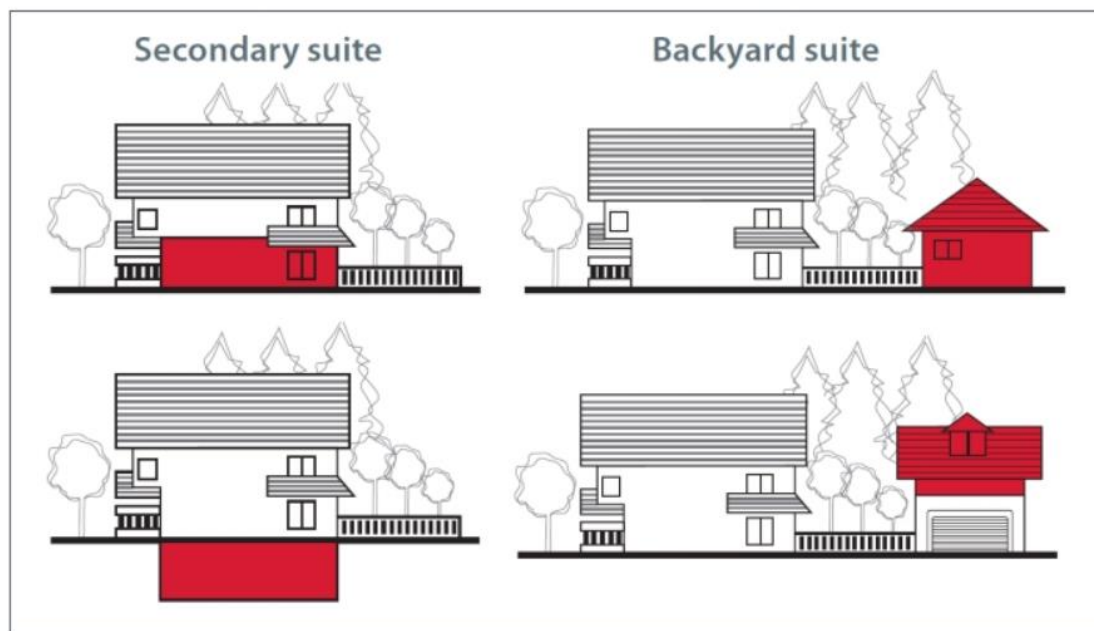
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0392  
ATTACHMENT 3

## BYLAW NUMBER 164D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0043/CPC2018-0392)**  
\*\*\*\*\*

**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 \_\_\_\_\_

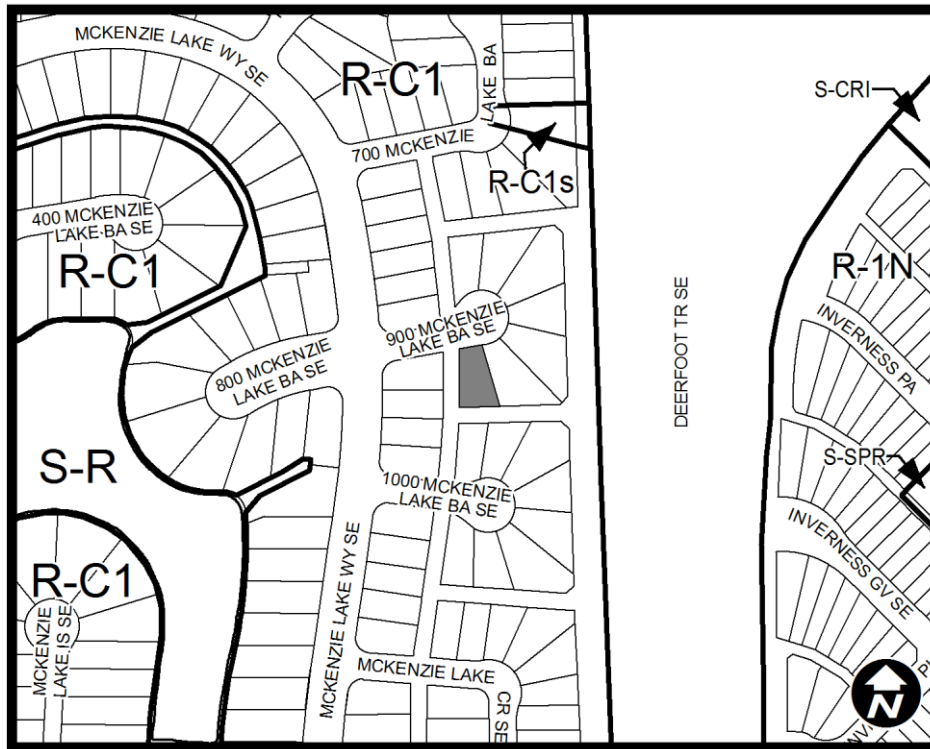
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0043/CPC2018-0392  
BYLAW NUMBER 164D2018

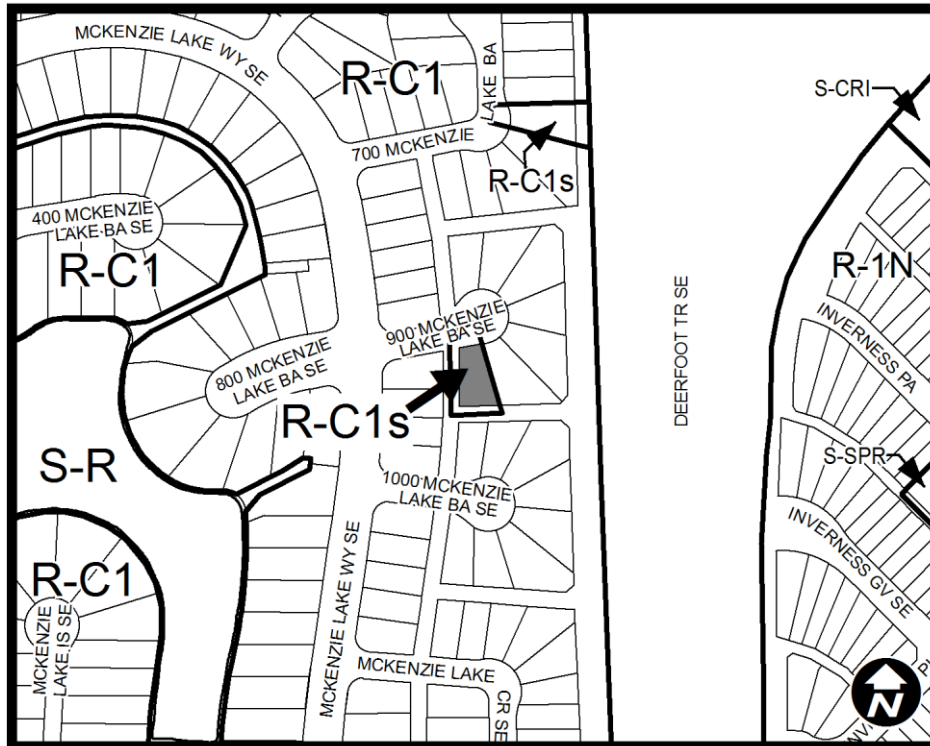
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0043/CPC2018-0392  
BYLAW NUMBER 164D2018

## SCHEDULE B





**Calgar Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0334  
Page 1 of 6**

**Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW,  
LOC2017-0397, Bylaw 165D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5007 - 22 Avenue NW (Plan 4994GI, Block 50, Lot 19) 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: A. Palmiere**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 165D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 5007 - 22 Avenue NW (Plan 4994GI, Block 50, Lot 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 165D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**Calgar Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0334  
Page 2 of 6**

**Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW,  
LOC2017-0397, Bylaw 165D2018**

---

On 2018 March 12, Council approved adding Secondary Suite as a listed discretionary use in R-C1, R-1 and R-C1L. Council also approved adding Backyard Suite to these districts, but delayed the effective date until Administration has completed the creation of restrictive standards relating to the design of Backyard Suites. Council also approved the Policy to Guide Discretion for Secondary Suites and Backyard Suites, which provides additional policy oversight.

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

**BACKGROUND**

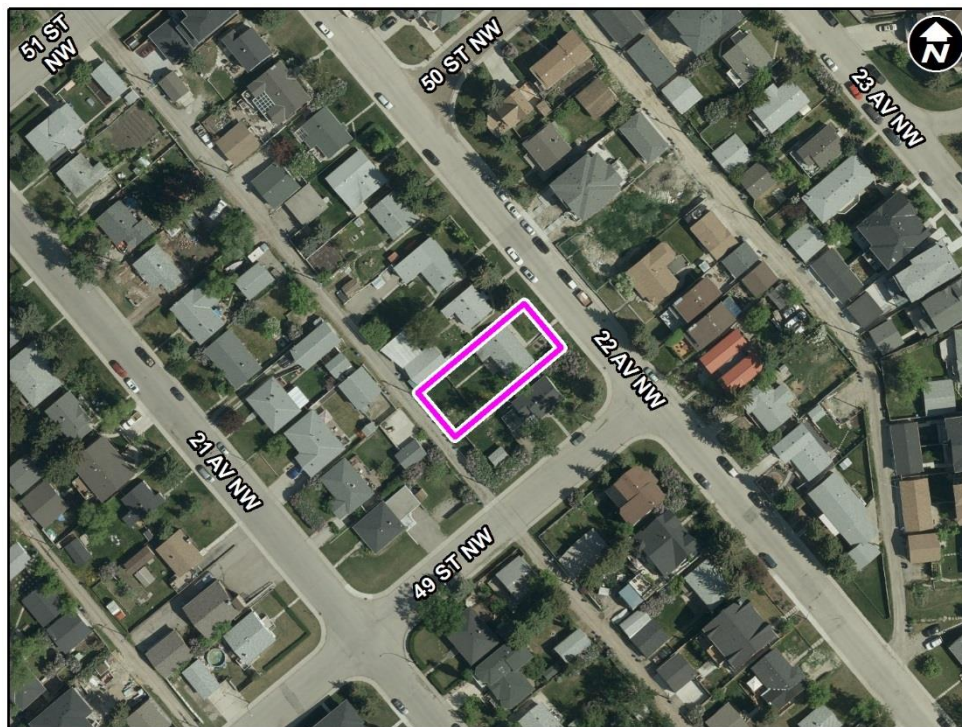
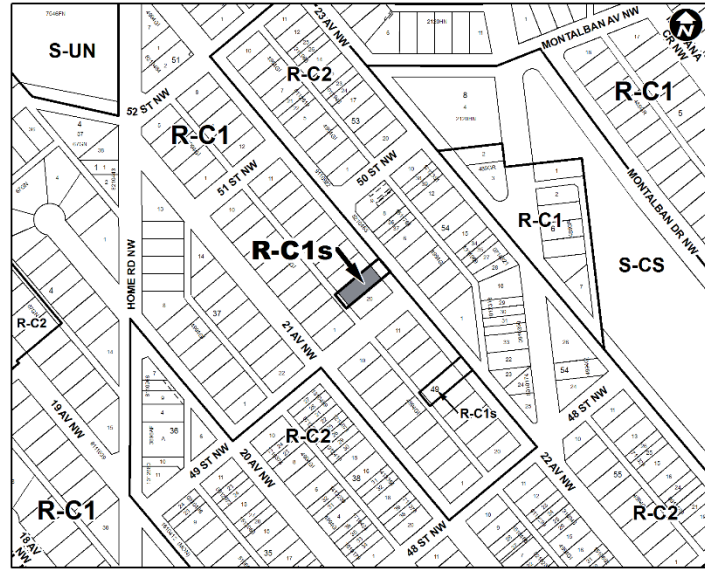
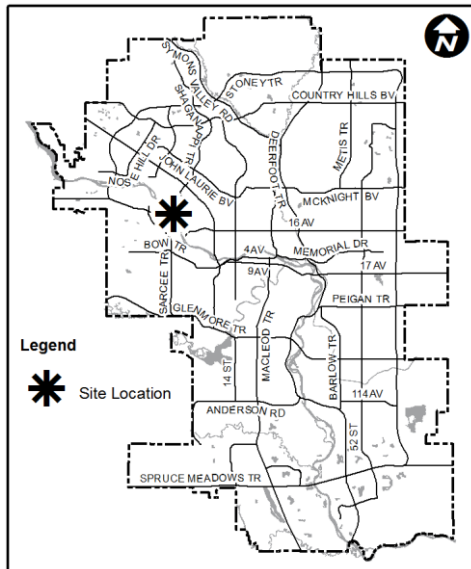
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Calgar Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0334  
Page 3 of 6

Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW,  
LOC2017-0397, Bylaw 165D2018

Location Maps



## Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW, LOC2017-0397, Bylaw 165D2018

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### Site Context

The subject site is located in the northwest community of Montgomery. Surrounding development consists of low-density residential to the north, east, south and west of the site. Montalban Park is located to the east and the Bow River is located further to the west. The site is approximately 15 metres by 37 metres in size and is developed with a one-storey single detached dwelling, a two-car parking pad accessing the rear lane, and a one-car attached garage that is accessed from 22 Avenue NW.

As identified in *Figure 1*, Montgomery has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

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

Source: *The City of Calgary 2017 Civic Census*

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

### 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*

Pedestrian and vehicular access to the site is available from 22 Avenue NW and the rear lane. The area is served by Calgary Transit bus service with a stop located approximately 290 metres walking distance on 48 Street NW, and bus stops within 400 metres walking distance on Home Road NW. On-street parking adjacent to the site is unregulated.

#### *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.



**Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW,  
LOC2017-0397, Bylaw 165D2018**

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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 has been 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.

***Engagement and Public Meetings***

No public meetings were held by the applicant or Administration.

***Citizen and Community Association Comments***

Administration received a letter of no comment to the application from the Montgomery Community Association (Attachment 2).

Administration received no letters in opposition or support of the 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 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.

***Montgomery Area Redevelopment Plan (Statutory – 2012)***

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

Calgar Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0334  
Page 6 of 6

**Land Use Amendment in Montgomery (Ward 7), 5007 - 22 Avenue NW,  
LOC2017-0397, Bylaw 165D2018**

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**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.

***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 is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and *Montgomery Area Redevelopment Plan* and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Important Terms
4. Proposed Bylaw 165D2018

## 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?  
Secondary Suites allow Calgarians from range of economic levels and age groups to live in same neighborhood with close proximity for hospitals and university.  
Increased certainty on number of dwelling units provides city better opportunity to plan infrastructure requirements for the future.  
Increase density in existing neighbourhoods, lessening pressure to develop at outer edge of community.
  
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association?  
What was the response?  
The surrounding neighbors/owners that I was able to contact ( who was home at that time) did not oppose to secondary suite proposal.  
The letter with request for secondary suite was e-mailed to Montgomery Community Association. Respond is pending, however I was given positive verbal feedback.
  
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?  
The Primary dwelling has a garage in the front of the house and one additional parking in front of the garage (two all together).  
The secondary suite parking can be accommodated in the back of the property. There are a pad for three cars at the back of the property at this time (3 parking for the secondary suite).  
Total of potential 5 parking spaces.
  
- 4) Are there any potential negative impacts of this development that you are aware of?  
*None that I am aware.*

**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



28 December, 2017

Sabrina Brar  
Planning Development and Assessment  
City of Calgary  
[sabrina.brar@calgary.ca](mailto:sabrina.brar@calgary.ca)  
403.268.2142

Dear Sabrina:

**RE: LOC2017-0397 5007 22AV NW**

Land Use Amendment – Secondary Suite R-C1 to R-C1s

The Planning Committee has no comment on this Land Use Amendment.

Regards,

Janice Mackett,  
Planning Committee Chair  
Montgomery Community Association

cc: Councillor Druh Farrell  
Community Liaison – Ward 7  
Ms. Marilyn Wannamaker, President, MCA  
Members of the MCA Planning Committee

Montgomery Community Association, 5003 16<sup>th</sup> Ave NW Calgary AB T3B-0N2

Tel. 403-247-3116 Fax 403-247-3150 Email [mcac@telus.net](mailto:mcac@telus.net)



## Important Terms

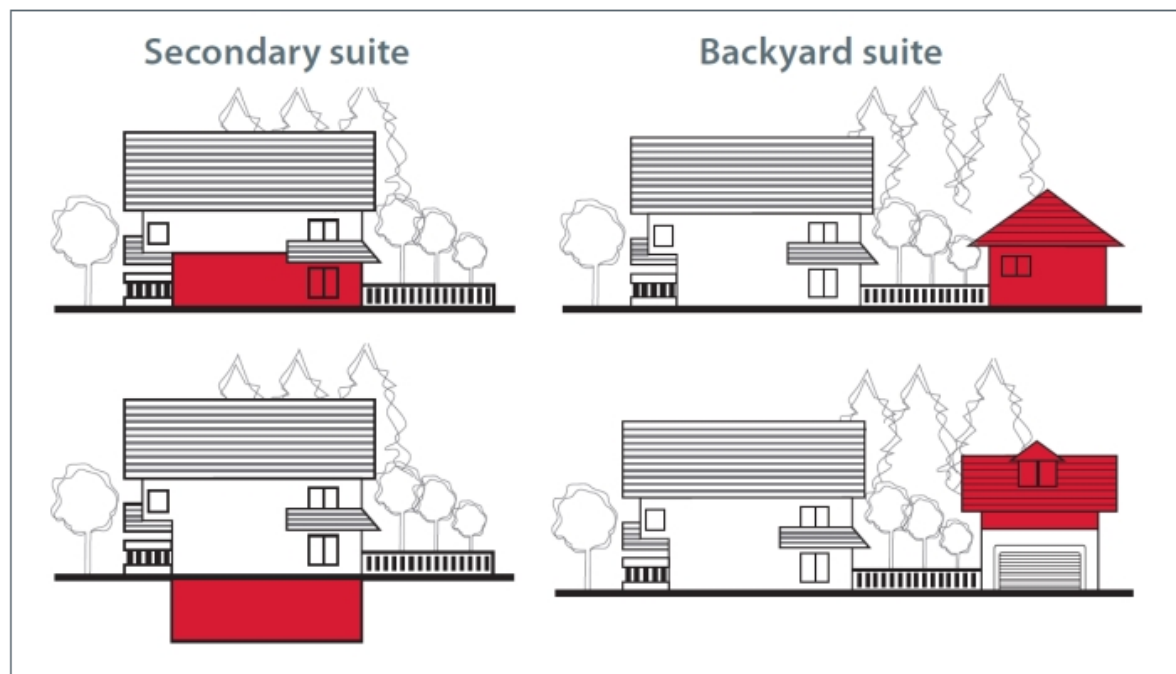
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0334  
ATTACHMENT 4

## BYLAW NUMBER 165D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0397/CPC2018-0334)**  
\*\*\*\*\*

**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 \_\_\_\_\_

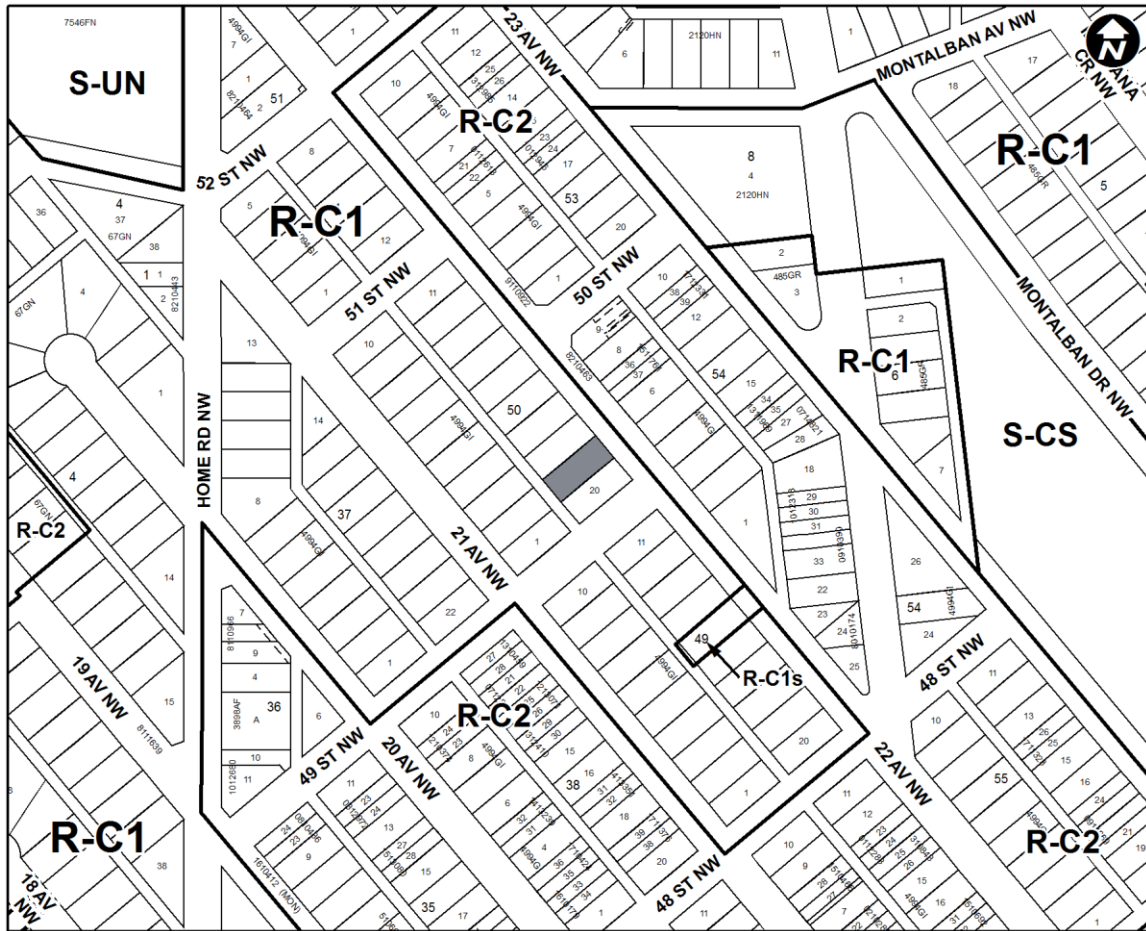
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0397/CPC2018-0334  
BYLAW NUMBER 165D2018

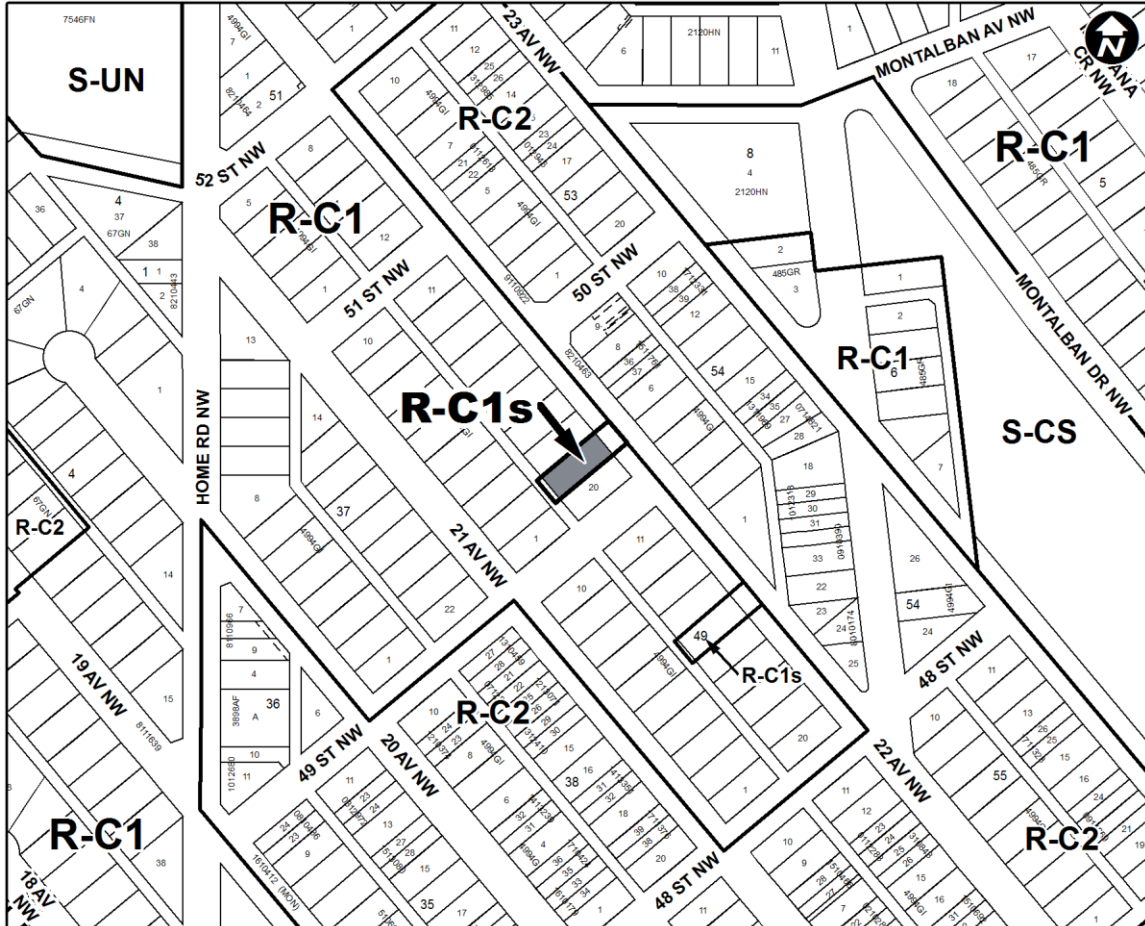
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0397/CPC2018-0334  
BYLAW NUMBER 165D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0412  
Page 1 of 5

## Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387 Bylaw 177D2018

### EXECUTIVE SUMMARY

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 364 Acadia Drive SE (Plan 1042JK, Block 15, Lot 38) 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: A. Palmiere**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 177D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 364 Acadia Drive SE (Plan 1042JK, Block 15, Lot 38) 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 177D2018.

### PREVIOUS COUNCIL DIRECTION / POLICY

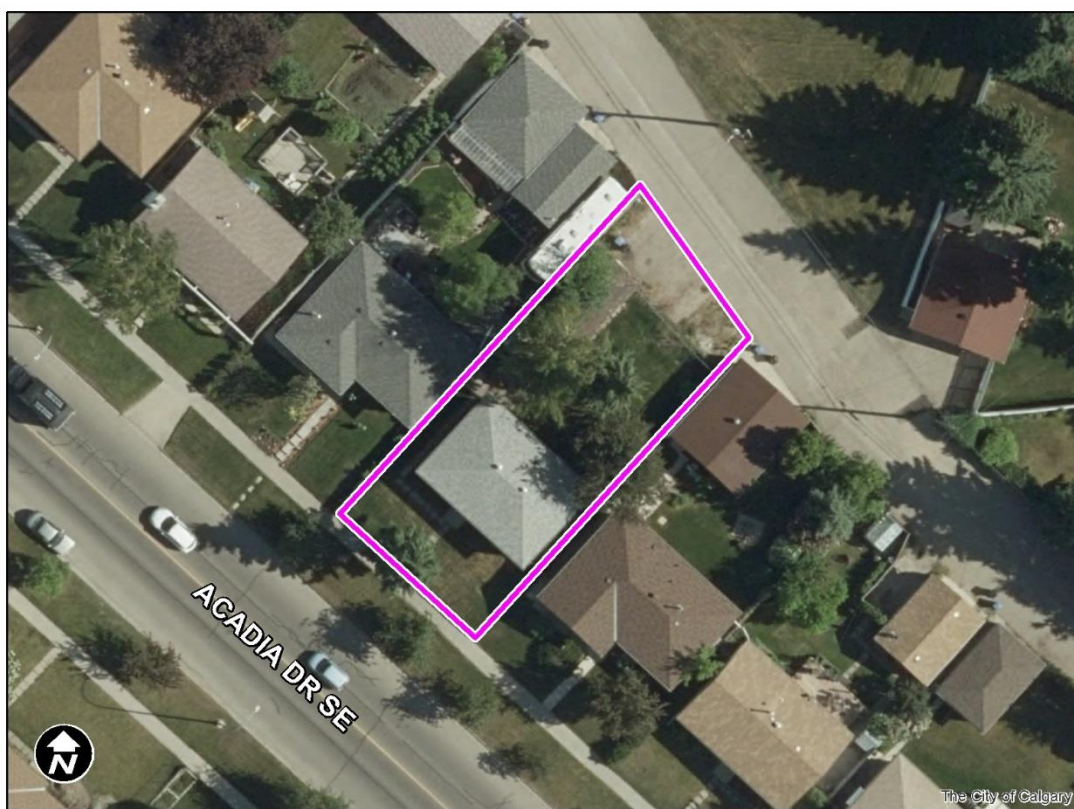
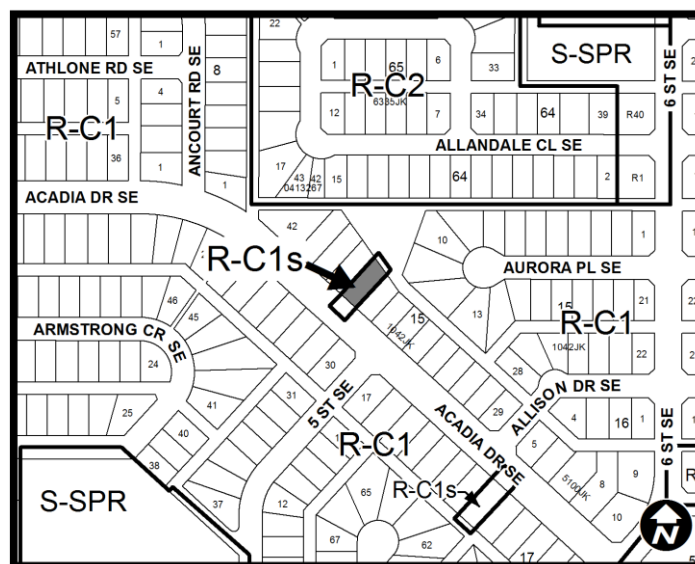
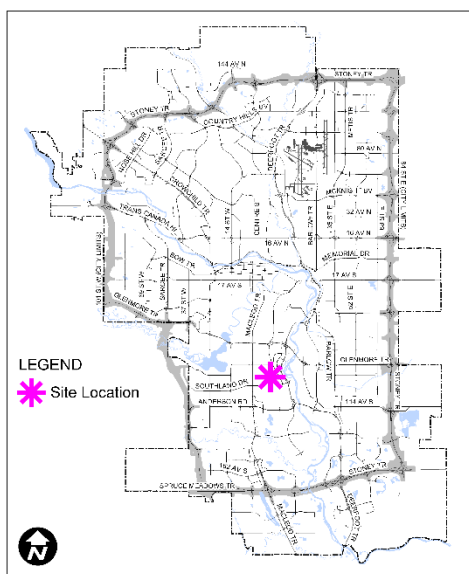
On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

### 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.

**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387  
Bylaw 177D2018**

**Location Maps**



**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387  
Bylaw 177D2018**

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**Site Context**

The subject site is located in the southeast community of Acadia. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is approximately 15 metres by 35 metres in size and is developed with a one-storey Single-detached Dwelling and a detached garage that can be accessed from the rear lane.

As identified in *Figure 1*, Acadia has experienced a population decline from its peak in 1972.

*Figure 1: Community Peak Population*

<b>Acadia</b>	
Peak Population Year	1972
Peak Population	13,589
2017 Current Population	10,660
Difference in Population (Number)	-2,929
Difference in Population (Percent)	-22%

Source: *The City of Calgary 2017 Civic Census*

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



**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387  
Bylaw 177D2018**

---

**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***

Pedestrian and vehicular access to the site is available from Acadia Drive SE and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 150 metres walking distance on Acadia Drive SE. On-street parking adjacent to the site is unregulated.

***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. Notification letters were sent to adjacent land owners and the application has been 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 Acadia Community Association provided a letter of support for the application. Administration did not receive any letters objecting to the application.

***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.



**Land Use Amendment in Acadia (Ward 11) at 364 Acadia Drive SE, LOC2017-0387  
Bylaw 177D2018**

---

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

The 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, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

The site is not subject to a local area plan.

**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 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.

***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.

**REASONS FOR RECOMMENDATION:**

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

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Important Terms
4. Proposed Bylaw 177D2018



## Applicant's Submission

- 1) What are the benefits of the redesignation, for you, the surrounding community and the City of Calgary?
  - provides a second source of income, helping with mortgage costs, renovations and landscaping
  - increases the property value while maintaining existing structure
  - developments and renovations that meet all legal requirements will make the space a safer more desirable place to live and will attract better tenants
  - it will be ideal for small families who need access to yard
  - being very close to public transport and various amenities eliminates the need for any infrastructure costs by the City.
  
- 2) Provide information on how you engaged with the neighboring land owners and/or the Community Association? What was the response?
  - the two adjacent neighbors are aware of the plan and have not raised any objections.
  - the row of houses located on the opposite side of the road are designated as R-C2, hence we don't believe re-designating ours to R-C1s is going to cause concerns
  - A few attempts have been made to contact the Community Association, but so far haven't been successful.
  
- 3) Identify how you will provide the required parking for both the primary dwelling and the secondary suite on your parcel?
  - The property has the advantage of having a huge lot with lots of space in the front as well as back alley that can be used for parking
  - the house is adjacent to a green space which provides additional parking space for everyone in the neighborhood.
  - the plan is to build a double-garage in order to better use of the big back-yard, which will provide more parking space
  
- 4) Are there any potential negative impacts of this development that you are aware of?
  - not that we know of



## Community Association Letter



Acadia Community Association  
HOME OF THE ACADIA RECREATION COMPLEX

Planning and Development  
City of Calgary  
% Stephanie Loria

February 2, 2018

Re: LOC2017-0387

The Acadia Community Association would like to offer its support to the application for re-designation from R-C1 to R-C1s at 364 Acadia Drive SE.

We greatly value the ability of young families to make Acadia their home, and add vibrancy to our social fabric with a diversity of living options. The Applicant has indicated affordability of housing as a benefit of designating this lot R-C1s and we concur. As Calgary continues to add to its population, we also view Secondary Suites as a mechanism by which light density can be added to our community while preserving the character of our neighbourhood. We understand the Applicant has discussed this re-designation with their neighbours, and given they have not voiced any objections we are pleased to offer our support.

The parcel in question is on a major community corridor, and has transit access directly adjacent to it. In general, proximity to the primary transit network makes Acadia an ideal area for the addition of suites from a transportation perspective. Suites also create a stepping-stone for potential long-term residents, as we have a number of medium-density parcels and a number of single-family dwellings, which tend to present a large financial jump for tenants. This particular property would have the potential to incorporate either a Basement Suite or a Backyard Suite, as the lot backs onto a green space across the laneway. We feel our community would be served well by this addition to our built environment.

Kim Warnke,  
Planning Committee Chair  
On behalf of the Acadia Community Association  
[planning@acadiaca.com](mailto:planning@acadiaca.com)



## Important Terms

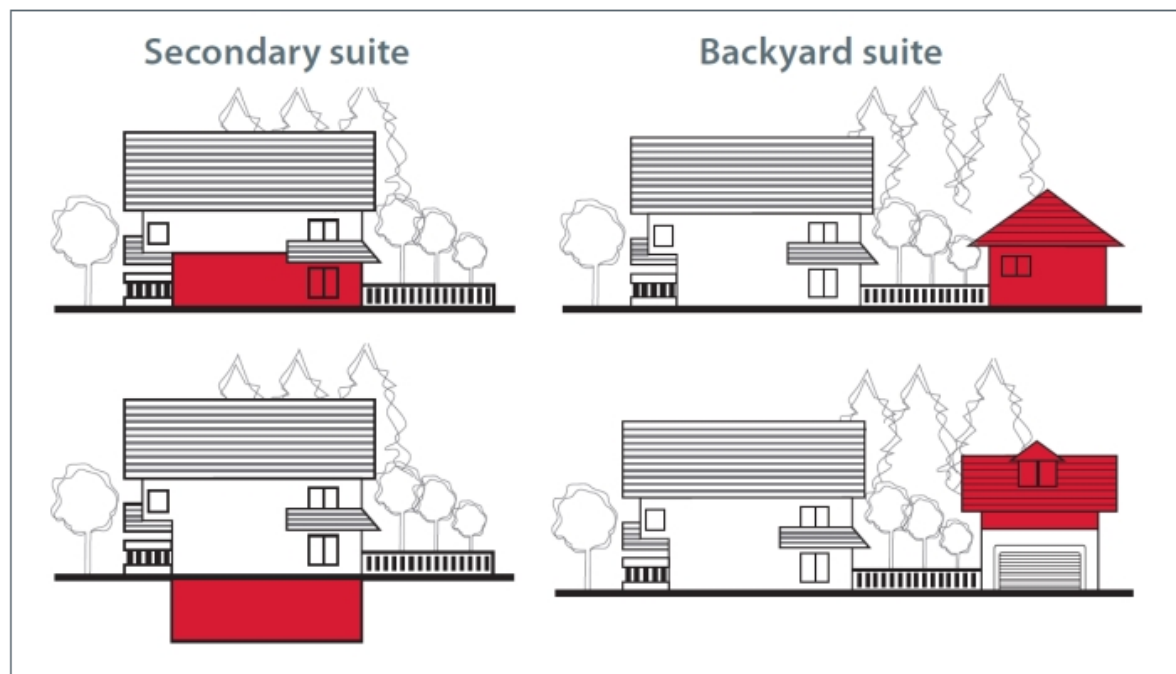
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0412  
ATTACHMENT 4

## BYLAW NUMBER 177D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0387/CPC2018-0412)**  
\*\*\*\*\*

**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 \_\_\_\_\_

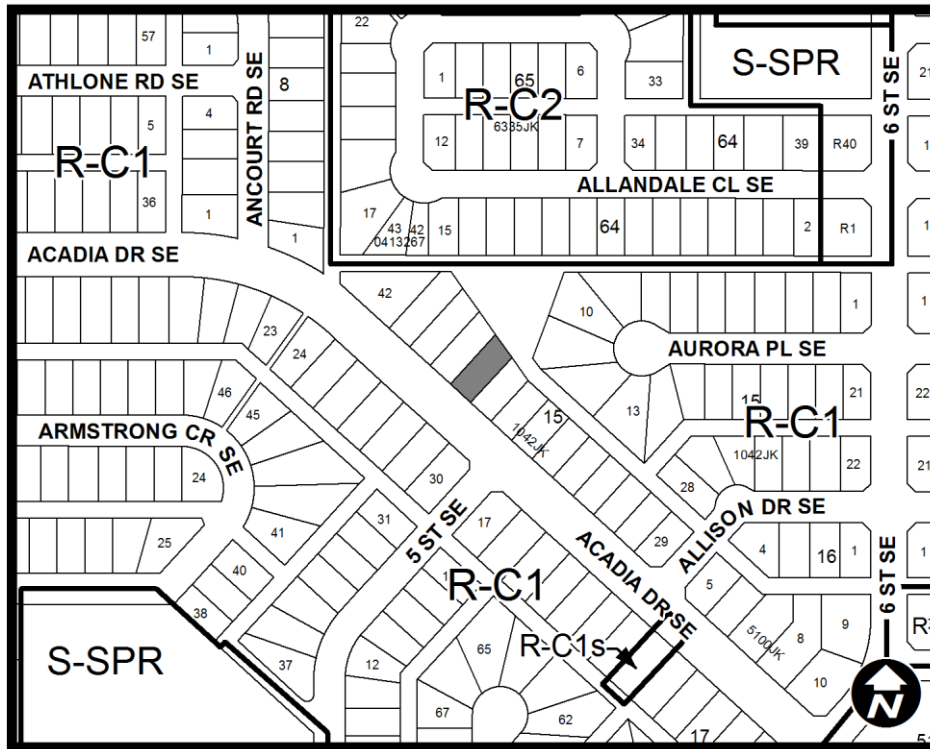
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0387/CPC2018-0412  
BYLAW NUMBER 177D2018

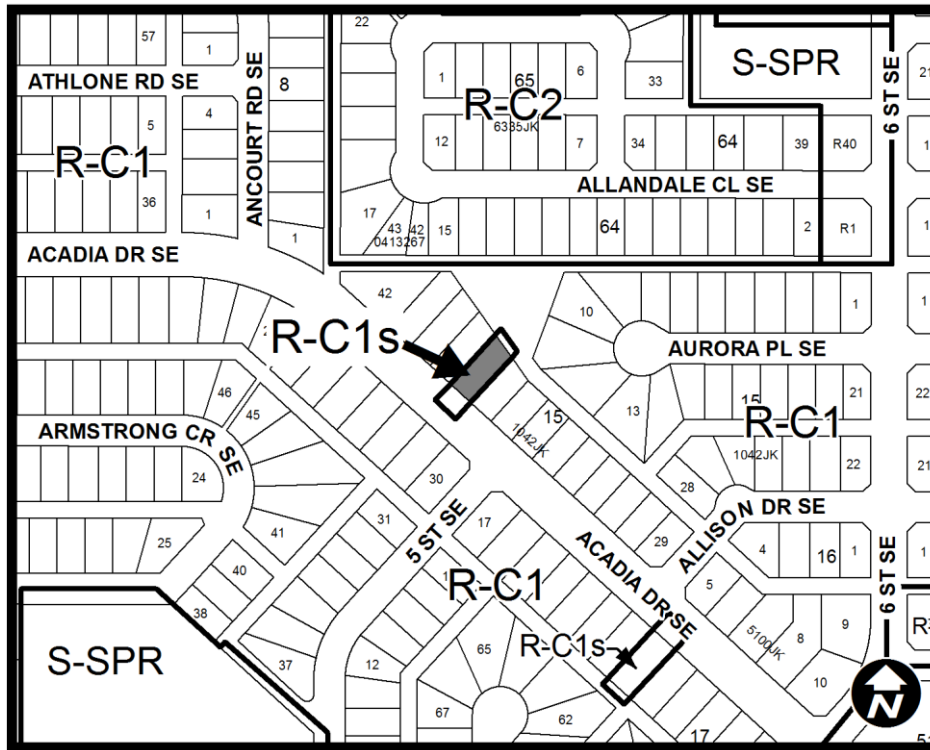
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0387/CPC2018-0412  
BYLAW NUMBER 177D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0480  
Page 1 of 5

**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
LOC2018-0019, Bylaw 178D2018**

---

**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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'S 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 251 Queen Tamara Way SE (Plan 7410107, Block 16, Lot 13) 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: A. Palmiere**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 178D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 251 Queen Tamara Way SE (Plan 7410107, Block 16, Lot 13) 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 178D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**BACKGROUND**

This application was submitted as the result of a complaint for an illegal secondary suite.



## Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE, LOC2018-0019, Bylaw 178D2018

---

### Site Context

The subject site is located in the southeast community of Queensland. Surrounding development consists of low-density residential to the north, east, south and west of the site. The site is approximately 16 metres by 30 metres in size and is developed with a one-storey, single-detached dwelling and a detached garage that can be accessed from the rear lane.

As identified in *Figure 1*, Queensland has experienced a population decline from its peak in 2015.

*Figure 1: Community Peak Population*

Queensland	
Peak Population Year	1982
Peak Population	6,053
2017 Current Population	4,787
Difference in Population (Number)	-1,266
Difference in Population (Percent)	-21%

Source: *The City of Calgary 2017 Civic Census*

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

### 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*

Pedestrian and vehicular access to the site is available via Queensland Drive SE from the south, Queensland Circle SE from the southwest, and Queen Tamara Way SE directly adjacent to the property. The subject parcel is approximately 350 metres north of the eastbound transit stop (route 44) on Queensland Drive SE, 350 metres north of westbound transit stop (routes 29, 715) on Queensland Place SE, 400 metres north of eastbound transit stop (routes 29, 715) on Queensland Place SE and 4.9 kilometres from the Anderson LRT station. Parking is unrestricted on Queen Tamara Way SE.

#### *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.

**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
LOC2018-0019, Bylaw 178D2018**

---

**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 has been 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 Queensland Community Association had no objections to the proposal. Administration did receive one letter objecting to the application. Comments on the objection are summarized below:

- Increased traffic, noise and street parking problems;
- Zoning should not be changed without agreement of 100 percent of affected land owners;
- There is no guarantee that future tenants will use the proposed parking, and they may park on the street;
- Property value;
- City's rental market vacancy rate is high and more rentals are not required; and
- Precedent.

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 – 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, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

The site is not subject to a statutory local area plan.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0480  
Page 5 of 5

**Land Use Amendment in Queensland (Ward 14) at 251 Queen Tamara Way SE,  
LOC2018-0019, Bylaw 178D2018**

---

**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.

***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.

**REASONS FOR RECOMMENDATIONS:**

The proposed R-C1s District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

**ATTACHMENT**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 178D2018
4. Public Submission



## Applicant's Submission

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

Redesignating our land will allow us to develop a secondary basement suite. This will provide our single income household with a much-needed source of income which would help to offset our mortgage payments.

Adding an additional residence to the Queensland community will help to boost the local Queensland economy. Local businesses will benefit from added consumer spending and schools will have increased enrollment.

The City will also benefit by having additional housing to combat our growing population.

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

We have recently visited all of our neighbors in the near vicinity. We have spoken to them about our intentions to develop a secondary suite. We have provided them with an information package that can answer their questions and concerns, and many of them have signed a statement of support for our project. These statements are included in our application submission package.

I have spoken to Linda Brown from the Queensland Community Association regarding our proposed land redesignation. Linda said that as long as the correct application process was followed and we were engaging in discussions with our neighbors regarding the project, the Queensland Community Association would support our development plans.

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

Our primary dwelling allows for 3 vehicles to be parked in front of our house, as well as a 2 car garage in the back yard. Our household currently owns 2 vehicles for these spots.

We have an existing grass parking pad at the rear of the property which allows for 3 vehicles. We plan on upgrading this parking pad in the summer. This parking pad does not obstruct the back alley in any way, and would not obstruct the city's ability to collect garbage and recycling.

In short, there should be no adverse affect to the parking situation on our street or our alley.

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

There will be an increase in household garbage and recycling.



## Important Terms

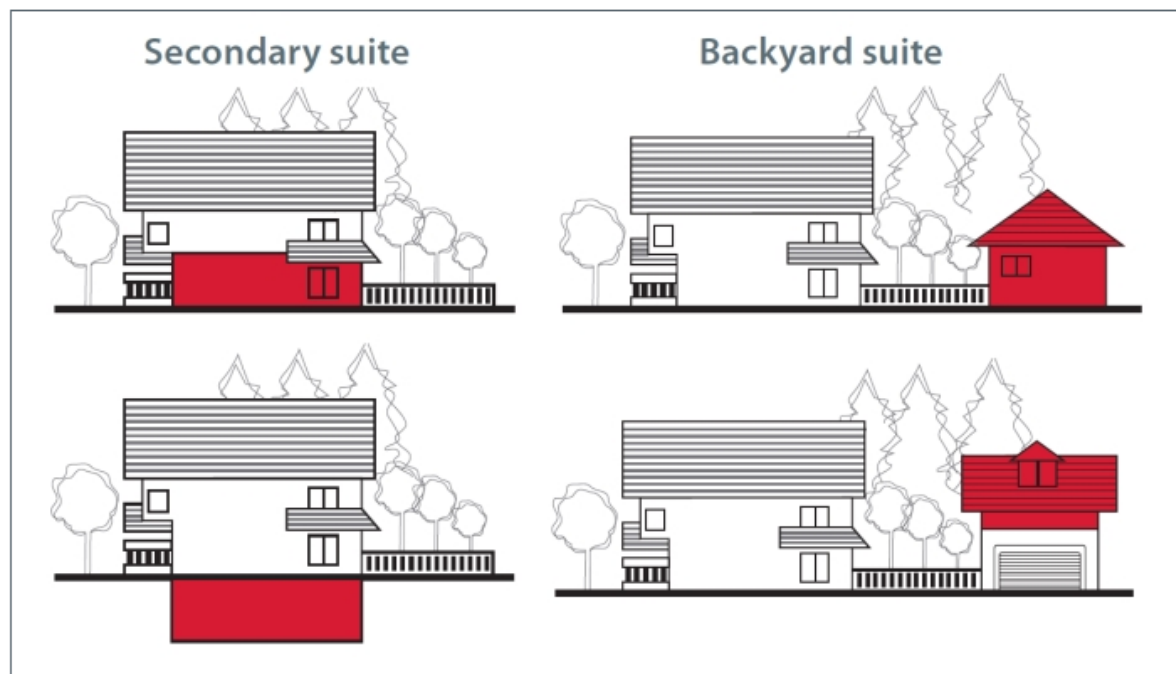
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0480  
ATTACHMENT 3

## BYLAW NUMBER 178D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0019/CPC2018-0480)**  
\*\*\*\*\*

**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 \_\_\_\_\_

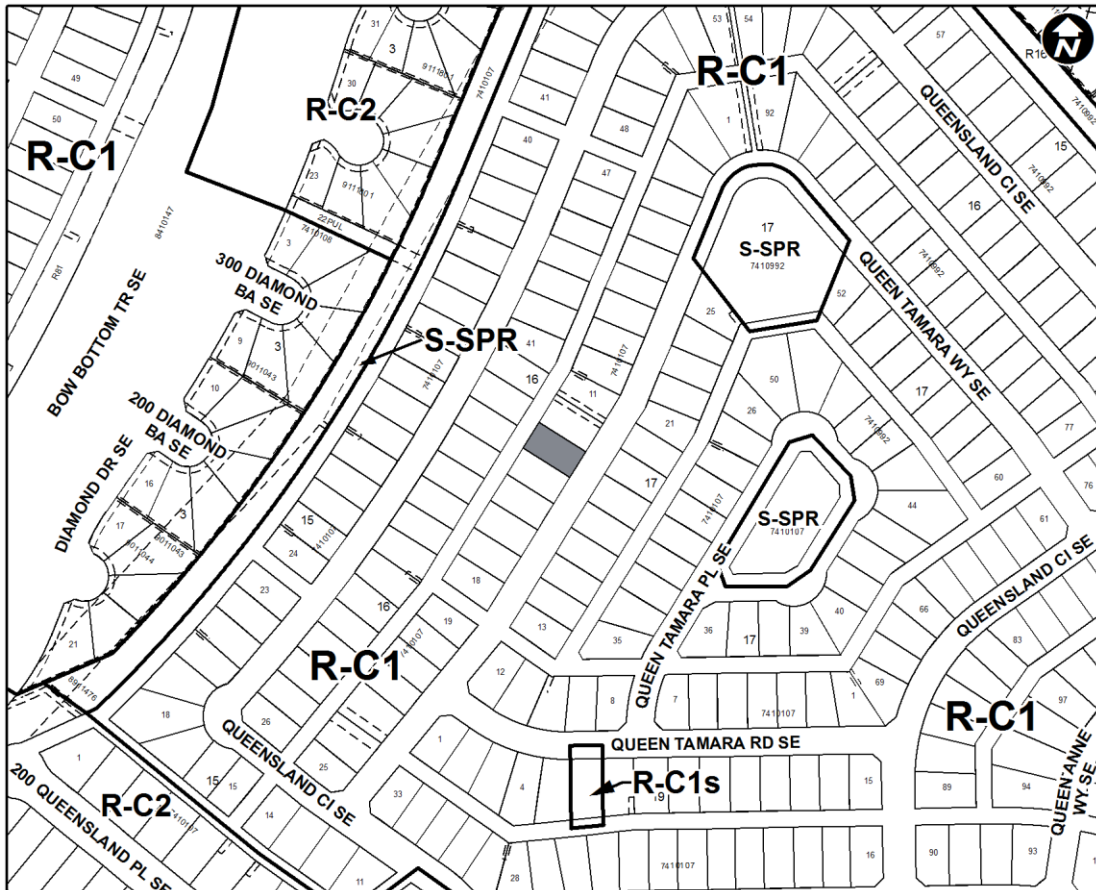
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0019/CPC2018-0480  
BYLAW NUMBER 178D2018

## SCHEDULE A

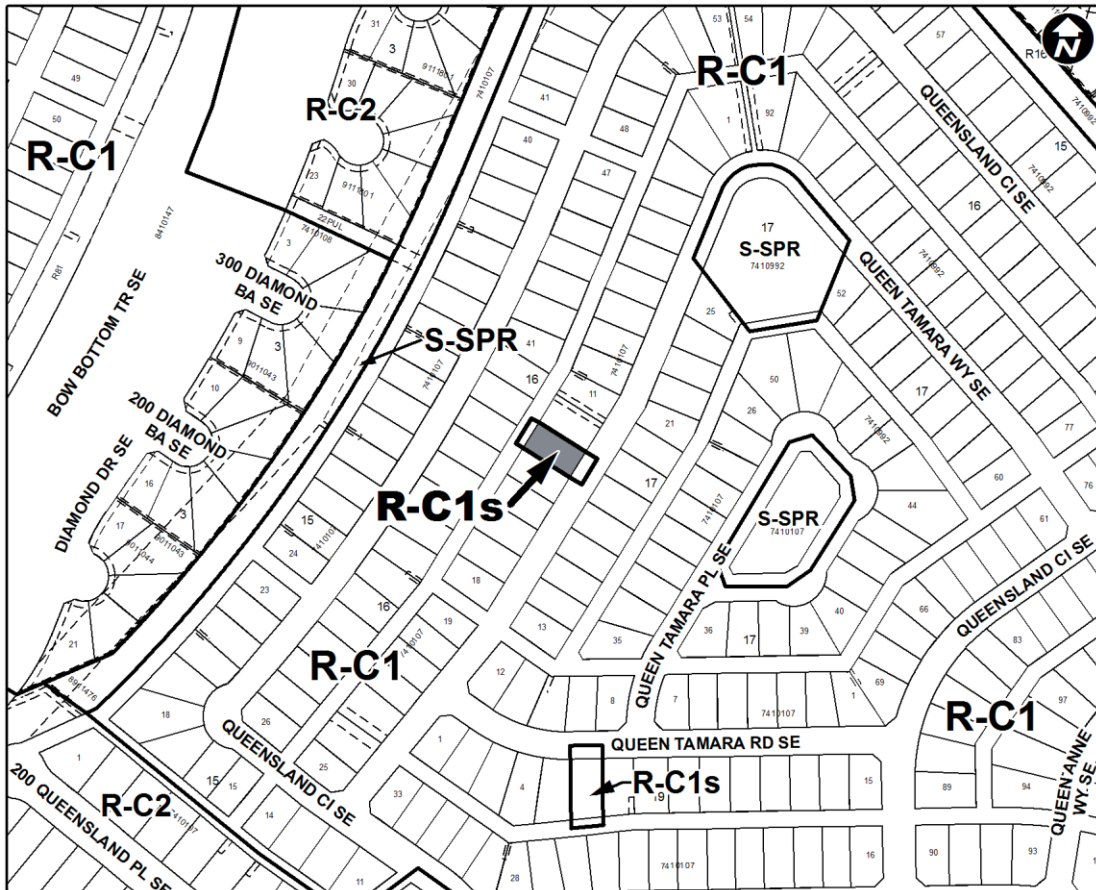




# PROPOSED

AMENDMENT LOC2018-0019/CPC2018-0480  
BYLAW NUMBER 178D2018

## SCHEDULE B





**McDougall, Libbey C.**

---

**From:** Loria, Stephanie A.  
**Sent:** Monday, June 04, 2018 11:37 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0019

Hello,

In case you did not receive this submission. Can you please let me know if you already had received it?  
Regards,  
Steph

**From:** magdiszebenyi@shaw.ca [mailto:magdiszebenyi@shaw.ca]  
**Sent:** Sunday, June 03, 2018 10:08 PM  
**To:** Loria, Stephanie A.  
**Subject:** June 11, LOC2018-0019

June 4, 2018

Application: LOC2018-0019

Submitted by: Magdi Szebenyi

Contact Information

Address: 327 Queen Tamara Way SE T2J 4R1

Phone: (403) 271-1767

Email: [magdiszebenyi@shaw.ca](mailto:magdiszebenyi@shaw.ca)

Feedback:

Parking and number of suites should be determined before any approval is granted.
---



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0523  
Page 1 of 5

## Land Use Amendment in Bowness (Ward 1) at 6387 – 32 Avenue NW, LOC2017-0381, Bylaw 179D2018

### EXECUTIVE SUMMARY

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

#### 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  $\pm$  (0.13 acres  $\pm$ ) located at 6387 – 32 Avenue NW (Plan 3239GR, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual (R-C1s) District; and
2. Give three readings to the proposed bylaw

**Moved by: A. Palmiere**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 179D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 6387 – 32 Avenue NW (Plan 3239GR, Block 2, Lot 15) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 179D2018.

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation 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 not an existing suite located on the parcel and the application was not submitted as a result of a complaint.



## Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381, Bylaw 179D2018

### Site Context

Located in a low density residential R-C1 setting in the community of Bowness, the site is approximately 15 metres by 35 metres in size and is developed with a 1-storey detached dwelling unit and a 2 car parking pad that is accessed from 63 Street NW at the rear of the lot. The surrounding area is predominantly single detached with semi-detached and multi-dwelling residential units further to the east in the vicinity of the R B Bennett Elementary School.

As identified in *Figure 1*, Bowness has experienced a population decline from its peak in 2015.

*Figure 1: Community Peak Population*

<b>Bowness</b>	
Peak Population Year	1982
Peak Population	13,134
2017 Current Population	10,895
Difference in Population (Number)	-2,239
Difference in Population (Percent)	-17%

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed R-C1s District allows for either a permitted use of a Secondary Suite, or a discretionary use of a Backyard Suite, on parcels that contain a single detached dwelling. Approval of this land use application allows for a backyard suite to be considered through the subsequent development permit and building permit application processes.

### Infrastructure

#### *Transportation Networks*

The subject site is located approximately 250 metres away from westbound and eastbound transit service (bus number 40) with service from the Crowfoot LRT station through Bowness, Parkdale, the University of Calgary, and to the Lions Park LRT station. The site is also located approximately 630 metres away from primary transit service (bus number one and 305) which provides service to the downtown core and LRT routes.

The subject site is located on a corner lot with lane access and no parking restrictions. There is an existing curb cut on 63 Street NW that will have to be closed and rehabilitated at the time of redevelopment, and all vehicular access will have to come from the lane. Parking shall be provided at the time of development permit, and shall meet all the required specifications and bylaw requirements for parking.

**Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381, Bylaw 179D2018**

---

***Utilities and Servicing***

Water, storm and sanitary services are available and can accommodate the future redevelopment of the subject site without the need for off-site improvements at this time.

**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 has been 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.

***Engagement and Public Meetings***

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

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

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

***Bowness Area Redevelopment Plan (Statutory - 1995)***

The site is located within the Residential: Low Density, Conservation & Infill area on the Land Use Policy Areas Map (Map 2) in the *Bowness Area Redevelopment Plan (ARP)*. The land use proposal is consistent with the ARP policies including the residential land use policies (Section 7) which aim to support low density residential, protect the existing residential character, and maintain stability in the community.



**Land Use Amendment in Bowness (Ward 1) at 6387 - 32 Avenue NW, LOC2017-0381, Bylaw 179D2018**

---

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

This proposal has the potential to improve access to safe and affordable rental stock housing 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 with significantly changing the character of the neighbourhood.

**Financial Capacity**

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

***Current and Future Operating 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 uses (secondary suite or backyard suite), is compatible with and complementary to the established character of the community. The proposal also conforms to the relevant policies of the Bowness Area Redevelopment Plan and Municipal Development Plan.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 179D2018



## Applicant's Submission

**O2 Planning + Design Inc.**  
510 255 17<sup>th</sup> Ave SW T2S 2T8  
Calgary | Alberta | Canada

T 403 226 1336  
F 403 226 1320  
E info@o2design.com



O2 Planning and Design is pleased to submit this land use amendment application for 7603-7619 and 7703 7<sup>th</sup> Street SW. A project summary and land use rationale is provided below and a preliminary drawing package is included with the application.

### Site and Site Context

The subject site, legally described as Lots 1-6, Block 7, Plan 3215HG, sits on the corner of 75th avenue and 7<sup>th</sup> street SW (7603-7619 and 7703 7<sup>th</sup> Street SW) in the community of Kingsland and is currently occupied by six single detached houses. The site is approximately 4156sq.m and is currently designated as MC-1.

To the west of the site is Kingsland Plaza, which is a commercial/retail development that includes a Shoppers Drug Mart, a professional medical centre, and various ground level commercial and retail uses. Henry Wise Wood High School sits northwest of the site adjacent to Kelvin Grove Park which has a small playground, tennis courts, playfield, ball diamond, and skate park. Directly north is the Shepherd King Lutheran Church, and located east and south of the subject site are single detached houses.

The subject site is in close proximity to Elbow Drive and is well serviced by Calgary Transit with major bus routes including Route 3, as well as community routes including 776, 777, 778, and 780. Macleod Trail's commercial corridor is also within a 15-minute walk.

### Proposed Development

Connecting Care intends to develop the site into a 94-unit seniors' development with a total gross floor area of 9,970 sq.m (107,316 sq.ft) and an FAR of 2.4. The proposed building height is 16.8m (55.12ft) or 5 storeys and the development will have a total of 64 parking stalls with parkade access off the paved laneway and five surface stalls accessed off the lane. In total, 49 class 1 bike stalls and 10 class 2 stalls are proposed.

Private amenity spaces and communal areas will be provided and will include a spa, gym, community kitchen, outdoor bbq terrace, chapel and theater. Ground level uses of the building will be primarily residential units with street access, along with administrative offices occupying the northeast corner of the building.

A development permit is forthcoming and is excepted to run staggered or 'semi-concurrent' to this application. The DP provides the details of the proposed project to support this land use amendment and provides the City and community additional certainty on the proposed development.

### Proposed Land Use

To facilitate this project a land use redesignation is required as the development height and 5<sup>th</sup> story floorplate are in excess of the MC-1 envelope. A pre-application meeting and subsequent follow up meetings were held with Administration and two land use options considered:

1. MH-1 with height, floor area, and density modifiers; and
2. A DC based on MC-2.

Based on feedback from Administration a Direct Control District based on MC-2 was selected. The intent of the DC is to remove the maximum floor plate area at or above 14.0 metres, and to increase the maximum building height from 16 to 17m. Through sensitive design and

## Applicant's Submission

**O2 Planning + Design Inc.**  
510 255 17th Ave SW T2S 2T8  
Calgary | Alberta | Canada

**T** 403 228 1336  
**F** 403 228 1320  
**E** info@o2design.com



discretionary authority, concerns of overlooking and massing can and have been addressed, and based on the site's location on the west side of 7<sup>th</sup> Street and adjacency to commercial development, there will be no shadowing impacts from the 1m height increase or increased floorplate. In all other aspects, the project largely conforms with the MC-2 district.

### Engagement

In anticipation of this application and the forthcoming development permit, the development team met with the Kingsland Community Association Planning Committee on January 12, 2018. The conversation was extremely productive and cordial, and an engagement strategy was agreed upon which included:

- A February 28<sup>th</sup> meeting with adjacent residents on 7<sup>th</sup> Street to review both applications; and
- A March 14<sup>th</sup> Community Open House to solicit feedback from the broader community.

## Important Terms

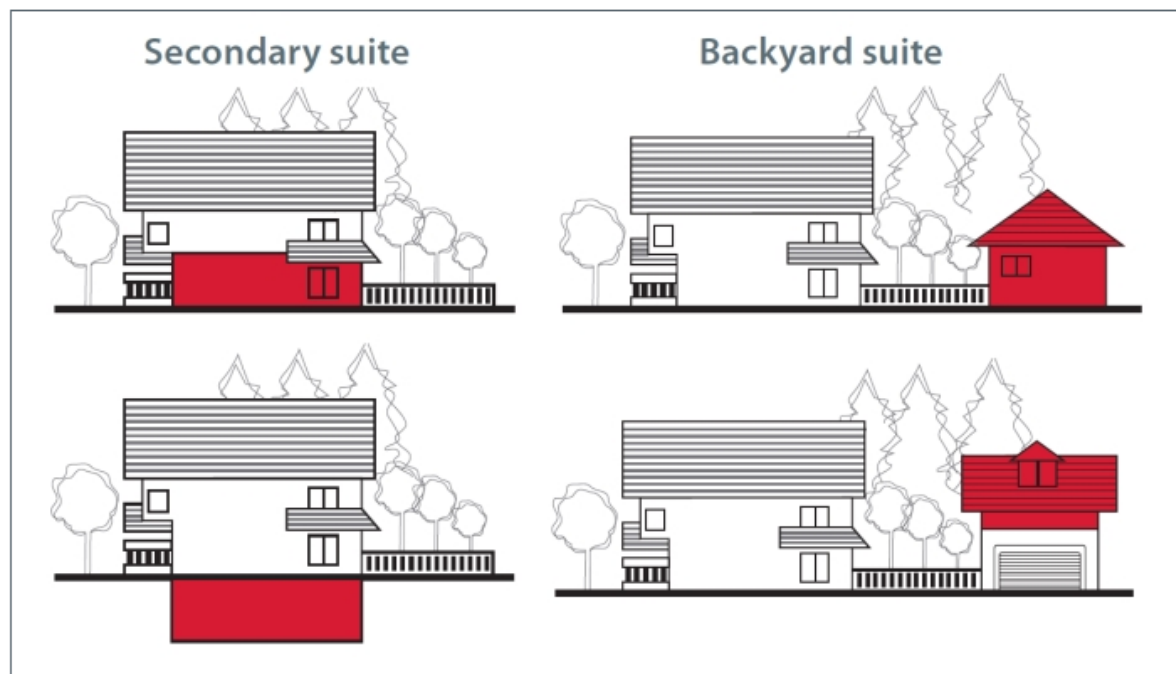
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# PROPOSED

CPC2018-0523  
ATTACHMENT 3

## BYLAW NUMBER 179D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0381/CPC2018-0523)**  
\*\*\*\*\*

**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 \_\_\_\_\_

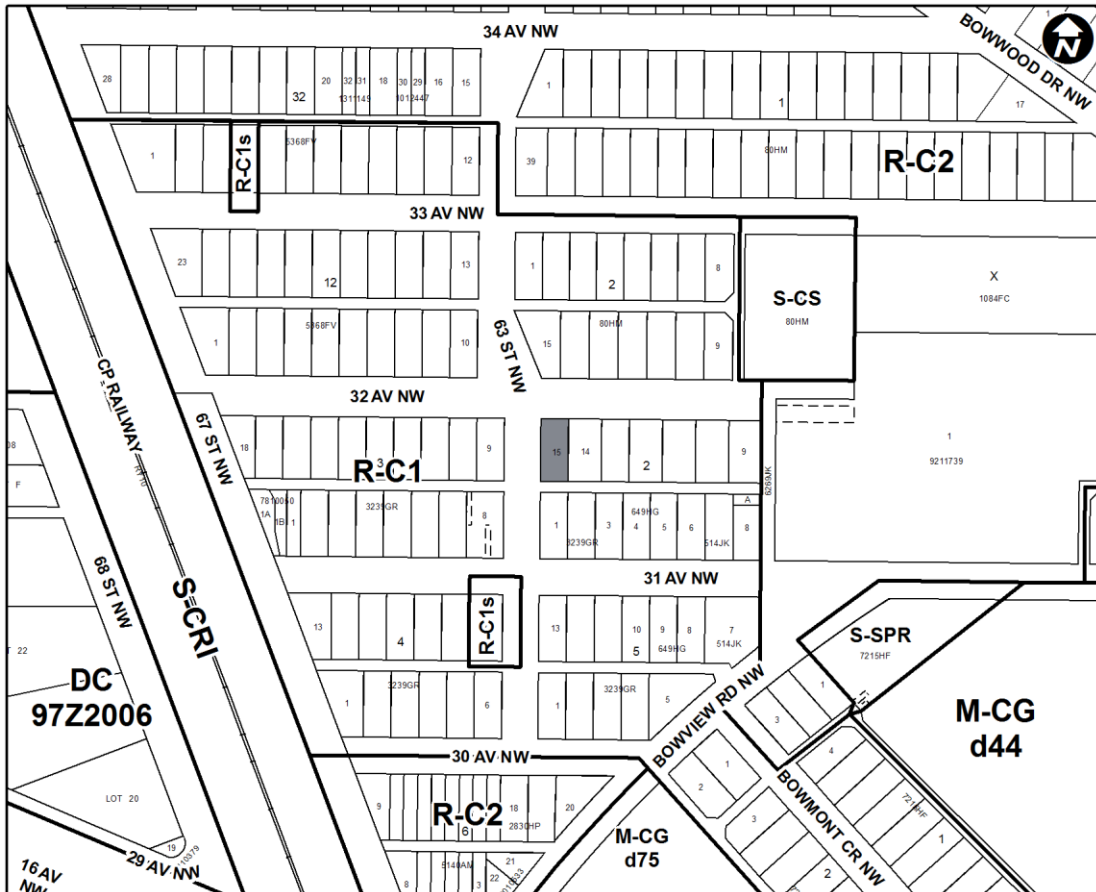
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0381/CPC2018-0523  
BYLAW NUMBER 179D2018

## SCHEDULE A

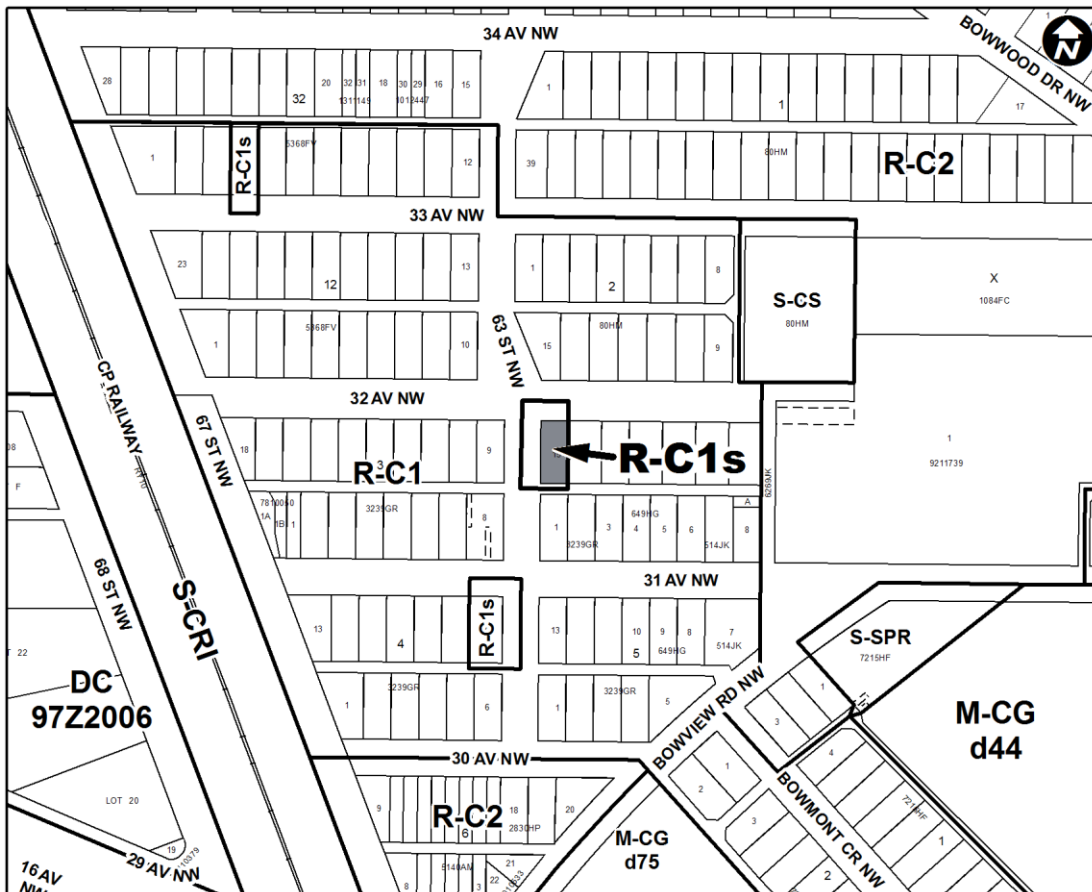




# PROPOSED

AMENDMENT LOC2017-0381/CPC2018-0523  
BYLAW NUMBER 179D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0471  
Page 1 of 6**

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016, Bylaw 180D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) and discretionary use of 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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 9911 Maplecreek Drive SE (Plan 4022JK, Block 4, Lot 17) 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: A. Palmiere**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 180D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 9911 Maplecreek Drive SE (Plan 4022JK, Block 4, Lot 17) 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 180D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 March 12, Council also reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

**BACKGROUND**

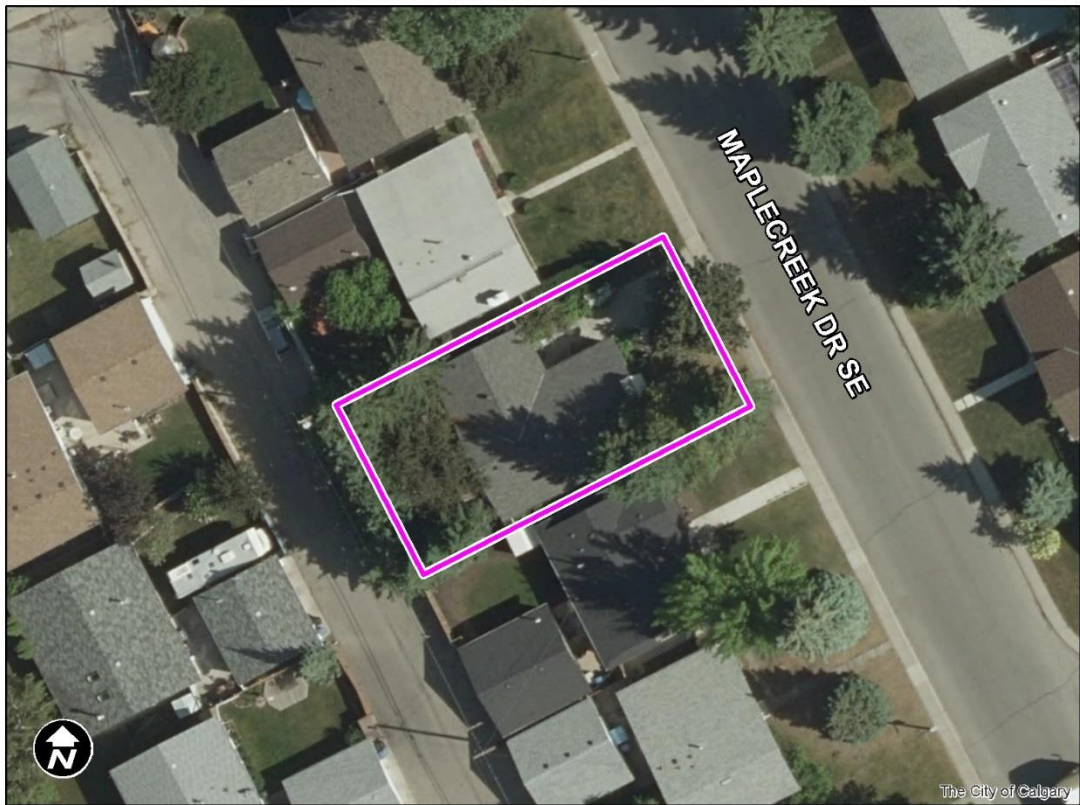
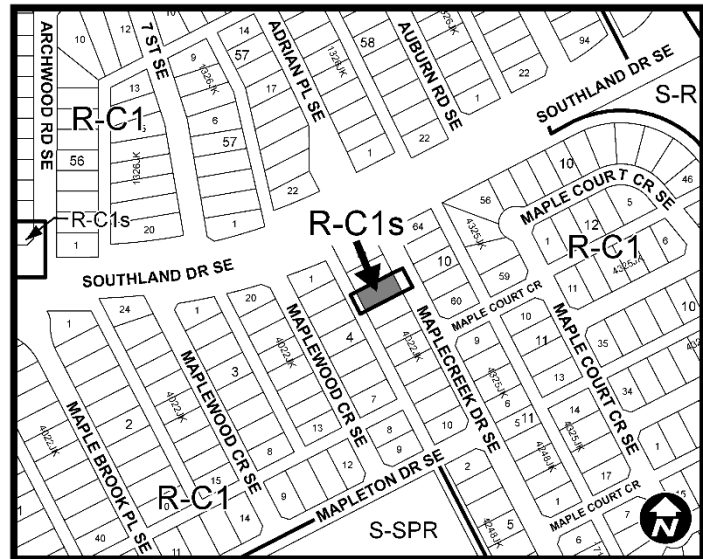
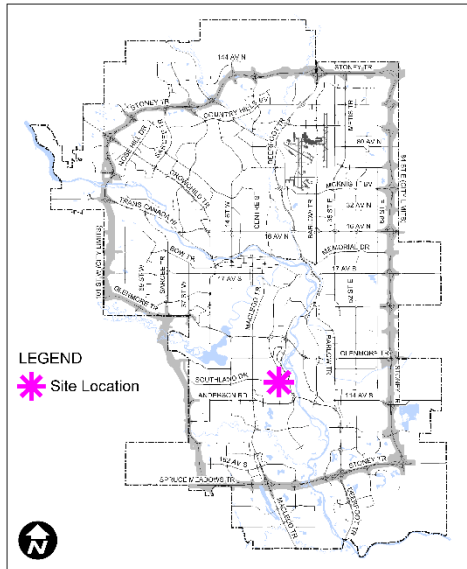
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0471  
Page 2 of 6

Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016, Bylaw 180D2018

Location Maps



**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016, Bylaw 180D2018**

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**Site Context**

The subject site is located in the southeast community of Maple Ridge. Surrounding development consists of low-density residential to the north, east, south and west of the site. The parcel is approximately 15.9 metres by 30 metres in size and is developed with a one storey single detached dwelling. A single vehicle width driveway exists with access from the front of the property. There is also rear lane access to the parcel.

As identified in *Figure 1*, Maple Ridge has experienced a population decline from its peak in 1971.

*Figure 1: Community Peak Population*

<b>Maple Ridge</b>	
Peak Population Year	1971
Peak Population	3,444
2017 Current Population	1,934
Difference in Population (Number)	-1,507
Difference in Population (Percent)	-44%

Source: *The City of Calgary 2017 Civic Census*

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

**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***

Pedestrian and vehicular access to the site is available from Maplecreek Drive SE and the rear lane. On-street parking adjacent to the site is unregulated. The area is served by Calgary Transit bus service with stops located approximately 550 metres walking distance on Southland Drive SE and Acadia Drive SE. Southland LRT station is approximately 2.7 kilometres from the subject site.

***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.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0471  
Page 4 of 6**

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016, Bylaw 180D2018**

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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 has been 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.

Administration did not receive a response to the application from the Willow Ridge Community Association.

Administration received three (3) letters of objection from the public concerning this application. Reasons stated for opposition are summarized below:

- increase in neighbourhood density, traffic, parking, and crime; and
- secondary suites change the character of the existing single-detached dwelling neighbourhood.

Administration considered relevant planning issues specific to the proposed redesignation.

***Engagement and Public Meetings***

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; 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, the proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

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

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0471  
Page 5 of 6

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016, Bylaw 180D2018**

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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.

***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 June 11

ISC: UNRESTRICTED  
CPC2018-0471  
Page 6 of 6

**Land Use Amendment in Maple Ridge (Ward 11) at 9911 Maplecreek Drive SE,  
LOC2018-0016, Bylaw 180D2018**

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

The proposed R-C1s District is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and *Montgomery Area Redevelopment Plan* and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 180D2018
4. Public Submissions



## Applicant's Submission

0016



### 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?

I can make the basement suite legal. First to generate income to help with mortgage. I also help people to move in and experience the neighborhood and surrounding. If they like the area, they will become a good member of the area and contribute to the growth. And for the city, it will help to ease the low vacancy rate of the rental market, hence to make rental place more affordable.

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

I called the community association. Spoke with the receptionist. She is glad that I bought the house in the area. and see no issue with basement suite. She also asked me to sent an email to the Civic Affairs Rep to speak to him to find out more about the community.

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

If it is required, I will add a detach double garage in the back of the house.

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

I can see many positive impacts of this development and nothing negative.

**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

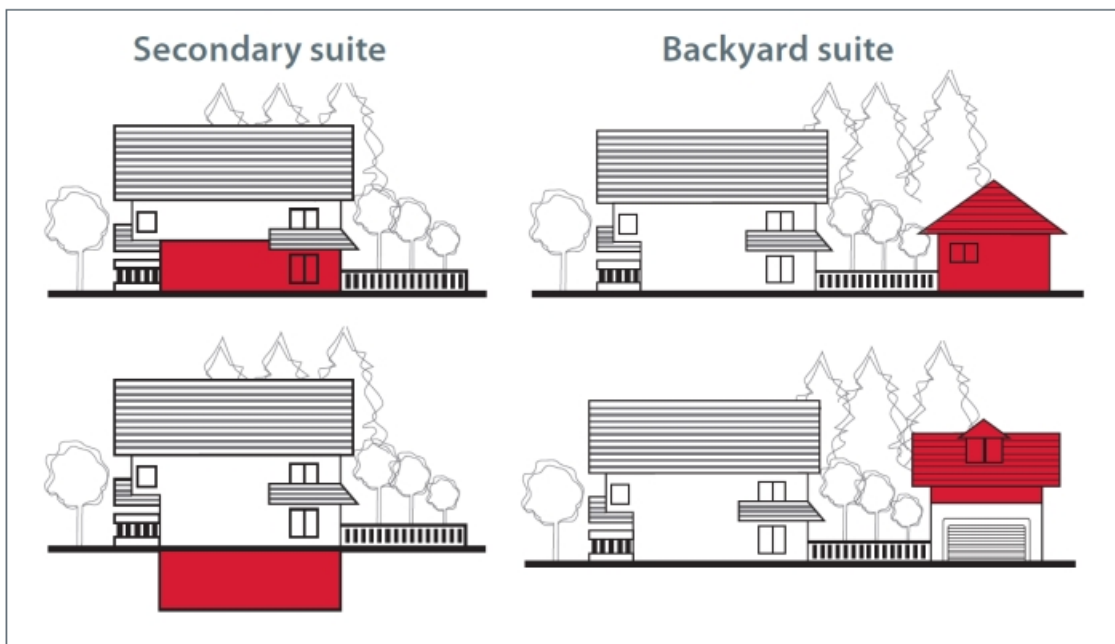
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0471  
ATTACHMENT 3

## BYLAW NUMBER 180D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0016/CPC2018-0471)**  
\*\*\*\*\*

**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 \_\_\_\_\_

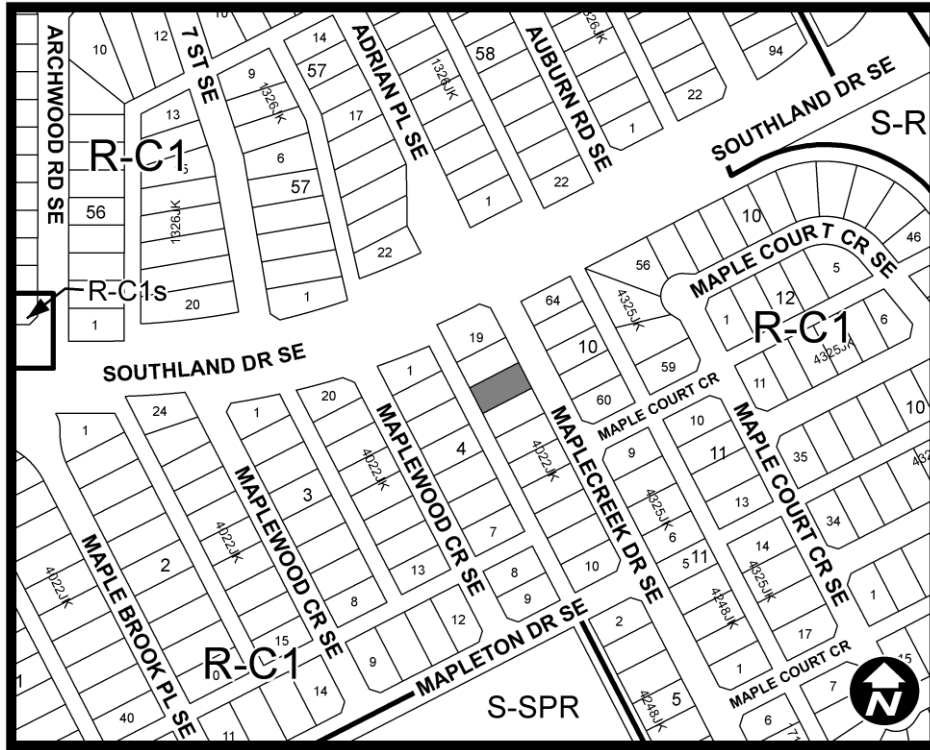
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0016/CPC2018-0471  
BYLAW NUMBER 180D2018

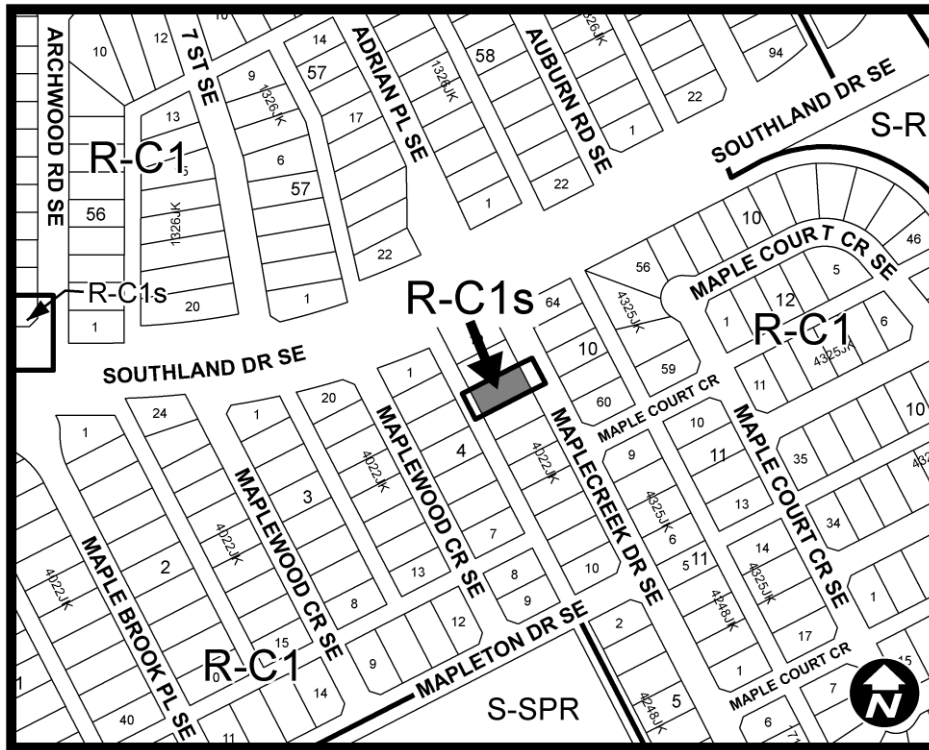
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0016/CPC2018-0471  
BYLAW NUMBER 180D2018

## SCHEDULE B







Email: [k.eckel@shaw.ca](mailto:k.eckel@shaw.ca)

Feedback:

To Whom this may concern: We are writing to express our concerns regarding the application for a secondary suite at 9911 Maplecreek Drive SE in Mapleridge. We understand that the City would like to increase population density in all communities, but the City has not provided Mapleridge with services which would support renters not to have a vehicle. The community does not have any bus service or any businesses. The area is not within an easy walking distance to any support services i.e. grocery stores, libraries, etc. Our community was not planned to have space for parking available to accommodate for the renters that allowing secondary suites would attract. This community was planned for individual homes and was zoned appropriately (R1). The community plan did/does not allow for extra parking space or services (public transportation/grocery stores/physical fitness facilities/libraries etc.) to support renters in secondary suites. Thank you, Karon Eckel/Aubrey Plan

**McDougall, Libbey C.**

---

**From:** Ha, Mona  
**Sent:** Monday, June 04, 2018 11:49 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0016

**Importance:** High

**Mona Ha**, RPP, MCIP  
Planner, South Area  
Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8073  
**T** 403.268.1466 | **E** [mona.ha@calgary.ca](mailto:mona.ha@calgary.ca) | **W** [calgary.ca](http://calgary.ca)  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

ISC: Protected

**From:** texcan@shaw.ca [mailto:texcan@shaw.ca]  
**Sent:** Thursday, May 31, 2018 7:36 PM  
**To:** Ha, Mona  
**Subject:** June 11, LOC2018-0016

May 1, 2018

Application: LOC2018-0016

Submitted by: Corinne Perez

Contact Information

Address: 10716 Maplecreek Dr SE

Phone: (403) 698-9308

Email: [texcan@shaw.ca](mailto:texcan@shaw.ca)

Feedback:

As a Mapleridge resident I do not want any secondary suites in our neighborhood. We bought in this neighborhood because it is all single family homes. There are no apartments, condos, duplex, etc. There are no stores - just single family homes and 2 churches, schools and a community hall. This is again someone that has bought the house and now wanting to turn it into secondary suites. Mapleridge has limited transit service and is a distance to shopping. There isn't a lot of street parking available. This area wasn't built for the intention of secondary suites. It was built to cope with single family homes. Why do we have to keep fighting to keep our neighborhood designated as single family homes? We keep making our opinion known

and yet it keeps happening. They City talks about wanting to save money, why keep spending money on revisiting this when we have given our response time and time again. No secondary suites, please. Thanks.

**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 11:05 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0016

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**From:** Ha, Mona  
**Sent:** Monday, June 04, 2018 10:58 AM  
**To:** City Clerk  
**Subject:** FW: June 11, LOC2018-0016

Attention City Clerks - FYI

**Mona Ha**, RPP, MCIP  
Planner | South Area | Community Planning | The City of Calgary  
T 403.268.1466 | E [mona.ha@calgary.ca](mailto:mona.ha@calgary.ca) | M #8073

ISC: Protected

**From:** [texcan@shaw.ca](mailto:texcan@shaw.ca) [<mailto:texcan@shaw.ca>]  
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**To:** Ha, Mona <[Mona.Ha@calgary.ca](mailto:Mona.Ha@calgary.ca)>  
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Application: LOC2018-0016

Submitted by: Corinne Perez

Contact Information

Address: 10716 Maplecreek Dr SE

Phone: (403) 698-9308

Email: [texcan@shaw.ca](mailto:texcan@shaw.ca)

Feedback:

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As a Mapleridge resident I do not want any secondary suites in our neighborhood. We bought in this neighborhood because it is all single family homes. There are no apartments, condos, duplex, etc. There are no stores - just single family homes and 2 churches, schools and a community hall. This is again someone that has bought the house and now wanting to turn it into secondary suites. Mapleridge has limited transit service and is a distance to shopping. There isn't a lot of street parking available. This area wasn't built for

the intention of secondary suites. It was built to cope with single family homes. Why do we have to keep fighting to keep our neighborhood designated as single family homes? We keep making our opinion known and yet it keeps happening. They City talks about wanting to save money, why keep spending money on revisiting this when we have given our response time and time again. No secondary suites, please. Thanks.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0501  
Page 1 of 5

**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
LOC2018-0028, Bylaw 181D2018**

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**EXECUTIVE SUMMARY**

This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (basement suite) and discretionary use of Backyard Suite (garden suite, 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 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4747 Montana Crescent NW (Plan 485GR, Block 5, Lot 12) 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: A. Palmiere**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 181D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 4747 Montana Crescent NW (Plan 485GR, Block 5, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 181D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

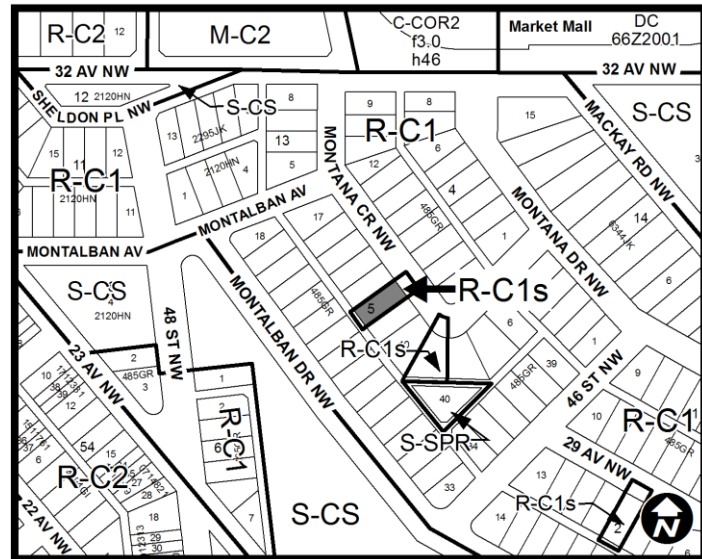
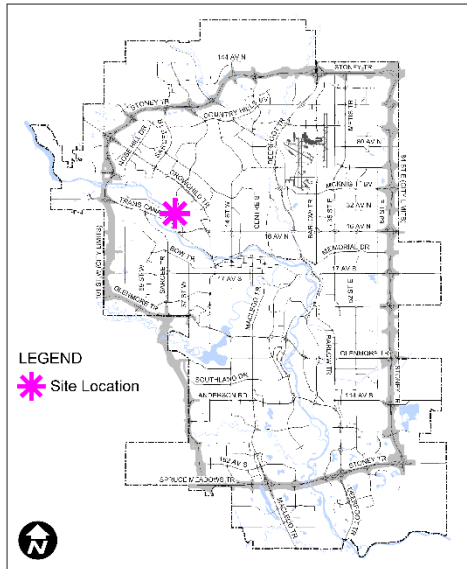
On 2013 September 16, Council directed Administration to remove fees associated with land use redesignation and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**BACKGROUND**

To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
LOC2018-0028, Bylaw 181D2018**

**Location Maps**



## Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW, LOC2018-0028, Bylaw 181D2018

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### Site Context

The subject site is located in the northwest community of Montgomery. Surrounding development consists of low-density residential to the north, east, south and west of the site. Montalban Park is located to the south, Market Mall is located to the north, the Bow River is located further to the west and the Alberta Children's Hospital is located to the southeast. The site is approximately 15 metres by 37 metres in size and is developed with a one storey single detached dwelling, with a one car parking pad facing Montana Crescent NW. The subject site also has access to the rear lane, but is currently fenced.

As identified in Figure 1, Montgomery has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

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

Source: The City of Calgary 2017 Civic Census

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

### 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*

Pedestrian and vehicular access to the site is available from Montana Crescent NW. The area is served by Calgary Transit bus service with a stop located approximately 280 metres walking distance on 48 Street NW. On-street parking adjacent to the site is unregulated.



**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
LOC2018-0028, Bylaw 181D2018**

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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 at this time. Adjustments to onsite 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. Notification letters were sent to adjacent land owners and the application has been 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.

Administration did not receive comments from the Montgomery Community Association by the Calgary Planning Commission report submission date.

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized below:

- Currently on-street parking on this crescent is difficult, changing the designation of this property will impact the neighbourhood street parking; and
- Concerns over property maintenance upkeep.

***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.

**Land Use Amendment in Montgomery (Ward 7) at 4747 Montana Crescent NW,  
LOC2018-0028, Bylaw 181D2018**

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***Montgomery Area Redevelopment Plan (Statutory – 2012)***

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

**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.

***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 is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and *Montgomery Area Redevelopment Plan* and will allow for development that has the ability to meet the intent of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 181D2018



## 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?

The benefits include: increased population density in a community adjacent to the University of Calgary, the Alberta Children's Hospital and the Foothills Hospital.

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

The response has been favorable; I've spoken with neighboring land owners who have applied for RCLs Land Use Redesignation and have received it. They and other neighbours I've spoken with have expressed agreement with my application for the Land Use Redesignation.

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

Back lane access to parking.  
Parking on site

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

No, there are not any potential negative impacts of this development that I am aware of.

**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

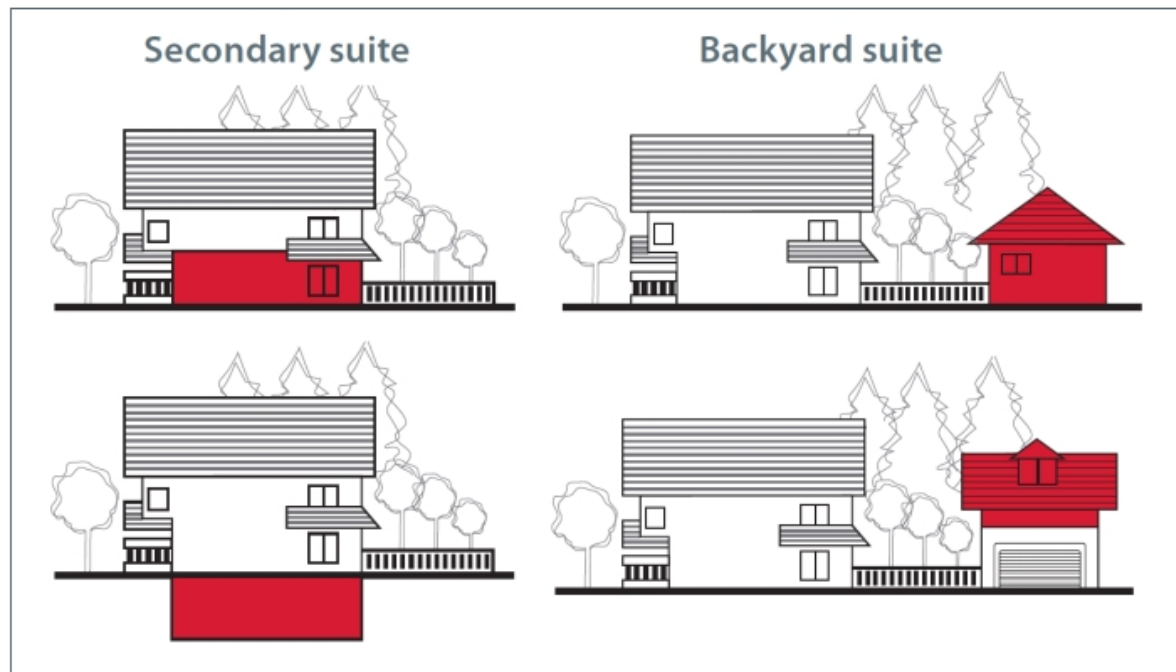
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0501  
ATTACHMENT 3

## BYLAW NUMBER 181D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0028/CPC2018-0501)**  
\*\*\*\*\*

**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

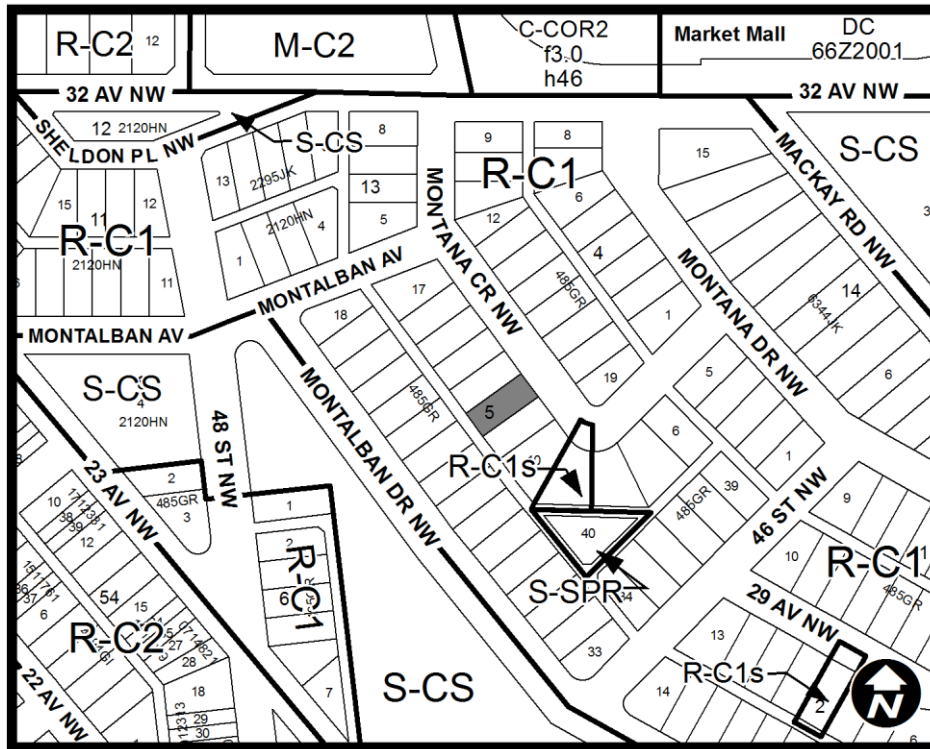
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# PROPOSED

AMENDMENT LOC2018-0028/CPC2018-0501  
BYLAW NUMBER 181D2018

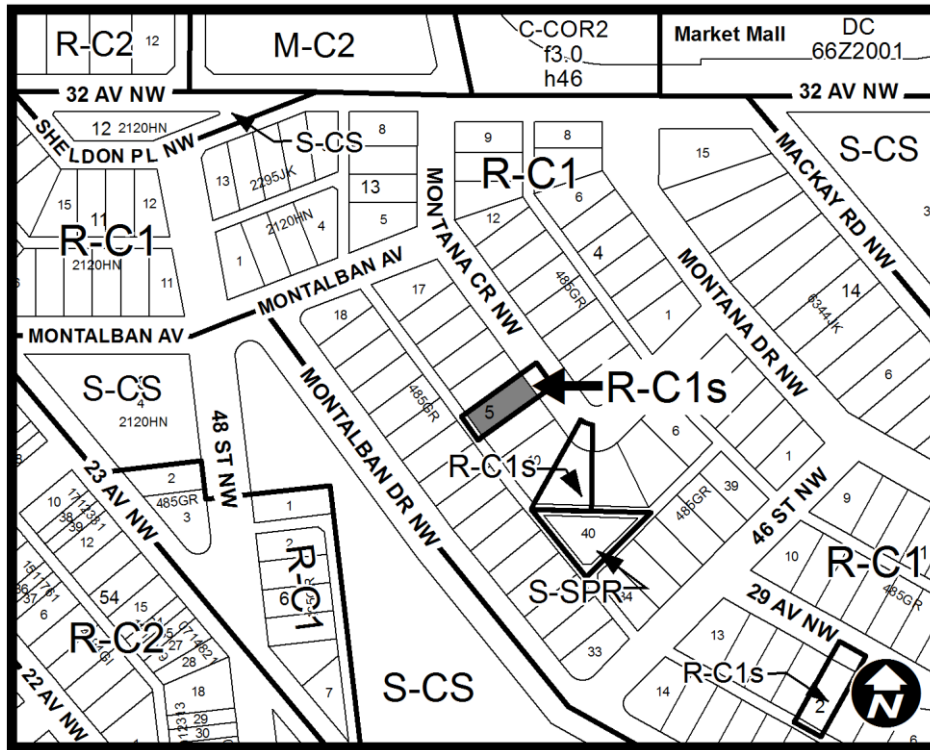
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0028/CPC2018-0501  
BYLAW NUMBER 181D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0397  
Page 1 of 7**

**Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018**

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**EXECUTIVE SUMMARY**

This application has been submitted by FAAS Architecture on behalf of 1998285 Alberta Ltd (Harsimer Rattan (Eagle Crest Construction)) and proposes to redesignate the subject site from Commercial – Corridor 3 (C-COR3 f0.25h16) District to Commercial – Corridor 3 (C-COR3 f0.4h16) District to increase the maximum allowable floor area ratio (FAR) from 0.25 to 0.4. Specifically, this application is intended to enable a retail/commercial development which includes the introduction of two-storey buildings with office and daycare uses on the upper floors and a range of retail/consumer service uses at-grade. The proposed redesignation would increase the allowable gross floor area of development on the site from approximately 8,425 square metres (90,685 square feet) to 13,480 square metres (145, 097 square feet).

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.37 hectares  $\pm$  (8.32 acres  $\pm$ ) located at 10580 – 42 Street NE (Plan 1610922, Block 5, Lot 1) from Commercial – Corridor 3 (C-COR3 f0.25h16) District **to** Commercial – Corridor 3 (C-COR3 f0.4h16) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 166D2018; and

1. **ADOPT** the proposed redesignation of 3.37 hectares  $\pm$  (8.32 acres  $\pm$ ) located at 10580 – 42 Street NE (Plan 1610922, Block 5, Lot 1) from Commercial – Corridor 3 (C-COR3 f0.25h16) District **to** Commercial – Corridor 3 (C-COR3 f0.4h16) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The subject site is located within the boundaries of the *Northeast Industrial Area Structure Plan* (ASP). This ASP was approved in 2007 and applies to 560 hectares (1,400 acres) of land in northeast Calgary, west of the Calgary International Airport and south of Stoney Trail NE. The

**Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018**

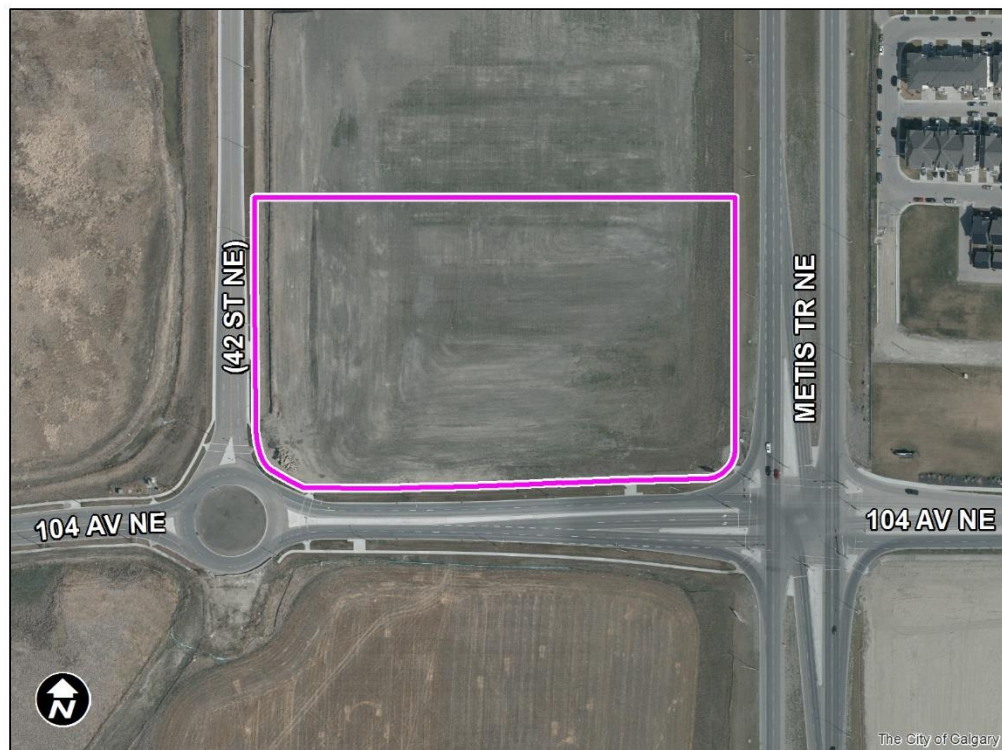
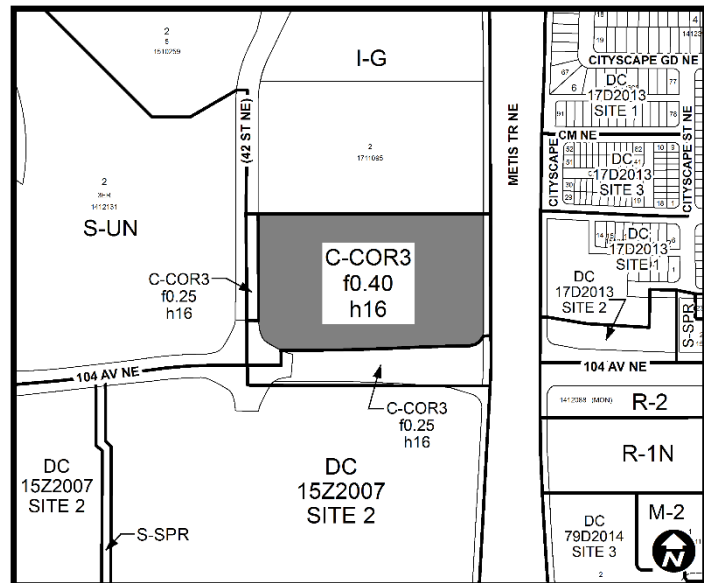
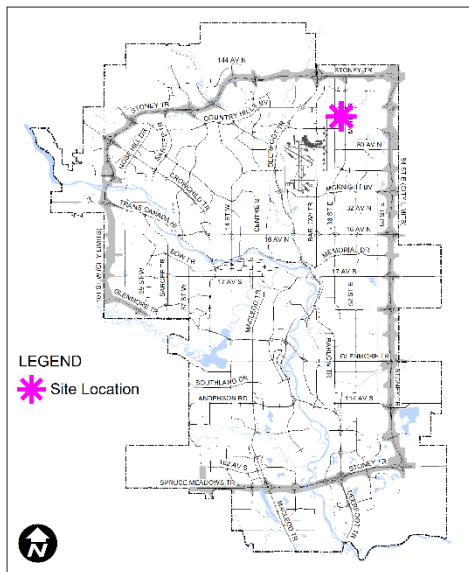
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subject parcel was originally planned/designated as part of a comprehensive outline plan and land use application (LOC2006-0089) approved in 2007 for the lands bounded by Country Hills Boulevard NE to the north, future Métis Trail NE to the east, Airport Trail NE to the south, and 36 Street NE to the west. In accordance with the *Northeast Industrial Area Structure Plan*, the outline plan area provides a range of opportunities for business/industrial uses and commercial uses.

A development permit application (DP2017-1269) proposing five new retail/commercial buildings has been submitted for this site. Given the scale of the proposal, this land use amendment is required in order to facilitate its eventual approval. Administration's review of the development permit including building design, size and mix of uses, and site layout details such as parking, landscaping and site access is currently on-going. The development permit application will be presented to the Calgary Planning Commission with a decision date targeted for Q3 2018. Approval of this land use will provide the land use framework necessary to enable that decision.

Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018

Location Maps



**Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018**

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**Site Context**

The subject site is approximately 3.37 hectares  $\pm$  (8.32 acres  $\pm$ ) in size and located in the northeast industrial/commercial area of Stoney 3, north of 104 Avenue NE and west of Metis Trail NE. As referenced earlier in this report, the site is situated at the gateway of a large planned industrial/employment subdivision referred to as “Jacksonport”. A large proportion of the lands within the Jacksonport plan area are currently undeveloped but have approved land use and are subdivided. Lands directly to the north are designated I-G, while lands to the south are designated DC to accommodate a mix of retail and commercial employment uses. Lands to the east within the developing community of Cityscape (across Metis Trail NE) contain existing residential uses with planned commercial uses located southeast. The subject site is intended to function as the gateway commercial block to serve the broader Jacksonport employment area. Lands immediately west of the site are comprised of a stormwater management facility and an environmental reserve.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed redesignation would maintain the planned function of this parcel to allow for a mix of retail and commercial uses while allowing for an increased density that more efficiently utilizes the land and enables the introduction of a broader range and mix of uses on the site and a mix of building forms. Further analysis on how this proposal aligns with applicable City policies is provided in the following *Strategic Alignment* section of this report.

**Land Use**

This application proposes to redesignate the subject site from Commercial – Corridor 3 (C-COR3 f0.25h16) District to Commercial – Corridor 3 (C-COR3 f0.4h16) District to increase the allowable floor area ratio (FAR). The C-COR3 district is intended to provide a framework for the development of mid-scale retail uses within industrial areas and locations along major roads. Given the planned function and context of the site, the C-COR3 land use district is appropriate in order to guide the site’s development. The C-COR3 district is intended to be flexible in its application such that specific building densities for individual sites are established through maximum floor area ratios for specific parcels.

**Infrastructure**

***Transportation Networks***

Vehicular access to the site is available from both 104 Avenue NE and 42 Street NE. A Transportation Impact Assessment has been submitted to support the review of this application and the associated development permit application. Given the limited increase in density when considered in the context of the scale of overall development the street network in Jacksonport was planned to accommodate, it is anticipated that the additional density can be accommodated with no modifications to the planned street network.

**Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018**

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***Utilities and Servicing***

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed additional density without the need for off-site improvements at this time. The specific servicing arrangements will be discussed and reviewed in detail through the development permit process.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders (e.g. YYC, Enmax, etc.) and notice was posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised. No public meetings were held by the Applicant or Administration.

***Citizen and Community Association Comments***

Given the industrial/commercial nature of the Jacksonport area, no community association exists. It is acknowledged that the site is located directly west of the developing community of Skyview Ranch but given its stage in development, a community association has not yet formed. No citizens' comments were received by the report submission date.

**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 and proposes an increase in development intensity on this site within an adequately serviced and appropriately planned industrial/business park area.

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

The subject site is located within the "Standard Industrial" area as identified on Map 1 of the *Municipal Development Plan* (MDP). In terms of guiding land use and development on the subject site, the Northeast Industrial ASP provides the most specific and relevant policy direction. However, the proposal is supported by some of the broad objectives of Part 2 – City-Wide Policies of MDP that seek to foster a compact urban form and create a more prosperous diverse economy.



**Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018**

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***Northeast Industrial Area Structure Plan (Statutory – 2007)***

The *Northeast Industrial Area Structure Plan* identifies the site as part of a *Business Industrial Area*. The proposed redesignation to allow for an increase in density on the site supports broad goals for the development of business industrial areas outlined in the ASP including:

- provide for successful business and industrial development; and
- to provide for vital and attractive commercial facilities that meet the retail and service needs of regional and local markets.

Of specific relevance to this application, Section 8.0 of the ASP provides policies around maximum densities for various uses. The regulation and oversight of densities within the plan area is primarily guided by the capacity of area transportation infrastructure. Section 8.1.2 of the outlines the maximum density for commercial uses and office uses as 1.0 FAR and 0.5 FAR respectively. In this regard, the proposed FAR increase falls well within the maximum density thresholds and will support other planning objectives relating to the efficient use of land and resources. A Transportation Impact Assessment is being reviewed in conjunction with the Development Permit application in order to identify any necessary local upgrades.

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

This proposal will allow for additional intensity on a commercial parcel which was planned to serve an adjacent business/industrial park to the west and residential communities to the east. By allowing the increased density it will facilitate a more compact urban form that makes efficient use of land and infrastructure and will enable the introduction of a broader mix of support uses on the site such as day care and office that would be less likely to be realized if current density cap was maintained.

**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.

**Land Use Amendment in Stoney 3 (Ward 5) at 10580 - 42 Street NE,  
LOC2017-0162, Bylaw 166D2018**

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

The proposed land use redesignation which would allow for an increase to the allowable FAR for this site is aligned with the applicable policies of the *Municipal Development Plan* and the *Northeast Industrial Area Structure Plan*. The amendment will enable a density that more effectively utilizes land and infrastructure and facilitates an additional range and mix of support uses such as office and day care. The result will be an enhanced ability to serve the needs of the surrounding employment area and fulfill the site's originally planned function.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Bylaw 166D2018



## Applicant's Submission



WWW.FAASARCH.COM  
303 - 1812 4 street SW CALGARY  
AB. T2S 1W1  
403 214 7595

April 2, 2018

Michael Davis  
michael.davis@calgary.ca  
Planner 2, Community Planning North  
Planning + Development, City of Calgary

RE: LOC2017-0162

Mr. Davis

This application is to rezone the parcel located at 10580 42 street sw from C-Cor3 F0.25 to a proposed C-Cor3 F0.40, and would permit an additional 5,047sm of building area. The additional area will permit the site to accommodate a mix of retail/commercial and office/daycare uses within one and two storey buildings, with uses consistent with the C-Cor zoning. This application is submitted with a concurrent Development Permit application for the site with details a development consistent with the proposed rezoning application.

The increase FAR is modest in scale and consistent with the maximum density thresholds for the area outlined in the Northeast Industrial Area ASP. The increase further supports the MDP objectives regarding compact form and efficient use of land and infrastructure.

This application was accompanied with a Traffic Impact Assessment study that has concluded there are no issues arising from the modest increase in FAR. As such we ask that the land use application being proposed be supported by administration.

Thank you.

MICHAEL FARRAR

AAA MRAIC LEED.AP  
Michael@faasarch.com  
403.629.7589



# PROPOSED

CPC2018-0397  
ATTACHMENT 2

## BYLAW NUMBER 166D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0162/CPC2018-0397)**  
\*\*\*\*\*

**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 \_\_\_\_\_

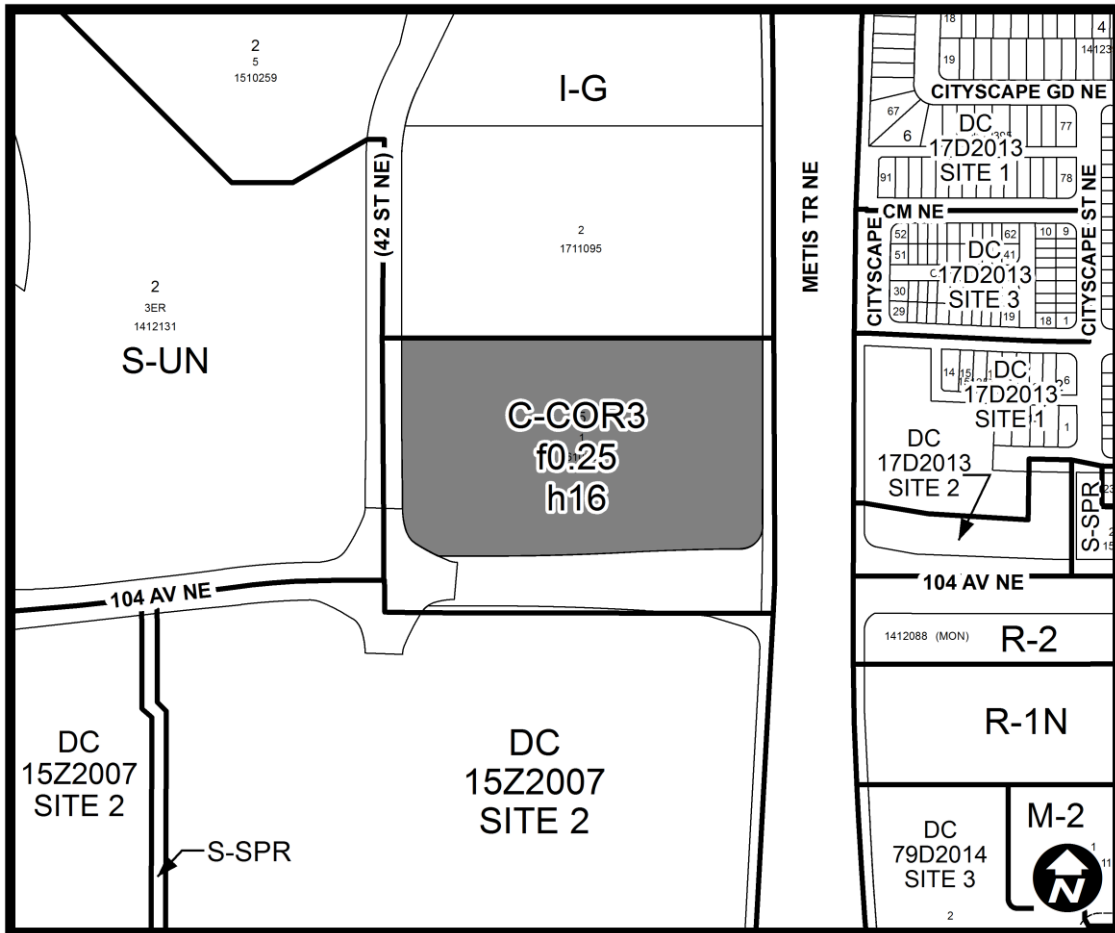
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0162/CPC2018-0397  
BYLAW NUMBER 166D2018

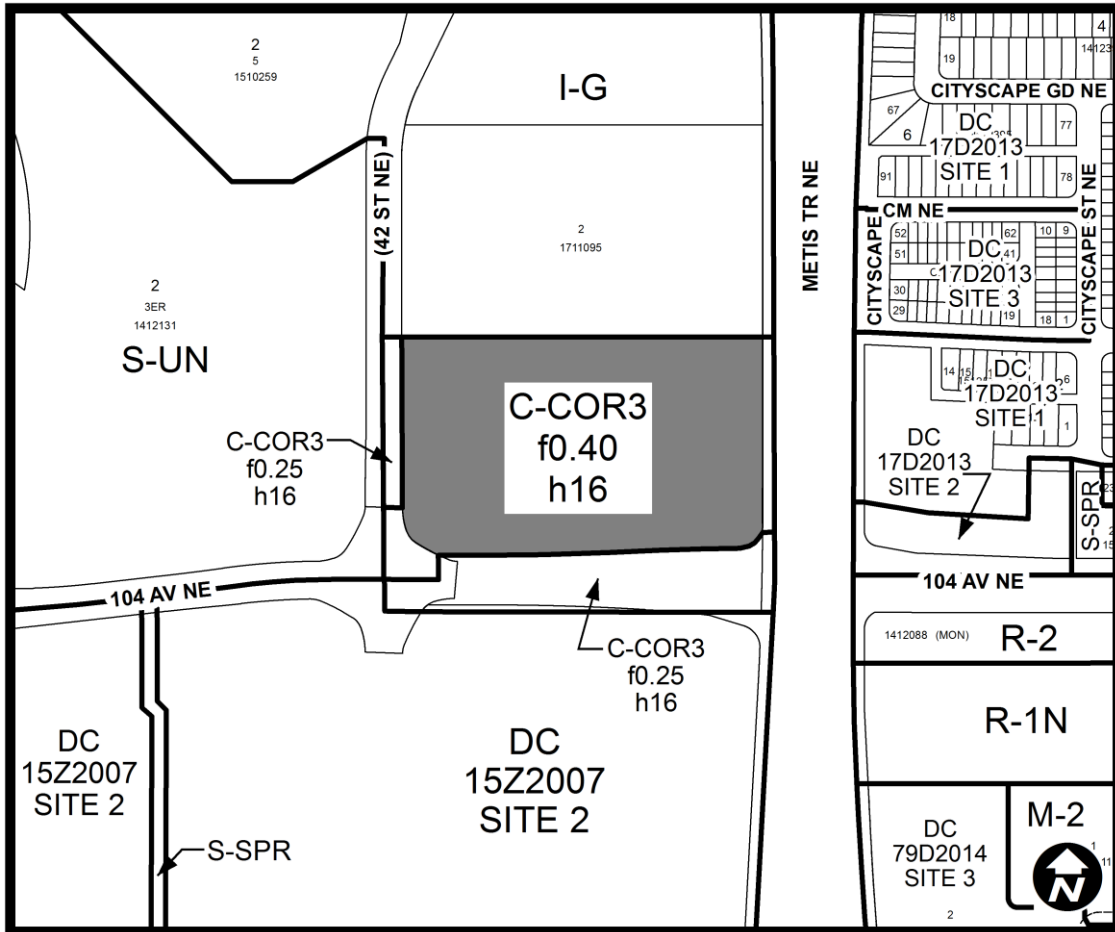
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0162/CPC2018-0397  
BYLAW NUMBER 166D2018

## SCHEDULE B







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0466  
Page 1 of 8

**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 – 5 Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by Seika Architecture on 2017 June 14 on behalf of Ranjit K Wadh and Paramount Homes Inc. The application proposes to change the designation of these properties from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- a maximum building floor area of 2847 square metres, based on a building floor to parcel area ratio (FAR) of 2.5; and
- the uses listed in the proposed M-C2 designation.

An amendment to the *Parkdale Neighbourhood Activity Centre Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with the 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 amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 6 – 2**

Opposed: D. Leighton and  
C. Friesen

3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares ± (0.27 acres ±) located at 3431 and 3435 – 5 Avenue NW (Plan 2262GJ, Block X, Lots 14 and 15) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 6 – 2**

Opposed: D. Leighton and  
C. Friesen

**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5 Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

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

That Council hold a Public Hearing on Bylaws 35P2018 and 167D2018; and

1. **ADOPT** the proposed amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 35P2018.
3. **ADOPT** the proposed redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 3431 and 3435 – 5 Avenue NW (Plan 2262GJ, Block X, Lots 14 and 15) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 167D2018.

**PREVIOUS DIRECTION / POLICY**

At the 2017 August 24 Calgary Planning Commission meeting, the Commission referred the proposed redesignation back to the Administration to return to Calgary Planning Commission when the associated Development Permit has been reviewed by the Urban Design Review Panel and is prepared to be reviewed by the Calgary Planning Commission.

**BACKGROUND**

**Calgary Planning Commission Directives**

The Calgary Planning Commission referred the application back to the Administration to return to Calgary Planning Commission when the associated development permit has been reviewed by the Urban Design Review Panel and is prepared to be reviewed by the Calgary Planning Commission. As the development permit is now ready for approval Administration is bringing both the land use amendment application and development permit back to Calgary Planning Commission.

In regard to review of this development permit by Urban Design Review Panel, Administration determined the Panel's current schedule could not accommodate a timely review. City Wide Urban Design did review the application and felt that it satisfied Urban Design expectations for buildings of this scale and context with regard to street edge, frontage, massing, and materiality. As such, it was determined that additional review by Urban Design Review Panel would not be possible or necessary at this time.

**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5 Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

---

**Site Context**

The subject site is comprised of two parcels situated on the south side of 5 Avenue NW between 33 Street and 34 Street NW in the community of Parkdale. The site is currently occupied by older single detached dwellings. Surrounding the subject site are multi-residential buildings to the east, west and south. Across 5 Avenue NW, to the north are a mix of single and semi-detached dwellings. South of the subject site is commercial area focused around Parkdale Crescent NW and 3 Avenue NW.

As identified in *Figure 1*, the community of Parkdale has seen population decline over time after reaching its population peak in 1968.

*Figure 1: Community Peak Population*

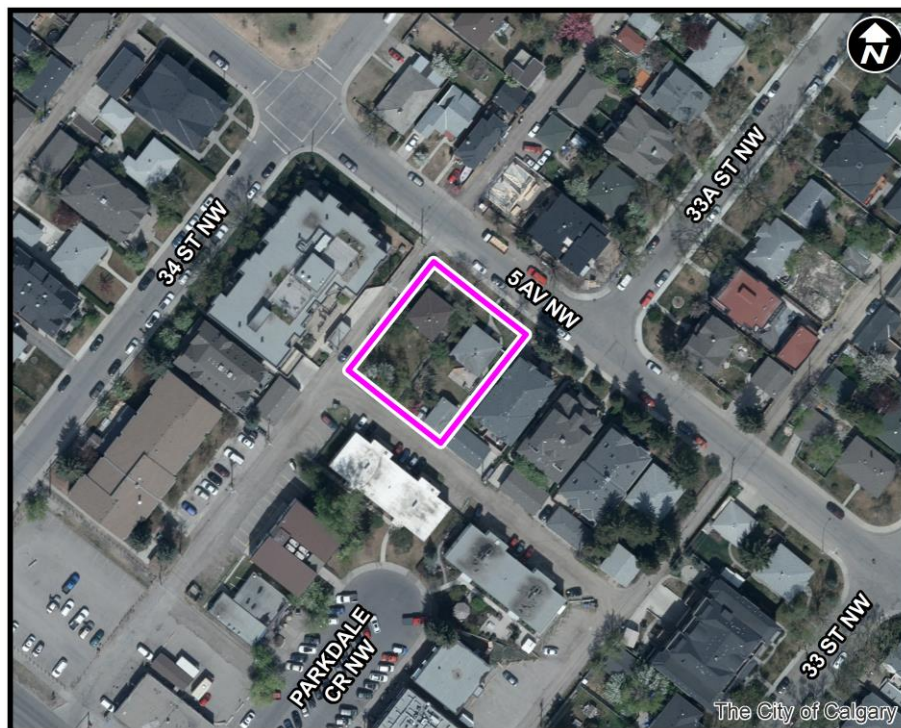
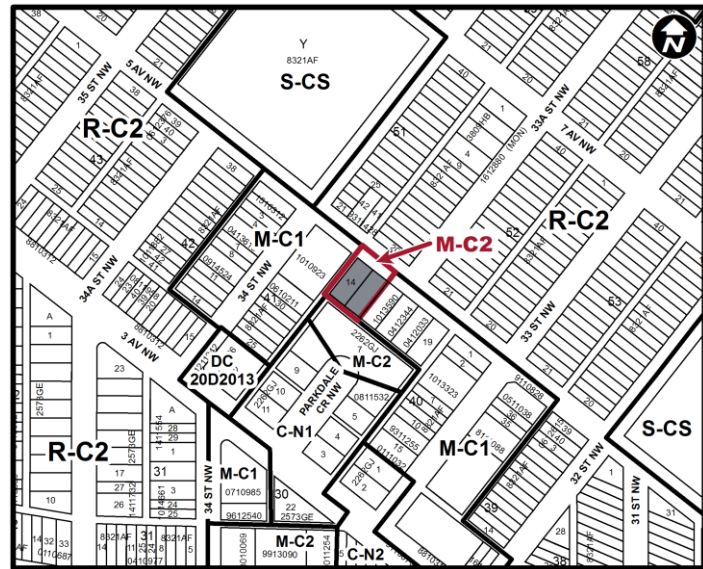
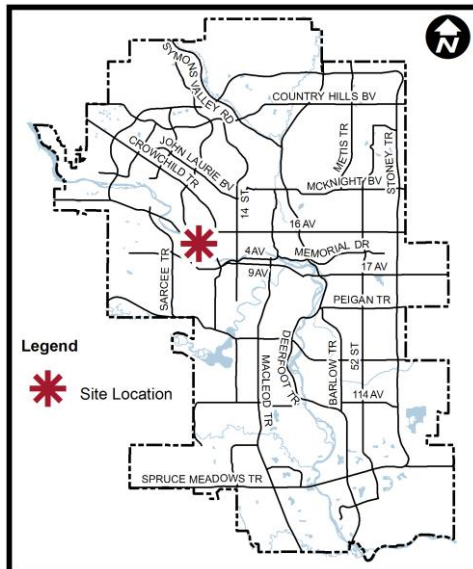
<b>Parkdale</b>	
Peak Population Year	1968
Peak Population	2,581
2017 Current Population	2,565
Difference in Population (Number)	-16
Difference in Population (Percent)	-1%

Source: *The City of Calgary 2017 Census*

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

**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5  
Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

**Location Maps**



**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5  
Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

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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 Multi-Residential – Contextual Low Profile (M-C1) District. This would allow for multi-residential development on the site with a maximum height of 14 metres and a density of 148 units per hectare.

The proposed land use district is Multi-Residential – Contextual Medium Profile (M-C2) District. The M-C2 District is intended to accommodate multi-residential development of medium height and density in a variety of forms. The rules of the M-C2 District provide for development that varies in building height (max. 16 metres) and front setback areas in a manner that reflects the immediate context and is considered appropriate in close proximity to low density development. Density on the subject site would be controlled through floor area ratio (2.5 FAR) to provide flexibility in building form and dwelling unit size and number.

**Implementation**

On 2017 January 23, a development permit (DP2017-2596) application for the redevelopment of these parcels was submitted and is also at Calgary Planning Commission for recommendation. The development permit proposes a four-storey, 19-unit multi-residential building. Although the decision on the development permit will be made by Calgary Planning Commission, it will not be final until Council has made a decision on this redesignation application.

**Infrastructure**

***Transportation Networks***

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops for several bus routes on 3 Avenue NW.

***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.

**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5  
Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

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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 Parkdale Community Association was circulated as part of this application and submitted a letter in opposition to the proposed land use amendment (Attachment 3). The Parkdale CA outlined the following concerns:

- the existing zoning is appropriate for the site;
- potential issues with privacy and shadowing;
- parking issues;
- traffic and safety; and
- the ad hoc nature of the redesignation.

Twenty-one letters were received from the adjacent residents in opposition to the application. The letters expressed the following concerns:

- fit with the surrounding neighbourhood;
- increase in density and massing;
- loss of privacy, sunlight and views;
- potential decrease in property values;
- goes against the ARP policy;
- traffic and safety issues; and
- parking availability.

A petition was also submitted with 12 signatures opposing the land use change.

***Engagement***

Subsequent to the land use application proceeding to Calgary Planning Commission, the applicant held a public open house for the project in 2017 September. The open house was well attended; however the feedback was primarily negative. Concerns included parking, building height, overlooking, and building placement on the site.

**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5  
Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

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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 Land Use Patterns.

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

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the MDP. Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This site is also located on the edge of the Neighbourhood Activity Centre area around Parkdale Crescent NW. Policy for Neighbourhood Activity Centre's states that these areas should contain a broad range of ground-oriented and low-density apartment housing and a mix of housing tenure and affordability to accommodate a diverse range of the population.

***Parkdale Neighbourhood Activity Centre Area Redevelopment Plan (Statutory, 2013)***

The subject site falls within the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan and is situated in the area identified for residential development. An Area Redevelopment Plan amendment is required to accommodate the proposed land use amendment (Attachment 2). The Area Redevelopment Plan currently states that the existing land use (M-C1) is appropriate for the subject site. The amendment would allow for the proposed land use of M-C2 while restricting the building height to 14 metres and four storeys in order to better fit the context of the surrounding M-C1 development.

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

The recommended land use allows for greater density, including more housing opportunities within a walkable community close to transit and commercial services, and as such, the proposed change may add to the vibrancy of the Neighbourhood Activity Centre and active street environment.

An Environmental Site Assessment was not required for this application.



**Policy and Land Use Amendment in Parkdale (Ward 7) at 3431 and 3435 - 5  
Avenue NW, LOC2016-0313, Bylaws 35P2018 and 167D2018**

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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 Parkdale Neighbourhood Activity Centre Area Redevelopment Plan and is consistent with the Municipal Development Plan (MDP). The site is in close proximity to public transit and to major streets and is located adjacent to a Neighbourhood Activity Centre.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan
3. Parkdale Community Association Letter
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 35P2018
6. Proposed Bylaw 167D2018
7. Public Submissions

## **Applicant's Submission**

### **Site Context and Background**

The total land is 0.113ha (0.28ac). The north part of the land faces lane. South part of the land faces lane. East part the land faces multi residential development. West side of the land faces 5h Ave N.W. The area surrounding the subject site consists of lands designated as MC1, MC2, pattern throughout most of the area. The majority of the existing built form is characterized by a mix of two to three storey developments containing a variety of residential buildings.

### **Proposed Land Use District**

The proposed Multi Residential-Contextual Medium Profile MC 2 (Grade-Oriented) District is generally characterized by variety of housing forms, close proximity or adjacent to low density residential and multi residential development.

### **Site Characteristics**

The subject site has a significant flat that increases appropriateness to develop with most economical buildings configuration. The site is located at near intersection of 34 Street N.W. and 5 Ave N.W. It will provide more value to develop the land with more appropriate uses for multi residential development.

### **Built form of the proposed development-**

The four story residential building is design base on following key consideration:

1. Contextual ground oriented multi residential development from the surrounding 5th ave and two lanes.
2. The proposed development demonstrate that it has given priority to the contextual influence of neighboring properties and made a delight effort to arrange a careful relationship between existing and new development through detailing, building form, building materials and exterior colours.
3. The proposed building form, balconies with planters, and entrance enhance with existing character of the context, provide an aesthetically pleasing view for the neighboring residence.
4. The development will provide variety of housing types. The sensitive integrated different types of housing into a community in order to allow people to age in place as well as provide for grater densities within communities to better utilize existing infrastructure.

**Based on restricting the building to four stories; capping the height at 14 metres; and adding guidelines that require the fourth storey to be setback from the facade of the lower floors (approximately 1m), proposed building form enhances the existing character of the context.**

The proposed land use district is appropriate as it is complimentary to the established land use pattern of the area and allows for a more efficient use of the land.



**Proposed Amendment to the Parkdale Neighbourhood Activity Centre Area  
Redevelopment Plan**

a) Under Subsection 1.11, Land Use, under Policy 2., at the end of the policy add the following:

“For the sites at 3431 and 3435 5 Avenue NW a land use of M-C2 is considered appropriate. Any development should:

- Have a building height of no more than 14 metres and be no more than four storeys; and
- Setback the upper floor from the lower floors in order to reduce the massing of the building.”



## Parkdale Community Association Letter



### PARKDALE COMMUNITY ASSOCIATION

3512 - 5th Avenue NW, Calgary AB, T2N 0V7

Tel: (403) 283-5767 E-mail: [office@parkdalecommunity.com](mailto:office@parkdalecommunity.com)

March 10, 2017

Steve Jones, File Manager

The City of Calgary

Development and Building Approvals

By email: [Steve.Jones2@calgary.ca](mailto:Steve.Jones2@calgary.ca)

Dear Mr. Jones,

**Subject: Request for Comment on Application for Rezoning M-C1 to M-C2  
LOC2016-0313. 3431 5<sup>th</sup> Ave NW, Parkdale 0.11 ha**

I am responding to the subject Request for Comment on behalf of Parkdale Community Association (PCA) Planning & Development (P&D) Committee and would like to record a number of concerns with this proposal. We reviewed the documents you forwarded to us, reviewed the proposal with regard to the City of Calgary Land Use Bylaw, the City of Calgary Land Use Re-designation guide (found on the City of Calgary web site <http://www.calgary.ca/PDA/pd/Pages/Residential-Building-and-Development/Land-use-redesignation.aspx?redirect=/pda/pd/pages/zoning.aspx>), and also the Enriching Parkdale: Parkdale Community Development and Design Study (04.24.2015) document.

We comment as follows:

#### **A. City of Calgary Land Use Re-designation Guide:**

The City of Calgary Land Use Re-designation guide requires the following considerations by the applicant prior to application:

- Consultation with neighbours, the community association and ward councillor.

We were not contacted by the applicant so the P&D Committee initiated contact with the applicant to ask for a meeting. Because of our request we met with the applicant's representative, Seika Architecture (Ajith Karunasena) for the first time at our monthly meeting on March 14<sup>th</sup>.

Mr. Karunasena indicated that by maximising the area available for development of the site he could develop 24 underground parking stalls on a single parking level. Using reverse logic he then back calculated the maximum number of units that could be built for this parking availability, according to the Land Use Bylaw. Thus he justified the construction of 21 units in order to "pay for the parking stalls". This is not a valid reason to increase the density and change the land use and have such a detrimental impact on the streetscape and the neighbourhood.

There has been no effort by the applicant to reach out to the neighbours for consultation. They only became aware about the proposed development when signage appeared on the site, which then led them to contact the PCA.

## Parkdale Community Association Letter

### B. Enriching Parkdale: Parkdale Community Development and Design Study (04.24.2015) Document



This document (attached) provides guidance to the P&D Committee and the PCA Board when making development decisions in Parkdale. It was prepared in 2015 in association with the Faculty of Environmental Design at the University of Calgary. It has been adopted by the PCA Board and acts as Parkdale's Area Redevelopment Plan, in the absence of an ARP being prepared by the City of Calgary.

Enriching Parkdale was developed in 2015 following months of discussion with the P&D Committee and the PCA Board. Three open houses were held to obtain community input. Enriching Parkdale was presented to a large group of City of Calgary planners, transportation engineers, municipal servicing engineers, open space experts and others who are responsible for approving development applications in the City. Those in attendance agreed it should be used to help guide future development in Parkdale. Although it does not have statutory standing, it received a very favourable response as a successful community-initiated planning document and we encourage all planners to use it as a reference guide. Enriching Parkdale also received a very positive response from Parkdale's City Councillor, Druh Farrell who suggested it be used as a guide by other communities to formulate their own document.

The most relevant section of Enriching Parkdale which applies to the subject re-designation application begins on page 45 and is entitled Infill Housing. It describes Parkdale's approach to densification. Recommendations 3.2.1, 3.2.2, 3.2.3 and 3.2.4 in Enriching Parkdale contain direction to the approving agencies which include requiring conformance to building massing standards to protect the existing character of the neighbourhood.

The multifamily (MC-1 and MC-2) zoned areas are not included per-se in this document as development (similar to the condominium pictured on page 46 and the complex on the SE corner of 3<sup>rd</sup> Ave and 34<sup>th</sup> St) in accordance with the current zoning was assumed.

### C. P&D Review

The applicant proposes to change the zoning of the site so he can increase density from 16 allowed under the current M-C1 to 21 units by up-zoning to MC-2.

The applicant states he is restricting the building to 4 stories and capping the height at 14m, however should the rezoning be approved there is no way to prevent the applicant from maxing out the site to the 16m height and FAR allowed under MC-2.

The current MC-1 zoning is appropriate for the site. There are recent developments to the west (a 24 unit condominium complex) and to the east (multiplex developments on 50' frontages) that have enhanced the neighbourhood, increased density and act as a buffer between the existing MC-2 and CN-1 areas to the south and the RC-2 neighbourhood on the north side 5th Ave.

## Parkdale Community Association Letter

A review of the Land Use Bylaw, 1P2007, shows:

- 586 (f): MC-1 is intended to be in close proximity or adjacent to low density residential development;

The site is adjacent to low density residential development and thus the current MC-1 which is intended to be in close proximity to low density residential zoning is appropriate and should be maintained.

- 595 (g) & (h): MC-2 is in close proximity to, or adjacent to, low density residential development; and is typically located at community nodes or transit and transportation corridors and nodes;

The site is not at a community node nor at a transit/transportation corridor/node and thus MC-2 is totally inappropriate for the site. The transit node is located at 29<sup>th</sup> St NW and Parkdale Blvd which is an 8 to 10 minute walk away.

P&D Committee members have met with the adjacent neighbours and others in the immediate surrounding areas who are concerned about the height and additional density of this proposed development. **The proposed development will have a detrimental impact on the surrounding single family, semi-detached and multi-plex developments. The neighbours are also concerned about their privacy being threatened by windows from the development looming above and providing full access views into their homes. In addition, they are concerned about living in darkness from shadowing imposed by this building height and mass and the proposed minimal setbacks. The neighbours will be sending letters to the file manager in opposition to this proposed land use amendment.**

This large building with reduced front setbacks, compared to the adjacent 4 –plexes and single family dwellings, will block their views to the nearby park and their access to sunlight. It will change the context of the neighbourhood and the entire streetscape with a negative impact on the block with the height and massing of the building. In addition, there will be significant overlooking into the balconies of the existing Riverton condominiums, impacting their privacy and enjoyment of their units. The Riverton incorporated a roof garden into its design and the proposed development's shadow would negatively impact this amenity space.

The P&D Committee is very concerned that ad hoc zoning changes in the neighborhood are unfair to adjacent tax- paying land owners who bought, developed and lived on the adjoining lands believing the current zoning was created after careful, thoughtful master planning by the City, and would not change.

Street parking is already an issue in this block; additional vehicles from the Riverton and other multifamily units, Foothills Medical Centre and the University of Calgary Foothill Campus day parkers completely fill the street parking already on a daily basis. There is a children's playground and ball diamond in close proximity to the proposed development plus there is daily school bus pick up by the playground. The additional vehicular traffic will pose significant safety issues. In addition, 5<sup>th</sup> Ave NW already experiences traffic congestion with a great deal of cut-through traffic which increases annually.



## Parkdale Community Association Letter

### D. Additional Comments

- Consultation with neighbours: this step needs to be fulfilled to meet the City's requirements and should proceed quickly. Currently the applicant has not provided any information to the neighbours. A community consultation e.g. a Town Hall event must occur. We feel that the proposal will have a significant effect on the nature of our community and it therefore requires input from residents of Parkdale.
- The current zoning of M-C1 must stand.
- We will appeal this application should it be approved.
- It is not clear what the contextual setback is on 5<sup>th</sup> Av. The applicant had not calculated the value but had applied a 3m value as a given. More clarity is required on this issue.

**The PCA does not support this rezoning application.**

If you have any questions regarding this review, please contact Deborah Curley at [dcurley@shaw.ca](mailto:dcurley@shaw.ca) and/or Bill Biccum Parkdale Community Association, [Bill.Biccum@parkdalecommunity.com](mailto:Bill.Biccum@parkdalecommunity.com). Please notify the PCA of any developments on the decision regarding this application.

Sincerely,

Derek Brown  
Deborah Curley  
Planning & Development Committee  
Parkdale Community Association

cc Alderman Druh Farrell [ward07@calgary.ca](mailto:ward07@calgary.ca)  
PCA office, [Bill.Biccum@parkdalecommunity.com](mailto:Bill.Biccum@parkdalecommunity.com)

## **Calgary Planning Commission Member Comments**

Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment and related development permit because:
  1. At the August 24 Calgary Planning Commission meeting, the CPC referred this file back to Administration asking that it be reviewed by the Urban Design Review Panel. This did not occur.
  2. I found the Parkdale Community Association submission to be reasonable, well written and constructive. I did not see evidence of corresponding engagement or response from the Applicant.
  3. The application proposes a high site coverage and percent of impermeable surfaces. This will create drainage issues, yet there is no existing nor proposed stormwater system in place. Provincial legislation Land Stewardship Act and the South Saskatchewan Regional Plan requires the cumulative effects (especially stormwater/flooding) be considered. This has not occurred.



# PROPOSED

CPC2018-0466  
ATTACHMENT 5

## BYLAW NUMBER 35P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE PARKDALE NEIGHBOURHOOD ACTIVITY CENTRE AREA REDEVELOPMENT PLAN BYLAW 39P2013 \*\*\*\*\*

**WHEREAS** it is desirable to amend the Parkdale Neighbourhood Activity Centre Area Redevelopment Plan Bylaw 39P2013, 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 Parkdale Neighbourhood Activity Centre Area Redevelopment Plan attached to and forming part of Bylaw 39P2013, as amended, is hereby further amended as follows:
  - a) Under Subsection 1.11, Land Use, under Policy 2., at the end of the policy add the following:

“For the sites at 3431 and 3435 5 Avenue NW a land use of M-C2 is considered appropriate. Any development should:

    - Have a building height of no more than 14 metres and be no more than four storeys; and
    - Setback the upper floor from the lower floors in order to reduce the massing of the building.”

# PROPOSED

BYLAW NUMBER 35P2018

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

CPC2018-0466  
ATTACHMENT 6

## BYLAW NUMBER 167D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2016-0313/CPC2018-0466)**  
\*\*\*\*\*

**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 \_\_\_\_\_

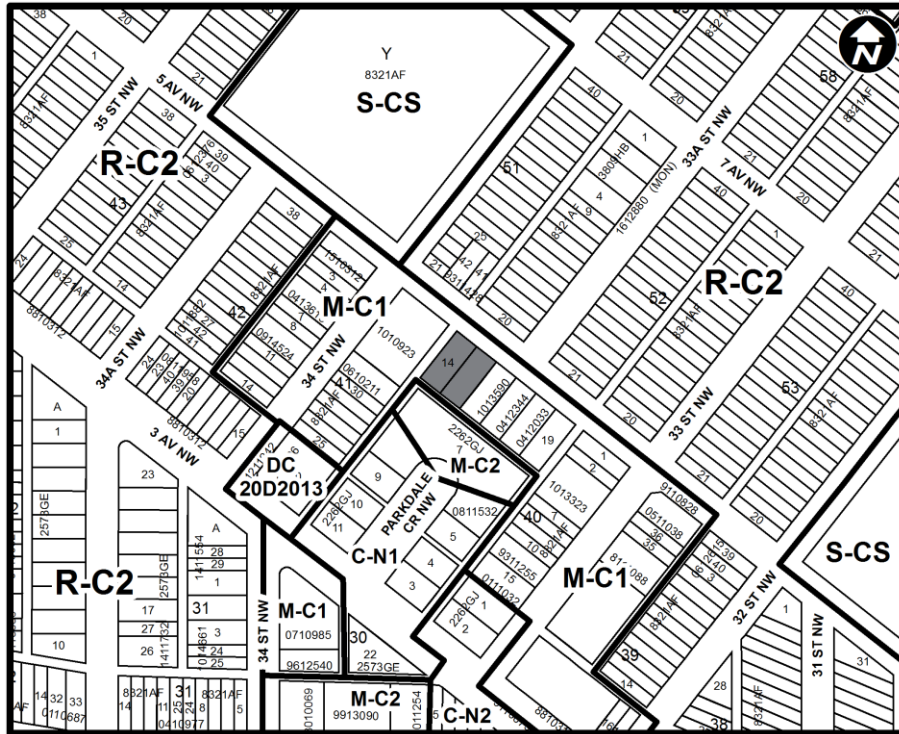
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

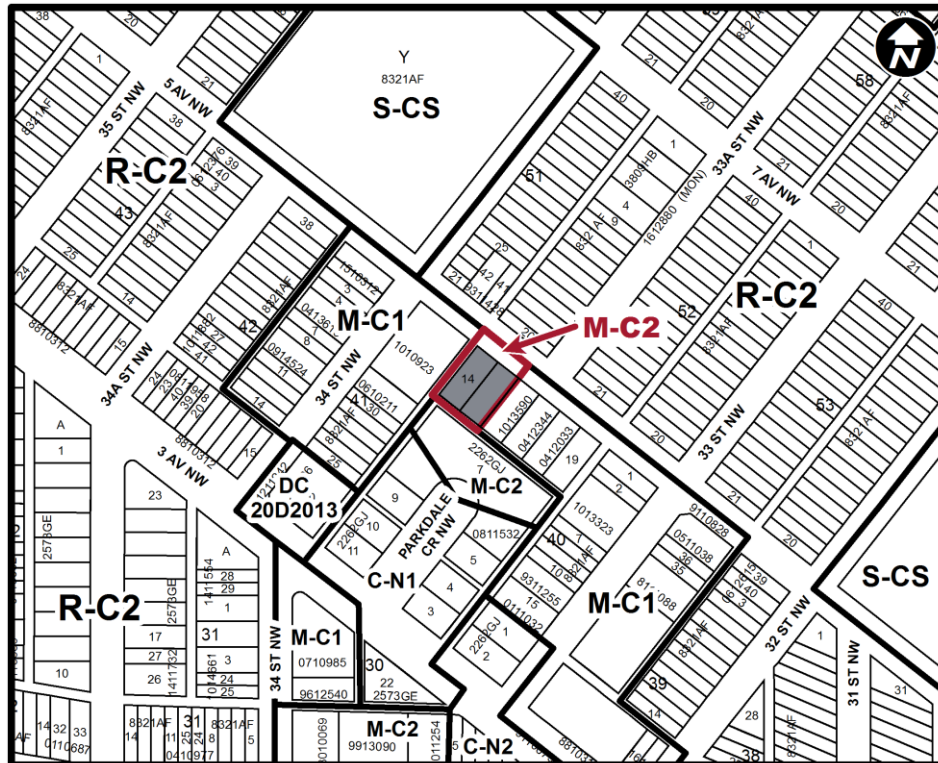
AMENDMENT LOC2016-0313/CPC2018-0466  
BYLAW NUMBER 167D2018

## SCHEDULE A



**AMENDMENT LOC2016-0313/CPC2018-0466  
BYLAW NUMBER 167D2018**

**SCHEDULE B**







do not support a proposed land use change to M-C-2 at this location. It does not have planning merit.

Grace Johnston  
108, 34 Street NW,  
Calgary, AB  
T2N 2X7

## Williams, Debbie D. (City Clerk's)

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**From:** Madeleine Natale <madeleine.natale@gmail.com>  
**Sent:** Sunday, June 03, 2018 9:58 PM  
**To:** Public Submissions  
**Cc:** CAWard7 - Dale Calkins; Farrell, Druh; Ward7 - Katie Dekruyf; judy.hoad@shaw.ca; Giovanniantonio Natale  
**Subject:** [EXT] Opposition letter - Land Use Designation amendment for 3431 and 3435 5 Ave NW (File LOC2016-0313)

**To:** Office of the City Clerk  
**The City of Calgary**  
**CC:** Druh Farrell, Ward 7  
**CC:** Judy Hoad, Parkdale Planning and Development Committee

**RE: Opposition to the land use change for 3431 and 3435 5 Ave NW, in discussion at City Council on June 11 - File: LOC2016-0313**

Dear Office of the City Clerk,

Please accept this letter in lieu of an in-person presentation on July 11 at the City Council Public Hearing. We both are employees of the University of Calgary and cannot miss a day of work and service to our students to attend council. We ask this letter be given equal weight as an in-person appearance.

Please note we have attended several community meetings over the past months to show our support to the community in-person for opposing this land use change.

We are writing to **strongly oppose** the Land Use Designation amendment for the land located on 3431 and 3435 5 Ave NW. We are the neighbors immediately to the east of this land, located at 1-3427 5 Ave NW.

To begin, it is important to note that we are not opposed to urban densification. In fact, as owners of a unit in a fourplex, we are proponents of creative and alternative housing to the traditional single-family dwelling. We bought our property in Parkdale in September of 2017, and were drawn to the neighborhood because of the mixed types of dwellings. We think this type of neighborhood is the way of the future for Calgary and are excited to see new developments. We are not long-term residents of Parkdale, so we are not deeply attached to "the way things are." That being said, we also are alarmed at how drastic this proposed change is to the current land use. This proposal does not reflect the neighborhood we bought in to, and we bought mere months ago.

We have several concerns about this particular proposal. We do not think that the developer is proposing to build within the scope, culture and most importantly, the safety of the neighborhood.

Changing from the existing two bungalows to the allowed 16 units is already densifying this land eight-fold. Asking to redevelop the land to allow for 3 more units, for a total of 19 (and potentially more if the land is flipped and sold if council approves this amendment), is unprecedented for this space. Therefore, **our main concern is we will have no assurance if the land use designation amendment is approved that the development will go in as proposed, especially if the properties change hands either now, or in the future.** M-C2 land use has much less restrictions and we have no guarantee once this is approved. This sets a very different precedent for the neighborhood.

There are further reasons for why this is of concern:

**First**, we bought our property to be able to live in the inner city and enjoy community living without needing our own private outdoor space. There is a **playground** kitty-corner to the proposed redevelopment. We intend to make full and frequent use of this playground as we turn our minds to very soon starting a family. We are afraid of the **safety impact for children on this intersection**, with at least 17+ more cars being added to this small space. We are afraid for the safety of our growing family.

**Second**, the **laneway** is one-way, and already experiences a very high level of traffic because of our proximity to commercial access. Adding this number of cars to the laneway poses **logistical and safety concerns** for all those who currently use it (ourselves included, to access our garage). We also frequently use this laneway as pedestrians, and already have to be very careful when walking.

**Third, the infrastructure in Parkdale does not currently support such drastic densification.** For example, we have **no public school** within reasonable walking distance. We have **no grocery store** within 3km of this land. Once again, this means that **residents must rely on cars for basic services.** It is unrealistic to expect the residents of the proposed new condo to not have cars. The scope of the proposed addition to the neighborhood cannot be supported by the current infrastructure.

**Fourth, the developer currently and previously has shown a severe lack of respect or regard for the current houses on the lots in question, and the neighborhood in general.** The two lots are currently in disarray, with the tenants parking several vehicles in the front and back yards and the grass overgrown. Police have been called several times to these houses for a variety of nefarious reasons. This shows poor judgement and character of the owner/developer, which, as a next-door-neighbor, is extremely disconcerting as he wishes to embark on such a massive redevelopment project.

**Fifth, and to end on a positive note, we are overall excited that developers are looking to densify and modernize these properties. We would encourage them to consider a highly desirable option such as fourplexes instead.** These are amazing options for families (such as ours), and we need more mid-use dwellings such as this, as opposed to more high-density condos, or more single-unit dwellings. Parkdale is not a predominately condominium community, especially on 5 Ave NW, and the multi-family developments put in should reflect the character of the neighborhood and of this street. We hope City Council will help Parkdale develop further into the neighborhood it can and should be, not turn it into something else altogether.

To conclude, at minimum, the zoning should stay as-is, and allow for only the maximum of 16 units, as this is already beyond sufficient densification from the current land use. There is no reason to change the land use and set a dangerous precedent for the entire neighborhood to enrich one developer.

Thank you for your consideration,

Madeleine Natale, MA  
Giovanniantonio Natale, PhD

1-3427 5 Avenue NW  
Calgary, AB  
T2N 0V5  
403-813-4859  
[madeleine.natale@gmail.com](mailto:madeleine.natale@gmail.com); [1988.gn@gmail.com](mailto:1988.gn@gmail.com)

**Williams, Debbie D. (City Clerk's)**

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**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:47 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2016-0313

**From:** ndberger@ucalgary.ca [mailto:ndberger@ucalgary.ca]  
**Sent:** Saturday, June 02, 2018 11:20 AM  
**To:** Jones, Steve P. (LUPP)  
**Subject:** June 11, LOC2016-0313

June 2, 2018

Application: LOC2016-0313

Submitted by: Daniel Berger

Contact Information

Address: 2-3423 5 AVE NW

Phone: (403) 336-0792

Email: [ndberger@ucalgary.ca](mailto:ndberger@ucalgary.ca)

Feedback:

Dear Council: My name is Dan Berger. My partner Mackenzie Strang and I are at 3423 5 AVE NW, one property away from the proposed development. As young professionals, we have always had a strong desire to live in the inner city, and we have a strong understanding of, and appreciation for densification and diversification in inner city areas. However, for several reasons, we are strongly opposed to the proposed re-zoning of 3431 5 AV NW, #160; 3435 5 AV NW from M-C1 to M-C2, and would like to voice our concerns. We do not believe that the neighborhood is able to accommodate the proposed land use re-designation. The area that we and this proposed development are situated in is described in an Area Redevelopment Plan as being zoned for M-C1 land use. All the existing development in the area is within this land use designation, and thus, the proposed "spot re-zoning" would set a very bad precedent for further development in this area. This area is filled with many fourplexes, duplexes and M-C1 townhomes and apartment developments. These have the dual benefit of being congruent with the area's ARP, and increasing density in the area. The proposed development is not only incongruent with the ARP, but also incongruent with the community feel of Parkdale. A second concern we have is the relationship of the developers with the community. The parcels in question for land use re-designation have long been neglected, and it is clear the developers and landlords of these rental properties are not community members, and have no intention of forming positive relationships with the residents here. The developers did very little to engage the community for input on their proposed development. They made it clear in the one engagement session they had that they were pushing for this re-zoning purely out of economic interest. This is not good or acceptable practice of developers in a community, and again, we believe facilitating this land use re-designation would set a bad precedent for further development in our community. A third concern we have is a technical one. Parking is

already extremely limited on our streets, and it is not uncommon with the Foothills Hospital above us to have to park streets away from our home on busy days. A development like this will only enhance these parking issues, as well as create other issues such as unwanted shading. Other residents have complained of laneways already being too narrow and busy around the proposed development, an issue that will be only be exacerbated by this development. We recognize that with a development as large as this, the difference between the proposed 16 and 19 units may seem small. However, all other developers in this area have had to adhere to the zoning put in place, and in doing so, they have done an exceptional job of creating a cohesive, diverse and vibrant community that we love very much. Approving this land use re-designation would send a strong and considered message to all other developers interested in Parkdale. That message may be interpreted to developers that the City of Calgary facilitates the behavior of the developers in question. We would like to thank the Council for giving us the opportunity to provide them with comments on this application for land use re-designation. We hope that the Council considers our, and other Parkdale residents' concerns. Sincerely, Dan Berger and Mackenzie Strang

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**Williams, Debbie D. (City Clerk's)**

---

**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:47 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2016-0313

Regards,

Steve

**Steve Jones**, M.Pl., MCIP, RPP  
Senior Planner | Community Planning | North Team  
The City of Calgary | Mail Code: # 8076  
**T** 403.268.2523 | **F** 403.268.3636  
P.O. Box 2100, Stn M, Calgary, AB T2P 2M5

**From:** maskiwmarina@yahoo.com [mailto:maskiwmarina@yahoo.com]  
**Sent:** Sunday, June 03, 2018 10:01 PM  
**To:** Jones, Steve P. (LUPP)  
**Subject:** June 11, LOC2016-0313

June 4, 2018

Application: LOC2016-0313

Submitted by: Marina Matskiv

Contact Information

Address: 1-3423 5 AVE NW

Phone: (403) 771-4180

Email: [maskiwmarina@yahoo.com](mailto:maskiwmarina@yahoo.com)

Feedback:

Dear Council: My name is Marina Matskiv and I am a resident and owner of Unit 1 3423 5 AVE NW. My residence is one property away from the proposed development. I have moved to this neighbourhood 5 years ago and was reassured a few times that the zoning will remain the same. I understand the desire to densification in the inner city but very much concerned about all the risks and negative impacts that come with it. I am working in Risk Management field and have conducted the risk assessment for the proposed development. Based on the risk assessment of the future negative impacts to the community and neighborhood, and multiple risks identified as very serious, I strongly recommend against the proposed re-zoning of 3431 5 AV NW, 3435 5 AV NW from M-C1 to M-C2 and proper validation and risk assessment

of all the future developments in the area. Based on the result of the analysis the neighborhood is not able to accommodate the proposed land use re-designation. All the current developments in the area are within the M-C1 land use designation, and the proposed re-zoning would set a very negative precedent for further development in this area, completely decreasing the satisfaction of the residents living next to the proposed development and destroying the neighborhood's reputation. This area is predominantly developed with duplexes and fourplexes, and M-C1 townhomes and smaller apartments complexes. These types of developments meet the requirements of both: being congruent with the area's ARP, and increasing density in the area. The proposed development will be incongruent with the ARP, and does not fit in the community feel of Parkdale. I have multiple discussions with residents of the area and we all share the same concern that we were not engaged in the negotiations and preliminary decisions by the developers. The concerns of the neighbours and residents were completely disregarded and not taken into account. The developers were pushing for rezoning purely out of economic interests and the residents did not get any support when raising concerns. This goes against the good business practices and violates the rights of the people living in close proximity to the proposed development. The next concerns due to the proposed development are related to Safety and people's well-being: - Extremely fire concerns due to the very high density of the proposed development and very close proximity to the adjacent townhouses. - Blockage of the view and light (shading) for the adjacent property by the extremely tall building on such a small property. - Increasing of traffic on a very small street which will lead to increased accidents - Parking is already extremely limited on our streets. A development of this size will increase the problems with parking creating safety concerns and decreasing the quality of life. It is very concerning to see that the construction developments in the community of Parkdale are led purely by economic advantage without recognizing risks and accounting for safety and quality of life for all the current residents. Approving this land use re-designation would send a strong message to all other developers interested in Parkdale, that there is no need to adhere to the zoning restrictions and consider the quality of life of the residents. I would like to thank the Council for the opportunity to provide the feedback and raise our concerns for land use re-designation. We are hopeful that the Council would take the concerns into account when finalizing the decision. Sincerely, Marina Matskiv



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0461  
Page 1 of 7

## Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 – 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018

### EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2018 January 17 on behalf of the landowners, Andre Sinclair and Duska Sinclair. 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, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

A minor map amendment to the *South Calgary/Altadore 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 amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 8 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1739 – 33 Avenue SW (Plan 4479P, Block 66, 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: 8 – 0**

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 - 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018**

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

That Council hold a Public Hearing on Bylaws 36P2018 and 168D2018; and

1. **ADOPT** the proposed amendment to the South Calgary/Altadore Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 36P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1739 – 33 Avenue SW (Plan 4479P, Block 66, 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 168D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject site is located in the community of South Calgary at the southeast corner of 33 Avenue SW and 17 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes, with multi-residential dwellings to the south, and a place of worship to the northwest. The parcel immediately east of the site was subdivided and developed in 2012 with a semi-detached dwelling. The predominant land uses in this area are Residential – Contextual One/Two Dwelling (R-C2) District and Multi-Residential – Contextual Low Profile (M-C1) District. A land use redesignation to Mixed Use – General (MU-1 f2.55 h15) District and an associated development permit two blocks east of the site at the corner of 33 Avenue SW and 15 Street SW was recently approved to accommodate a four-storey multi-residential development by Sarina Developments.

The Main Streets initiative is currently undertaking the first stages of engagement for the re-envisioning of the 33 Avenue SW corridor within Marda Loop. As such, specific land uses have not yet been identified for the area. The subject parcel is a moderate distance from the main commercial area along 33 Avenue SW to the west, and the proposed R-CG District would be an appropriate transition from the higher density mixed-use areas to the west, and the lower density residential that is existing to the east.

The likely hood of the subject site being consolidated with the adjacent lots is minimal given the recent redevelopment of the R-C2 lots immediately to the east of the subject site to accommodate a semi-detached dwelling, further reinforcing the suitability of the site for the R-

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 - 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018**

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CG District instead of a Mixed Use District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 38 metres. A rear lane exists along the south end of the site. The property is currently developed with a one-storey single detached dwelling and a double-car rear detached garage accessed from 17 Street SW.

As identified in *Figure 1*, the community of South Calgary has seen population growth over the last several years reaching its population peak in 2016. In 2017, the community declined in population by 80 residents.

*Figure 1: Community Peak Population*

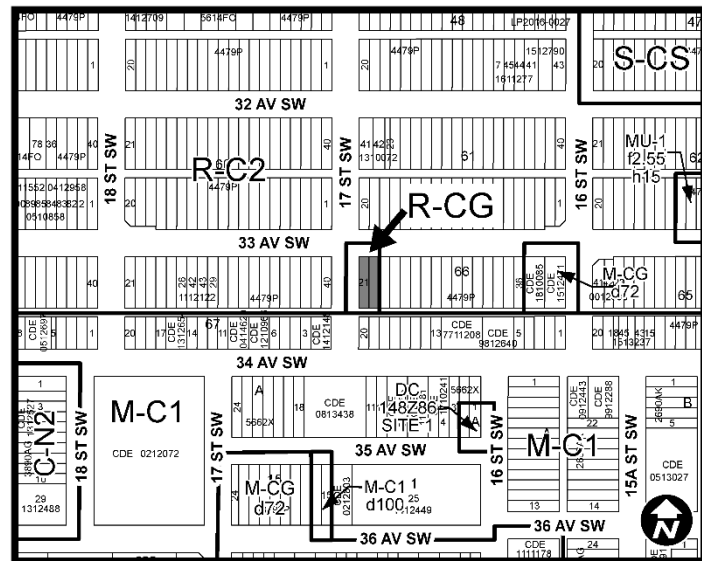
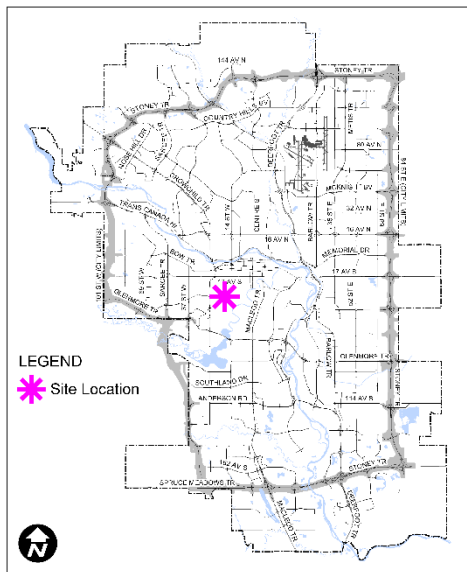
<b>South Calgary</b>	
Peak Population Year	2016
Peak Population	4,118
2017 Current Population	4,038
Difference in Population (Number)	-80
Difference in Population (Percent)	-2%

Source: *The City of Calgary 2017 Civic Census*

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

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 - 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018**

## Location Maps



**Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 - 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018**

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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 ARP is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section 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 height) 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 four (4) 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 in the R-CG district provided they are below 45 square metres in size.

**Infrastructure**

***Transportation Networks***

The subject site is adjacent to a transit stop on 33 Avenue SW providing bus service to downtown. Vehicular access is available from the existing rear lane. A Transportation Impact Assessment was not required as part of this application.

***Utilities and Servicing***

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. However, storm mains are not available. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at 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. Notification letters were sent to adjacent land owners and the application was advertised online.

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 - 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018**

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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.

Administration received an email of support for the application from the Marda Loop Communities Association (Attachment 2), as the application meets the intent of the Location Criteria for Multi-Residential Infill.

Administration received no comments from adjacent landowners.

***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 subject parcel is located within the 'Main Streets – Neighbourhood Main Street' 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 main streets, neighbourhood infill and redevelopment, and housing diversity and choice.

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

The subject parcel is located within the 'Residential Conservation' area as identified on Map 2: Land Use Policy in the *South Calgary/Altadore Area Redevelopment Plan* (ARP). The Residential Conservation area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. 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 (Attachment 3).

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

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 *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1739 - 33 Avenue SW, LOC2018-0011, Bylaws 36P2018 and 168D2018**

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The subject parcel meets the majority of the location criteria, with the exception of being located next to an open space and within 600 metres of a planned or existing primary transit stop (although it is within 400 metres of a transit stop). The nearest open space is 200 metres northwest of the subject parcel, and the nearest primary transit stop is 1800 metres away, although 33 Avenue SW is identified as part of the primary transit network on Map 2: Primary Transit Network within the MDP.

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 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.

**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 a parcel of land along a Main Street 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. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Proposed Bylaw 36P2018
5. Proposed Bylaw 168D2018





### **Applicant's Submission**

LOC2018-0011

Sinclair Signature homes is pleased to present this application to re-designate the property at 1739 33ave SW from RC-2 to RC-G with the intent to build a 4 unit rowhouse

1739 33 ave SW is an excellent location for the RC-G zoning in the hugely popular community of Marda Loop. It is located on the main corridor of 33ave with access to public transit within 2m of the property. There is new development along this street ranging from duplex's to larger 4 story condominium style buildings. Consistent with other corner lot developments on the street, a 4 unit rowhouse caters to a lower price point than the million dollar duplexes but offers much more room than a condominium unit. These 3 and 4 bedroom rowhouses are a perfect match for families looking to live in the inner city with excellent access to public transit, businesses, places of worship and schools.

Received the support of the community association

Based on the orientation of the lot we intend to capture solar energy by using panels on the roof. Catering to the growing number of people interested in alternate sources of energy.

Opposite corner of the block is already re-zoned RC-G

Thank you  
Jeremy Paylor  
Sinclair Signature Homes



## Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

February 22, 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 LOC2018-0011

Thank you for providing us the opportunity to offer feedback on this application that reflects 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.

This application appears to meet the intent of The City's Location Criteria for Multi-Residential Infill, therefore the MLCA does not have concerns with the proposed location of this R-CG land use district. While the preference would be to redesignate this site as part of the 33<sup>rd</sup> Avenue SW Main Streets Initiative, due to the constraints of the site including parking and the adjacent semi-detached infill homes, it is our opinion that the R-CG district will meet the Main Streets goal of increasing density along this corridor within the limitations and context of the site.

The MLCA continues to encourage developers to engage with us and neighbours of proposed developments. The applicant presented to the MLCA Planning & Development Committee on February 12, 2018. Design concepts for a four unit row house were shared with the Committee. The Committee recommended engagement with the surrounding neighbours. To-date the MLCA has not been contacted by any members of the community regarding this application.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience.

Regards,



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: Evan Woolley, Ward 8 Councillor, The City of Calgary [evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.



## Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

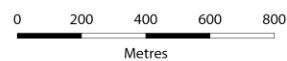
- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:

Map 2

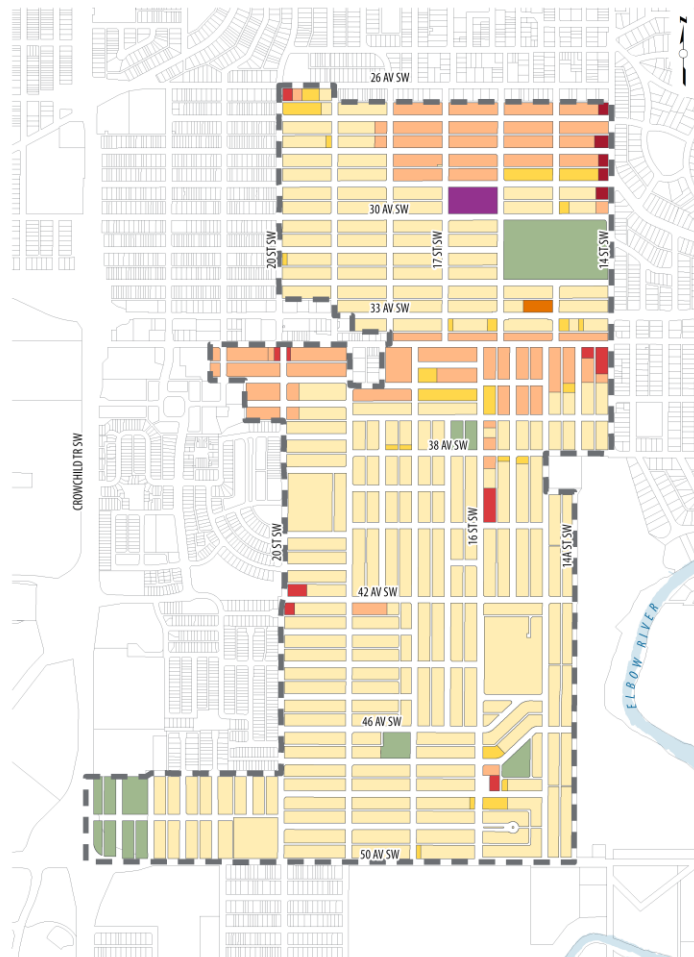
### Land Use Policy

#### Legend

- ■ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space



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





# PROPOSED

CPC2018-0461  
ATTACHMENT 4

## BYLAW NUMBER 36P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86 \*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (2) 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 36P2018

## Schedule A

Map 2

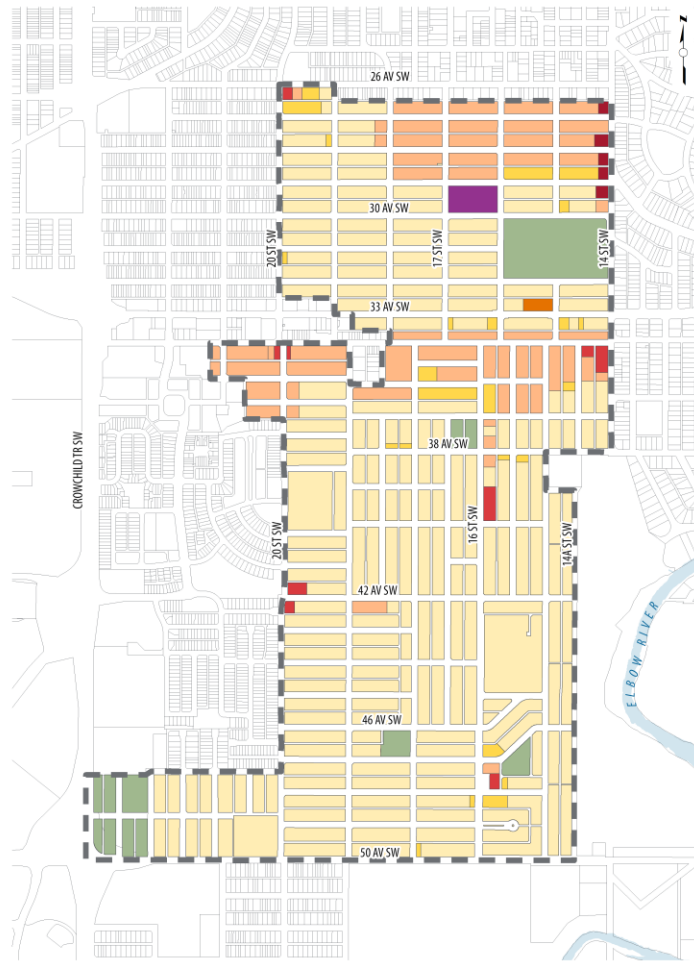
### Land Use Policy

#### Legend

- ■ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space

0 200 400 600 800  
Metres

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





# PROPOSED

CPC2018-0461  
ATTACHMENT 5

## BYLAW NUMBER 168D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0011/CPC2018-0461)**  
\*\*\*\*\*

**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 \_\_\_\_\_

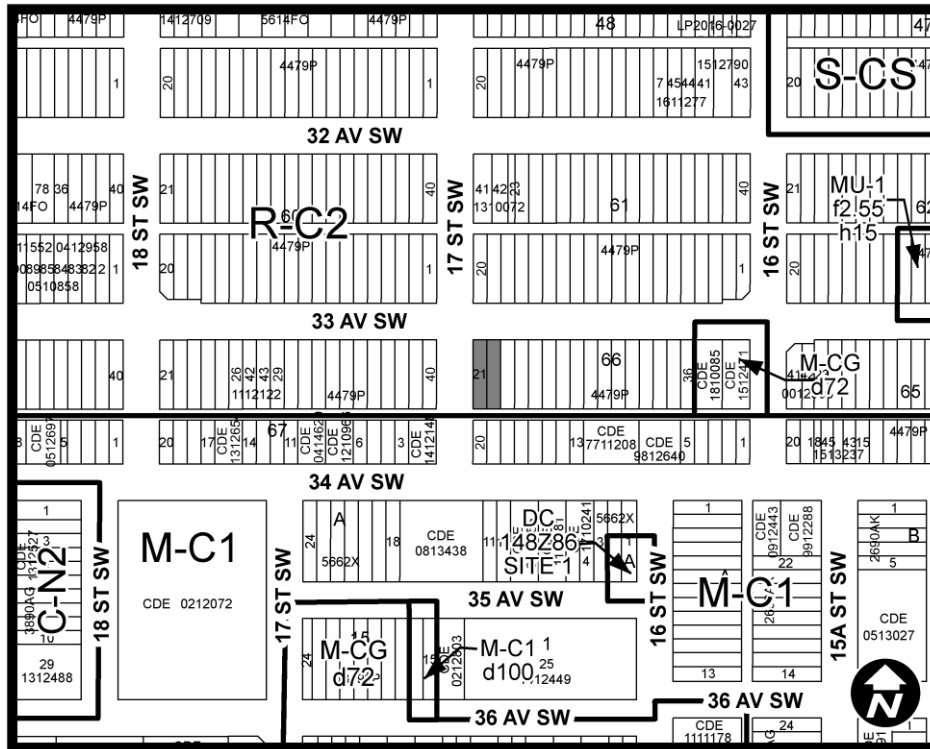
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0011/CPC2018-0461  
BYLAW NUMBER 168D2018

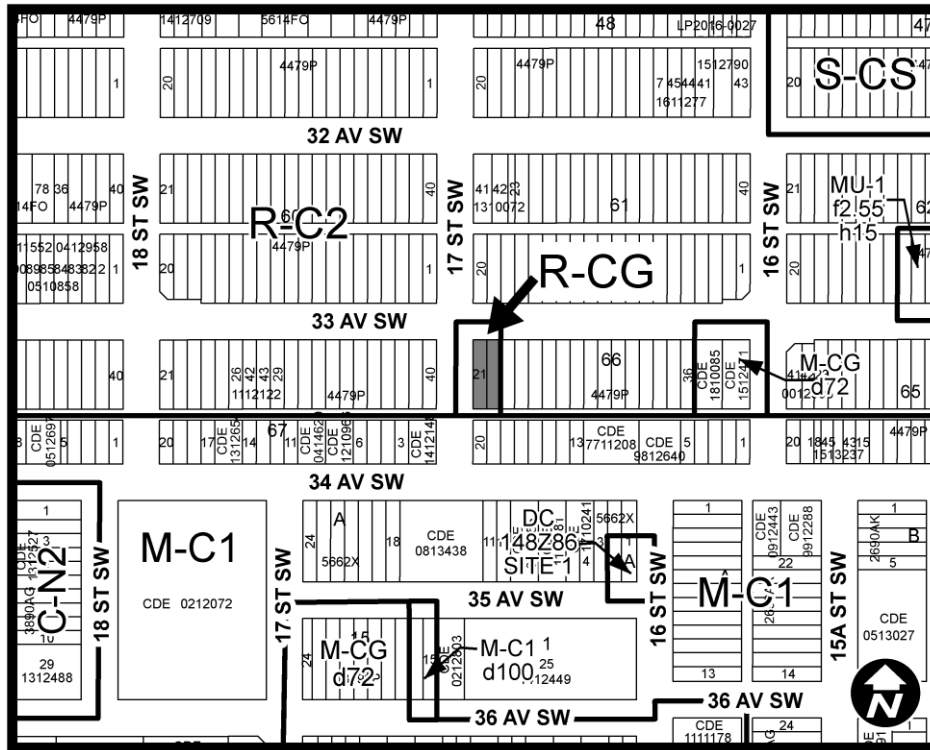
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0011/CPC2018-0461  
BYLAW NUMBER 168D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0421  
Page 1 of 9**

**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by QuantumPlace Developments on 2017 December 07 on behalf of the landowner Jagroop Singh Dhaliwal. The application proposes to redesignate this property from a Special Purpose - Future Urban Development (S-FUD) District to a DC Direct Control District to allow for an additional discretionary use of Vehicle Storage – Large.

The proposal is based on the S-FUD district and is intended to allow for a limited range of temporary uses that can be easily removed until such time that the land is ready for future urban development. The DC District has provisions to limit development approval for the additional use on a temporary three year basis. The proposal is in keeping with the applicable policies of the Belvedere Area Structure Plan (ASP) and the Municipal Development Plan (MDP).

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.94 hectares  $\pm$  (7.26 acres  $\pm$ ) located at 8500 – 23 Avenue SE (Plan 9611786, Lot 1) from Special Purpose - Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate the additional use of Vehicle Storage – Large with guidelines; and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**  
Opposed: A. Palmiere

**Carried: 7 – 1**

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

That Council hold a Public Hearing on Bylaw 169D2018; and

1. **ADOPT** the proposed redesignation of 2.94 hectares  $\pm$  (7.26 acres  $\pm$ ) located at 8500 – 23 Avenue SE (Plan 9611786, Lot 1) from Special Purpose - Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate the additional use of Vehicle Storage – Large, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 169D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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**BACKGROUND**

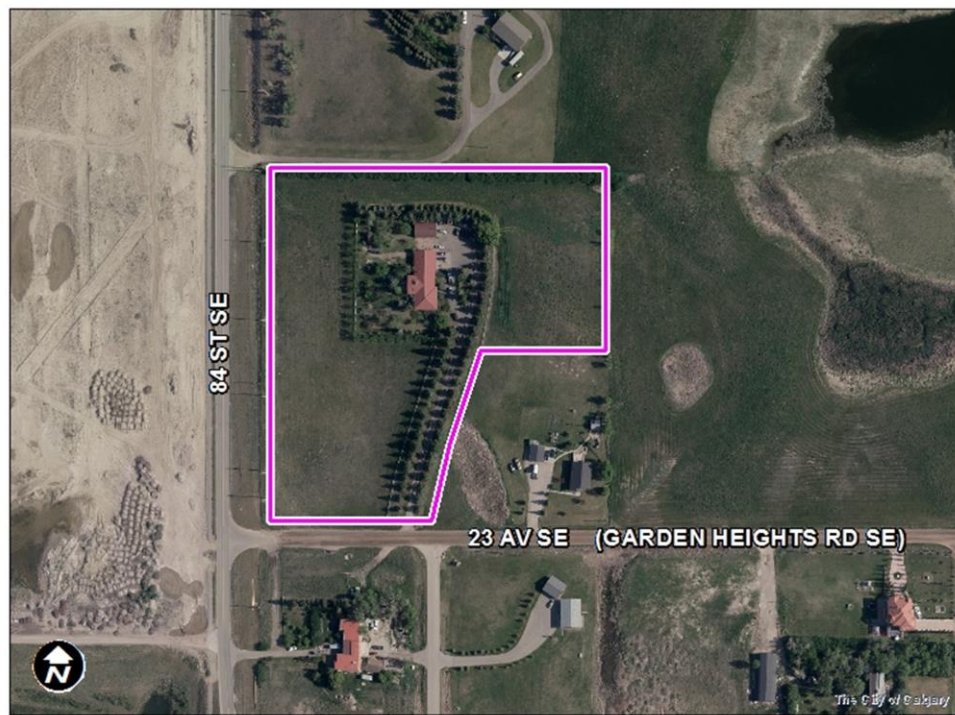
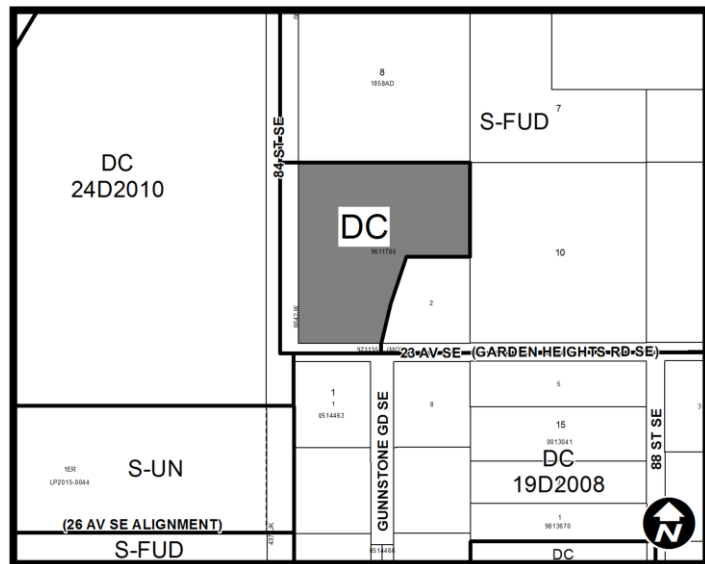
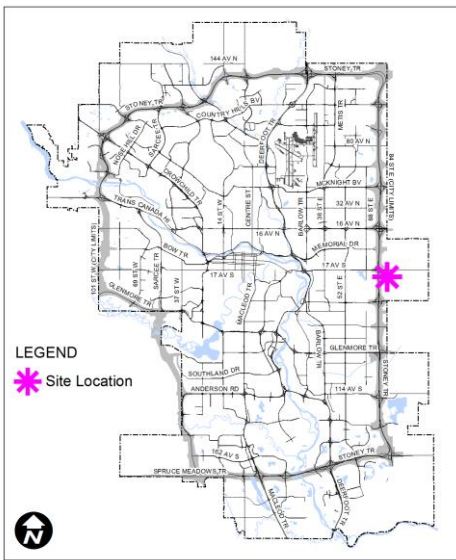
**Site Context**

The site is located at the eastern edge of the city at the northeast corner of the intersection of 84 Street SE and 23 Avenue SE in the developing area of Belvedere. The surrounding developments within the general vicinity include low density residential dwellings and commercial outdoor vehicles storage. The S-FUD district is the predominant land use designation surrounding this site. The sites south of 23 Avenue SE are designated as Direct Control District (Bylaw 19D2008) and are based on the S-FUD land use district. The site west of 84 Street SE is a Direct Control District (Bylaw 24D2010) and is based on the Commercial – Regional 3 (C-R3) District.

The site is approximately ±2.94 hectare (±7.26 acre) in size, is generally flat with minimal slope and it has vehicular access from 23 Avenue SE. The applicant has indicated that it is the owner's intent to maintain the site as an S-FUD district until such time that ultimate development can occur in the area. It has been indicated that the existing residential use on the site is to remain and vehicles are intended to be stored on the western portion of the site.

Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018

LOCATION MAPS



**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed DC Direct Control District allows for an additional use of Vehicle Storage – Large while keeping the intent of the Special Purpose - Future Urban Development (S-FUD) District. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

**Land Use**

The proposed DC Direct Control District is based on the site's current Special Purpose – Future Urban Development (S-FUD) District with the additional discretionary use of Vehicle Storage – Large. The intent of the DC District is to protect the site from premature development and allow Vehicle Storage - Large as a temporary use. The DC has provisions to limit development approval for the use on a temporary, three year basis.

Land Use Bylaw 1P2007 has regulations for the Vehicle Storage – Large use:

- It does not allow vehicles to be serviced, cleaned, tested or repaired on-site.
- It does not allow storage of any equipment or any dilapidated vehicles.
- It does not allow production, display or sale of vehicles.

The proposed DC District has additional rules to regulate the use and to provide screening for the use:

- It is to provide berm and fence to screen the stored vehicles.
- Vehicles stored onsite must not encroach into the setback areas.

The proposed DC Bylaw has rules to allow the development authority to request an operational management plan to be reviewed at the future development permit stage to ensure the proposed Vehicle Storage – Large use can mitigate any potential impacts to the surrounding residential uses.

**Implementation**

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a temporary Vehicle Storage – Large use on this site. The overall size of the operation, required parking and any other site planning considerations will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application. Drainage from the subject site to the adjacent wetlands will not be permitted and setback from the adjacent wetlands with appropriate naturalized buffers will be required at the development permit stage



**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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**Infrastructure**

***Transportation Networks***

Eighty-fourth Street SE is classified as an arterial street and 23 Avenue SE is a rural collector road. Currently, the site is not serviced by transit nor is there a pedestrian pathway network. A future road alignment design concept for 84 Street SE, from 17 Avenue SE to 33 Avenue SE, has been determined as per the approved 17 Avenue SE Corridor Study – Stoney Trail to East City Limits. Land from the subject parcel will be required for the realignment of 84 Street SE and the final roads rights of way requirements for the future 84 Street SE road alignment will be determined at the future subdivision and/or development permit stage.

The proposed use, Vehicle Storage – Large, could be easily removed, would not require additional infrastructure servicing and would be subject to temporary development approvals. In addition, the future development is not anticipated to have permanent structures and will be subject to the future alignment of 84 Street SE. A Transportation Impact Assessment (TIA) was not required for this application. However, a TIA may be required by Transportation Planning at the development permit stage. Future upgrades and paving to 23 Avenue SE may be required at the development permit stage and the Developer is responsible for any upgrades upon future review. No new access to 84 Street SE will be permitted.

***Utilities and Servicing***

Water, sanitary, and storm mains are available from 84 Street SE to service the site. However, given the nature of the proposed temporary use, servicing may not be required at this time and could be deferred to the future. If servicing is proposed at the development permit stage, the developer will be obligated to pay all outstanding development levies and fees owing on the property as well as fulfilling cost sharing obligations on the existing utilities. In conjunction with a development permit application, a stormwater management report will be required to ensure the site is designed to conform with City of Calgary guidelines and specifications to prevent any stormwater impacts to adjacent properties, roads, or wetlands.

***Growth Management***

This site is located within the Growth Management Overlay area as per the Belvedere ASP (Map 4 - Growth Management Overlay). However, this land use proposal will continue to have an S-FUD base and the use is not anticipated to require utilities and servicing upgrades. As such, the proposal does not require removal of the overlay and would not require additional capital infrastructure investment. Therefore, no growth management concerns have been identified at this time.

**Stakeholder Engagement, Research and Communication**

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

**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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

There are no community associations in this area. Administration received letters of objection and a petition against the application. Reasons stated for opposition are summarized below:

- **Incompatible use concerns** – The areas surrounding this site have residential uses and the proposed use would not be compatible with the residential uses. If the existing dwelling is removed, there might be additional vehicles that can be stored on the site.
- **Traffic and road maintenance concerns** – Additional vehicular traffic will be generated in the area. 23 Avenue SE may not be able to handle the additional traffic capacity and the road may require regular maintenance.
- **Drainage concerns** – The gravel parking area may potentially create drainage issues and may cause additional runoff onto the adjacent residential property and nearby wetlands.
- **Visual concerns** – The landscape and fence screening may not be sufficient to screen the vehicles stored onsite.
- **Health and Safety concerns** – The large vehicles may create unsafe traffic conditions for pedestrians walking in the area. The large vehicles may have leakages that could potentially pollute the local underground water supply in the area.
- **General nuisance concerns** – The large vehicle storage operation will likely to create nuisance such as:
  - dust generated by the ongoing moving of trucks in the gravel parking area;
  - noise from the continuous movement of trucks accessing the site;
  - constant traffic movements in this area during all times of the day; and
  - garbage and debris from the large vehicles spilling from the site onto the surrounding areas.

Administration has taken the citizen comments into consideration through the review process. To assist with mitigation of these concerns, and in addition to the 1P2007 Land Use Bylaw rules related to the use Vehicle Storage – Large, the DC guideline includes additional rules related to screening by requiring berming and fencing. In addition, vehicles must not encroach into the setbacks areas and future development of the use must demonstrate how noise, dust, and debris are controlled on site. The future operation must also adhere to relevant community bylaw standards and business bylaw regulations.

***Engagement***

No public meetings were held by the applicant or Administration in relation to this application. Administration provided updates to concerned residents during the review of the application as requested.

**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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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 land use proposal generally aligns with some of the SSRP policies, by having efficient use of land with an interim use that minimizes the need for new or expanded infrastructure.

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

The subject site is identified in the Municipal Development Plan (MDP) as a planned greenfield with Area Structure Plan (Map 1 Urban Structure). The MDP provides guidance for the development through the Belvedere Area Structure Plan. The proposed plan generally meets the MDP city wide policies for a creating a city attractive to business (section 2.1.2) and ensuring a sustainable economy (section 2.1.3). The proposed Direct Control (DC) District provides flexibility to accommodate an additional use that does not require additional infrastructure while protecting the land from both premature development and investment in municipal infrastructure.

***Belvedere Area Structure Plans (Statutory, 2013)***

The Belvedere Area Structure Plan (BASP) identifies this site as a 'Special Study Area' as the subject site is located within the landfill setback of a non-operating landfill (Map 5 Land Use Concept). The Municipal Government Act – Subdivision Development Regulation (MGA-SDR) prohibits the development of schools, hospitals, food establishments, or residences within the development setback of a landfill. Vehicle Storage – Large is not a restricted use and complies with the ASP.

The land use concept map indicates that the general land uses surrounding this site are primarily 'Neighbourhood Area'. The site is in proximity to key nodes including a future Bus Rapid Transit stop, Community Retail Centre and Neighbourhood Activity Centre. The proposed DC Direct Control District is based on the existing S-FUD district which is intended for lands awaiting future development. The DC guideline has provision to limit development approval so as the temporary use would not restrict future planning on this site.

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

The proposed DC Direct Control District aligns with the intent of the uses of the existing S-FUD district and the use does not require additional infrastructure. Given a limited term approval of three years, the proposal respects the local policy by not hindering future planning and development in this area. The proposed DC District has additional rules to control the use and screening of activities.

**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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An Environmental Site Assessment was provided and no significant environmental risks were identified on the property. Historically the site was used for agricultural purposes as well as a residential home and accessory buildings. The proposed use is not a restricted use as per the Municipal Government Act – Subdivision Development Regulation (MGA-SDR). As such, the proposed land use redesignation will not require an amendment to the Belvedere Area Structure Plan.

**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 DC Direct Control District retains an S-FUD base, does not require servicing and the additional use can be easily removed. In addition, the proposed land use redesignation will not require the removal of the Growth Management Overlay. As such, the proposed application 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. The proposal would offer flexibility of an additional use that aligns with the allowable uses within the existing district, and the DC District limits the term of approval of the development permit which will not hinder future development.

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

The proposed DC Direct Control District is based on the current Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting future urban development. The proposal aligns with the intent of the S-FUD district. The proposed use, Vehicle Storage – Large, could be easily removed, would not require additional infrastructure servicing and would be subject to temporary development approvals.

The DC District has rules to mitigate the activities associated with the use and it allows the development authority to request an operational management plan to be reviewed at the future development permit stage. The proposal conforms with the Belvedere Area Structure Plan and Municipal Development Plan.

**Calgary Planning Commission Report to**

**Public Hearing Meeting of Council  
2018 June 11**

**Item #5.1.17  
ISC: UNRESTRICTED  
CPC2018-0421  
Page 9 of 9**

**Land Use Amendment in Belvedere (Ward 9) at 8500 23 Avenue SE,  
LOC2017-0374, Bylaw 169D2018**

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**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Calgary Planning Commission Member Comments
6. Proposed Bylaw 169D2018
7. Public Submissions



## **Applicant's Submission**

On behalf of the landowner, Jagroop 'Jack' Dhaliwal (herein, the landowner), QuantumPlace Developments Ltd. has been engaged to assist in the redesignation of the subject parcel (8500 23 AV SE) to facilitate Vehicle Storage – Large on the subject parcel. Using a Direct Control District allows the holding nature of the S-FUD land use to remain intact, while facilitating an interim use of the property until such time that ultimate development can occur. In proximity to the subject parcel, there are several other commercial car storages, including a large RV storage site to the northeast, and automobile storage to the north and east. The existing tenant of the home at 8500 23 AV SE is supportive of the proposed redesignation, and works on his own cars as a hobby on the parcel. Automobile related uses are prevalent in the area.

The City of Calgary has future plans to locate a cross-town BRT station near the subject parcel, and bisect the subject parcel with a future road alignment. Further, the subject parcel is covered by the growth management overlay, restricting new urban development. With this context in mind, the landowner is pursuing a land use, until the City of Calgary's plans are confirmed and ultimate development can occur in the area.

The Vehicle Storage – Large land use does not require additional servicing from the City, beyond a tie-in to the existing stormwater system along 84 ST SE. By its very nature, vehicle storage is a temporary use that is easily discontinued or relocated if and when the City moves ahead with its plans for this area. Because this application does not request or require "a land use amendment to accommodate fully serviced urban development" (Belvedere ASP, p.20), the Growth Management Overlay can remain intact, further ensuring the temporary nature of the proposed use.

Access to the Vehicle Storage – Large site will be provided via 23 AV SE. The existing residential use on the site is proposed to remain, as permitted under S-FUD, with a separate (existing) access. An engineered berm and fencing will be used to reduce aural and visual impacts on neighboring properties and the residence. Large existing trees will separate the residence from the proposed large vehicle storage area. Other impacts, such as lighting, dust, and access, shall be addressed to the satisfaction of City Administration and engineering at the development permit stage.

The landowner has tentative agreement with a Gravel Truck company to use the subject parcel for storage of their vehicles. No maintenance or repair of the trucks will occur on site. Use of the vehicle storage area would be on a five-year lease basis, to ensure the use's temporary nature, but allow a reasonable time for business planning. The storage area is proposed to occupy approximately 4.5 acres of the parcel, adjacent to 84 ST SE. Within this area, approximately 117 large-vehicle parking stalls could be provided. Exact details on location, design, and number of stalls will be determined at the development permit stage.

QuantumPlace conducted preliminary community outreach, informing adjacent owners of the project by delivering letters, and inviting comments. No concerns were identified, and we were not contacted with additional questions.

The proposed Direct Control District, adding the use Vehicle Storage – Large, is compatible with the adjacent land uses, applicable policy, and the City's future plans. Thank you for your careful consideration of the application.





## Proposed Direct Control Guidelines

### Purpose

- 1 This Direct Control District is intended to:
  - (a) allow for **Vehicle Storage – Large** with temporary **development permit** time limits.

### 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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
  - (a) **Vehicle Storage – Large**.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

### Setback Areas for Vehicle Storage – Large

- 7 Where the **parcel** shares a **property line** with a **lane**, **LRT corridor**, **street** or another **parcel**, the **setback area** from that **property line** must have a minimum depth of 6.0 metres.

### Additional Rules for Vehicle Storage – Large

- 8 In addition to the rules of **Vehicle Storage – Large** of Bylaw 1P2007, the following rules apply to this Direct Control District:
  - (a) **Vehicle Storage – Large** must provide berm and fence to screen the stored vehicles;
  - (b) Vehicles stored within **Vehicle Storage – Large** must not encroach into the **setback areas**; and
  - (c) For an application for a **development permit** for a **Vehicle Storage – Large**, the **Development Authority** may require an operation management plan that includes information and mitigation on:
    - (i) noise and dust control;
    - (ii) traffic and transportation management; and
    - (iii) public response and communication.

**Temporary Development Permit**

- 9** A *development permit* for a **Vehicle Storage – Large** must not be issued for a period exceeding three (3) years.

## Letters Received by Calgary Planning Commission

**From:** [Ian Harper](#)  
**To:** [Palmiers, Andrew](#); [Friesen, Colin](#); [CPC](#); [Leighton, Douglas](#); [Woodley, Evan V.](#); [Scott, James \(PBA Land & Development\)](#); [Gondek, Jyoti](#); [Juan, Lourdes](#); [Tita, Matthias](#); [Fohr, Melvin](#); [Vanderputten, Ryan](#)  
**Cc:** [Jessica Karpal](#); [Jill Seneque](#)  
**Subject:** [BKT] LOC2017-0374: Application Information Sheet  
**Date:** Thursday, April 12, 2018 4:03:02 PM  
**Attachments:** [image001.png](#)  
[20180412 - CPC Letter.pdf](#)

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Dear CPC Member,

In anticipation of the upcoming Calgary Planning Commission meeting on April 19<sup>th</sup>, we have prepared an information sheet regarding LOC2017-0374. The letter is attached for review at your leisure.

I hope you find the information provided therein helpful, and am available to answer any questions you may have.

Thank you for your time.

Sincerely,



**Ian Harper**  
Planning & Development Coordinator

**QuantumPlace Developments Ltd.**  
Suite 203, 1026 16 Avenue NW Calgary, Alberta T2M 0K6

Phone: +1-587-350-5172 ext. 236  
eMail: [ian.harper@quantumplace.ca](mailto:ian.harper@quantumplace.ca)  
Web: [www.quantumplace.ca](http://www.quantumplace.ca)  
LinkedIn: Ian Harper

## Letters Received by Calgary Planning Commission



QUANTUMPLACE DEVELOPMENTS LTD.  
SUITE 203, 1026 16 AVENUE NW  
CALGARY, ALBERTA T2M 0K6

April 19, 2018

Dear CPC member,

RE: LOC2017-0374: CPC Agenda Item #6.03 Application Information Sheet

### What is this application for?

On behalf of the landowner, QuantumPlace Developments Ltd. has been engaged to assist with the redesignation of a site within the future community of Belvedere from the Special Purpose – Future Urban Development (S-FUD) district to a Direct Control (DC) district to allow for the storage of large vehicles. The proposed DC district limits the duration of a development permit for the large vehicle storage use to three years and includes rules intended to minimize any potential negative impacts. The landowner is in support of the proposed DC district.

### Where is the site?

The site is located at 8500 23 Avenue SE within the developing community of Belvedere. The site is approximately 7.3 acres.

### What does the landowner intend to do with the site?

The landowner has a tentative agreement with a gravel truck company to use the site for storage of large vehicles in the short term. No maintenance or repair of vehicles would occur on site and the agreement is for a three-year term, ensuring the vehicle storage area can be removed easily in the future. The storage area is proposed to occupy approximately 4.5 acres of the 7.3-acre parcel, adjacent to 84 Street SE. Within this area, approximately 117 large-vehicle parking stalls could be provided. Exact details on location, design, and number of stalls would be determined at the development permit stage.



### What will the proposed land use amendment allow?

The application proposes to change the land use district from S-FUD to DC (based on the S-FUD district) to allow for the additional use of "Vehicle Storage - Large." This approach allows the holding nature of the S-FUD land use district to remain intact for the parcel while facilitating an interim use until comprehensive development can occur. Importantly, S-FUD already allows for "Vehicle Storage Passenger" and "Vehicle Storage – Recreational Vehicle" and the proposed land use district is in keeping with these uses.

### Why should this application be supported?

This application allows for the landowner to make better use of the land today while not compromising future planning objectives. The site's proximity to the skeletal road system and quick access to the ring road make the site ideal for vehicle storage in the short term, and the location of the site at the periphery of the residential community means that truck drivers will not have to travel into the residential community as they enter and exit the vehicle lot.

1

## Letters Received by Calgary Planning Commission



QUANTUMPLACE DEVELOPMENTS LTD.  
SUITE 203, 1026 16 AVENUE NW  
CALGARY, ALBERTA T2M 0K6

The landowner also understands the long-term planning objectives for the area and would be interested in participating in a more detailed planning exercise in the future. However, The City has not established a clear timeline for the development of this area and the Belvedere ASP identifies the need for further study (of the "Special Study Area") prior to subdivision and development. Given the uncertain development horizon, the "Vehicle Storage – Large" use is appropriate for this site in the short term and the proposed DC will limit the period of a development permit to three years, ensuring that the use remains temporary and will not preclude future comprehensive development. The DC includes rules specifically intended to mitigate concerns raised during the circulation process to minimize any potential negative impacts on residents. This is an appropriate use for this site until the growth management issues have been resolved and a clear path forward is identified by Administration.

### How have the concerns brought up during the process been addressed?

During the circulation process, adjacent residents expressed concerns regarding various topics to Administration. These concerns, and how they have been addressed, are outlined below:

- **Compatibility:** Residents expressed concerns regarding the residential nature of the area and the potential incompatibility of the vehicle storage use, which could be considered more industrial in nature. Although the general area has historically been used for residential purposes, the completion of Stoney Trail and other regional factors have resulted in this area becoming more industrial. Further, S-FUD is the predominant land use district in the area. Currently, the area consists of large, acreage-style lots with dwellings on them, but approximately 35% of the lots in a 500-meter radius also include vehicle storage, generally in an informal manner. This suggests that the proposed land use is compatible with the surrounding community. The proposed DC district also prescribes a large setback (6.0 meters), a berm and fencing, and mitigations to further ensure compatibility.
- **Access and Traffic:** There were concerns that large vehicles traveling through the area could damage the local roads and result in increased traffic. The site is located at the entrance/exit to the area, which means that large vehicles will not be travelling past through a rural residential area. As well, the additional traffic on 23 Avenue NE caused by the proposed land use redesignation is anticipated to be minimal. Truck drivers would immediately enter the vehicle lot after turning off 84 Street SE, minimizing travel through the residential area. Vehicles will not travel through the residential area. As for parking, a lot would be provided for personal vehicles and traffic generated by this is anticipated to be very minimal and non-disruptive. The DC also prescribes a potential requirement for an operation management plan that includes information and mitigation of traffic and transportation management.
- **Drainage concerns:** There were concerns that the gravel parking area may potentially create drainage issues/flooding and additional runoff onto the adjacent resident property and nearby wetlands. The storage lot will be designed to capture stormwater and run-off on site (as required by the land use bylaw) and detailed through the development permit process.
- **Visual concerns:** Community members identified concerns surrounding the visual impact of a vehicle storage lot. The DC requires a 6.0-metre setback and an engineered berm and fence to screen the stored vehicles. These controls will be used to reduce visual impacts on neighbouring properties. Large existing trees will also separate the residence from the vehicle storage lot.
- **Health and safety concerns:** Some concerns were identified that the vehicles may leak and potentially pollute the local underground water supply. The land use district would not allow for maintenance or the storage of damaged or non-functional vehicles, nor would it allow for the storage of parts. The site will be

## Letters Received by Calgary Planning Commission



QUANTUMPLACE DEVELOPMENTS LTD.  
SUITE 203, 1026 16 AVENUE NW  
CALGARY, ALBERTA T2M 0K6

designed to capture stormwater on-site and the standard development permit process will identify any mitigative measures for health and safety and we believe this concern has been mitigated.

- **General Nuisance:** Residents expressed concerns about dust, noise, garbage, etc. The proposed DC district allows the development authority to require an operation management plan that includes information and mitigation on noise and dust control, traffic and transportation management, and public response and communication. The future operation must also adhere to relevant community bylaw standards and business bylaw regulations and we believe these concerns will be mitigated through the standard development permit process.

### Contact

If you have any questions about the proposed land use amendment, please contact Ian Harper, Planning & Development Coordinator by phone at 587-350-5172 ext. 236, or by email at [ian.harper@quantumplace.ca](mailto:ian.harper@quantumplace.ca).

Thank you for your consideration!

Ian Harper

A handwritten signature in blue ink that reads 'Ian Harper'.

Planning & Development Coordinator  
QuantumPlace Developments Ltd.

## Calgary Planning Commission Motions and Amendments

**2018 April 19**

**MOTION:** The Calgary Planning Commission accepted correspondence from:

- QuantumPlace Developments Ltd dated 2018 April 12;

as distributed, and directs it to be included in the report as Attachment 3.

**Moved by: J. Gondek**

**Carried: 8 – 0**





### **Calgary Planning Commission Member Comments**

Reasons for Opposition from Mr. Palmiere:

- I am concerned that the proposed use of Vehicle Storage - Large is incompatible with the adjacent country residential. The daily movement of gravel trucks in and out of the site separates it from a RV storage facility which has seasonal movement patterns.
- As such, the daily impacts of heavy vehicle movement along the road, and in and out of the site will be far more pronounced and likely to have detrimental impacts on the existing residential properties. Unfortunately, the impacts of such movement patterns on the community cannot be mitigated by onsite visual screening and berming.
- This application highlights the need to resolve the Belvedere ASP where the site is designated as part of a Special Study Area.



# PROPOSED

CPC2018-0421  
ATTACHMENT 6

## BYLAW NUMBER 169D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0374/CPC2018-0421)**  
\*\*\*\*\*

**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 \_\_\_\_\_

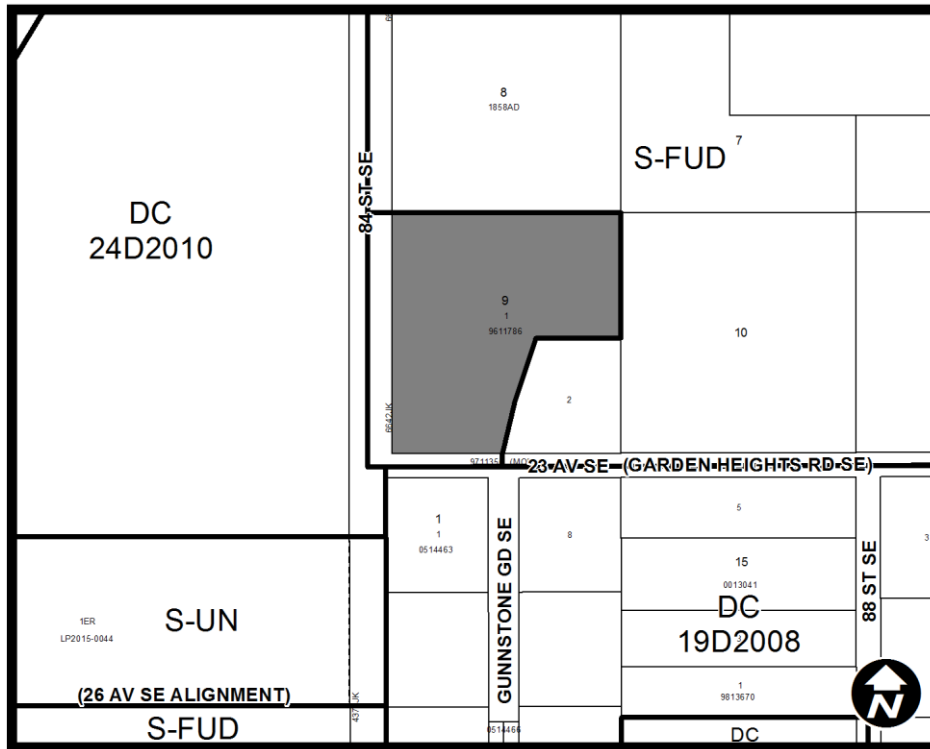
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0374/CPC2018-0421  
BYLAW NUMBER 169D2018

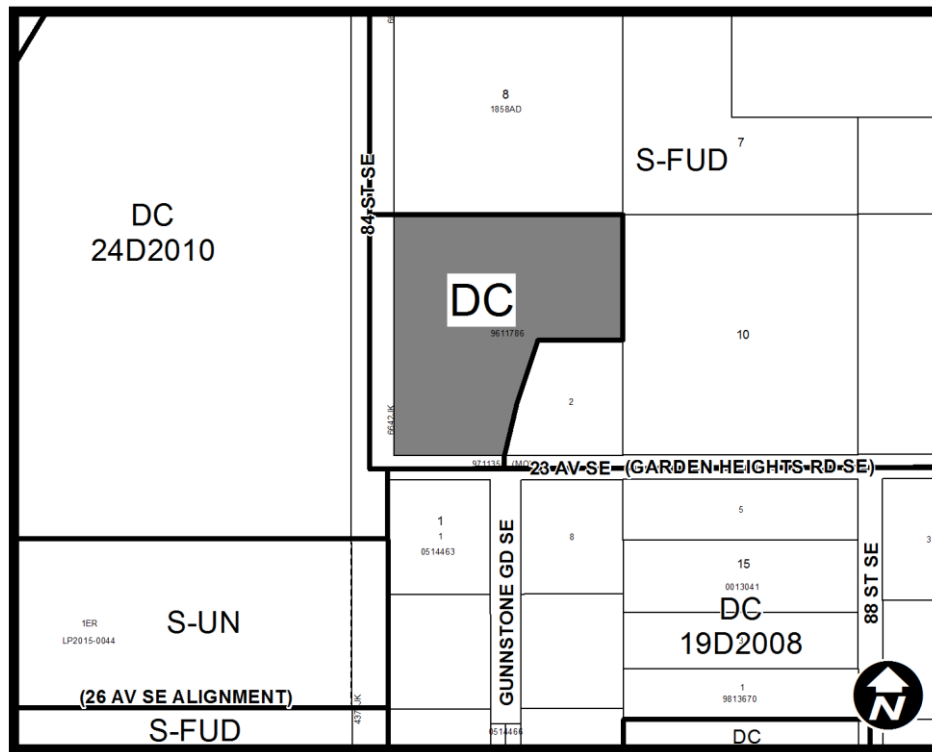
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0374/CPC2018-0421  
BYLAW NUMBER 169D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) allow for **Vehicle Storage – Large** with temporary *development permit* time limits.

### 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 LOC2017-0374/CPC2018-0421  
BYLAW NUMBER 169D2018

## 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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Vehicle Storage – Large.**

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

## Setback Areas for Vehicle Storage – Large

- 7 Where the **parcel** shares a **property line** with a **lane**, **LRT corridor**, **street** or another **parcel**, the **setback area** from that **property line** must have a minimum depth of 6.0 metres.

## Additional Rules for Vehicle Storage – Large

- 8 In addition to the rules of **Vehicle Storage – Large** of Bylaw 1P2007, the following rules apply to this Direct Control District:

- (a) **Vehicle Storage – Large** must provide berm and fence to screen the stored vehicles;
- (b) Vehicles stored within **Vehicle Storage – Large** must not encroach into the **setback areas**; and
- (c) For an application for a **development permit** for a **Vehicle Storage – Large**, the **Development Authority** may require an operation management plan that includes information and mitigation on:
- (i) noise and dust control;
  - (ii) traffic and transportation management; and
  - (iii) public response and communication.

## Temporary Development Permit

- 9 A **development permit** for a **Vehicle Storage – Large** must not be issued for a period exceeding three (3) years.

28 May 2018

To: The City of Calgary

Council Meeting 11 June 2018

**Proposed Rezoning & Development Permit of LOC 2017-0374 at 8500-23<sup>rd</sup> Avenue SE Calgary**

We would like to speak **AGAINST** this rezoning and Development Permit LOC 2017-0374 at 8500 23<sup>rd</sup> Avenue SE on the following basis.

We have since 1970 and still own a parcel of land in the Garden Heights Community.

Over the past years since annexation by the City of Calgary, we believe we have been consistently damaged by the City of Calgary and failure of its Representatives to act to preserve our investments & Property values.

By not properly representing our interests and not given priority to preserve our property values & quality of life, resulting in a severe down grading of this community and oppressed property values.

Over this period of time, we have **not received any services, and still do not receive services of water, sewer, roads, in spite of major development in close proximity.**

We have been given no consideration towards reduced property taxes.

We believe we have been damaged by **not having been given prior Notice of rezoning by the City** which impacts us **negatively.**

We anticipate and respectfully request to be granted that all future action from the City to be focused on **restoration of this Garden Heights area, not only preservation of our Property values, but enhancement of our Property values.**

We anticipate and respectfully request to be granted the utmost consideration & highest priority, by the City of Calgary of any action affecting our **Property values & quality of life** in the Garden Heights Community.

Please consider a major review in light of the foregoing, prior to granting any rezoning.

Respectfully,

Irene Strutz

(403)-272-0065

Email: ireneastrutz@hotmail.com

6 May 2018

2nd REQUEST – 11 MAY 2018

From: Irene Strutz

Ph: 403-272-0065

Fax: 403-272-8418

**FAXED**  
11/05/18  
8:00 AM

**FAX MEMO – 403-268-8091**

---

**TO: CITY OF CALGARY COUNSELOR GIAN-CARLO CARRA**

**ATTENTION COUNSELOR GIAN-CARLO CARRA:**

**Re: ROAD CONDITION 84<sup>th</sup> St & 23<sup>rd</sup> Ave SE to 88<sup>th</sup> St/South to 34<sup>th</sup> Ave/West to 84<sup>th</sup> St SE Calgary-  
(Garden Heights)**

Dear Mr. Carra,-

We understand some of the issues outlined herein were addressed in a recent meeting with you, And will again be addressed in more detail in a future meeting, entailing the negative impact the City has forced upon the "Garden Heights Community" having been excluded from the Area Structure Plan, resulting among other things, oppressed property values, no services, (ie: water, sewer, road) Increased property taxes & operation of commercial enterprises amongst residential properties.

From time to time during past years since annexation by the City of Calgary, we have received on our road negligible grading east from 84<sup>th</sup> St SE & 26<sup>th</sup> Ave to 88<sup>th</sup> Street, south on 88<sup>th</sup> St to 34<sup>th</sup> Ave and West on 34<sup>th</sup> Ave to 84<sup>th</sup> St, with very temporary improvement lasting 4-5 days.

The road is continuously destroyed by large trucks operating commercial businesses.

Would you please advise in writing, WHY the condition of this road which continues to be deplorable (potentially causing damage by shaking up vehicles despite extremely slow speed), Can not be corrected immediately.

Thank you for your attention to this matter.

Irene Strutz

Please respond by Fax to my FAX-403-272-8418 – Thank you.



June 11<sup>th</sup>

Public Hearing

LOC2017-0374 | 8500 23 AVE SE

Re-Zoning Application

Package From Tula and Garth Edmunds

**RE: LOC2017-0374 at 8500 23<sup>rd</sup> Avenue SE**

**Council Public Meeting – June 11**

**RE: Proposed Rezoning and development permit of LOC2017-0374 at 8500 23<sup>rd</sup> Avenue SE.**

We would like to speak against the rezoning and development permit # LOC2017-0374 at 8500 23<sup>rd</sup> Avenue SE. There are a number of concerns regarding the approval of this permit from many of the residents in Garden Heights/Belvedere along with myself and my husband Garth.

I would like to start by bringing to Councils attention what the plan was for this area when Garden Heights was amalgamated – I have included from the initial proposal that was presented to the residents in this area in 2008. As you will see from the attached (A-1) we were amalgamated into the City of Calgary as Residential with some agricultural. We were also promise that the area would be more Urban with a Mediterranean look and feel.

Since the Amalgamation, our beautiful area of Garden Heights is now known as Garbage Heights as it has become a lawless and free for all to run illegal industrial style businesses. If this zoning is approved all the City will be doing is confirming yes to industrial living in a residential area who will be affected in many ways.

Please let me continue with several of the most important aspects, why NO to this rezoning.

1. The Garden Heights area is all maintained by well water which was paid by residents as many drilled for their wells. Currently we are struggling with all the large vehicles in this area as they dump not only garbage and contaminated soil in a number of properties but as well, the leakage of these vehicles goes into our water table and system which we bath and many drink in this area. This is dangerous to our health. Including another 100 semis in this area would be like adding fuel to an already burning fire.
2. Our current road situation cannot handle anymore larger vehicles and proposing to pave 23<sup>rd</sup> Ave. would not be a solution. It would be inevitable that vehicles would be cutting through from 34<sup>th</sup> Ave, to 88 Street to get to the property. This would not only cause additional large vehicle traffic in an area that is already hurting, but it would be dangerous as well with all the gravel flying off the tires. I say this as a few years ago we had an incident where I was in my front yard and rocks and gravel came flying at me from a roofing truck.
3. Many of the neighbours and I have been working at cleaning up this lawless area that has overtake us by fly by night companies that rent and dump, and park large vehicles in the area.

When does this stop! Approving this will only make it worse after a long 8 year battle we have had trying to clean this up and getting our quality of life back as we once knew it and were promised by the city.

4. Please as well, let's remember that our mailboxes are right there (84<sup>th</sup> Street and 23<sup>rd</sup> Ave) and this may cause several incidents along with casualties.
5. If this rezoning is approved, it is only saying that it is okay to bring in large vehicles to a residential area (even though the city has re-zoned to DC without any notice or knowledge of its residents), we are still a residential area by what the City of Calgary had presented us.
6. This will as well increase traffic off of 17<sup>th</sup> Ave SE and 84 St SE. Currently, during traffic hours Stony Trail and the new Mall is not able to handle the busy traffic and more and more are using 84<sup>th</sup> Street to get around.
7. 84<sup>th</sup> Street was never upgraded after the long haul of traffic being diverted to 84<sup>th</sup> Street from Glenmore while they completed Stony Trail. If you drive it, you will notice that the road is splitting in the middle. It is only a matter of time that 84<sup>th</sup> Street will literally fall apart. I say it again, including another 100 semis in this area would be like adding fuel to an already burning fire.
8. The industrial area is a mere 2 kilometers from the proposed rezoning and right off Piegan Trail with plenty of land to lease or buy. Why are they not using that land? Using that land, is further from our water table and as well off Piegan Trail where many of the trucks can enter and exit. This would facilitate in our cause as well in cleaning up Garden Heights and making it a healthier place to live.
9. Allowing this will increase the noise pollution in our area. We are currently struggling with noise pollution from Stony Trail on many days and have asked for a Noise Wall/Barrier to be put up, however this is another item we are still working on. We struggle with semis jacking up on Stony Trail. This will get even worse with allowing this rezoning.
10. Approving this will also cause the value of our home and properties to drop, is this resident who is asking for the re-zoning going to reimburse the residents for lost value on their properties? Is it fair that the residents of Garden Heights lose value on their properties because of someone who just purchased a property and wants to re-zone and park trucks? Many of the residents have lived here for over 40-50 years. Should we all pay for this?
11. We are currently struggling with cleaning up this area from all the illegal companies which use this land for dumping and storing large vehicles, **(Please see Overview 1-10)** This has been an 8 year battle for many in the area working to clean it up. It has been even more difficult with the City of Calgary changing us to DC without our knowledge. We ask to please help us – not hurt us even further with approving this re-zoning.

I have included some images as well, of another few clean-ups we have been working at from a close up. As mentioned above this has been an ongoing battle for 8 years as many of us here work hard to keep this area cleaned up. We not only feel exhausted from trying to clean this up, but as well abandoned from the City of Calgary. We are excited with our new Councilman, Councillor Gian-Carlo Carra, and see a light at the end the tunnel, please help him help us in cleaning this area up by not approving this re-zoning.

During a temporary use hearing in 2014 - **Past Councillor Dale Hodges** said to us to keep fighting – it is worth while if we don't our area to turn into the same as Saddleridge and Martindale in the NE. **(See C1)** He said for us to take a look at that area and many of us are devastated even to think about it.

I have also included some of the nice homes in our area, so you may see why many of us are fighting to keep the quality of life here as we knew it. Please see (B-1 to B4).

Please help us by not approving this re-zoning.

Thank you for taking time to listening to our concerns

With respect

Tula Edmunds

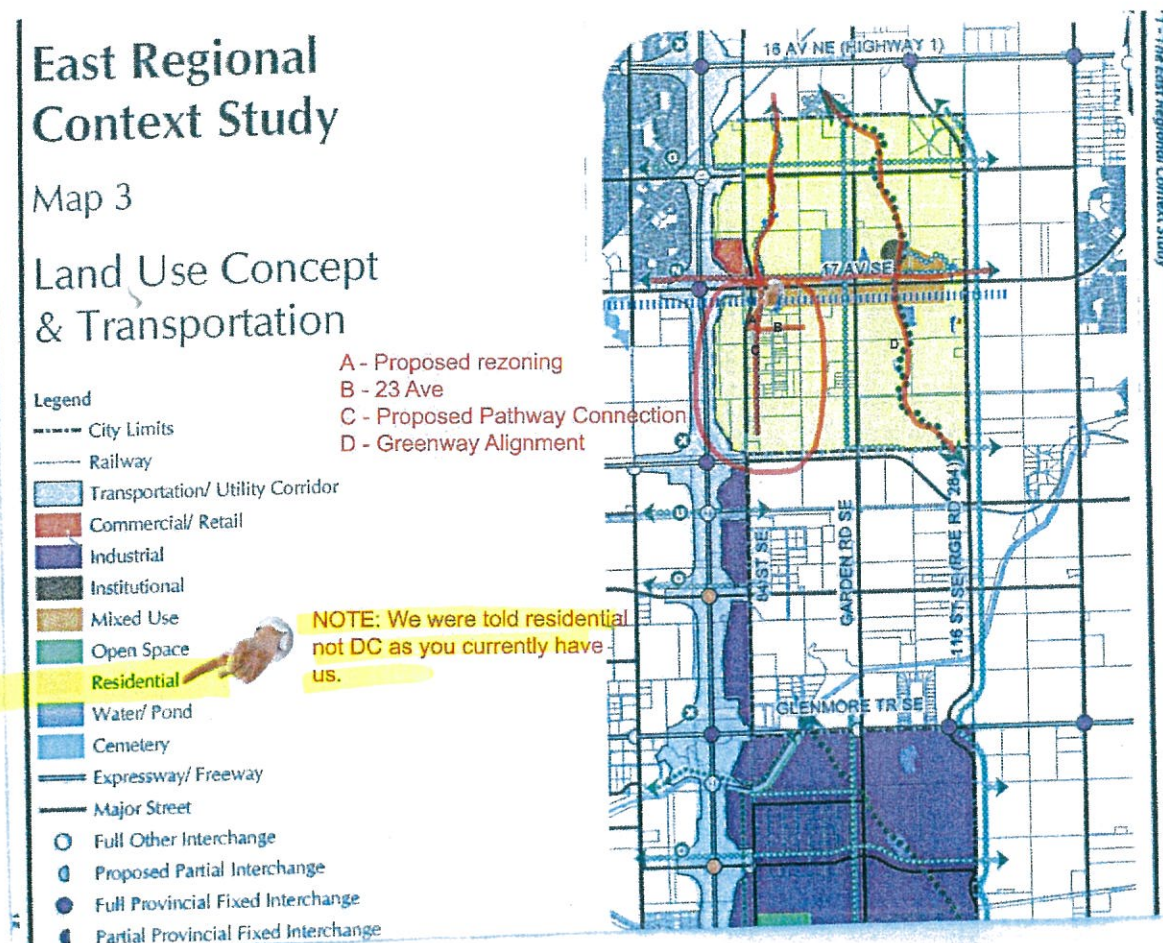
## RE: REZONING OF LOC2017-0374 at 8500 23<sup>rd</sup> Avenue SE

Dear Mayor Nenshi, Gian-Carlo Carra and Wallace Leung,

We would like to include more comments on the proposed rezoning of development permit of LOC2017-0374 at 8500 23<sup>rd</sup> Avenue SE

As you can see on the City Map below which was provided to us when we were amalgamated into the City – we were told we would stay as residential. The City changed us to Direct Control without letting the residents know. This we believe should be changed back to what was promised.

The proposed property is incorporated into residential as showing on your Map. (not Direct Control)

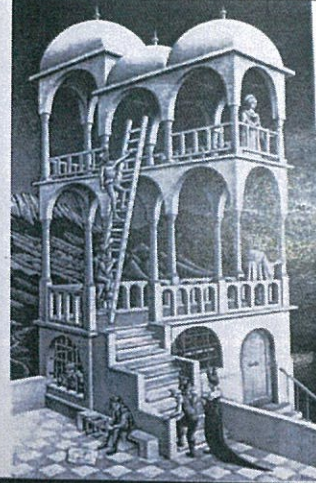


A-1



## Belvedere

- 1910 Subdivision name - hopes for a streetcar to link Calgary to Chestermere
- Italian for "Beautiful View"
- Architectural Structure

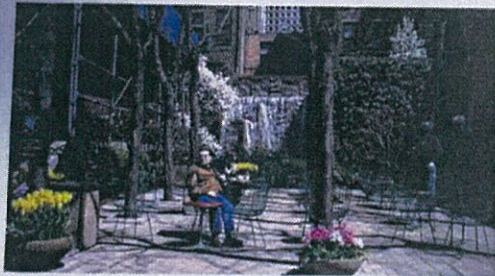


How  
Can the  
Zoning Asked  
for By this  
Resident  
fit the  
City's or  
the  
Plan  
we  
were  
promise

## Corridor Land Use and Urban Design Concept

### 3.6.3.2 Design Criteria

- An urban plaza should reflect and reinforce the character of its location
- An urban plaza should provide good pedestrian linkage to its surrounding open spaces and buildings
- The design of a plaza should provide for safety including provision for natural surveillance ("eyes on the plaza"), clear sightlines, good lighting and alternate "escape" paths
- An urban plaza should be characterized by activity in both the daytime and the evenings
- An urban plaza should provide easy and direct access to all users, particularly to elderly, physically challenged and young children



A pocket park with sense of enclosure  
Source: "Pocket Park", New York City  
Photo credit: pauljm85100, webehots.com



A pocket park well integrated to adjacent buildings  
Source: "Pocket Park", New York City  
Photo credit: pauljm85100, webehots.com

- An urban plaza should be designed to maximize the access to sunlight
- An urban plaza should be provided with furniture and landscaping that is appropriate for the purpose of the plaza, such as seating, lighting, information kiosks, telephone booths, flower beds, trees, tables, signage, etc
- Gateways, major intersections, street corners, transit hubs and areas classified as Special Mixed-use are all ideal locations for urban plazas

### 3.6.4 Pocket Park

A pocket park or mini-park is a small park accessible to the general public. Pocket parks are frequently created on a single vacant building lot or on small, irregular pieces of land. Because pocket parks are generally compact in size and are generally the "unused land" between buildings or at street corners, they act as convenient, accessible, inexpensive outdoor amenity space and serve the immediate adjacent population. Efforts should be made to create a series of pocket parks throughout the 17 Avenue Corridor where they intersect the public sidewalks and other pathway systems.

The difference between an urban plaza and pocket park is mainly the scale. Where space is limited, a pocket park can be very useful to create a useable



Prior to being amalgamated and when we belonged to Rocky View our roads were not dusty as they currently are and were treated with tarred chips. With the current number of large vehicles going up and down these road, they have been destroyed and the City of Calgary will need to up its budgets to maintain somewhat decent roads.

If we now allow these big vehicles lawfully into the area, then it not only creates unsafe conditions for many of us walking but also unhealthy conditions for the elders and ones with asthma.

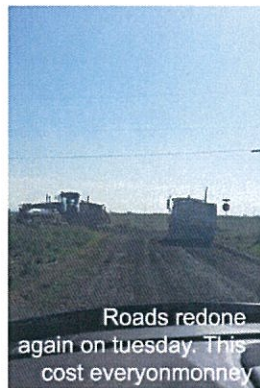
The proposed area is also close to an intersection which is busy from the Mall and the Commuters. Adding this truck storage here is waiting for accidents to happen on a continual basis. This area is as well across from the mail boxes were many residents stop to pick up mail making it a hazard there also. A couple of years ago with a cocktail of a very wet spring, large vehicles and destroyed roads, the intersection were the mailboxes are (23<sup>rd</sup> and 84<sup>th</sup>) was closed down for 2 months and residents had to drive to Chestermere to pick up their mail. Why should we suffer as this?

#### **WHAT OUR AREA HAS BEEN TURNED INTO SINCE WE HAVE BEEN AMALGAMATED**

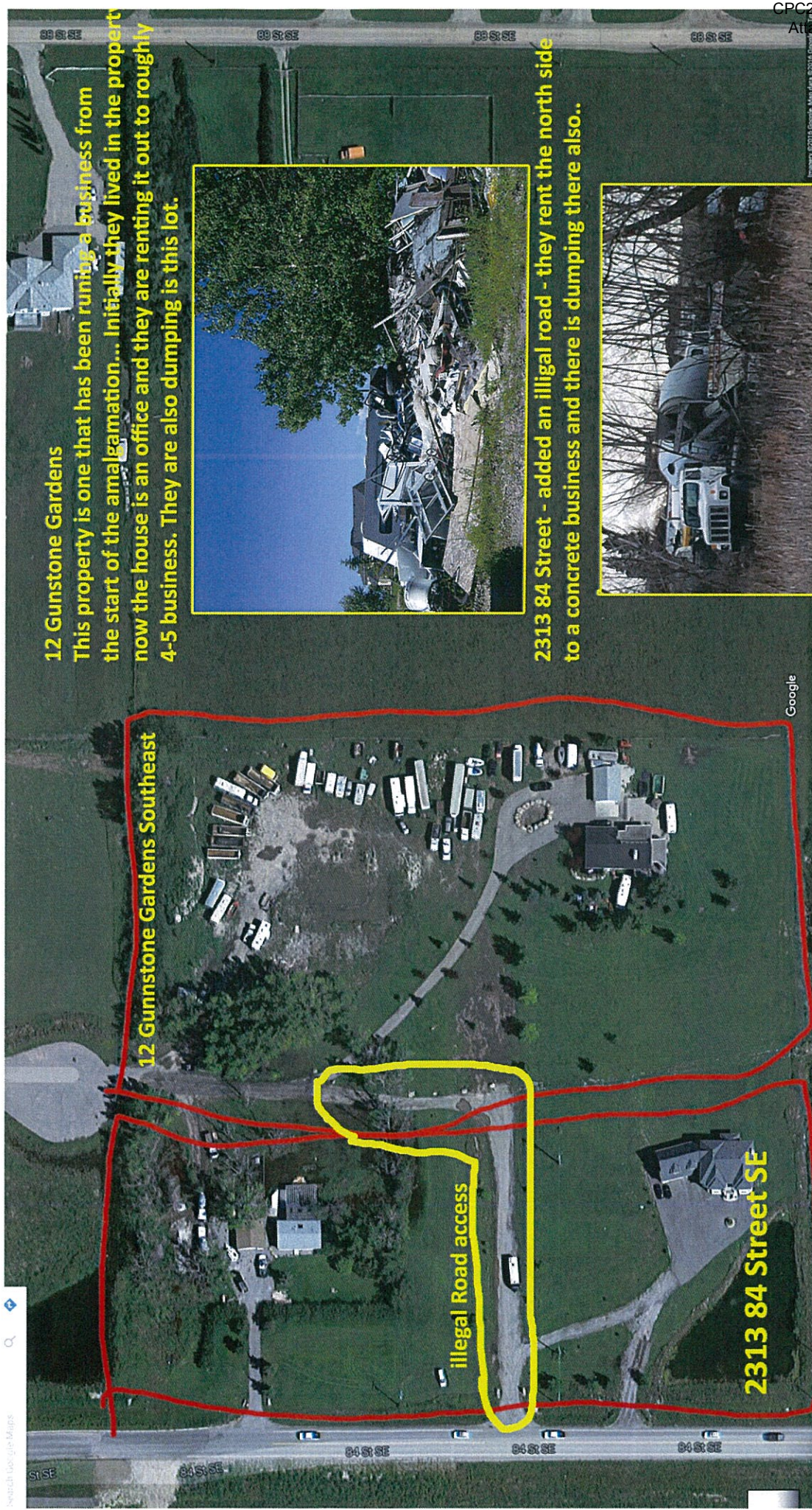
We fought to clean this one up and they still keep coming.

When appealing another licence in this area – Former Mr Hodgins had mentioned to us to keep fighting as this would turn into another area like your Saddleridge Maintenance Depot. (off Metis Trail between 64<sup>th</sup> and 80<sup>th</sup> NE) if we did not keep after things as they came up. We DO NOT WANT OUR AREA to become as it is there.

#### **Garbage dumping in another lot**







### 12 Gunstone Gardens

This property is one that has been running a business from the start of the amalgamation... Initially they lived in the property now the house is an office and they are renting it out to roughly 4-5 business. They are also dumping is this lot.



2313 84 Street - added an illegal road - they rent the north side to a concrete business and there is dumping there also..



## OVERVIEW #1

2313 84 and 12 Gunstone



## 2665 88 Street SE

This Neighbour over the past couple of years has been storing more and more delapidated trailers for storing his business inventory. Currently he has about 3-4 delapidated 40 foot trailers and delapidated vehicles.. it is getting bad. He own a furniture store and we beleive the storage is from that.

The motto in this area has become - if he can do then I can do it....



This is an old map now there is tons more garbage and vehicles parked

OVERVIEW #2  
2665 88 Street SE





This is an old map now there is tons more garbage and vehicles parked This company as well has been dumping garbage

# OVERVIEW #3 2727 + 3050 84 Street SE

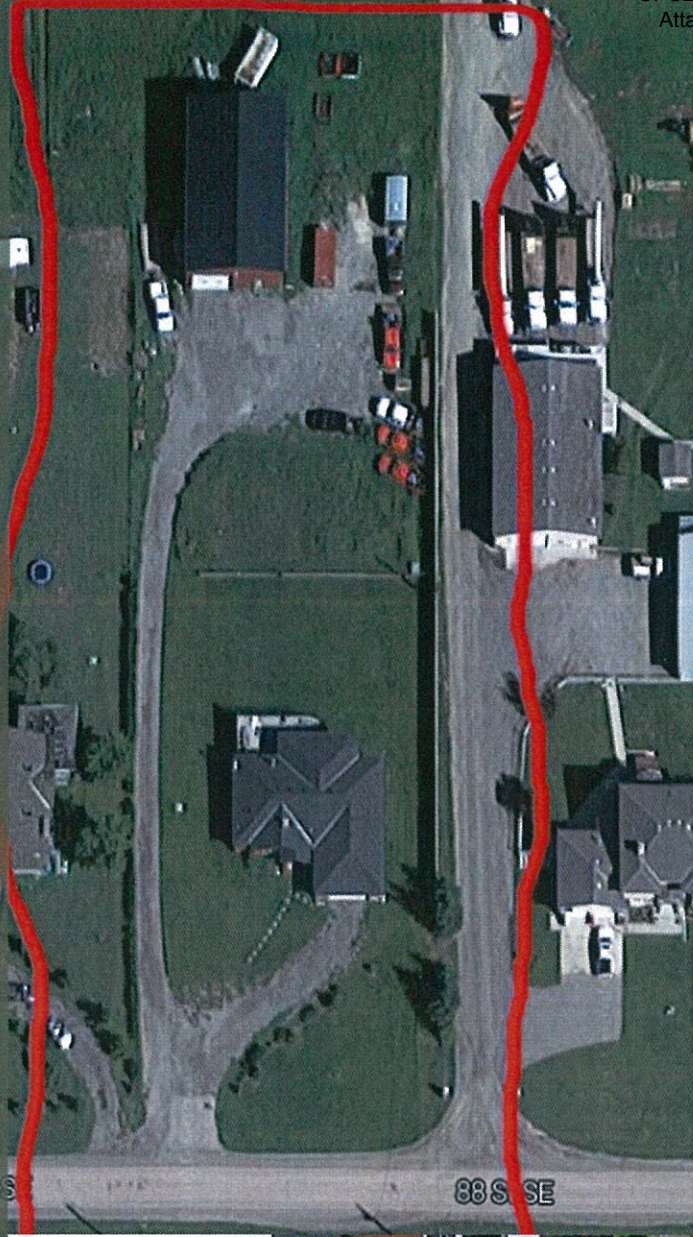


## 2830 84 ST SE

This neighbour is arguing that he has been fathered in and this is a blatant lie. He was not fathered in. There is no record. He was given a temporary one year licence only and that was it. Rocky View would not allow him to run this business and I believe the one year was for him to move the business elsewhere. This photo was roughly 2 years ago, he has about 3 times the vehicles and outdoor storage now. His Gravel trucks are killing our roads and wasting taxpayers money. **Running illegal business and outdoor storage**



This is an old map now there are more vehicles parked



CPC2018-0421  
Attachment 7  
Letter

OVERVIEW #4  
2830 88 Street SE



## 2910 88 Street SE

The previous owner who of this property created this mess and got away with it for some time. As you can see they had even built an illegal structure and no one said anything. Now the new owner is renting the barn out to the neighbour down the road that we worked very hard to move his business out of the area. He previously used the quanset and now he is renting and working out of the barn here.. again these images are from 2 years ago.

The neighbour renting the workshop was previously renting the quanset and was told he could not use the quanset for business and has now moved into the workshop. Again Illegal business.



This is an old map now there are more vehicles parked

OVERVIEW #5

2910 88 Street SE





This neighbour has put in an illegal road. The driveway now is completed to 88 street They were told they could have on semi trailer for outdoor storage however per residential rules - this 40 foot trailer is not permitted. That being said, they have grown in the number of trailers on this property. They run a painting business and the outside storage of used for business. Along with the semi's they drive in daily.

Again, illegal business

Google

This is an old map now there are more vehicles parked - They now have about 4-5 semi tactors parked

OVERVIEW #6

3000 88 Street SE



**3205 88 Street SE**

**Fence**

This Neighbour at one time the bylaw had it a bit under control.. now it is so much out of control and they will see once they visit the property. He runs his business and does soffits and fascia. He not only has construction material everywhere, he is also now bringing in dilapidated vehicles.

He has now put a fence up to block some of construction material however you can see all the material from the back. Along the front he has spread more. The red shows were the construction material and dilapidated vehicle are located

This is an old map now there are more vehicles parked - They now have a whole bunch of Construction material all over the yard. Honestly a fire waiting to happen...

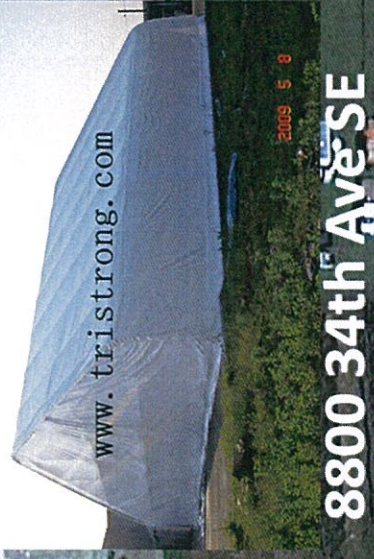
**OVERVIEW #7**  
**3000 88 Street SE**



It would be appreciated if this one was looked into FIRST. There is not much we can do about the huge addition now but as it was overbuilt and approved. Per the City of Calgary bylaws it should not have been approved. If you can at help with were the industrial tent is located - we may work with this monstrous building being build against the zoning in this area. When Garth asked him to at least consider moving the tent away for our view - he laughed and said he did not want it is his view.

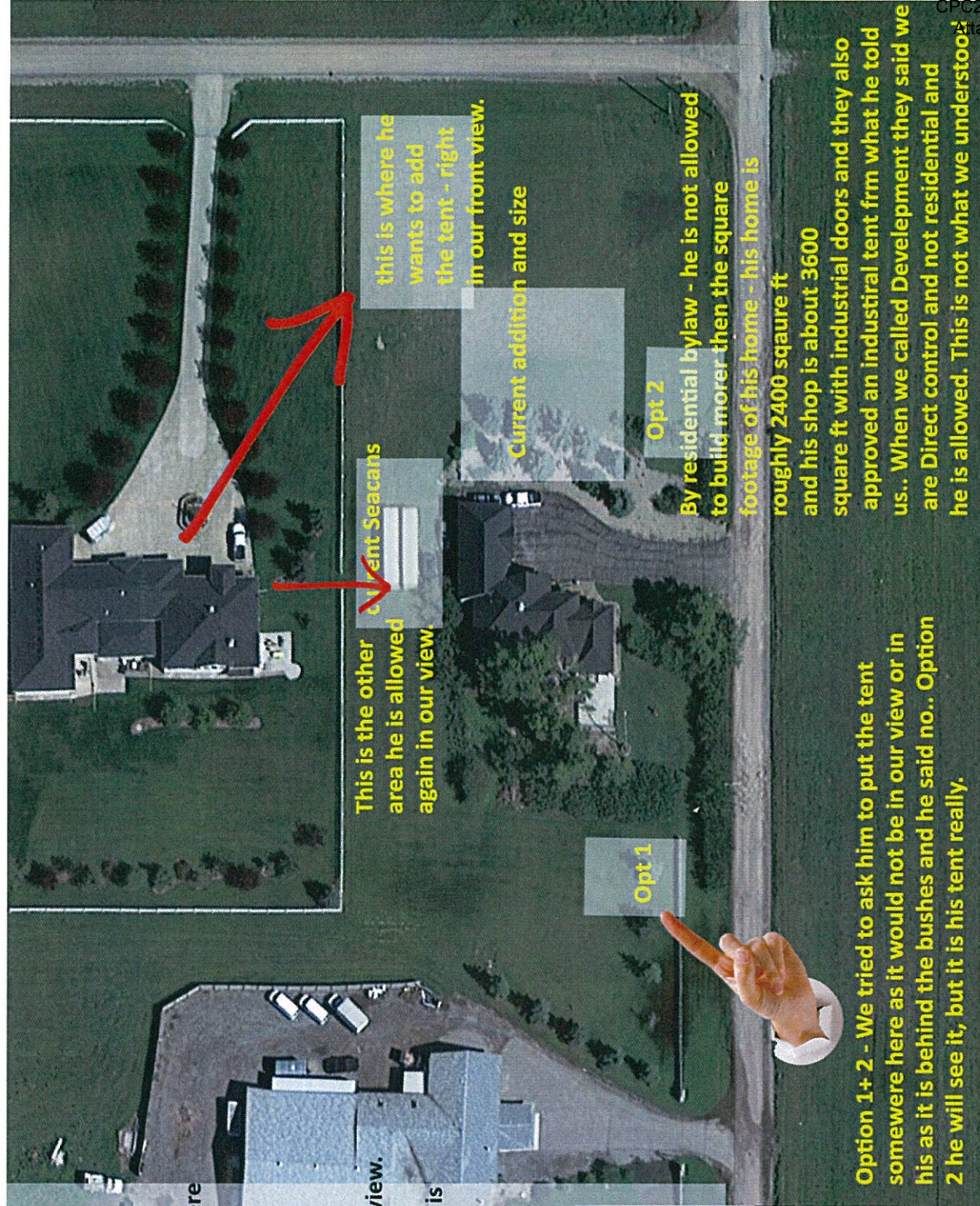
His proposed tent is also larger than what is per residential bylaw. That being said he has mentioned to both my husband and I that he is planning on running a business in the addition.

Proposed tent



**8800 34th Ave SE**

This is our neighbour who has built a shop and wants to run his business (Mr Volvo) He says he has a permit for an industrial tent.. would you like to live beside this and see it every time you look out your front door?



This is the other area he is allowed again in our view.

Current Seacans

this is where he wants to add the tent - right in our front view.

Current addition and size

Opt 1

Opt 2

By residential bylaw - he is not allowed to build more then the square footage of his home - his home is roughly 2400 square ft

and his shop is about 3600

square ft with industrial doors and they also

approved an industrial tent from what he told

us.. When we called Development they said we

are Direct control and not residential and

he is allowed. This is not what we understood.

Option 1+ 2 - We tried to ask him to put the tent somewhere here as it would not be in our view or in his as it is behind the bushes and he said no.. Option 2 he will see it, but it is his tent really.

This is our neighbour who has built a shop and wants to run

run his business (Mr Volvo) He says he has a permit for an

industrial tent.. would you like to live beside this and see it every

time you look out your front door?

**OVERVIEW #8**

**8800 34 Ave SE**



↙ This business here is not only illegal... it has caused 2 fires in the area in the last 5 or so years, one last year that almost took the part of the neighbourhood out. It is also the one that damages the roads so much and many speed up and down the road. It is also said that drugs run through here.. we do not believe that the talk is wrong.



They have blocked the road and pretty much do anything they want

OVERVIEW #10

East 34 Ave SE



Some of the Residents being affected  
by all the trucks, semis, gravel trucks, garbage  
trucks and bins, dumping and illegal business

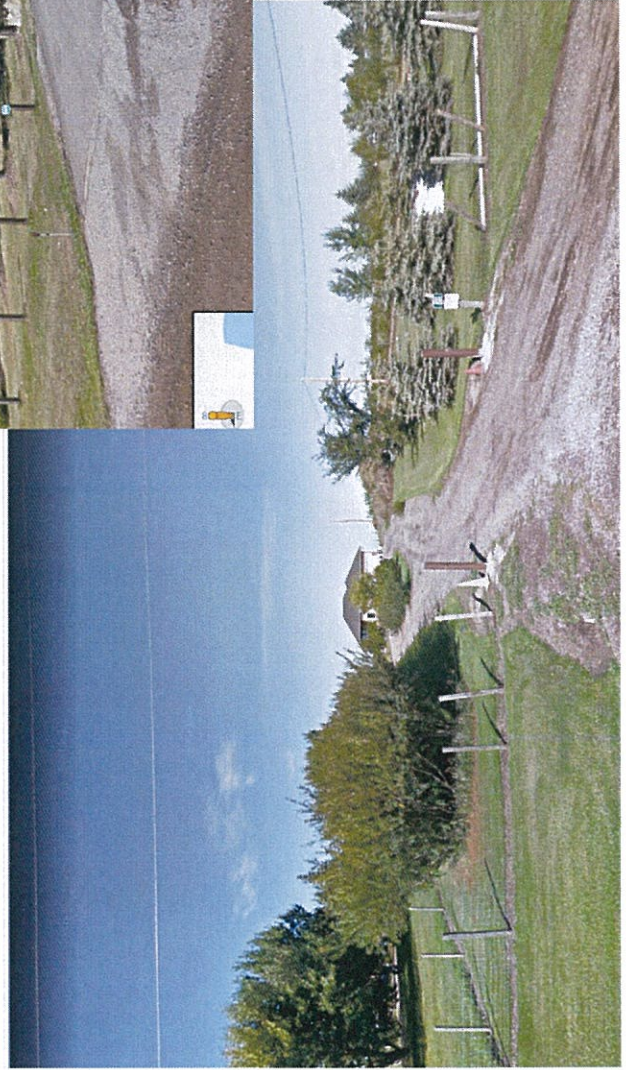


As you can see how we all take care of  
properties

B-1



Some of the Residents being affected  
by all the trucks, semis, gravel trucks, garbage  
trucks and bins, dumping and illegal business



As you can see how we all take care of  
properties

B-2



Some of the Residents being affected  
by all the trucks, semis, gravel trucks, garbage  
trucks and bins, dumping and illegal business

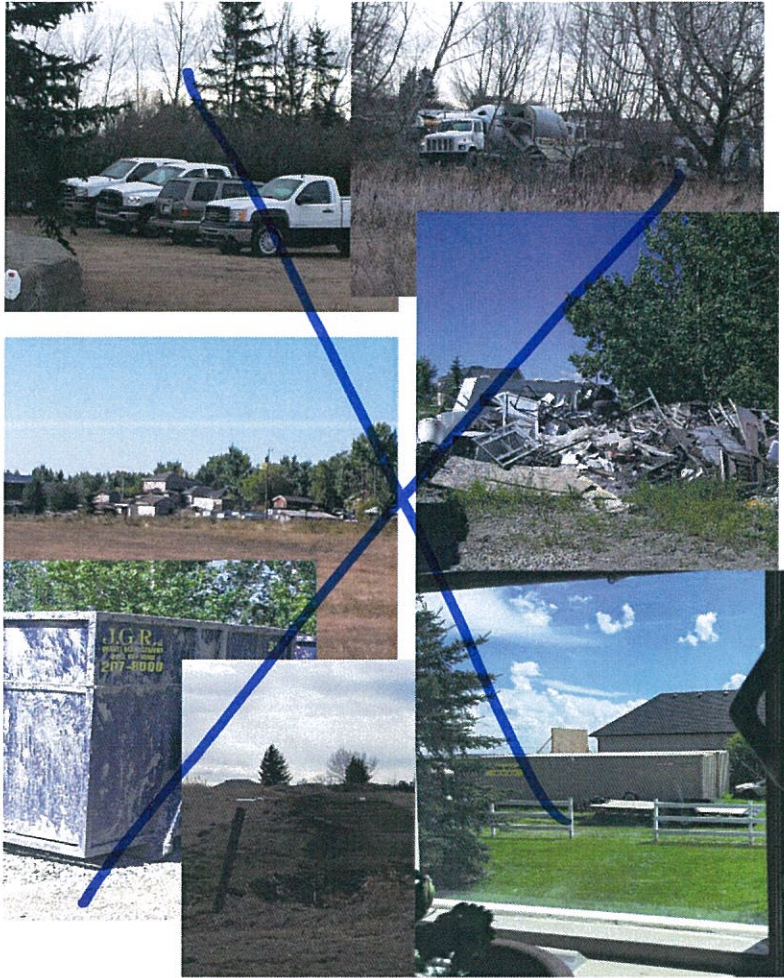


As you can see how we all take care of  
properties

B-3



(BELOW) These properties still have not been cleaned up – still working on a number of these...



*This is what  
is coming in.*

#### PROPERTY VALUE

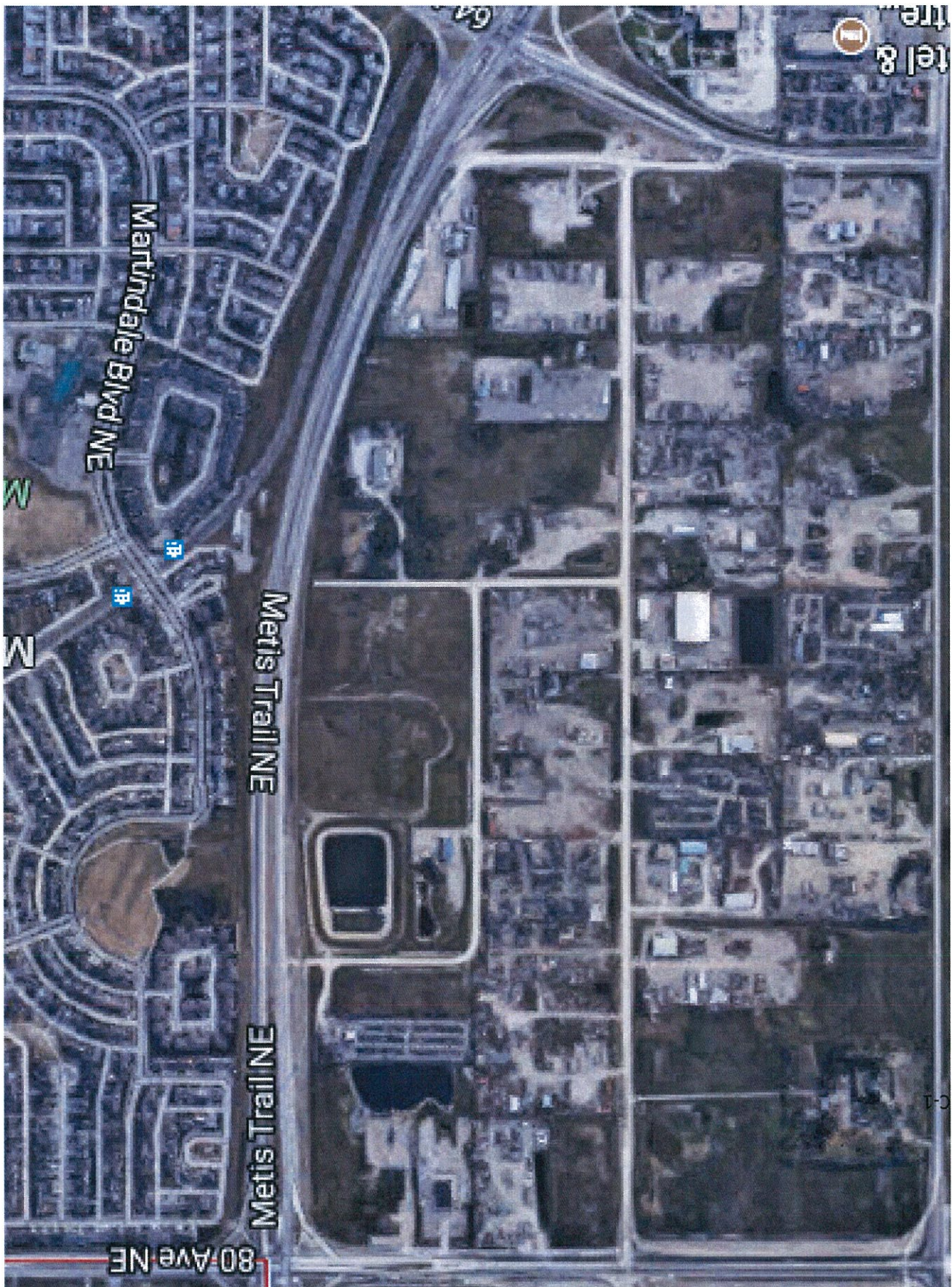
More consequences to this application being approved are that our property value will take a dive due to the location of this rezoning. Will we be compensated for the fall in Home Value after this rezoning?

Please view images of our home and concerns of this rezoning –we have worked very hard on our property, should we and others be penalized? there are many beautiful homes in this area. We do not believe this rezoning fits with the plan in this area.



*B-4*





C-1





If this request for rezoning - business as these will ask for re-zoning next.. this are all in a residential neighbourhood.. with well water..  
We hope that you can see the severity of this decision





# Garbage dumping in another lot



Roads redone  
again on tuesday. This  
cost everyonmonney



Older Cleanup  
of Dumping  
But this Continues  
in our Neighbourhood

This shows that this garbage is  
fairly new as it is not  
weathered



Letter to City Council,

**Regarding the rezoning and development of property off 84<sup>th</sup> and 23<sup>rd</sup> Ave SE. Permit number LOC2017-0374 at 8500 23<sup>rd</sup> Avenue SE.**

We would like to speak AGAINST the rezoning and development of this property. This will further affect us in an already bad situation that we have been faced since being amalgamated in the City of Calgary.

We have lived in this area since 1965 and we have never had to go through what we are going through now. We currently struggle with our roads, water being contaminated from current large vehicles illegally being here, adding another 100 semis or more to already devastating situation is not good.

The industrial area is just down the road where appropriate property can be leased or bought for this type of business.

Our Roads from Piegan and 84<sup>th</sup> to 17<sup>th</sup> Ave and 84<sup>th</sup> are falling apart, and our area, the circle which is even more affected 34<sup>th</sup> Avenue, to 88 St, to 24<sup>th</sup> Ave, the city cannot keep up with the current situation with all the current semis, gravel trucks and parked illegal vehicles.

Please DO NOT APPROVE this application.

Quick facts of why it should not be approved:

- Our Roads in this area cannot take any more.
- Our property values will be affected, who will compensate us?
- We are on well water and our water is being poisoned.
- Danger to residents with all these large trucks going up and down the road.
- Danger to residents picking up their mail.
- We are supposed to be residential not industrial here.
- Industrial is just down the road – they can go there.
- Noise pollution
- This does not fit with the Urban Development that was promised.

It is time that the City of Calgary to help this area by NOT APPROVING this application and to help us with our current devastating state.

Please get the trucks out of here, don't bring more in and FIX OUR ROADS! We have struggles enough the past 8-9 years since your promises.

Tula has more details for what else it affects – we agree with her and want to include our voice with this letter.

Unfortunately, with all our recent medical conditions and Gwynne breaking his shoulder, we are not able to attend the meeting but would like Tula to read our concerns.

Thank you  
Gwynne and Margaret Jones



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0391  
Page 1 of 5**

**Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE,  
LOC2018-0031, Bylaw 170D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by TI Studios on 2018 February 13 on behalf of the landowner C.R. Carroll Holdings Ltd. This application proposes to change the designation of this property from an Industrial - General (I-G) District to an Industrial - Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouses with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres (a decrease from the current maximum of 16 metres); and
- the uses listed in the proposed I-C designation.

If this application is approved by Council, the building design, size and mix of uses and site layout details such as parking, landscaping and site access) will be determined later at the development permit review stage.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) located at 910 - 46 Avenue SE (Plan 5708JK, Block 3, Lot 1) from Industrial - General (I-G) District **to** Industrial - Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 1**

**Opposed: D. Leighton**

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

That Council hold a Public Hearing on Bylaw 170D2018; and

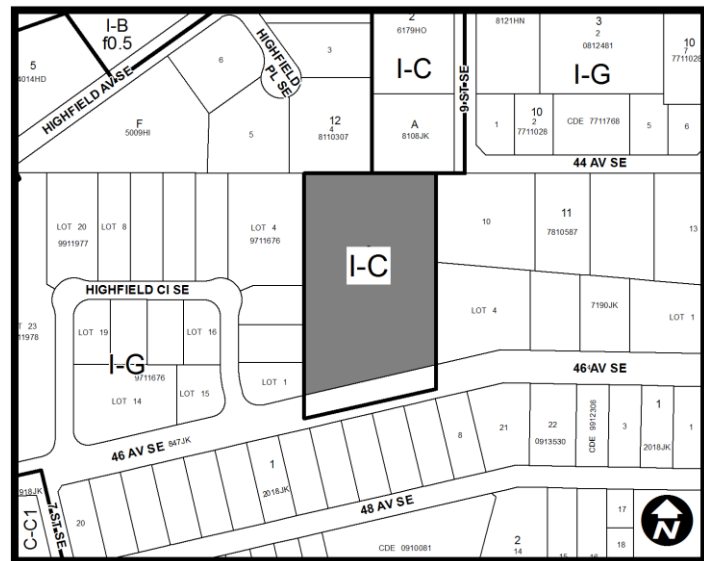
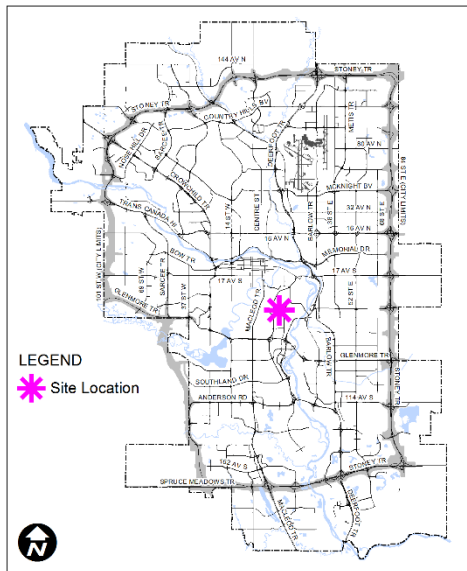
1. **ADOPT** the proposed redesignation of 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) located at 910 - 46 Avenue SE (Plan 5708JK, Block 3, Lot 1) from Industrial - General (I-G) District **to** Industrial - Commercial (I-C) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 170D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE,  
LOC2018-0031, Bylaw 170D2018

Location Maps



**Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE,  
LOC2018-0031, Bylaw 170D2018**

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**BACKGROUND**

**Site Context**

The property is located in southeast industrial area of Highfield, north of 46 Avenue SE and east of Blackfoot Trail SE. Industrial - General (I-G) properties exist to the east, south, and northwest of the subject property. An Industrial - Commercial property exists to the northeast of the subject property.

The site's total area is approximately 2.32 hectares  $\pm$  (5.74 acres  $\pm$ ) in size. The property is developed with a one-storey approximately 1,850 square metre  $\pm$  (20,000 square foot  $\pm$ ) industrial building. The north end of the site contains a slope that has a vertical drop from north to south of up to 25 metres, whereas the majority of the site slopes gently from north to south, with a vertical drop of eight metres over a run of 175 metres.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Land Use**

This application proposes to change the *Land Use Bylaw 1P2007* designation of this property from an Industrial - General (I-G) District to an Industrial - Commercial (I-C) District. The I-C District is intended for light industrial and small scale commercial uses that are compatible with and complement light industrial uses.

The intent of this application is to allow for a "Vehicle Sales - Major" use. Alternative land use options were explored by Administration and the applicant. All other land use districts that allow for "Vehicle Sales - Major" uses are commercial districts, as opposed to industrial districts. The intent of the *Municipal Development Plan* is to maintain the ability for industrial uses to develop within the Industrial; Industrial - Employee Intensive area, according to Urban Structure Map (Map 1). Based on this analysis, the I-C District is determined to be appropriate for this property.

The intended development for the property, given approval of a land use redesignation, may include an ancillary vehicle testing facility. The potential nuisance cause by the intended ancillary vehicle testing facility use would be incompatible with uses in non-industrial land use districts.

**Infrastructure**

***Transportation Networks***

The property is adjacent to 46 Avenue SE, which is an Arterial Street. Vehicular access to the property is available from 46 Avenue SE through an existing access. Sidewalks are not present adjacent to the property or leading into the site. The area is served by Calgary Transit bus service, with a bus zone adjacent to the property on 46 Avenue SE. on-street parking is not permitted adjacent to the property on 46 Avenue SE nor in the immediate area. Upon redevelopment, a traffic impact assessment may be required.

**Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE,  
LOC2018-0031, Bylaw 170D2018**

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***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.

**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 has been 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. No public meetings were held by the applicant.

***Citizen and Community Association Comments***

One (1) letter from the public letter was received. The writer expressed concerns about potential dust and noise that may be caused by the potential ancillary vehicle testing facility.

There is no community association in Highfield.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the City, Town area, according to Schedule C: South Saskatchewan Regional Plan Map of 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 Industrial; Industrial - Employee Intensive area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP).

The Industrial-Employee Intensive Area is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. They can be new business parks locating in newly planned areas (i.e., Greenfield Industrial typology), or they could also occur as part of redevelopment and intensification of the Standard Industrial Areas, at transit stops and along corridors served by the Primary Transit Network.

There is no local area plan for Highfield.

**Land Use Amendment in Highfield (Ward 9) at 910 46 Avenue SE,  
LOC2018-0031, Bylaw 170D2018**

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

The proposal has the potential to continue to allow for and further support a light industrial uses in Highfield.

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 consistent with applicable policies identified in the Municipal Development Plan and with the intent of the Industrial - Commercial District of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Calgary Planning Commission Member Comments
3. Proposed Bylaw 170D2018



## **Applicant's Submission**

This land use redesignation application is for the property located at 910 46 Avenue S.E. Calgary, Alberta. The property is 2.32 hectares in size and is currently zoned as I-G Industrial-General. We are seeking approval from Calgary City Council to have the property redesignated as I-C Industrial-Commercial.

The purpose for the redesignation to I-C is so that the property can be used for vehicle sales which is not allowed under the I-G designation. The types of vehicles that would potentially be sold or rented on the property includes the following: ATV's, motorcycles, utility vehicles, personal watercrafts, scooters and snowmobiles. Another important aspect to this development is the potential to include a vehicle test track on the property in the future. The final size, location (on the property) and construction of a vehicle test track is not currently known but it is important that it be considered as a future component to this development. Regarding the existing buildings on the site, it is the intent at this time to make use of them.

The I-C Industrial-Commercial district is an industrial designation that allows light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. The I-C Industrial-Commercial designation is a good fit for the desired use of the property due to the two aspects of this development being commercial and industrial. Much of the land in the area is currently zoned "industrial" and would therefore be compatible with a vehicle test track while still allowing for commercial use as well.





## Calgary Planning Commission Member Comments

Reasons for Opposition from Mr. Leighton:

- I oppose this application because this proposed land use, in my opinion, is directly contrary to the Municipal Development Plan, which promotes industrial/office developments “that have high labour concentrations and require access to the primary transit network.” A vehicle sales lot (and test track for dirt bikes and ATV's) does not meet this objective; and furthermore may delay or even preclude redevelopment of this area to higher order, more intensive employment uses.



# PROPOSED

CPC2018-0391  
ATTACHMENT 3

## BYLAW NUMBER 170D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0031/CPC2018-0391)**  
\*\*\*\*\*

**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 \_\_\_\_\_

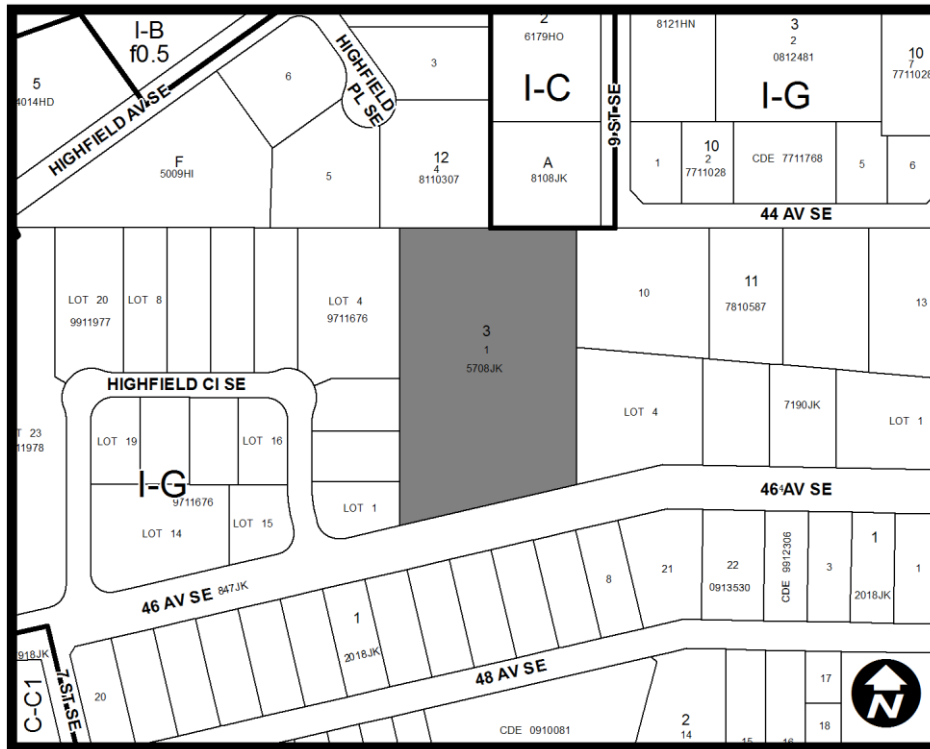
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SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2018-0031/CPC2018-0391  
BYLAW NUMBER 170D2018

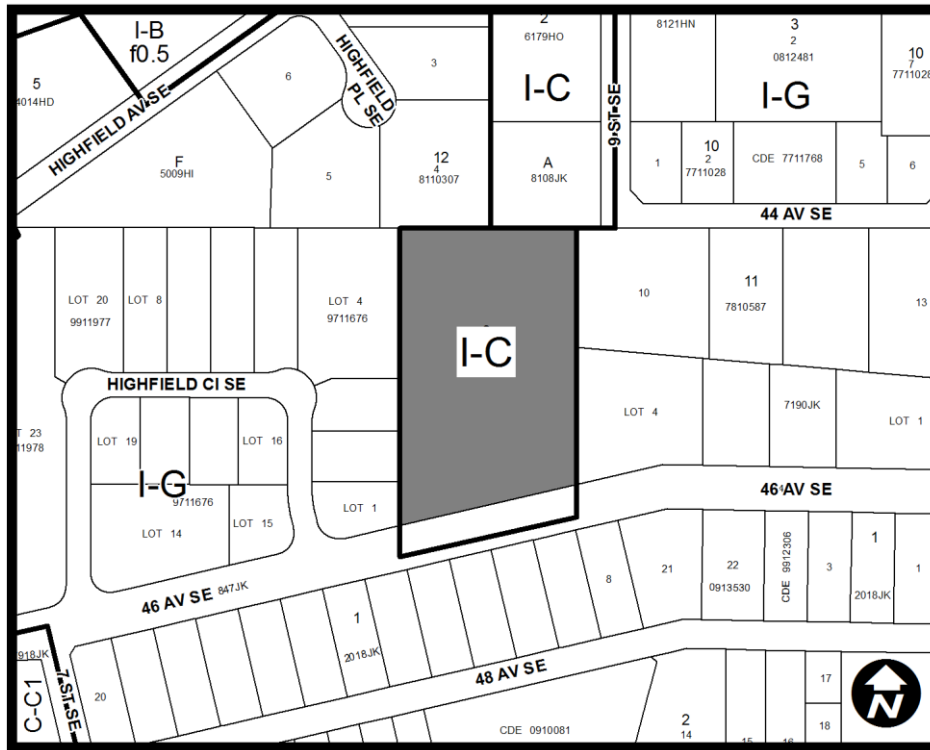
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0031/CPC2018-0391  
BYLAW NUMBER 170D2018

## SCHEDULE B







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0423  
Page 1 of 11

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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**EXECUTIVE SUMMARY**

This application (LOC2013-0091) has been submitted by Urban Systems on behalf of Country Hill Communities Inc. The application proposes to redesignate an existing 21.86 hectare (54.02 acre) parcel of land from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and a DC District. The DC District is based on I-C and allows for 2 additional uses.

The application will enable the development of industrial and commercial use in alignment with the vision of the Municipal Development Plan (MDP) and Revised Stoney Industrial Area Structure Plan (ASP). The proposed land uses serve to implement the objectives of applicable planning legislation which have identified these lands for development by providing a base for the future subdivision of new industrial, special purpose, and commercial districts.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommends that Council hold a Public Hearing and

1. **ADOPT**, by bylaw, the proposed redesignation of 24.11 hectares  $\pm$  (59.58 acres  $\pm$ ) located at 1350 Country Hills Boulevard NE (Plan 8910090, Lot 1, Block 3) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and DC Direct Control District to accommodate for additional uses, with guidelines; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**

**Carried: 8 – 0**

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

That Council hold a Public Hearing on Bylaw 171D2018; and

1. **ADOPT** the proposed redesignation of 24.11 hectares  $\pm$  (59.58 acres  $\pm$ ) located at 1350 Country Hills Boulevard NE (Plan 8910090, Lot 1, Block 3) from Special Purpose – Future Urban Development (S-FUD) District **to** Industrial – Commercial (I-C) District, Commercial – Corridor 3 (C-COR3) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Reserve (S-CRI) District, Special Purpose – Urban Nature (S-UN) District, and DC Direct Control District to accommodate for additional uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 171D2018.

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The Stoney Industrial Area comprises approximately 932 hectares of land located between Deerfoot Trail NE and Nose Creek, which runs through the site. The first version of the development plan for this area was written in 1983 but for many years after it was completed the lands remained relatively undeveloped. However, in 2004 due to continued growth of the city the area faced mounting development pressures and the plan was revised. The vision of the plan is that this will be a prominent business area.

Since completion of the 2004 Stoney Industrial Area Plan the area has begun to realize its development potential. The proximity to the Calgary International Airport and Deerfoot Trail has resulted in the development of many distribution centers. The area has also benefitted from being close to residential development to the west and many service uses have located along Country Hills Boulevard NE.

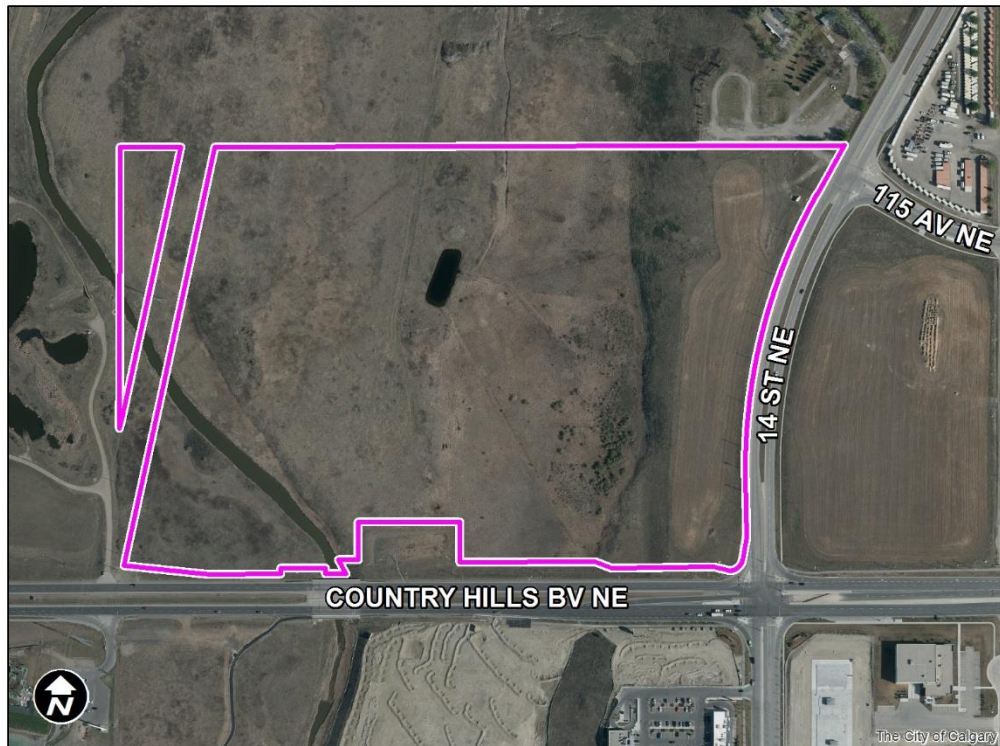
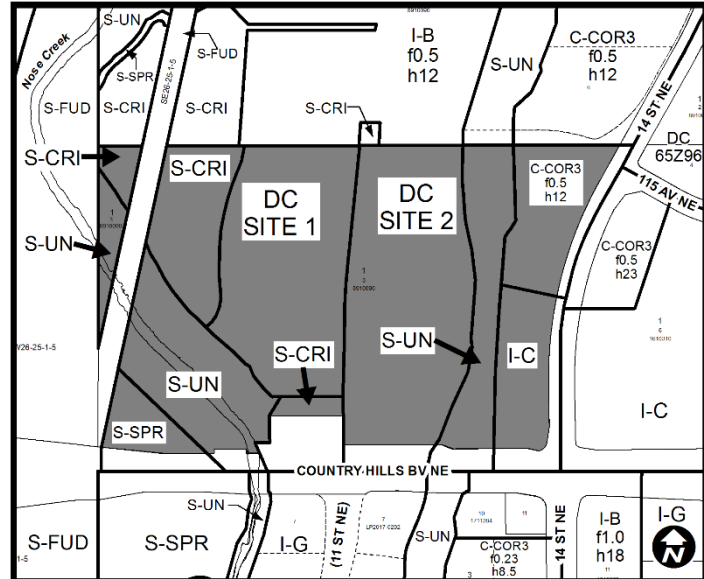
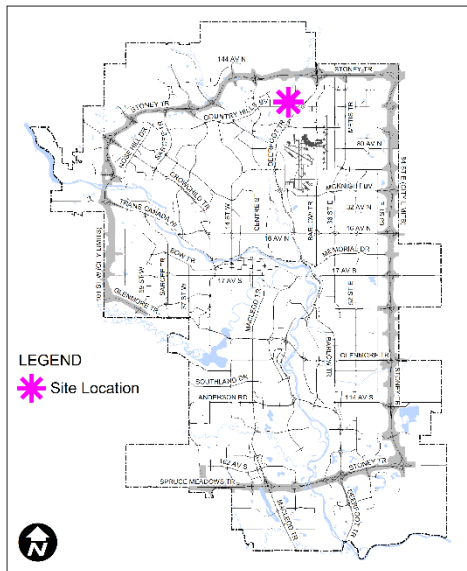
**Site Context**

The subject site is approximately 21.86 hectares (54 acres) in size and is situated at the corner of Country Hills Boulevard NE and 14 Street NE in the community of Stoney 1. The subject parcel is currently undeveloped and is bisected by two environmental features. The Nose Creek watershed runs through the south west corner of the site and the parcel also contains an area with significant slope. The plan area is also transected by an ENMAX utility corridor.

The proposed industrial and commercial development is part of a larger industrial area known as Stoney Industrial.

Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018

LOCATION MAPS



**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application will facilitate the development of a range of commercial and industrial uses and will contribute to the growth for this area as envisioned by the Stoney Industrial Area Structure Plan (ASP). These lands are identified as Business Industrial Area in the ASP and the northeast corner forms a portion of a planned commercial node. A portion of the site is identified in the ASP as conservation area and this area includes a section of Nose Creek as well as other environmentally sensitive lands.

The site and future development will set the development form and pattern for the area north of Country Hills Boulevard NE. The related outline plan considers the provision of new streets and infrastructure which will serve future developments to the north. The outline plan also provides for a regional pathway along nose creek which will connect to the larger pathway network.

**Land Use**

This land use amendment application has been submitted in support of an accompanying outline plan. The applicant proposes to redesignate the subject site from Special Purpose – Future Urban Development (S-FUD) District to:

- Industrial – Commercial (I-C) District;
- Commercial – Corridor 3 (C-COR3) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Community Reserve (S-CRI) District;
- Special Purpose – Urban Nature (S-UN) District; and
- DC Direct Control District.

The recommended land use changes are summarized below.

Industrial – Commercial (I-C) District (1.15 ± ha; 2.87± ac)

An Industrial – Commercial (I-C) District is proposed at the southeast corner of the proposed outline plan. The proposed I-C District is intended to accommodate light industrial uses and small scale commercial uses. This district is intended to be characterized by locations on the perimeter of industrial areas, along major streets or expressways. Setbacks, screening, landscaping and building design rules for this land use district address aesthetic concerns associated with highly visible locations.

Commercial – Corridor 3 (C-COR3) District (1.59± ha; 3.93± ac)

The Commercial – Corridor 3 (C-COR3) parcel is proposed at the northeast corner of the plan area. This commercial parcel forms part of a retail commercial area as identified in the Revised Stoney Industrial Area Structure Plan. This retail commercial area will accommodate a variety of retail uses within comprehensively-planned commercial centre sites. The C-COR3 district is

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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characterized by locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses. Limited retail uses are also allowed.

DC Direct Control District (9.01± ha; 22.26± ac)

A Direct Control District is (based I-C) is proposed to accommodate additional uses that are not currently listed in the I-C district. A DC land use was used because there is not a suitable industrial land use that met the needs of the applicant and conforms to the ASP. The additional discretionary uses are Place of Worship – Large and Distribution Centre.

The DC area has been separated into two sites - DC Site 1 which includes the Place of Worship – Large use and DC Site 2 which includes the Distribution Centre use. The rationale for using a unique DC district for each site is to avoid a concentration of either of the additional discretionary uses. Administration is comfortable that this approach meets the applicant's objectives while respecting the ASP policy.

Special Purpose – School, Park and Community Reserve (S-SPR) District (0.69± ha; 1.70± ac)

A portion of the site will be taken as Municipal Reserve (MR) parcel at time of subdivision. As such, a small area is identified as S-SPR in the south west corner of the site. This parcel is intended to be used for passive recreation. The balance of the required Municipal Reserve will be provided through cash-in-lieu to be paid at time of subdivision.

Special Purpose – Community Reserve (S-CRI) District (2.52± ha; 6.23± ac)

The Special Purpose – Community Reserve (S-CRI) areas of the plan are intended to provide for stormwater management facilities. The S-CRI district is intended to provide for infrastructure and utilities. The areas shown are required for stormwater management as confirmed by administrations technical review of the project.

Special Purpose – Urban Nature (S-UN) District (4.83± ha; 11.93± ac)

Special Purpose – Urban Nature District has been applied to lands that meet the criteria for environmental reserve under the Municipal Government Act. This includes lands adjacent to Nose Creek and areas with significant slope. The S-UN District is intended to be applied to land dedicated as environmental reserve pursuant to the Municipal Government Act. The areas identified as S-UN are shown as conservation area in the ASP.

Land Use Evaluation

The proposed mix of industrial, commercial, and direct control land use districts are consistent with the objectives of the Municipal Development Plan and the Stoney Industrial Area Structure Plan. The proposed land use districts will provide for a variety of industrial and commercial uses consistent with the business industrial land use identified in the ASP. The proposed C-COR3 district will help form part of a commercial node and will allow for services that are complimentary to the industrial uses. The provided Special Purpose areas will help protect natural features or provide for stormwater management on site.

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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**Implementation**

The subject site has areas of environmentally significant lands, notably Nose Creek, which have influenced the overall subdivision pattern. Shown on the plan as S-UN these lands pose a challenge for development. In order to effectively protect these environmentally sensitive areas, the proposed outline plan provides for additional infrastructure, large areas for stormwater storage, restrictions on certain uses and significant setbacks. Protection of the conservation area was a central focus in administration's evaluation of the proposal. In response to the restrictions of the ASP the applicant has provided the required environmental reserve lands shown as S-UN.

Also, in consultation with administration, the applicant is proposing a Direct Control District. The original proposal included land use districts that contained many uses that were determined to create moderate impacts beyond the boundaries of the site; contradictory to the ASP. The proposed DC, based on I-C, includes uses where the operations are primarily enclosed within a building and are not dependent upon outdoor storage of goods or materials.

Due to the large amount of environmental reserve lands and the alignment of 14 Street NE the I-C parcel is narrow. In addition, due to proximity with an escarpment, an 18 metre setback is required for all buildings from top of slope, to be applied at development permit stage. Given these constraints setback relaxations will be considered at time of development permit so that future development can be accommodated effectively.

**Infrastructure**

**Transportation Networks**

A Transportation Impact Assessment (TIA) was submitted in support of the land use and outline plan application. Functional plans were provided to illustrate the intersections, roadways, and pathway layouts. The TIA and functional plans illustrate an ultimate design which would allow for partial build-out of the plan area. The functional plans show accommodation for transit and active modes on the local transportation network. Country Hills Boulevard is part of the Primary Transit Network. Potential access points were reviewed in detail, to ascertain limitations due to the escarpments, roadway grades, and proximity to intersections and anticipated turnbays.

Primary access to the site is provided via 14 Street NE, and a future proposed 11 Street NE, with intersections at Country Hills Boulevard. A future roadway, 115 Avenue NE, will provide a connection between 11 Street NE and 14 Street NE. Analysis shows upgrades will be required to the regional network to accommodate full build out of the plan area. A connection at Deerfoot Trail NE at 128 Avenue NE, and a connection of 128 Avenue NE to Stoney Trail NE (via 11 Street NE) will be required to support continued development of the plan area, as well as upgrades to Country Hills Boulevard NE from Coventry Hills Boulevard to Deerfoot Trail NE. These network upgrades are currently unfunded projects within the City's ten year Investing in Mobility Capital Plan.

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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Further transportation analysis will be required in conjunction with Tentative Plan(s) and Development Permit(s) applications throughout the course of development to ensure that adequate capacity is available to support the development-generated traffic demands.

**Utilities and Servicing**

Sanitary Servicing

Sanitary servicing of the plan area will occur by way of a gravity sewer pipe system which will convey sanitary flows to a proposed lift station located within a Public Utility Lot (PUL) at the northeast corner of 115 Avenue NE and 11 Street NE. The lift station is designed to service the outline plan area, as well as the adjacent lands to the north. Sanitary flows will be pumped east from the lift station through a forcemain to be installed within 115 Avenue NE and ultimately discharge into a manhole at the intersection of 115 Avenue NE and 14 Street NE where it will be conveyed north through an existing gravity main.

Stormwater Servicing

The plan area contains two storm ponds: the larger pond at the NW corner of the site is a joint facility that will contain all drainage from the outline plan area as part of the proposed development and will be expanded in the future when the lands to the north are developed. This facility is bisected by an Enmax transmission line right-of-way that will remain for the foreseeable future. In order to hydraulically link the two ponds, a culvert is proposed across the utility right-of-way. Adequate access easements for maintenance vehicles are proposed on the plan.

The pond on the south boundary of the site is an existing dry pond that was constructed by The City to contain drainage from Country Hills Boulevard NE. Minor reconfiguration of this pond will be required to accommodate the necessary surface improvements within the plan area.

Water Servicing

Installation of a new watermain within 115 Avenue NE, from the existing watermain within 14 Street NE will be required to service the plan area. A main extension within 11 Street from Country Hills Boulevard NE to 115 Avenue NE will also be required to complete a looped system.

Enmax Transmission Line

An existing Enmax Transmission Line runs diagonally across the NW corner of the site. This transmission line will remain for the foreseeable future. Appropriate utility rights-of-way and access easements will be required at the subdivision stage to provide access to maintain the proposed culvert and pond maintenance accesses within the right-of-way.



**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
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Abandoned Water Pipeline

An abandoned water pipeline owned by North Star Energy exists within the north west portion of the site. Coordination between the pipeline owners to obtain all required permits and agreements to remove the pipeline will be required at subdivision stage.

**Environment**

A biophysical impact assessment (BIA) for the site was submitted and reviewed. The BIA identified temporal class II wetlands which requires provincial water act approval prior subdivision. The BIA also noted that no threatened species will be impacted. A regional pathway is shown and it will be connected to existing regional pathway network.

**Stakeholder Engagement, Research and Communication**

Engagement and Public Meetings

No public meetings were conducted by the Applicant or Administration in direct relation to this site-specific outline plan and land use redesignation.

Citizen and Community Association Comments

Administration received one (1) letter in opposition to the application, and one (1) letter with concerns with the application. Reasons stated for opposition and overall concern are summarized as follows:

- Loss of open space;
- Loss of natural area;
- Loss of wildlife habitat;
- Visual impacts for adjacent residential; and
- Impacts of industrial uses on adjacent residential ie. odors and noise.

These concerns have been reviewed by Administration and were considered in the recommendation. Some of the concerns were addressed through the biophysical impact assessment and others will be dealt with at later stages of development.

**Strategic Alignment**

South Saskatchewan Regional Plan (Statutory, 2011)

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

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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Municipal Development Plan (Statutory, 2009)

The subject site is located within the Standard Industrial land use typology on the Urban Structure map in the Municipal Development Plan (MDP). The standard industrial land use typology consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

Revised Stoney Industrial Area Structure Plan (Statutory, 2006)

The subject site is located within the Revised Stoney Industrial Area Structure Plan (ASP) boundary. In this plan the subject lands are identified as a mix of business/industrial area, retail commercial area, and conservation area. The proposed outline plan and land use amendment application complies with those land use areas and their policies.

Business/Industrial Area

The Business/Industrial Area of the Plan is intended to provide for the development of light industrial uses within the context of a fully-serviced industrial/business park. Light industrial uses shall be the predominant uses of land for these areas. Commercial uses, medium industrial uses, and office uses may also be allowed where determined to be compatible and appropriate. A Light Industrial Use is defined in the plan as the use of land for industrial purposes that does not create conditions that are determined to have significant adverse impact beyond the boundaries of the site.

The ASP also states that no medium industrial uses within the business/industrial area should locate adjacent to nose creek or west of 15 Street NW. As such, only I-C and DC (based on I-C) is being proposed. The uses of the I-C district are primarily light industrial uses as defined by the ASP. Further consideration of the policies of the business/industrial land use area will be considered at the development permit stage of development.

Retail Commercial Area

The purpose of the Retail Commercial Area is to accommodate a variety of commercial and retail uses within a comprehensively planned commercial centre. Retail commercial uses shall be the predominant use of land within this area and secondary commercial uses may be allowed where determined to be appropriate. The definition of retail commercial use in the ASP is a use of land for the purpose of selling retail goods and services to the final consumers.

The subject site forms a section of an envisioned retail commercial area in the ASP. The proposed C-COR3 land use conforms to the intent for this area in the plan. Further consideration of the policies of the retail commercial area will be considered at the development permit stage of development.

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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Conservation Area

The Conservation Area of the ASP is intended to provide for the protection of environmentally significant lands within the Stoney Industrial Area, notably Nose Creek. These lands form part of the integrated natural open space system that provides passive and active recreational opportunities. The proposed land use plan protects these lands from development and they are identified on the plan as S-UN or S-SPR.

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

The Triple Bottom Line Policy outlines that the City of Calgary is committed to sustainable development socially, environmentally, and economically. This proposal promotes sustainable development principles by providing an environment conducive to attracting, retaining and nurturing businesses. The plan protects city environmental assets by providing a 50m setback from Nose Creek. The proposal also promotes smart growth principles by providing connections to the regional pathway network attempting to reduce automobile dependence.

**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 amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time. However, the Country Hills Boulevard road network is nearing capacity and as this area builds out future upgrades may be required.

**Risk Assessment**

There are no significant risks associated with this proposal and operational and/or project risks which have been identified are being managed.

**Land Use Amendment in Stoney 1 (Ward 3) at 1350 Country Hills Boulevard NE,  
LOC2013-0091, Bylaw 171D2018**

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

The proposed land use amendment will allow for industrial and commercial uses in alignment with the policies of the Municipal Development Plan and Revised Stoney Area Redevelopment Plan. The recommended land use framework and subdivision design is complementary to other development in the area and will contribute to making this area a business/industrial centre. The proposal protects natural features through the dedication of environmental reserve and will provide cash-in-lieu of the required municipal reserve.

**ATTACHMENT(S)**

1. Applicant Submission
2. Proposed Direct Control District
3. Outline Plan
4. Proposed Bylaw 171D2018
5. Public Submissions



## **Applicant's Submission**

This application for land use redesignation and outline plan approval is located within the Stoney Area Structure Plan and consists of +/- 21.8 hectares (+/- 54 acres). Melcor Developments Ltd. own the lands that are subject to this outline plan application.

The site is vacant and represent the remaining undesignated land in the Stoney Industrial area located west of Deerfoot Trail. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use within the outline plan area is Special Purpose – Future Urban Development (S-FUD) District. This application proposes:

- DC (I-C) Industrial Commercial
- I-C Industrial Commercial
- C-COR3 Commercial Corridor - 3
- S-UN and S-SPR for ER and MR dedications along Nose Creek and the valley wall; and
- S-CRI (PUL) for the regional service storm water facility approved on the adjacent lands

The direct control district is to accommodate an additional use of Place of Worship – Large and Distribution Centre; neither which are currently listed in the I-C district. The addition of these uses is in response to market demand to accommodate such facilities while respecting the industrial character of the area as outlined in the ASP.

The valley wall, Nose Creek channel and floodway will be dedicated as ER.

The proposed land uses are entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications in full conformity with the Stoney Industrial Area Structure Plan.

In addition, no changes are proposed to an approved regional service storm water management facility that is designed to service the subject site. An existing dry pond for drainage associated with Country Hills Blvd. is to be retained and reconfigured. Both storm water management facilities have been approved in previous outline plan approvals.

All streets within the outline plan are sized to meet forecast transportation capacities. Complete Streets Guidelines have been applied to the plan.

On behalf of Melcor Developments Ltd., Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission and approval for the land use to be redesignated to industrial, commercial and special purpose districts by City Council.





## Proposed Direct Control District

### Purpose

- 1 This Direct Control District is intended to:
- (a) allow for additional **uses** which are complimentary with the **uses** of the Industrial – Commercial (I-C) District.

### 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.

### Bylaw 1P2007 District Rules

- 4 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.

### Site 1 (4.12 hectares)

#### Application

- 5 The provisions in sections 6 through 8 apply only to site 1.

#### Permitted Uses

- 6 The **permitted uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

- 7 The **discretionary uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Place of Worship – Large.**

#### Place of Worship – Large

- 8 Only one (1) **Place of Worship – Large** is allowed on Site 1.

### Site 2 (4.89 hectares)

#### Application

- 9 The provisions in sections 10 through 11 apply only to Site 2.

#### Permitted Uses

- 10 The **permitted uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

- 11 The **discretionary uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Distribution Centre.**



## Proposed Outline Plan





# PROPOSED

CPC2018-0423  
ATTACHMENT 4

## BYLAW NUMBER 171D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
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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.

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MAYOR

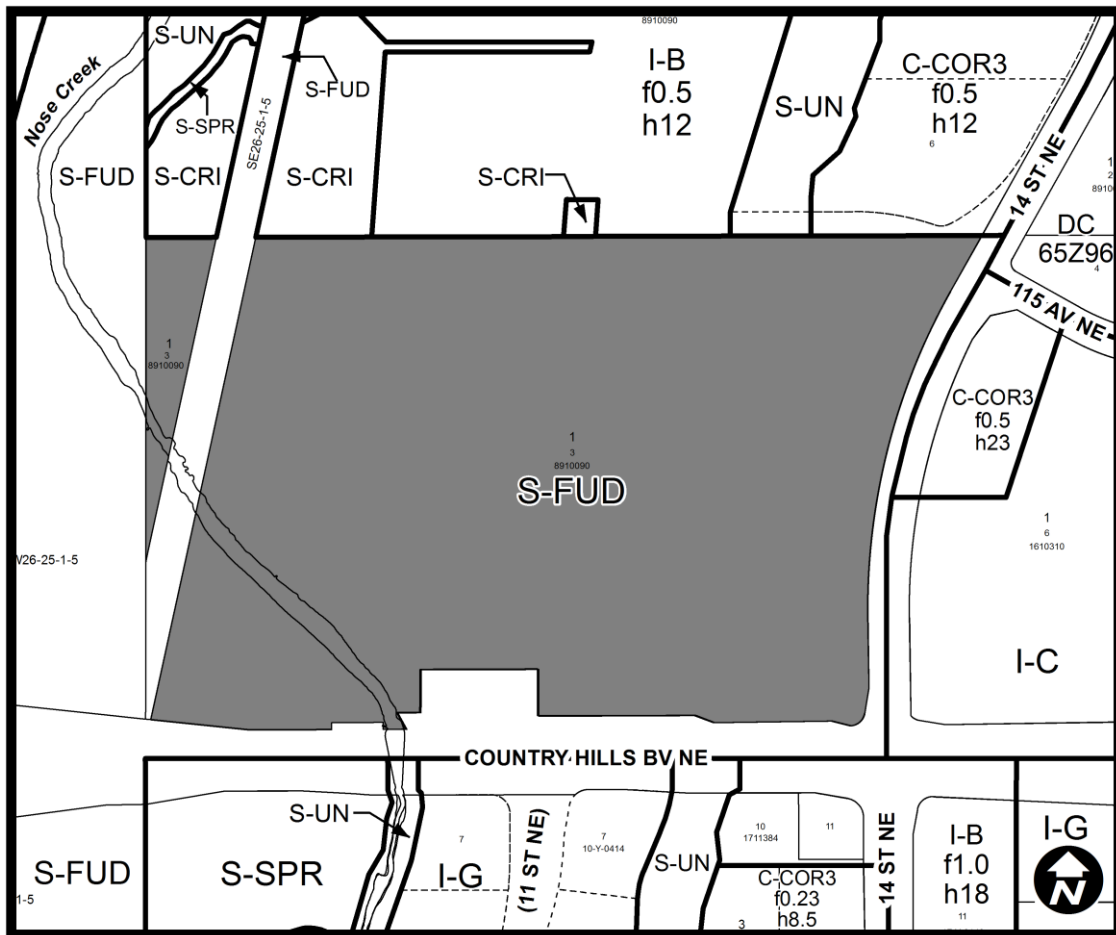
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CITY CLERK

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

**AMENDMENT LOC2013-0091/CPC2018-0423  
BYLAW NUMBER 171D2018**

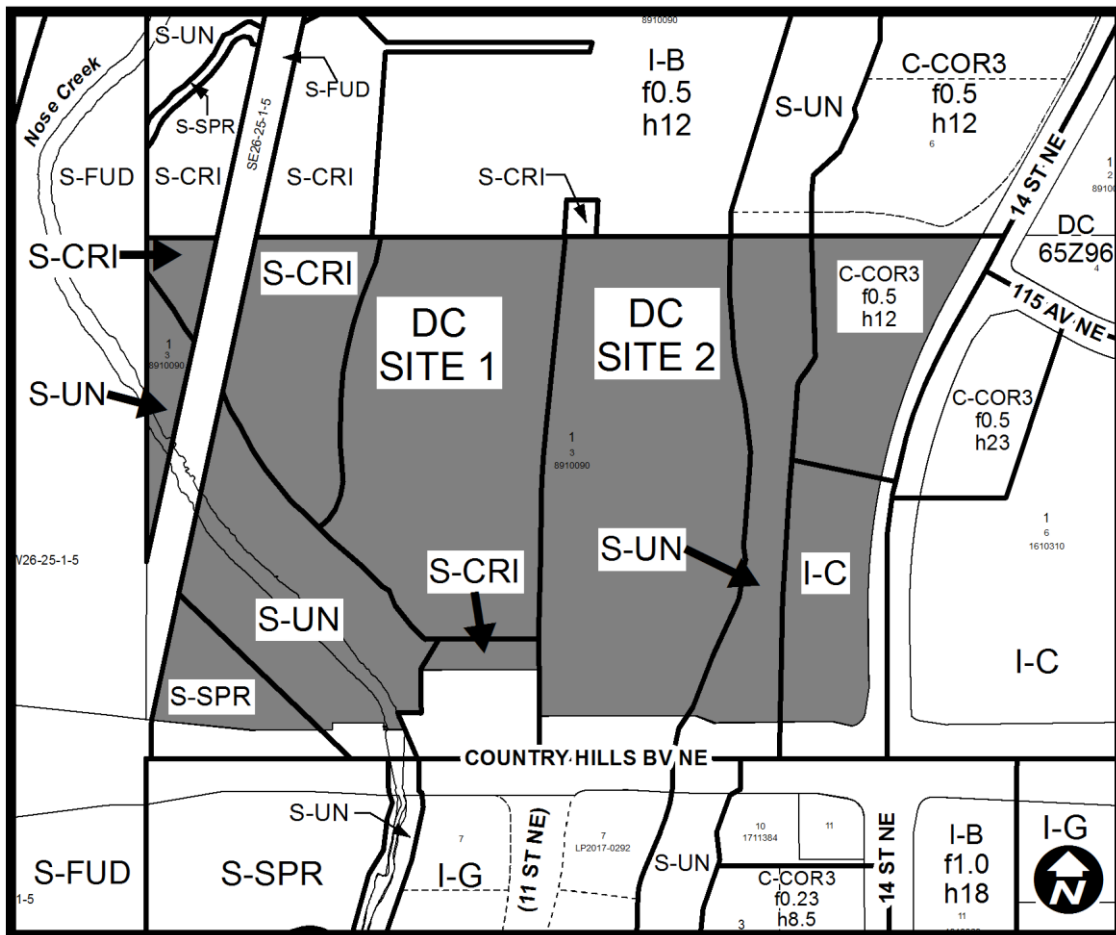
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2013-0091/CPC2018-0423  
BYLAW NUMBER 171D2018

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to:
  - (a) allow for additional **uses** which are complimentary with the **uses** of the Industrial – Commercial (I-C) District.

#### 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 LOC2013-0091/CPC2018-0423  
BYLAW NUMBER 171D2018

## 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.

## Bylaw 1P2007 District Rules

- 4 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.

## Site 1 (4.12 hectares)

### Application

- 5 The provisions in sections 6 through 8 apply only to site 1.

### Permitted Uses

- 6 The ***permitted uses*** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

### Discretionary Uses

- 7 The ***discretionary uses*** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of:

- (a) **Place of Worship – Large.**

### Place of Worship – Large

- 8 Only one (1) **Place of Worship – Large** is allowed on Site 1.

## Site 2 (4.89 hectares)

### Application

- 9 The provisions in sections 10 through 11 apply only to Site 2.

### Permitted Uses

- 10 The ***permitted uses*** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

### Discretionary Uses

- 11 The ***discretionary uses*** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of:

- (a) **Distribution Centre.**

- Additional upgrades to Country Hills Boulevard are currently unfunded by the City. As part of our Annex project we are proposing a series of upgrades to improve traffic flow along CHB, while providing the necessary road connections to service our project. This includes an additional travel lane for traffic between 11<sup>th</sup> Street and 14<sup>th</sup> Street and a series of dedicated left-turn bays at those intersections.
- 3- Discussion regarding the historical importance of the “Wagon Trail” that is said to have run through the Stoney Industrial ASP area:
- This is a very important topic to the CA. Melcor has completed all required historical resource clearance for the Annex, however if we dig up anything when we start construction we will undertake proper protocol regarding historical preservation requirements, including engagement with the CA.
  - Melcor is open to working with the CA to explore possible opportunities to pay homage to the history of the “Wagon Trail” in our naturalized open space area once along Nose Creek.  
David – Can you forward any details you have on this Wagon Trail. I would like to forward to my architect so we can start thinking about how this could be incorporated as feature for our seating nodes proposed along the new regional pathway.
- 4- Discussion regarding the pathway connection from Coventry Hills and access to the MR parcel in the SW corner of the development
- Through discussions it was identified that connecting these sites together would be difficult due to the surrounding site constraints, such as the railway tracks. There was discussion as to whether the MR parcel could be turned into a dog park by the City in the future after the land is dedicated by Melcor as MR.

I hope this accurately captures our discussion. If I missed anything, please let me know. If the CA is comfortable and willing, it would be appreciated to receive a letter of support for our application prior to our Council Public Hearing Date of June 11<sup>th</sup>. Otherwise we look forward to continuing our engagement with the Northern Hills CA as we move forward on this project and others we are working on in your area.

Thanks again for your time and have a great weekend.

Best regards,

**Alan Boucher**  
**403-270-1289**

---

**From:** [planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca) [<mailto:planning@northernhills.ab.ca>]  
**Sent:** Tuesday, May 15, 2018 10:34 PM  
**To:** 'Leah Argao'  
**Cc:** Jim Gordon; 'David'; 'Executive Assistant Ward 3'; Alan Boucher; 'Barbara Fleet'; 'David Hartwick'; 'jeannette vu'; [engage@northernhills.ab.ca](mailto:engage@northernhills.ab.ca); [admin@northernhills.ab.ca](mailto:admin@northernhills.ab.ca)  
**Subject:** RE: Meeting request - The Annex

Leah – it will be tomorrow.

**From:** Leah Argao <[largao.la@gmail.com](mailto:largao.la@gmail.com)>  
**Sent:** May 15, 2018 9:16 PM  
**To:** [planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)  
**Cc:** Jim Gordon <[JGordon@melcor.ca](mailto:JGordon@melcor.ca)>; David <[dahartwick@shaw.ca](mailto:dahartwick@shaw.ca)>; Executive Assistant Ward 3 <[eaward3@calgary.ca](mailto:eaward3@calgary.ca)>; Alan Boucher <[ABoucher@melcor.ca](mailto:ABoucher@melcor.ca)>; Barbara Fleet <[ward03@calgary.ca](mailto:ward03@calgary.ca)>; David Hartwick <[advocacy@northernhills.ab.ca](mailto:advocacy@northernhills.ab.ca)>; jeannette vu <[jeannette\\_vu@yahoo.ca](mailto:jeannette_vu@yahoo.ca)>; [engage@northernhills.ab.ca](mailto:engage@northernhills.ab.ca);

[admin@northernhills.ab.ca](mailto:admin@northernhills.ab.ca)

**Subject:** Re: Meeting request - The Annex

Can you confirm if we are swapping out to meet thurs instead of wed  
Thx leah

On Mon, May 14, 2018, 10:14 PM <[planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)> wrote:

Fantastic – can I ask that we meet at the Good Earth near the superstore?

Thanks

Simon

---

**From:** Jim Gordon <[JGordon@melcor.ca](mailto:JGordon@melcor.ca)>

**Sent:** May 14, 2018 9:41 AM

**To:** David <[dahartwick@shaw.ca](mailto:dahartwick@shaw.ca)>; Leah Argao <[largao.la@gmail.com](mailto:largao.la@gmail.com)>; [planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)

**Cc:** Executive Assistant Ward 3 <[eaward3@calgary.ca](mailto:eaward3@calgary.ca)>; Alan Boucher <[ABoucher@melcor.ca](mailto:ABoucher@melcor.ca)>; Barbara Fleet <[ward03@calgary.ca](mailto:ward03@calgary.ca)>; David Hartwick <[advocacy@northernhills.ab.ca](mailto:advocacy@northernhills.ab.ca)>; jeannette vu <[jeannette\\_vu@yahoo.ca](mailto:jeannette_vu@yahoo.ca)>; [engage@northernhills.ab.ca](mailto:engage@northernhills.ab.ca); [admin@northernhills.ab.ca](mailto:admin@northernhills.ab.ca)

**Subject:** RE: Meeting request - The Annex

Hi all,

Thank you for making the time to meet with us. I've attached a copy of our outline plan report for information ahead of the meeting. If you have any questions on the attached report please let me know.

Alan Boucher from our office can be in attendance on Wednesday but unfortunately I have a conflict. Both Alan and I are available on Thursday.

Sincerely,

**Jim Gordon,**

Development Manager, Property Development

**d|** 403.270.1299 **c|** 403.560.8668

**e|** [Jgordon@Melcor.ca](mailto:Jgordon@Melcor.ca)

a| 210, 101 6 St. SW

Calgary, AB T2P 5K7

w| Melcor.ca

**WE'VE MOVED!**

**Please note our new address:**

a| 210, 101 6 St. SW

Calgary, AB T2P 5K7

MELCOR DEVELOPMENTS LTD.

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**From:** David [<mailto:dahartwick@shaw.ca>]

**Sent:** Sunday, May 13, 2018 9:30 PM

**To:** Leah Argao; [planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)

**Cc:** Jim Gordon; Executive Assistant Ward 3; Alan Boucher; Barbara Fleet; David Hartwick; jeannette vu;  
[engage@northernhills.ab.ca](mailto:engage@northernhills.ab.ca); [admin@northernhills.ab.ca](mailto:admin@northernhills.ab.ca)

**Subject:** Re: Meeting request - The Annex

I will attempt to make it. Wednesday is my only free night with my daughter in May.

David

On 2018-05-13 4:57 PM, Leah Argao wrote:

Works for me

Leah

On Sat, May 12, 2018, 9:53 PM <[planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)> wrote:

Hi Jim -- it will be quite likely that we will need to meet in the evening.  
Would you be open to meeting, say Wednesday at 6:00pm?

Jeannette, David, Leah does that work for you?

Simon

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

From: Jim Gordon <[JGordon@melcor.ca](mailto:JGordon@melcor.ca)>

Sent: May 12, 2018 6:37 PM

To: Leah Argao <[largao.la@gmail.com](mailto:largao.la@gmail.com)>

Cc: [planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca); Executive Assistant Ward 3

<[eaward3@calgary.ca](mailto:eaward3@calgary.ca)>; Alan Boucher <[ABoucher@melcor.ca](mailto:ABoucher@melcor.ca)>; Barbara Fleet

<[ward03@calgary.ca](mailto:ward03@calgary.ca)>; David Hartwick <[advocacy@northernhills.ab.ca](mailto:advocacy@northernhills.ab.ca)>;

jeannette vu <[jeannette\\_vu@yahoo.ca](mailto:jeannette_vu@yahoo.ca)>; [engage@northernhills.ab.ca](mailto:engage@northernhills.ab.ca);

[admin@northernhills.ab.ca](mailto:admin@northernhills.ab.ca)

Subject: Re: Meeting request - The Annex

Yes absolutely, I've got some critical morning meetings on Monday and Wednesday but besides that I can make any other time available.

Can you send over a time that works?

Kind regards,

Jim

Sent from my iPhone

On May 11, 2018, at 8:18 PM, Leah Argao

<[largao.la@gmail.com](mailto:largao.la@gmail.com)><mailto:[largao.la@gmail.com](mailto:largao.la@gmail.com)>> wrote:

Jim ..do you have a time to perhaps meet or review this together in the next week Leah argao

On Wed, May 9, 2018, 7:53 PM

<[planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)><mailto:[planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)>> wrote:

Hi Jim

Happy to discuss -- is there a DP number, and have the plans been circulated?

Thanks

Simon

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

From: Jim Gordon <[JGordon@melcor.ca](mailto:JGordon@melcor.ca)><mailto:[JGordon@melcor.ca](mailto:JGordon@melcor.ca)>>

Sent: May 7, 2018 5:15 PM

To: [planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)<mailto:[planning@northernhills.ab.ca](mailto:planning@northernhills.ab.ca)>

Cc: [EAWARD3@calgary.ca](mailto:EAWARD3@calgary.ca)<mailto:[EAWARD3@calgary.ca](mailto:EAWARD3@calgary.ca)>; Alan Boucher

<[ABoucher@melcor.ca](mailto:ABoucher@melcor.ca)><mailto:[ABoucher@melcor.ca](mailto:ABoucher@melcor.ca)>>

Subject: Meeting request - The Annex

Hi Simon,

I'd like to get a meeting set up with the community association with respect to our Annex project heading to council on June 11.

Can we set up a meeting with the CA reps in order to present our project and

talk about your concerns?

Kind regards,

Jim Gordon,  
Development Manager,  
Melcor Developments  
(403)560-8668

Sent from my iPhone

**Williams, Debbie D. (City Clerk's)**

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**From:** de Jong, Joshua A.  
**Sent:** Monday, June 04, 2018 4:25 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2013-0091

Hi, this web submission was received and needs to be included in the comments for this file.

Thanks,

**Joshua de Jong, MPlan**

Planner, Community Planning

**The City of Calgary** | Mail code # 8076

P 403-268-5716 F 403-268-1997 E [joshua.dejong@calgary.ca](mailto:joshua.dejong@calgary.ca)

Municipal Building, 800 Macleod Trail S.E.

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

**From:** kaitlin\_0703@hotmail.com [mailto:kaitlin\_0703@hotmail.com]  
**Sent:** Sunday, May 27, 2018 8:40 PM  
**To:** de Jong, Joshua A.  
**Subject:** June 11, LOC2013-0091

May 28, 2018

Application: LOC2013-0091

Submitted by: Kaitlin

Contact Information

Address: 16 Covepark Close NE

Phone:

Email: [kaitlin\\_0703@hotmail.com](mailto:kaitlin_0703@hotmail.com)

Feedback:

This space has been surveyed for development for quite some time. It is a natural green space and buffer between the residential community of Coventry Hills and the large developing industrial area around 14 St NE. I hope that you would strongly consider the community and the potential for a beautiful green space or multi-use park space and pathways along Nose Creek in this valley area. It appears to have so many options to maintain its natural state and be a benefit to the surrounding communities. Councillor Gondek received many votes based on her saying at one of the election forums that she would be in favour of saving this natural area and not allowing further development. Please consider your constituents and their wishes for



more pathways and a dog park near their community! This would be such a missed opportunity if developers were allowed to further encroach on this area. I would strongly oppose any further industrial development of this natural area.

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Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0257  
Page 1 of 8

## Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW, LOC2018-0006, Bylaw 172D2018

### EXECUTIVE SUMMARY

This application has been submitted by Jennifer Dobbin on January 10, 2017 on behalf of Pritma Puneet Dhillon-Chattha. This application proposes to change the designation of a single parcel ( $\pm 0.04$  hectares) to allow for:

- mixed-use buildings (e.g. commercial storefronts with apartments or offices above);
- commercial uses facing a commercial street;
- the conversion of existing residential buildings into commercial uses;
- a maximum building height of 11.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum floor to parcel area ratio (FAR) of 0.4; and
- the uses listed in the proposed M-U1 designation.

This application is deemed appropriate and in keeping with applicable policies in the *Municipal Development Plan*. There is no local area plan for the community.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 2002 Westmount Road NW (Plan 1197FW, Block 5, Lot 5) from Residential - Contextual One / Two Dwelling District (R-C2) District **to** Mixed Use – General (MU-1f0.4h11) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**

Absent: A. Palmiere and L. Juan

**Carried: 4 – 2**

Opposed: J. Scott and D. Leighton

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

That Council hold a Public Hearing on Bylaw 172D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 2002 Westmount Road NW (Plan 1197FW, Block 5, Lot 5) from Residential - Contextual One / Two Dwelling District (R-C2) District **to** Mixed Use – General (MU-1f0.4h11) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 172D2018.

### PREVIOUS COUNCIL DIRECTION / POLICY

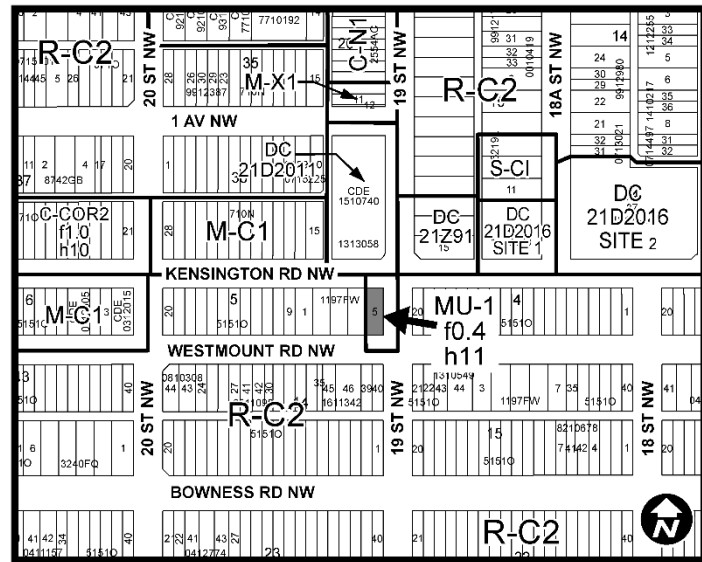
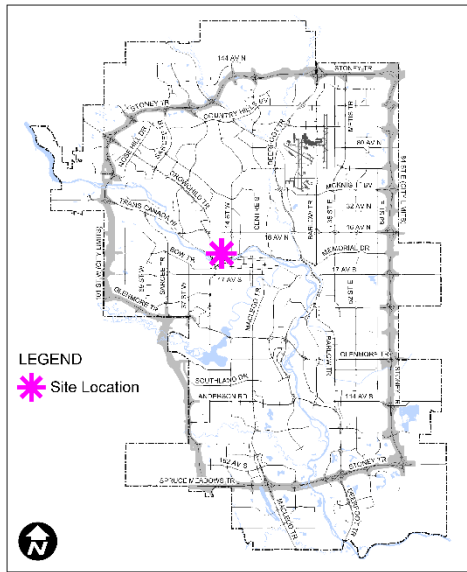
None.

**Planning & Development Report to  
Calgary Planning Commission  
2018 April 19**

**ISC: UNRESTRICTED  
CPC2018-0257  
Page 2 of 8**

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

**Location Maps**



**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

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**BACKGROUND**

**Site Context**

The subject site is located in the northwest community of West Hillhurst. The subject site is located on and addressed from Westmount Road, but has a rear property line with Kensington Road NW. Kensington Road NW is identified as a Neighbourhood Main Street on Map 1- Urban Structure of the Municipal Development Plan.

Development along Kensington Road NW consists of a mix of commercial and residential uses, at a variety of scales. Development along the north side of Kensington Road NW consists of a mix of residential, commercial, mixed-use and institutional development (i.e. schools and places of worship) at a variety of scales including older bungalows, townhouses, low-rise apartments, mid-rise apartment buildings, strip commercial developments and newer mixed use developments (Savoy condominiums and the redeveloped Kensington Legion). The south side of Kensington Road NW (parcels addressed to Westmount Road NW), generally consists of low-density residential development (single detached, semi-detached and rowhouse developments), with a small commercial node at 21 Street NW.

The block located on the northern half of Westmount Road/southern half of Kensington Road NW between 14 Street NW and Crowchild Trail NW is a unique circumstance in the city of Calgary for two reasons: first, it has an unusual block orientation, with lots backing, rather than fronting onto a main street, and second, this portion of Kensington Road NW was not originally intended as a main street due to particular historic circumstances.

Originally, what is now Bowness Road NW (one block to the south of Westmount Road NW) was designed and oriented as the main street through the community. As early as the 1920s, Bowness Road NW was the primary east/west road from the then developing community of Hillhurst and Sunnyside to the areas to the west (Bowness or Montgomery had not developed as residential communities at this time, but farmsteads were located in these areas). The design of the road, with median boulevards, reflects this intent. By the 1940s, with the development of Bowness and Montgomery (there was no development between West Hillhurst and Montgomery at this time), Bowness Road NW further solidified its function as the main connection to these new communities, as Kensington Road NW had not been extended much past 14 Street NW. When Kensington Road NW was extended west in the late 1940s/early 1950s towards what is now Crowchild Trail NW, because there was only room for 3 blocks of residential lots between Bowness Road and Kensington Road NW, lots along Westmount Road NW were made to “back” onto Kensington Road NW.

However, in the 1950s, the function of Bowness Road and Kensington Road NW changed. Kensington Road NW was extended west from 14 Street NW and connected to what is now Parkdale Boulevard NW. Bowness Road NW (from 14 Street NW to what is now Crowchild Trail NW), was then realigned to intersect with Kensington Road at 25 Street NW. Bowness Road NW was no longer a direct east/west connector to the developing communities of Parkdale, Montgomery and the remainder of West Hillhurst – Kensington Road took on that function. This connection for Bowness Road was further severed on the west end when Crowchild Trail NW

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

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was built in the 1970s and on the east end the 1980s when the intersection of Bowness Road and 14 Street NW was removed, with only limited turns provided onto Bowness Road NW, with no through movements allowed.

These developments, occurring over several decades, had the effect of relocating the east/west main street through West Hillhurst from Bowness Road to Kensington Road NW. However, as the parcels backing on the south side of Kensington Road NW demonstrate, the road was not originally intended as a main street, and it's scattered and poorly oriented development pattern is a reflection of that history.

In addition to its unique lot orientation, Kensington Road, between 14 Street and Crowchild Trail NW, is also undergoing a transition from a primarily low-density residential street to a commercial street. This transition is not new to Calgary, as it was the same for many of Calgary's main streets such as 17 Avenue SW, 33 Avenue SW (Marda Loop), and Kensington Road NW east of 14 Street NW. Each of these streets were originally developed with primarily single detached homes. As the city grew around them, and the neighbourhoods they served increased in population, these streets transitioned gradually from a primarily residential street to a primarily commercial street. These transitions typically involved a progression of development that started with conversion of original residences into commercial spaces (for example the several homes located east of 8 Street on the south side of 17 Avenue), then involved small additions to residential buildings to allow for a commercial use, moving on to redevelopment of small scale commercial buildings and eventually larger scale redevelopments for mixed use or commercial buildings. The proposed redesignation represents an early step in this transition.

As identified in *Figure 1*, the community of West Hillhurst peaked either at or before 1968 (the earliest census numbers available are from 1968). The community has experienced gradual growth from its nadir in 1995 and is trending to regain the population it has lost over the last 50 years.

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,338
Difference in Population (Number)	-533
Difference in Population (Percent)	-7.8%

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

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Land Use**

The application proposes to redesignate the parcel from Residential Contextual One/Two Dwelling (R-C2) District to the Mixed Use – General (MU-1f0.4h11) District. The M-U1 district allows for wide array of commercial and residential uses and provides for flexibility of uses at grade (a wide variety of commercial and residential uses are allowed at grade).

The proposed redesignation will allow for the conversion of the existing residence into a commercial use (retail and consumer service) as intended by the applicant. The FAR and height are proposed to be of a moderate intensity given that the parcel has not been consolidated with others, and that greater intensity redevelopment of the parcel will be difficult without consolidation. Additionally, given the parcel is located on a main street, it is expected to undergo a main streets exercise within the next five years. The M-U1 designation is generally in keeping with main streets land uses, so a future main streets initiated redesignation may not be a fundamental change in the use of the parcel (although the FAR and height may increase).

Other land uses, such as C-N1 and C-COR1 were investigated for this application. The C-N1 land use was deemed inappropriate for the parcel, as it would not facilitate future redevelopment at a scale envisioned for main streets (the maximum floor area ratio is 1.0) and is primarily intended for small-scale commercial development. The C-COR1 district was deemed inappropriate as it does not allow residential uses at grade (which may be necessary if the proposed use does not prove to be viable, or in a redevelopment scenario where residential uses should face Westmount Road), nor does it allow various other commercial uses at grade, such as medical clinics, instructional facilities or offices which restrict the flexibility of the site to develop in the future as a mixed-use building.

The proposed land use redesignation is a natural and organic transition for the parcel, and Kensington Road NW in general, from a residential character to a commercial character. The proposed land use allows for the conversion of the existing residence to a commercial use, while also allowing future redevelopment, ideally if the parcel can be consolidated with several other parcels adjacent. The proposed land use district also allows flexibility in the use of the parcel by allowing residential uses at grade. This may be required should the proposed commercial use not prove to be viable, and the building converted back to residential, or in the case of a redevelopment scenario, where residential uses at grade facing Westmount Road NW may be more appropriate given the residential nature of that street.

**Infrastructure**

***Transportation Networks***

The roadway network has sufficient roadway and intersection capacity to accommodate the land use change.

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

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Kensington Road NW forms the northern boundary of this site. Kensington Road NW is classified as a Neighborhood Boulevard, and will support the Bowness / 17 Avenue NE BRT as a primary transit route.

Nineteenth Street NW is a collector road, and has a cycle lane along the curb adjacent to the site.

Bus routes 1, 305, and 404 are within close proximity to the site. The nearest bus stops are within 50 metre walking distance (westbound Route 1) and 115 metre walking distance (eastbound Routes 1, 305, and 404).

The site is conducive to active modes and transit as alternative modes of transportation.

***Utilities and Servicing***

Water and sanitary sewer mains are available to service site. Storm sewers are unavailable. Low impact development measures, a temporary drywell/catch basin system or a main extension may be designed for the site at the Development Site Servicing Plan stage.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders (e.g. YYC, Enmax, etc.) and notice was posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised. The applicant held a meeting with the community association prior to submission of the application.

***Citizen and Community Association Comments***

The West Hillhurst Community Association identified by email that they generally supported the application but noted concerns in the area regarding parking, and expressed a desire for a more comprehensive development in this location (see Attachment 2).

Eight citizens' comments were received by the Calgary Planning Commission report submission date. Concerns and comments included:

- Concerns about lack of off-street parking for the proposed development;
- Increase in traffic at Kensington Road/19 Street NW, and resulting impacts on transit and emergency services;
- General support for redevelopment and rejuvenation of the parcel; and
- Decrease in property values.



**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

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Resident concerns regarding on-street parking will be assessed at the development permit stage. Given the small-scale nature of the use, a parking relaxation may be warranted. For traffic concerns, while there may be some increase in traffic, given the size of the intended use, the impact will be minimal. Property values are not a consideration for planning applications.

**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 a Neighbourhood Main Street according to Urban Structure Map (Map 1) of the *Municipal Development Plan (MDP)*.

Several policies for the main streets in the *Municipal Development Plan* pertain the subject site. Some of these policies include:

- 3.4.1 (a) Main Streets should provide for a broad mix of residential, employment and retail uses.
- 3.4.1 (c) Commercial development along the Main Street should be oriented to the transit street and public sidewalk.
- 3.4.1 (d) Develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas.
- 3.4.1 (g) Retail buildings should provide front-door openings facing the transit street and principal public areas.
- 3.4.1 (h) Appropriate transition of building scale between developments in the *Main Street*.

The proposed development adheres to these policies by providing a mix of uses along Kensington Road, allowing for the access for the parcel to switch to Kensington Road (at development permit stage) and keeping within the scale and character of the community.

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

The proposal has the potential to continue allow for and further support a mix of uses in West Hillhurst and provide local amenities for community residents.

Planning & Development Report to  
Calgary Planning Commission  
2018 April 19

ISC: UNRESTRICTED  
CPC2018-0257  
Page 8 of 8

**Land Use Amendment in West Hillhurst (Ward 7) at 2002 Westmount Drive NW,  
LOC2018-0006, Bylaw 172D2018**

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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 redesignation is aligned with applicable policies identified in the Municipal Development Plan. The proposal allows for the conversion of an existing residential dwelling into a commercial use, more in keeping with the policies for the Neighbourhood Main Street of Kensington Road, and the function and orientation of the street. The proposed redesignation also sets the stage for future redevelopment of the site.

**ATTACHMENT(S)**

1. Applicant's Statement
2. Community Association Comments
3. Calgary Planning Commission Member Comments
4. Proposed Bylaw 172D2018
5. Public Submissions

## **APPLICANT'S SUBMISSION**

This application proposes to re-designate a property located at 2002 Westmont Road NW, in the community of West Hillhurst, from R-C2, Residential - Contextual One / Two Dwelling to an M-U1 Mixed Use - General district to with height and density modifiers to match the existing build-form with a small addition contemplated.

The parcel faces onto 2002 Westmount Drive NW, and is a corner lot with the East side facing onto 19th Street NW and the rear of the property abutting Kensington Road NW. The intention of the commercial use is to reverse the facing side of the building to face Kensington Road NW in compliance with policy and intentions aligned with the Main Street program. Surrounding lands include a five-storey apartment building to the North, across Kensington Road (the Savoy Building), and R-C2 single family homes surrounding the site to the West and East.

The build-form is to remain the same height (at 10m) and includes a small addition to the North side of the building to create a commercial entrance facing Kensington Road.

Due to access restrictions and the proximity to Kensington Road and 19th Street NW, the applicant is seeking a full relaxation of on-site parking requirements for the Permitted Use of a Retail and Consumer Service that would require 2 on-site stalls.

Public Engagement - The applicant met with the West Hillhurst Community Association prior to application and circulated a flyer to all buildings within 200m of the site prior to the application inviting neighbour engagement. One email response to the flyer has been received at the time of application with concerns about parking (will be provided to file manager).



**COMMUNITY ASSOCIATION COMMENTS**

Hello,

The WHCA Planning Committee offers the following comments on LOC2018-0006:

- The committee supports commercial use at this location. However, the applicant intends to utilize the existing residence and a more comprehensive redevelopment that enhances the corner and addresses parking would be preferable.
- Parking is a major concern at the location
- The committee has received letters from residents concerned about the increased parking demands a new business would bring to their street.

Thank you,

Karen Dahl  
WHCA Planning Committee Coordinator



## Calgary Planning Commission Member Comments

### Reasons for Opposition from Mr. Leighton:

- I did not support this land use amendment to Mixed Use 1 (MU-1) because:
  1. This “spot zoning” application is, in my opinion, premature given that the Main Street Planning for the area has not yet started;
  2. Creating a commercial property facing Kensington Road will result in customer and staff parking and service areas fronting onto Westmount Road, a residential street; and
  3. Commercial development in this area would be better focused and concentrated in existing town centres along Kensington Road (rather than dispersed and fragmented).

### Reasons for Opposition from Mr. Scott:

- Reasons for voting against the staff recommendation to approve redesignation from Residential Contextual One/Two Dwelling (R-C2) to the Mixed Use – General (MU-1f0.4h11) district:
  - The proposed use is out of context with predominantly residential redevelopment occurring along Westmount Road NW west of 14 Street N and, although a modest application, sets precedent in the absence of a framework to guide and manage potential interface issues.
  - The subject parcel fronts Westmount Road NW, which is a predominantly residential street in this location.
  - In the absence of a service lane or other suitable means to buffer commercial operational activities – including parking and loading and waste & recycling – from homes adjacent to and south of the subject parcel, the proposed redesignation is premature without a more comprehensive review of potential impacts and their mitigation.
  - The subject site is located just outside the south boundary of the Kensington Road Main Street change area discussed with stakeholders previously, and plans to further review the Kensington Road Main Street are not known.





# PROPOSED

CPC2018-0257  
ATTACHMENT 4

## BYLAW NUMBER 172D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0006/CPC2018-0257)**  
\*\*\*\*\*

**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 \_\_\_\_\_

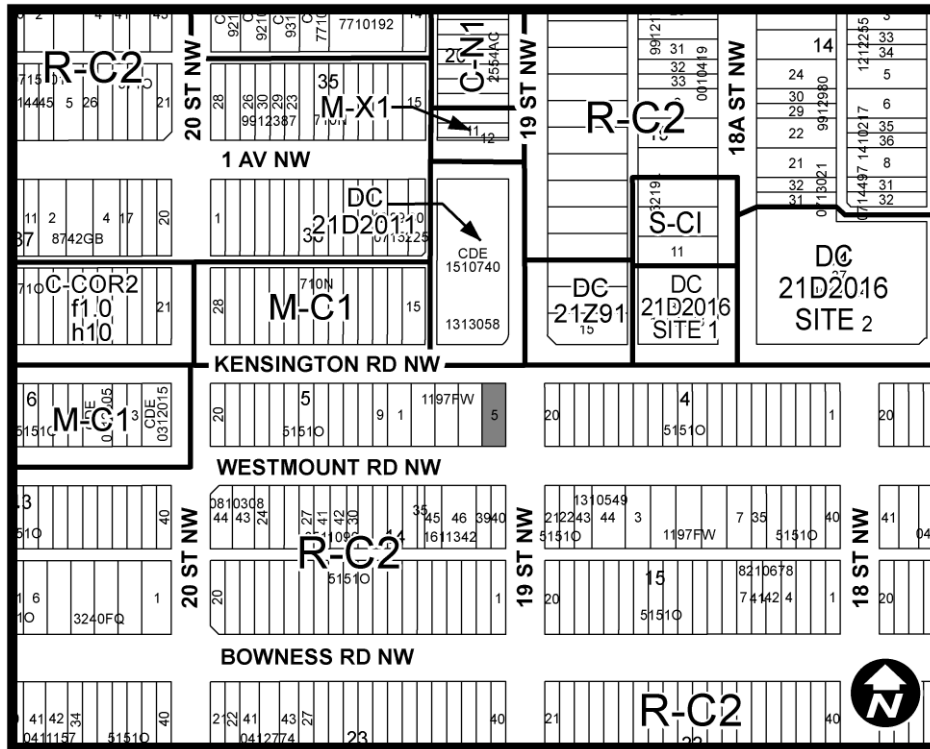
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

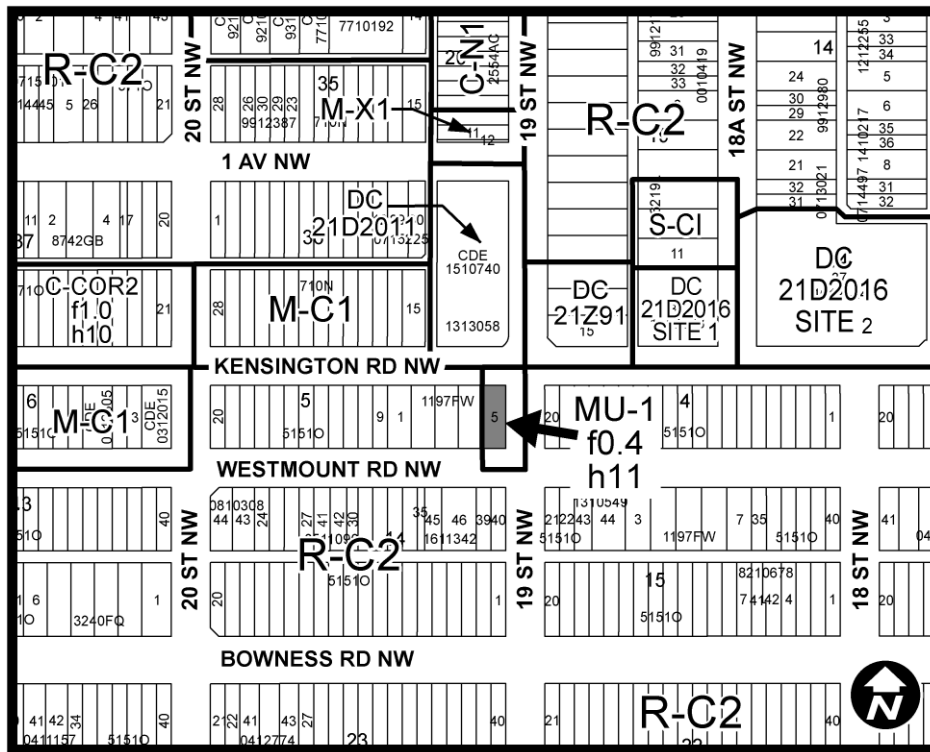
AMENDMENT LOC2018-0006/CPC2018-0257  
BYLAW NUMBER 172D2018

## SCHEDULE A



**AMENDMENT LOC2018-0006/CPC2018-0257  
BYLAW NUMBER 172D2018**

**SCHEDULE B**





April 4, 2018

2039 Westmount Road N.W.  
Calgary, Alberta  
T2N 3N1  
[gshyba@gmail.com](mailto:gshyba@gmail.com)  
403-612-5526

Planning & Development  
The City of Calgary  
Calgary Municipal Building  
800 Macleod Trail S.E.  
P.O. Box 2100, Postal Station "M", IMC #8108  
Calgary, Alberta  
T2P 2M5

Attn: Peter Schryvers  
[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)

Re: Redesignation – File Number LOC2018-0006  
Applicant: Dobson, Jennifer

We own and have lived at 2039 Westmount Road N.W. with our family since 2010. The following is a list of our concerns and reasons objecting to the proposed re-designation (zoning) of 2002 Westmount Road N.W. to allow for:

*Conversion of existing residential buildings to commercial uses, new mixed-use buildings (e.g. commercial storefronts with apartments or offices above) with a maximum building height of 11 metres (about 3 storeys), which is an increase from the current maximum of 10 metres.*

1. There is no parking on either 19<sup>th</sup> Street or Kensington Road to accommodate a commercial use of the property. The option of creating parking on 19<sup>th</sup> Street is dangerous. It is posted 'no parking' and is a designated bike lane. In addition, there is a large electrical box and a pole on the east boundary of that lot which limits access to the east side of the lot and also blocks the view for anyone leaving or entering the lot from the east. These obstacles would mean



that parking would, in all likelihood, occur between 19<sup>th</sup> and 20<sup>th</sup> Street along Westmount Road N.W. which is designated as residential. We already have parking issues with commuters who park their cars on Westmount Road all day and take bus transit from Kensington Road presumably to their jobs downtown.

2. There is no area provided for garbage pickup except from the front of the lot. Where would a large industrial size container be placed? On the South side of the lot? How would the large truck access it from Kensington Road? The commercial properties North of this lot along 19<sup>th</sup> Street have lane access.
3. Traffic along Westmount Road would increase.
4. Where would all of the people park under allowed uses for such a designation which permits businesses and apartments?
5. This whole proposal does not make sense tax wise. The City collects slightly more tax on a commercial property and all of our taxes go down from the devaluation of our property with the incursion of a commercial property on a residential street under transition with new housing priced for as much as \$2,000,000 – a net tax revenue loss for the City.
6. We already have too much proximity to commercial property (Kensington Road, development on the Northwest corner of 19<sup>th</sup> Street and Kensington Avenue, strip mall on the Northwest corner of 20<sup>th</sup> Street and Kensington Avenue with a liquor store with bold lighting (likely unapproved) visible from our property) which makes our property less desirable than others in the neighbourhood.
7. There is more than enough commercially zoned property for the applicant to choose from in this part of Calgary and conversely, our neighbourhood already has more than enough close access to plenty of commercial businesses, including hair salons. Redesignation and its repercussions for many other property owners and a whole community should not be allowed because it is economically more advantageous or desirable for one property owner and offers no benefits to the rest of the neighbouring properties. Isn't that what city planning is all about?



8. The south side of Westmount Road is different from the north side and should remain so. Our lot does not back onto Kensington Road and we have an alley. We purchased the property on the basis that it was situated where it was and had those amenities and pay taxes on that basis as well. We would consider moving if zoning changes and it is unlikely that we would get the same return on our investment if a portion of our residential street were converted to commercial zoning. The same would apply to all others on our street. This potential damage to our property values must be weighed against the commercial interests of one applicant and a proposal which may not ultimately be economical for the applicant and does not make fiscal sense for the City from a property tax perspective.
9. Allowing this redesignation may become "the thin edge of the wedge" and be used as a precedent for other similar applications. We also have no assurance that the current intended use by the applicant will not be changed should a redesignation be permitted.
10. Not only would the financial value of the other properties along Westmount Road be decreased, but commercial rezoning in that location will also diminish the desirability and reputation of our community as a family-friendly and safe residential area.

Thank you for giving our concerns and the preservation of our neighbourhood due consideration.

   
Marlis Schoenemann / Gregory Shyba

**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Monday, May 28, 2018 10:16 AM  
**To:** Public Submissions  
**Subject:** FW: re-designation of 2002 Westmount Rd NW

**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:** Schryvers, Peter  
**Sent:** Monday, May 28, 2018 9:37 AM  
**To:** City Clerk  
**Subject:** FW: re-designation of 2002 Westmount Rd NW

Greetings,

This is Peter Schryvers from Community Planning. I am forwarding you a letter received with regards to LOC2018-0006. I believe this is item 15 of the public hearing portion of the agenda for the Council . This was received after the deadline for submissions for the CPC report, but before submissions for the Council report were made available. Can you please include this in the Council report, or let me know how best to ensure this resident's concerns are made known?

This is the second of four letters that were received in a similar time period.

Regards,

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: [peter.schryvers@calgary.ca](mailto:peter.schryvers@calgary.ca)

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**From:** Lisa Tschritter [[mailto:blue\\_ember@msn.com](mailto:blue_ember@msn.com)]  
**Sent:** Thursday, April 05, 2018 3:34 PM  
**To:** Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)>  
**Subject:** [EXT] re-designation of 2002 Westmount Rd NW

Hello,

I am a current homeowner and resident on Westmount Rd, on which there is a re-designation of a property, 2002 Westmount Rd NW. I drive by and see the sign every day and I know there is a process, I am hoping that I, as a current community and street member, can provide a statement. Being that the rear side of the property, 2002 Westmount Rd NW, is at Kensington Road, there is no alley or lane way at the rear of the building and another side of the property is at 19th Street NW, for which there is no street parking. Parking for the current residents is already an issue; it is difficult for the residents of this street to have enough parking as many of the houses do not have driveways, including the aforementioned, and all we have is street parking. This street already has a few duplexes, which contributes to parking woes even further. I can only imagine how difficult it will be for the current residents to park if this multi-unit with businesses is allowed to be built. There are plenty of existing spaces available in this neighborhood for businesses, and there are other nearby locations which would be better suited for a business venture.

I appreciate you taking the time to read my letter and to take my valid concerns into consideration. Thank you.

Sincerely,

Ms. L Tschritter

PLANNING & DEVELOPMENT  
THE CITY OF CALGARY  
CALGARY MUNICIPAL BUILDING  
800 MACLEOD TRAIL SE  
P.O. BOX 2100, POSTAL STATION "M", IMC#8108  
CALGARY, ALBERTA T2P 2M5

MAY 5, 2018

ATTN: PETER SCHRYVERS  
[PETER.SCHRYVERS@CALGARY.CA](mailto:PETER.SCHRYVERS@CALGARY.CA)

RE: RE-DESIGNATION – **FILE No. LOC2018-0006**  
APPLICANT: DOBSON, JENNIFER

My husband and I own and live with our family at 2041 Westmount Rd NW. We have owned/lived here since 2014 and absolutely love our neighbourhood. A large draw for us was the neighbourhood's proximity to downtown and the convenience of having amenities close by (walking distance). That being said, we feel strongly that there is already enough development happening in our neighbourhood, and that the rezoning of 2002 Westmount Rd NW (referenced above) would detract from, rather than enhance, our community. There are a number of reasons for this:

1. *Parking*

- Parking on Westmount Road is already congested with not only the houses on the north side of the road having limited or no access to their garages (which back onto Kensington Rd and either have no access or in some cases do not exist). In addition to these vehicles, the road is used heavily by daily commuters who park their vehicles and take transit presumably into the downtown core.
- This re-designation would allow for a multiple story commercial building or apartments which would add a significant amount of parking to the already heavily burdened road.

2. *Traffic*

- I have a young family and already worry about the volume of traffic on nearby Kensington Rd and 19<sup>th</sup> Street. My 8 year old would have to walk past an even busier area en route to and from Queen Elizabeth School. This is already going to be an increased concern with the development happening at the old Legion site.

3. *Waste Management*

- There is no alley for the north side of Westmount Rd. Increasing the amount of waste would mean more volume during garbage pickup days or permanent placement of an industrial sized bin across from/beside the front yards of residential homes.

4. *Existing/Ongoing Development*

- There is already a good amount of existing retail and commercial space, as well as a significant amount of planned expansion. There is currently a number of vacant commercial/retail space within a block of this property. There is also the construction of a large development (retail and residential) at the site of the old Legion that will add significant retail/commercial space to the neighbourhood.
- There are already two other competing hair salon businesses within a half block of this proposed location.

5. *Negative Impact to our Property Value*

- If the re-designation is approved at 2002 Westmount Rd, the domino effect of other properties beside it would be devastating to the value of our home. We purchased a home on a residential street in order to enjoy the benefits that provides. I'm quite certain other families would agree that living directly across the street from a row of commercial/business/retail spaces lowers the appeal of a family home (safety, security, traffic/parking volumes, etc) which would have a negative impact on the value of by far our largest investment.

The row of housing on the north side of Westmount Rd provides a meaningful "border" between our community and Kensington Rd. It allows for a lovely little family-oriented oasis sandwiched between some very busy thoroughfares. It would be a sad scenario to see that slowly slip away in favour of more commercial development where we are already seeing so much. We appreciate your consideration and trust you will help to preserve the special nature of our Westmount Road community.

Sincerely,

Joleen & Mike Burnett

[joleenburnett@icloud.com](mailto:joleenburnett@icloud.com)  
(403)540-8242

**Williams, Debbie D. (City Clerk's)**

---

**From:** Chin, Kathryn  
**Sent:** Monday, May 28, 2018 10:17 AM  
**To:** Public Submissions  
**Subject:** FW: #LOC2018-0006

**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:** Schryvers, Peter  
**Sent:** Monday, May 28, 2018 9:38 AM  
**To:** City Clerk  
**Subject:** FW: #LOC2018-0006

Greetings,

This is Peter Schryvers from Community Planning. I am forwarding you a letter received with regards to LOC2018-0006. I believe this is item 15 of the public hearing portion of the agenda for the Council . This was received after the deadline for submissions for the CPC report, but before submissions for the Council report were made available. Can you please include this in the Council report, or let me know how best to ensure this resident's concerns are made known?

This is the last of four letters that were received in a similar time period.

Thank you for your time,

**Peter Schryvers**, RPP, MCIP, MEDes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: [peter.schryvers@calgary.ca](mailto:peter.schryvers@calgary.ca)

---

**From:** Randy Elkin [<mailto:elkinn1@hotmail.com>]  
**Sent:** Wednesday, May 09, 2018 2:05 PM  
**To:** Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)>  
**Subject:** [EXT] #LOC2018-0006

Dear Peter;

As per our conversation from the posted notice for file #LOC2018-0006, I am writing this letter to put a stop to the change of the residential property in question.

I do not see a need for a residential property in the location that this is to be re-zoned in any way for commercial. Within 2 blocks west is a vacant and suitable rental space as well as vacant retail spaces between 1 block to 5 blocks north. I also understand that retail space is also going to become available at Kensington and 18th street on the site of the old Legion building. There is more than adequate retail space available for commercial businesses in our area.

With so much vacant retail space within walking distance of this residential "house", why would we disrupt a quiet neighbor hood with a commercial property? On top of that, within walking distance, the services that are to go into this location (from what was presented to me) are already duplicated to the north of this residential "house". So as a past private business owner and current long term retail manager, my next question would be why spend all this time and effort to move a business of this nature from retail into a residential quiet neighbor hood? Survival of all new business owners is reliant on location and with current competition within walking distance, how will customers find and frequent this establishment? And why would we duplicate retail businesses already in our area into our quiet neighbor hood? The need is not here.

The next question that I would have would be parking. As it stands now, it is difficult to park in front of our house due to the number of cars on my street. Between staff and customers, there will be over flow from the location in question that will spill over into the community surrounding this residential "house" due to residential locations do not cater to customer parking. The parking suggested at the back of the location is at a busy intersection of Kensington Road and 19th street. If customers were to try to frequent this location, they will not feel comfortable backing out of the back yard onto Kensington. This is an accident looking for a place to happen. It was purposed that by taking down the fence and trees at the back of this location it would help with the visibility of this intersection; there is a 4 way set of lights at this controlled intersection so none of this is relevant in their purposal. Also, to add to the parking situation, the neighbor hood is continuing to go from single dwelling homes to multi dwelling homes on the same foot print. This is continuing to evolve as houses sell and land is repurposed. Parking is an issue just with residential; why do we need to add to this problem by adding commercial when there are already commercial properties available? We are already seeing customers and employees of the businesses to the north of us parking in front of our houses.

If we did not have adequate retail space in our area of town, I would be the first to support additional retail space but this is not the case in our quiet neighbor hood. Please allow retail to be with retail and residential with residential. It was done this way in the past for a reason and needs to stay that way for now and in the future.

Randy Elkin

Resident of Westmount Road NW

Calgary

**Williams, Debbie D. (City Clerk's)**

---

**From:** Albrecht, Linda  
**Sent:** Tuesday, May 29, 2018 3:10 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0006

---

**From:** Dawn Walton [mailto:dawn\_walton@hotmail.com]  
**Sent:** Tuesday, May 29, 2018 2:22 PM  
**To:** Schryvers, Peter ; City Clerk  
**Subject:** [EXT] Re: June 11, LOC2018-0006

Thank you. I must have misread the notice.  
I've copied the city clerk's office here.  
Hopefully this will do.  
Cheers - Dawn

On May 29, 2018, at 2:05 PM, Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)> wrote:

Hi Dawn,

The deadline for submitting your comments to me directly has passed. Please send these comments directly to the city clerks at [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca) so they can be included in the report to council for this item.

Best,

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: [peter.schryvers@calgary.ca](mailto:peter.schryvers@calgary.ca)

**From:** [dawn\\_walton@hotmail.com](mailto:dawn_walton@hotmail.com) [mailto:dawn\_walton@hotmail.com]  
**Sent:** Tuesday, May 29, 2018 11:40 AM  
**To:** Schryvers, Peter <[Peter.Schryvers@calgary.ca](mailto:Peter.Schryvers@calgary.ca)>  
**Subject:** June 11, LOC2018-0006

May 29, 2018

Application: LOC2018-0006

Submitted by: Dawn Walton



## Contact Information

Address: 2010 Westmount RD NW, CALGARY, T2N3M9

Phone: (403) 805-4466

Email: [dawn\\_walton@hotmail.com](mailto:dawn_walton@hotmail.com)

## Feedback:

I live at 2010 Westmount RD NW with my husband and young daughter. We are concerned about the amount of traffic such a large development on a residential street will create. The busy corner of 19 ST NW and Kensington RD NW already brings considerable traffic to the area. The Truman Homes SAVOY development on the northwest corner of that intersection (monitored by traffic lights) only added to significant traffic to the neighbourhood as well as street parking concerns. What are the anticipated parking needs for this proposed development? Has a traffic study been done? Has permitted parking been considered? Westmount RD NW is currently non-permitted around this intersection -- even though most homes backing onto Kensington RD NW don't have parking stalls/garages/driveways and as such, park on the road in front of residents' homes. Permit parking should be added to the street if this proposed land redesignation and development are to be approved. Thank you for your attention. Dawn Walton amp; Chris Doucher

**Williams, Debbie D. (City Clerk's)**

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**From:** MAUREEN MEDDINS <mmeddins@gmail.com>  
**Sent:** Thursday, May 31, 2018 8:42 AM  
**To:** Public Submissions  
**Subject:** [EXT] 2002 Westmount Rd. N.W.

Redesignation from R-C2 to Mixed Use

This is a very disappointing proposal for our neighborhood. We take pride in our homes and many of us value some sense of privacy, security, and a peaceful neighborhood to raise our families.

Commercial use brings a lot of negative issues:

as parking, on the north side of Westmount Rd, as there is no back alley, most don't have garages, therefore every home requires 1 or 2 parking spaces. These, of course, would be taken by people using retail.

Retail increases the risk of bringing petty crime to our neighborhood.

This is an extremely busy intersection, and has been deemed "high accident" due to the grade of 19th Street and visibility issues. Increased retail activity will definitely make this intersection more dangerous.

We have way too much empty retail up and down Kensington, we certainly do not need any more.

Whatever happened to "Aging in Place"? What a disengenious statement from the City of Calgary. Anyone reading this letter as well as the developer responsible would never want this in their neighborhood.

I oppose the redesignation of this property and support leaving the zoning to R-C2.

Maureen Meddins  
1940 Westmount Rd. N.W.  
[mmeddins@gmail.com](mailto:mmeddins@gmail.com)



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0415  
Page 1 of 7**

**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning + Design on 2017 November 27 on behalf of Andrea Christina Miller and RNDQR LTD (landowners). The application proposes to redesignate these two parcels 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 6 dwelling units (an increase from the current maximum of 4 dwelling units);
- secondary suites; and
- the uses listed in the proposed R-CG designation.

This application is intended to accommodate a comprehensive redevelopment of the two subject parcels through an active development permit. The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

1. **ADOPT** by bylaw, the proposed redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 2102 and 2106 - 5 Avenue NW (Plan 8942GB, Block 14, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Gondek**

**Carried: 6 – 0**

Absent: A. Palmiere and L. Juan

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

That Council hold a Public Hearing on Bylaw 175D2018; and

1. **ADOPT** the proposed redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 2102 and 2106 - 5 Avenue NW (Plan 8942GB, Block 14, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 175D2018.

**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

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**BACKGROUND**

**Site Context**

The subject site is located in the community of West Hillhurst north of 5 Avenue NW and west of 20 Street NW. 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, with the exception of M-C1, M-CG and C-N1 collectively located one block to the south.

The site is a corner site, approximately 0.09 hectares in size with approximate dimensions of 28 by 39 metres. A rear lane exists to the north of the site. The property is currently developed with two one-storey single detached dwellings and one accompanying single-car garage accessed from the rear lane.

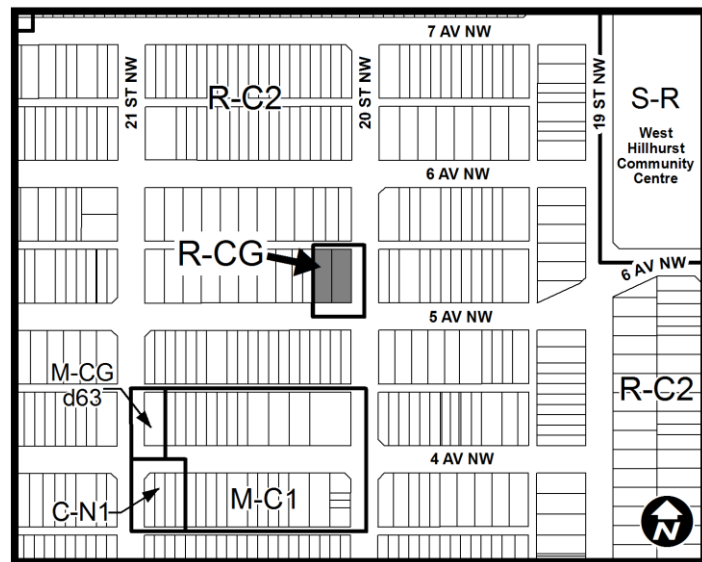
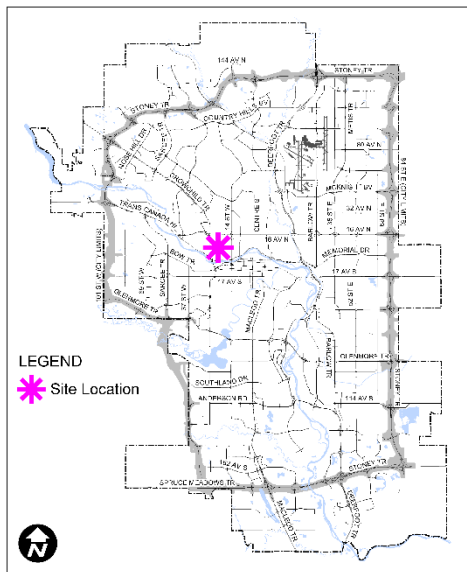
As identified in *Figure 1* below, the community of West Hillhurst has seen population decline over the last several years with its population peak in 1968. Since 1968, the community has lost approximately 422 residents.

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,449
Difference in Population (Number)	-422
Difference in Population (Percent)	-6%

Source: *The City of Calgary 2017 Census*

**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

**Location Maps**



**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

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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.

**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 per parcel.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that allows up to 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 six (6) 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 provided they are below 45 square metres in size.

**Implementation**

As noted, the proposed redesignation is intended to accommodate a comprehensive redevelopment of the subject parcels (2102 and 2106 - 5 Avenue NW). A development permit is currently being processed by administration for these two parcels which proposes seven two storey row house units with six secondary suites. Seven garages are being proposed along the lane. This development permit is for a permitted use if this land use is approved by Council and therefore will not be brought before Calgary Planning Commission for approval.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 200 metres from transit stops for several bus routes on 19 Street NW with an additional transit stop located adjacent to the site on 5 Avenue 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.



**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

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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, the date of the Public Hearing will be advertised.

***Citizen and Community Association Comments***

The Community Association was circulated, and provided comments with no substantive objections to the land use proposal, under Attachment 2.

Two letters were submitted from local citizens. One was strongly opposed citing parking concerns. The other letter was not in objection to the application, but did have concerns with parking and additional height.

**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 - 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.

***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.

**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

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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 five of eight of the location criteria such as it has a location on a corner parcel and a collector street, within 600 metres of primary transit and with a transit stop adjacent to the site as well as with direct lane access.

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

There is no local area plan for West Hillhurst.

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

The recommended land use allows for wider range of housing types than the existing established inner city community 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**

The intent of this land use amendment is to allow for a comprehensive redevelopment of the two parcels. While a development permit has been submitted, Council's decision on this land use amendment application may not result in both parcels being redeveloped comprehensively and/or the development considered under the associated development permit application may not be realized.

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with both parcels being developed independently are limited, if any.

**Land Use Amendment in West Hillhurst (Ward 7) at 2101 and 2106 - 5 Avenue NW,  
LOC2017-0356, Bylaw 175D2018**

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

The proposal conforms with applicable policies of the Municipal Development Plan. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

In this case, the proposed redesignation allows for the comprehensive redevelopment of the two parcels forming an R-CG site with approximately 92 feet of frontage along 5 Avenue NW.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 175D2018
4. Public Submissions



## Applicant's Submission



460 - 5119 Elbow Drive SW P 403.201.5305  
Calgary, Alberta T2V 1H2 F 403.201.5344

JANUARY 19, 2018

City of Calgary  
Planning and Building  
800 MacLeod Trail SW  
Calgary AB T2P 2M5

**RE:** Application Amendment: LOC2017-0356

Land Use Redesignation from R-C2 to R-CG: 2102, 2106 - 5 Avenue NW | Lots 12 and 13, Block 14, Plan 8942GB

The subject parcels are located in the community of West Hillhurst and consists of 0.1123ha of privately owned land. RNDQR Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a seven-unit Rowhouse Building with front doors facing 20 Street and 5 Avenue NW. 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. No local area plan amendments are required. The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and Backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-unit uses. The intent of the R-CG District is to accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, allow Secondary Suites and Backyard Suites with new and existing residential development, provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodate site and building design that is adaptable to the functional requirements of evolving household needs.

### 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 5 Avenue and 20 Street NW 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 5 Avenue and 20 Street NW.

**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 ~500m (5-10min walk) from Kensington Road NW, 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 directly in front of a transit stop (Route 104 & 404), and ~700m from a primary transit stop (#72).

**Proximity To An Existing Open Space, Park or Community Amenity:** The subject site is located ~200m from the West Hillhurst Community Centre and West Hillhurst Park.

**Proximity to Existing Multi-Residential Development:** The subject site is proximate to a multi-residential development at the corner of 4 Avenue and 20 Street NW.

## Applicant's Submission



### 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. That's where we connect, where we work and where we play. It's full of exciting opportunities and we want to help grow our community by sharing it with you.  
We want to give more Calgarians the opportunity to live in an area that makes inner city living great! For inner city families looking for something different, we build homes that fit in the existing middle - urban setting, not typical houses or condos.  
In everything we do we remain committed to being good neighbours and working with the community as always and as we can. We look forward to meeting with you to build our vision.

**HAVE MORE CHOICES FOR GETTING AROUND**  
For over 125 years, Calgarians have relied on the variety of services. Planning a trip around the city as a commuter has always depended on our limited modes of travel. That's why we're looking for new ways to make inner city living better.  
We want to create homes for those who don't like the idea of the daily commute. We choose to build innovative housing choices, with great access to transit, car sharing services and carpooling services. Making it easier to get around 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**  
We know you live in a beautiful house. We all want to get more out of our homes, not for better, but to make it a comfortable and more living. It means giving that house a new lease on life. A place that's comfortable, secure and sustainable living. At RNDSQR we focus on living, working, and creating spaces where people can make it all.  
We do it for those who want to live in the city of Calgary and the city of the future. We want to give you a place to live, work, and play. We want to give you a place to live, work, and play. We want to give you a place to live, work, and play.

Want to know more or let us know what you think?  
Visit [www.engageRNDSQR.com](http://www.engageRNDSQR.com)

## Applicant's Submission



**Project Website** | [www.engageRNDISQR.com](http://www.engageRNDISQR.com)

To ensure that all stakeholders have consistent and easy access to information about future RNDISQR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRNDISQR website portal includes:

- Information about RNDISQR 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 RND5QR'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.



### 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.Plani.



## West Hillhurst Community Association Letter



Mon 2/5/2018 4:47 PM

Karen Dahl <karenladahl@gmail.com>

[EXT] Re: Comments for LOC2017-0356

To: Bevill, Brad C.

You forwarded this message on 3/26/2018 4:12 PM.

Hi Brad,

The West Hillhurst Community Association reviewed the amendment to LOC2017-0356 and do not wish to change our initial comments (below).

Thank you

Karen

On Fri, Dec 29, 2017 at 10:18 AM, Karen Dahl <[karenladahl@gmail.com](mailto:karenladahl@gmail.com)> wrote:

Hi Brad,

The West Hillhurst Community Association reviewed LOC2017-0356 and offers the following comments:

- The committee has no substantive objections to the land use amendment.
- While the R-CG designation is appropriate in some locations, we appreciate that it represents a new and unexpected development for some neighbours.
- The committee is hopeful the developers will take into consideration the concerns of surrounding neighbours prior to applying for their DP.

Thank you,

Karen Dahl  
WHCA Planning Committee Coordinator



# PROPOSED

CPC2018-0415  
ATTACHMENT 3

## BYLAW NUMBER 175D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0356/CPC2018-0415)**  
\*\*\*\*\*

**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 \_\_\_\_\_

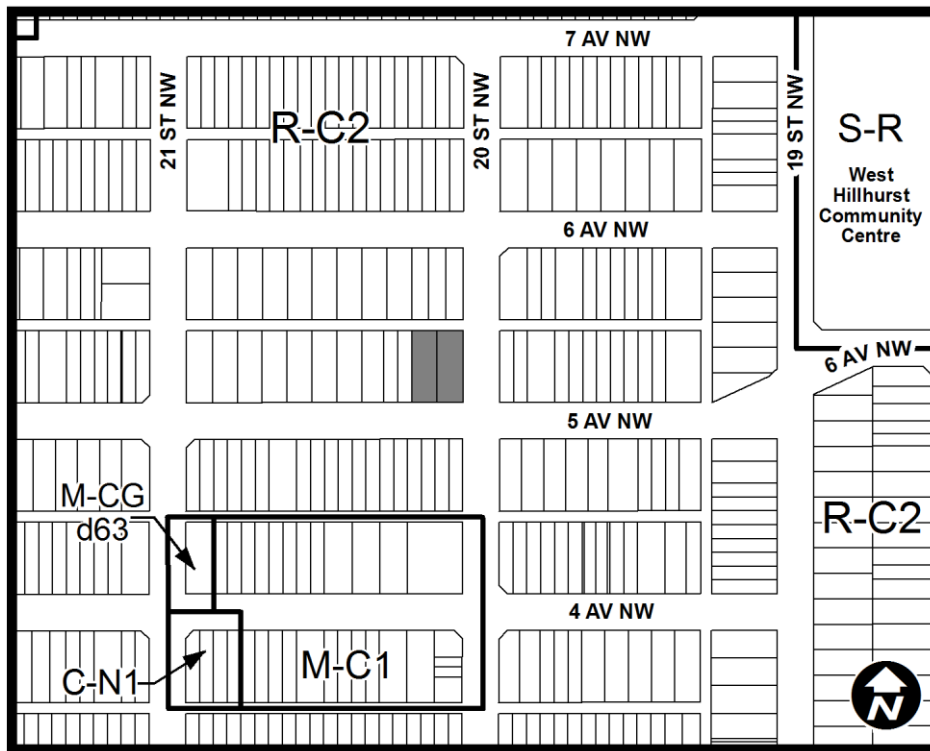
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0356/CPC2018-0415  
BYLAW NUMBER 175D2018

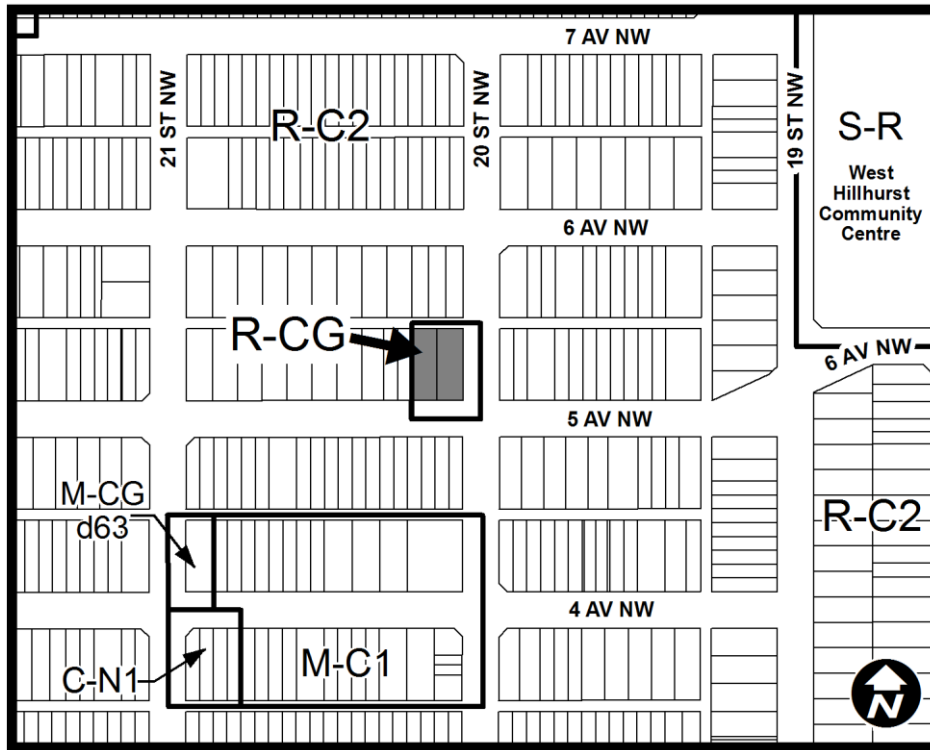
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0356/CPC2018-0415  
BYLAW NUMBER 175D2018

## SCHEDULE B







**Williams, Debbie D. (City Clerk's)**

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**From:** Bevill, Brad C.  
**Sent:** Monday, June 04, 2018 3:54 PM  
**To:** Public Submissions  
**Subject:** FW: Land Use Amendment LOC2017 - 0356

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**From:** Tarana Arif [mailto:anaragav@hotmail.com]  
**Sent:** Monday, May 28, 2018 11:48 AM  
**To:** Public Submissions  
**Cc:** Bevill, Brad C. ; karenladahl@gmail.com  
**Subject:** [EXT] Land Use Amendment LOC2017 - 0356

Hello,

I wish to submit this letter to Office of the City Clerk concerning the Land Use Amendment in West Hillhurst at 2101 and 2106 - 5 Avenue NW, LOC2017-0356.

I live at 2112 - 5<sup>th</sup> avenue NW, one parcel over to the west from proposed rowhouse building.

I have two concerns with proposed development.

1. Sun shadow from new building will cover my backyard and windows.
2. Rooftop amenity spaces and windows facing my backyard will impact my family's privacy.

I would like to ask developer to address these concerns.

Thank you,

Anar Azer  
403 973-7517

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0507  
Page 1 of 8

## **Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW, LOC2018-0032, Bylaw 190D2018**

### **EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Civicworks Planning + Design on 2018 February 13 on behalf of the landowners Gilbert Chit Man Chan and Amos Poon.

The application proposes the redesignation of a residential parcel in the northwest community of West Hillhurst 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, duplex homes, and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

### **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 1940 Bowness Road NW (Plan 5151O, Block 15, Lots 19 and 20) 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**  
Absent: E. Woolley

**Carried: 6 – 0**

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

That Council hold a Public Hearing on Bylaw 190D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1940 Bowness Road NW (Plan 5151O, Block 15, Lots 19 and 20) 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 190D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0507  
Page 2 of 8**

**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

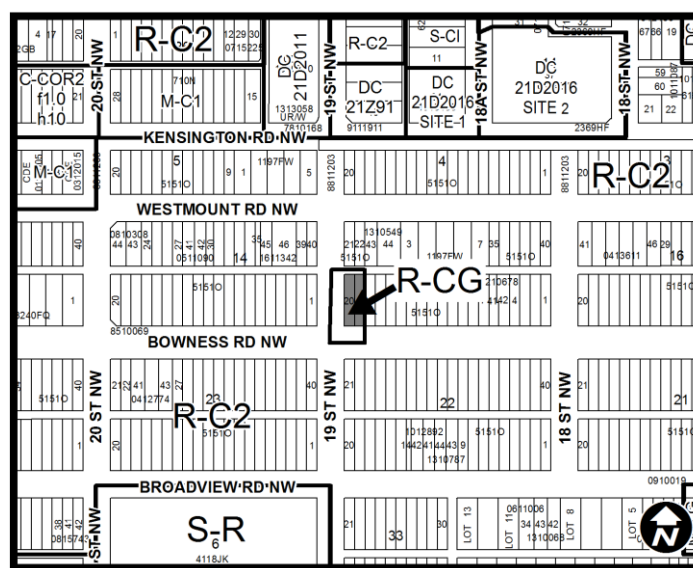
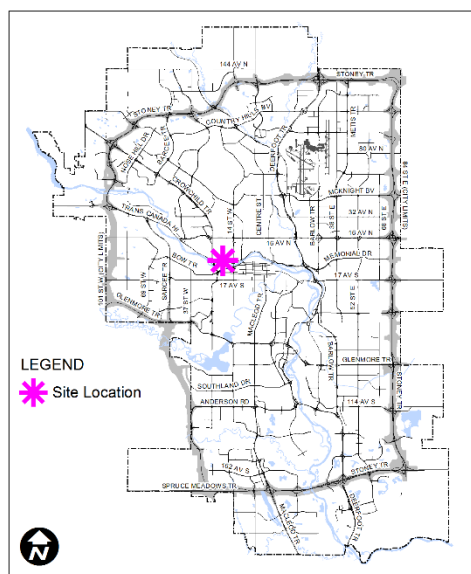
None.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0507  
Page 3 of 8

Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018

Location Maps



## Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW, LOC2018-0032, Bylaw 190D2018

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### BACKGROUND

#### Site Context

The subject site is located in the community of West Hillhurst at the corner of Bowness Road NW and 19 Street NW. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District. Surrounding development consists of a mixture of single and semi-detached dwellings. A legal non-conforming Automotive Service use is located kitty corner to the subject site.

The subject site is approximately 0.06 hectares in size with approximate dimensions of 14.1 metres by 38.2 metres. The site has lane access along the north property line, accessed from 19 Street NW. The site is currently developed with a single detached dwelling and rear detached garage accessed from the lane. The site also has a parking pad accessed from a driveway on 19 Street NW. Any future development of the site will require the closure and rehabilitation of this driveway.

The population of West Hillhurst has been rising slowly over the past two decades but remains below its peak achieved in 1968, as indicated in *Figure 1* below.

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,338
Difference in Population (Number)	-533
Difference in Population (Percent)	-7.8%

Source: The City of Calgary 2017 Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation will allow for a range of building types that are compatible with the established built form for the neighbourhood.

#### 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.

**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018**

---

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 4 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 in the R-CG District provided they are below 45 square metres in size.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 300 metres from a transit stop (Kensington BRT 305) located on Kensington Road NW. 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.

**Stakeholder Engagement, Research and Communication**

***Engagement and Public Meetings***

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, the date of the Public Hearing will be advertised.

***Citizen and Community Association Comments***

The West Hillhurst Community Association has reviewed this application and submitted a letter which stated they have no comments.

**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018**

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Administration received three letters of objection to this application. Concerns expressed are summarized as follows:

- Potential for more waste and recycling bins in the rear lane;
- Rowhouses do not fit the “look” of the neighbourhood;
- Shadowing impacts;
- Property value concerns;
- Traffic on 19 Street is too dangerous to have dwelling units;
- Approval would set a “bad” precedent for further redevelopment;
- Uncertainty regarding ultimate development form;
- Proposed density would constitute “overdevelopment”;
- Increased on-street parking; and
- Potential loss of mature trees.

**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 lands are not located within a local policy plan area; therefore, the policies of the MDP apply.

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.

***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.



**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018**

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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 following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;
- on a collector or higher standard roadway on at least one frontage;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

The following location criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity; and
- adjacent to existing or planned non-residential development or multi-dwelling development.

The proposed amendment includes moderate intensification which has minimal impact on adjacent properties and is located within walking distance to a park, therefore it is 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0507  
Page 8 of 8

**Land Use Amendment in West Hillhurst (Ward 7) at 1940 Bowness Road NW,  
LOC2018-0032, Bylaw 190D2018**

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**Risk Assessment**

There are no known risks.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 190D2018

## Applicant's Submission



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

FEBRUARY 13, 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: 1940 - Bowness Rd. NW | Lots 19 & 20, Block 15, Plan 51510

The subject parcel is located in the community of West Hillhurst and consists of 0.0581ha of privately owned land. RNDSQL 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 19 Street and Bowness Road NW, a four-bay garage structure and no provisions for secondary suites on site. 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 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 Bowness Road and 19 Street NW 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 Bowness Road and 19 Street NW.

**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 ~250m from a primary transit & BRT stop (Routes 305, 1, & 404), along the Kensington Road NW 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 area amenities and open space. Broadview Park and the Bow River Pathway are both a short walk from the subject (~125m & ~250m respectively).

**Proximity To A Neighbourhood Corridor :** The subject site is ~1230m (2-5 min walk) from Kensington Road NW, one of the City-identified Neighbourhood Main Streets – active corridors that attract Calgarians to socialize, work, live, shop, dine, and

## Applicant's Submission



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.

**Adjacent To Existing Commercial Development:** The subject site is proximate to a commercial use – the Westmount Auto Centre. 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 cluster. It's where we connect, where we work, and where we play. It's 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 see what inner-city living is all about. For more city services, exciting new amenities, and a built form that fits in the existing fabric – in other words, our beautiful community.

In every thing we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realize our vision.

**HAVE MORE CHOICES FOR GETTING AROUND**

For over 100 years, cities have been shaped for the needs of vehicles. But now, as we look around the world, we see a shift. People are looking for more ways to get around that are not just about driving, but also about living.

We want to build homes for those who live at the heart of the city. We want to build homes that are close to transit, with great access to schools, shopping, and recreation. We want to build homes that are close to the heart of the city, where people live, work, and play.

**FIT WHERE YOU LIVE**

It's 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 time at home. It means appreciating that sometimes less is more. It's about finding a balance between work and life, and between living and working. We want to build homes that are close to the heart of the city, where people live, work, and play.

We want to build homes for people who understand the value of walking and the corner for groceries, a local coffee, and a great local meal. We want to build homes where the vibrant life of the inner city and the value of quality craftsmanship and service are part of the fabric.

Want to know more or let us know what you think?  
Visit [www.engageRNDSQR.com](http://www.engageRNDSQR.com)

## 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 owner are aware of the proposed land use change.

The postcards outline RND5QR'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.



### 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.



**West Hillhurst Community Association Letter**

Hello Shane,

The WHCA reviewed LOC2018-0032 and has no comments.

Thank you,

Karen Dahl  
WHCA Planning Committee Coordinator





# PROPOSED

CPC2018-0507  
ATTACHMENT 3

## BYLAW NUMBER 190D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0032/CPC2018-0507) \*\*\*\*\*

**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 \_\_\_\_\_

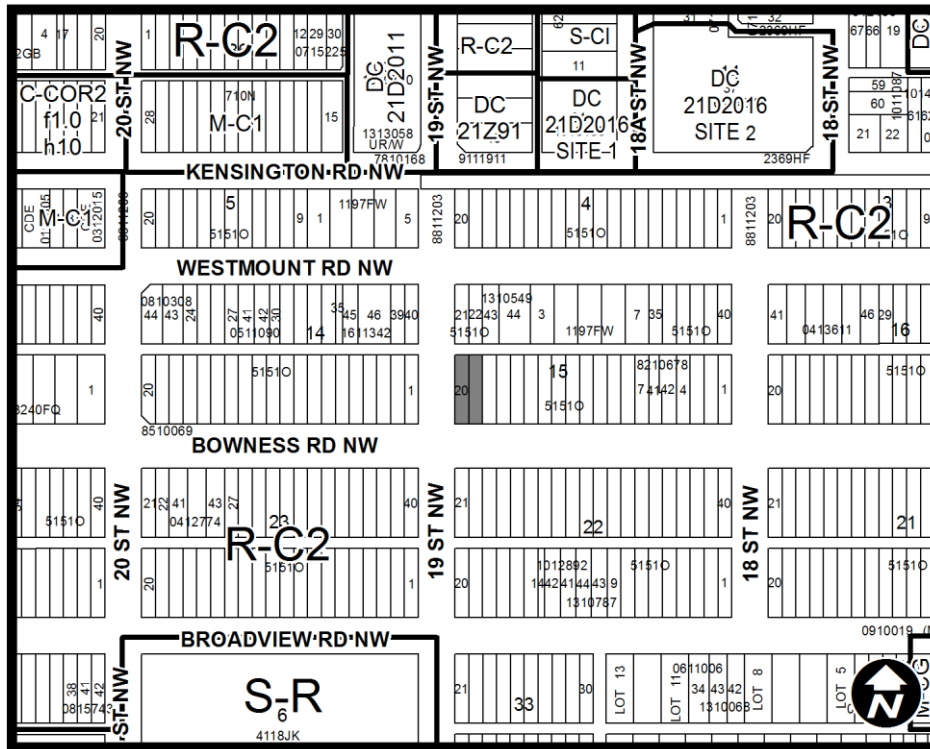
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0032/CPC2018-0507  
BYLAW NUMBER 190D2018

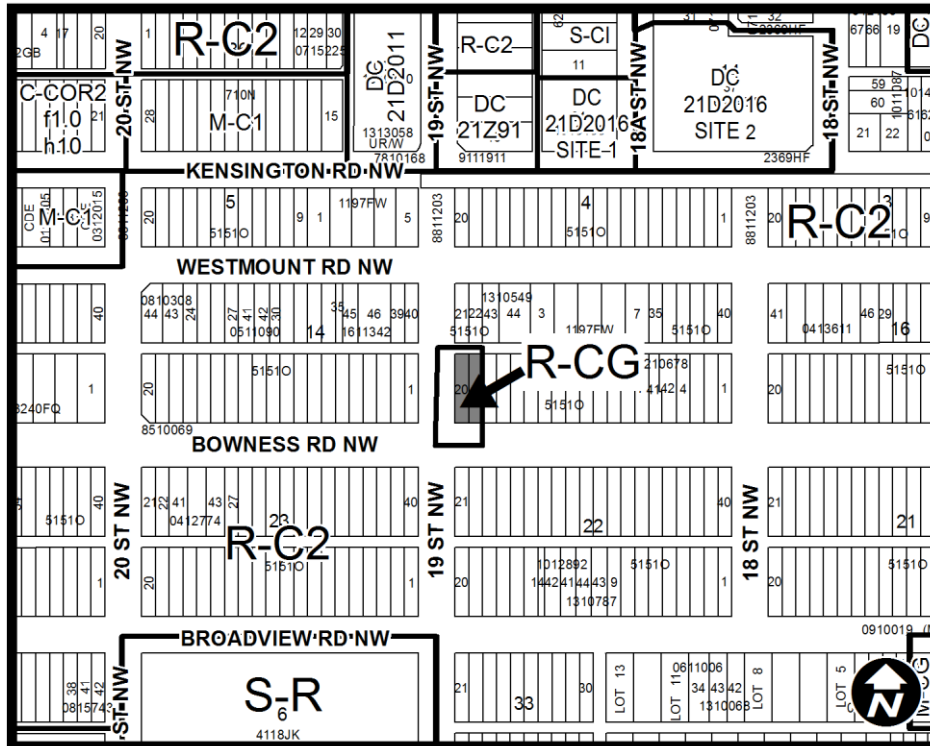
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0032/CPC2018-0507  
BYLAW NUMBER 190D2018

## SCHEDULE B





Dear City of Calgary,

I live at 1936 Bowness Road NW which is immediately next door to 1940 Bowness Road NW. This lot/house was recently purchased by a developer RoundSquare (RNSQR). They are proposing to rezone this lot from an RC-2 to R-CG.

I am asking you to decline this application and here are the reasons:

Neighbourhood preservation. A 4 unit townhouse structure would not suit the 'look' of this block. There are no units taller than 3 stories on any of the corner blocks off of 19<sup>th</sup> street. There are no high density townhouse structures within 2 blocks of 19<sup>th</sup> Street/Bowness Road. I have also reviewed the complex located at Kensington/Westmount/17<sup>th</sup> Street and I believe that this structure looks out of place and has definitely reduced the property value of the immediate units surrounding it.

There are two Beautiful Mature Spruce trees on this lot which undoubtedly would require removal and destruction. These trees are at least 15 Metres high and there are such few trees remaining in this part of the neighbourhood. There is also a lovely crab apple tree that will also require removal in addition to several others. I have also seen several birds in these trees and again, the development that has occurred in this neighbourhood in recent years has resulted in the removal of so many mature trees. It is apparent when you look along Bowness Road and between 19<sup>th</sup> and 18<sup>th</sup> street there is noticeably less and less of these mature spruce trees.

The developer is proposing a 4 unit row townhouse with a separate building facing the back alley for a 4 car garage. This is not practical to have an additional 12 garbage bins lined up in the small space.

As this is directly next to our house, our property values would undoubtedly decline as we will now have a wall of building which would eliminate any sun we receive into our yards. We do not believe this is fair for us as property owners as we did not anticipate this when we purchased our house. Had we have known this was a possibility that the City of Calgary would allow, we would not have purchased our house in 2016.

I would like for you to decline this application. Please consider my comments. I can be reached at [nlee@bocl.ca](mailto:nlee@bocl.ca) or 403-650-6283

Regards,

Nancy Lee



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0508  
Page 1 of 7**

**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW,  
LOC2018-0025, Bylaw 192D2018**

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**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Inertia on 2018 January 31 on behalf of Handa Ni. This application seeks to redesignate a single residential parcel from Residential – Contextual Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) to allow for:

- rowhouses in addition to building types 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 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

This proposal is in keeping with applicable policies of the Municipal Development Plan. There is no statutory policy plan for the community of West Hillhurst.

**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 621 – 19 Street NW (Plan 8942GB, Block 22, Lot 1) 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: L. Juan**  
Absent: E. Woolley

**Carried: 6 – 0**

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

That Council hold a Public Hearing on Bylaws 192D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 621 – 19 Street NW (Plan 8942GB, Block 22, Lot 1) 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 192D2018.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0508  
Page 2 of 7**

**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025, Bylaw 192D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

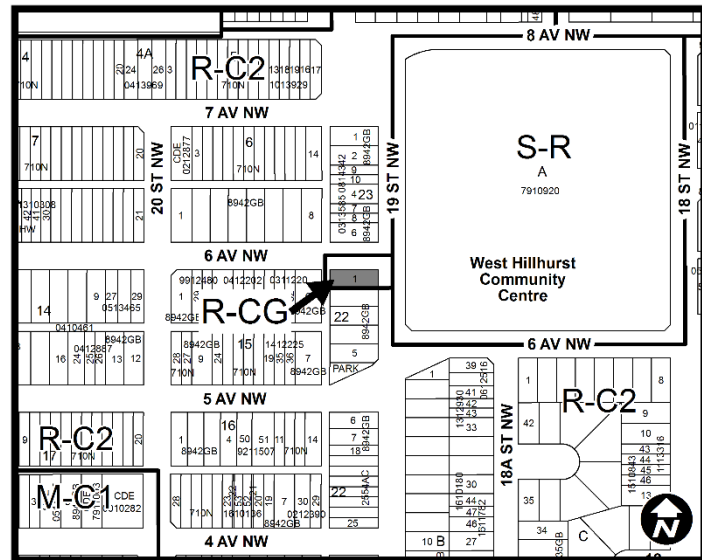
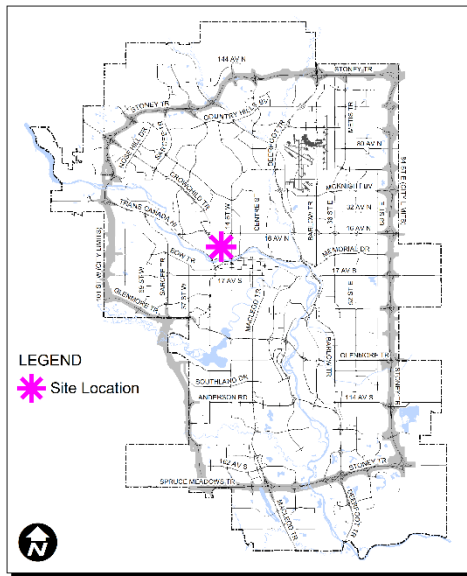
None.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0508  
Page 3 of 7

Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025, Bylaw 192D2018

Location Maps



## Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025, Bylaw 192D2018

### BACKGROUND

#### Site Context

The subject site is located in the community of West Hillhurst, at the southwest corner of 6 Avenue NW and 19 Street NW. The site is directly across from the West Hillhurst Community Centre and the 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, with the exception of S-R lands across 19 Street NW.

The site is approximately 0.05 hectares in size with approximate dimensions of 14 by 35 metres. A rear lane exists to the west of the site. The property is currently developed with a two-storey single detached dwelling and a single-car garage accessed from 6 Avenue NW. As identified in Figure 1, West Hillhurst has experienced a population decline from its peak in 1969.

*Figure 1: Community Peak Population*

<b>West Hillhurst</b>	
Peak Population Year	1968
Peak Population	6,871
2017 Current Population	6,449
Difference in Population (Number)	-442
Difference in Population (Percent)	-6%

Source: The City of Calgary 2017 Civic Census

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

### 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.

#### 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.

**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025, Bylaw 192D2018**

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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 toward allowable density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

***Implementation***

As noted, the proposed amendment is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated Development Permit (DP2018-1005) application for this parcel which proposes a new 3 unit, rowhouse development that includes 3 secondary suites.

Administration's review of the development permit will determine the building design, number of units and site layout details such as parking, landscaping and site access. The development permit is currently under review; no decision will be made on the development permit until Council has approved or refused this land use redesignation.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 50 metres from transit stops for bus routes on 19 Street NW as well as 5 Avenue NW. Vehicular access is currently available from 6 Avenue NW however, with redevelopment, access would be off 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.

**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, the date of the Public Hearing will be advertised.

## **Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025, Bylaw 192D2018**

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The West Hillhurst Community Association was circulated and responded with no comments in response to this proposal.

Administration received one letter expressing concerns about the additional height and density permitted with R-CG, and overall community fit.

### **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 - Inner City' area of the *Municipal Development Plan* (MDP). 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 a development form that may be sensitive to existing residential development in terms of height, built form and density.

#### ***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, within 400 metres of a transit stop, adjacent to a collector, adjacent a park/community amenity. Further, the site has lane access and is located in proximity to an existing corridor.

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

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0508  
Page 7 of 7**

**Land Use Amendment in West Hillhurst (Ward 7) at 621 - 19 Street NW, LOC2018-0025, Bylaw 192D2018**

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**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**

Given the nature of allowable building forms in the proposed R-CG District, potential risks associated with development are limited, if any.

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

The proposal is in keeping with applicable policies of the Municipal Development Plan. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development. 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 and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's submission
2. Proposed Bylaw 192D2018
3. Public Submission



## Applicant's Submission

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.

### Applicant's LOC Submission Planning Analysis

The purpose of this analysis is to provide the reasons for making this application, and reasons for approval.

### Design Intent and Context

The subject parcel is located in the community of West Hillhurst and consists of 0.048 ha. We are proposing a three unit rowhouse development with front doors facing 6 AV NW and 19 ST NW, and with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual One / Two Dwelling District which allows for duplex, single and semi-detached dwellings. To support the proposed development, we are applying to change the designation from R-C2 to R-CG Residential – Grade-Oriented Infill District.

Like R-C2, the R-CG District is a Low Density Residential District intended for grade-oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

### Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

It is on a corner parcel. This reduces the impact of the higher density use on neighboring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.-c.)

It is within 200 meters of a transit stop. This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure, and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

It is on a collector roadway. This provides convenient access to roads that are designed to handle higher traffic levels and reduces the potential for increased traffic on local residential streets. The impact of a larger building is reduced where the mass of the building is focused on a wider street. As well, increasing the number of houses that face onto a street will add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.2.5 c. & MDP 2.4.2 b.)

It has direct lane access. Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighborhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is across the street from West Hillhurst community Association and West Hillhurst park,
- The site is less than two minutes' walk from transit route on 19th Street NW,

ISC: Protected



## Applicant's Submission

- The site is less than 5 minutes' walk from Queen Elizabeth High School,
- The site is less than 5 minutes' drive from local shopping and other commercial uses on 16th Avenue NW.

### Policies (and Variations)

#### Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (MDP 3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a the inner city community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (MDP 2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 19 St & 6 AV NW, the pedestrian realm along 19 St & 6 AV NW is protected.

### Bylaw (and Relaxations)

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

### Engagement

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The immediate neighbours and the West Hillhurst Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies, sustainability principles, and the best use of this parcel. For these reasons, we respectfully request the support of Calgary Planning Commission and Council for our application.

# PROPOSED

CPC2018-0508  
ATTACHMENT 2

## BYLAW NUMBER 192D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0025/CPC2018-0508)**  
\*\*\*\*\*

**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 \_\_\_\_\_

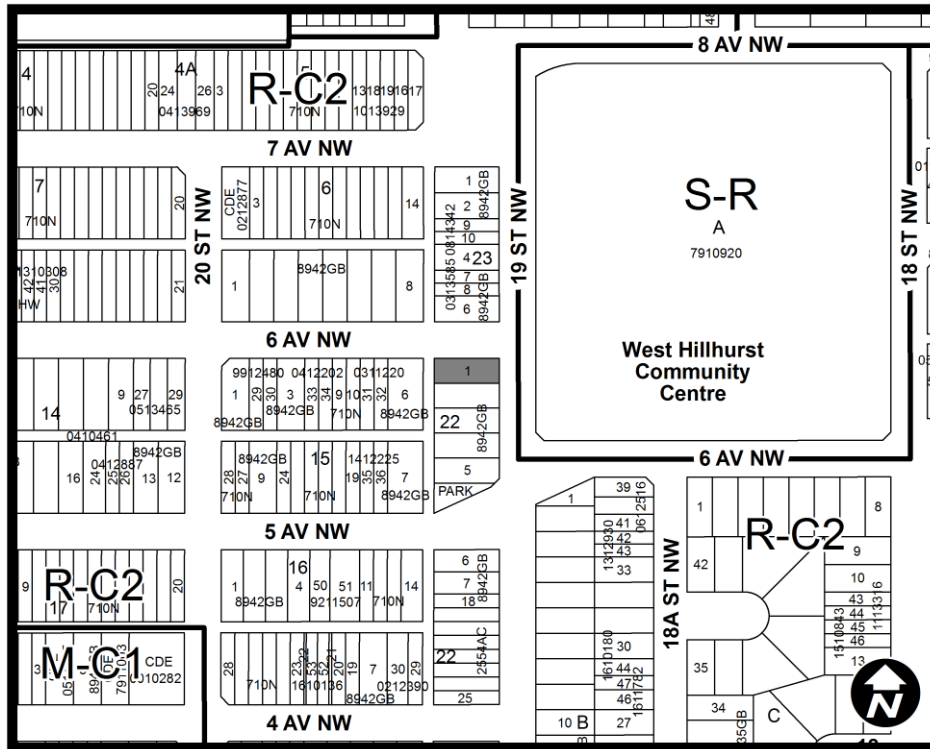
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0025/CPC2018-0508  
BYLAW NUMBER 192D2018

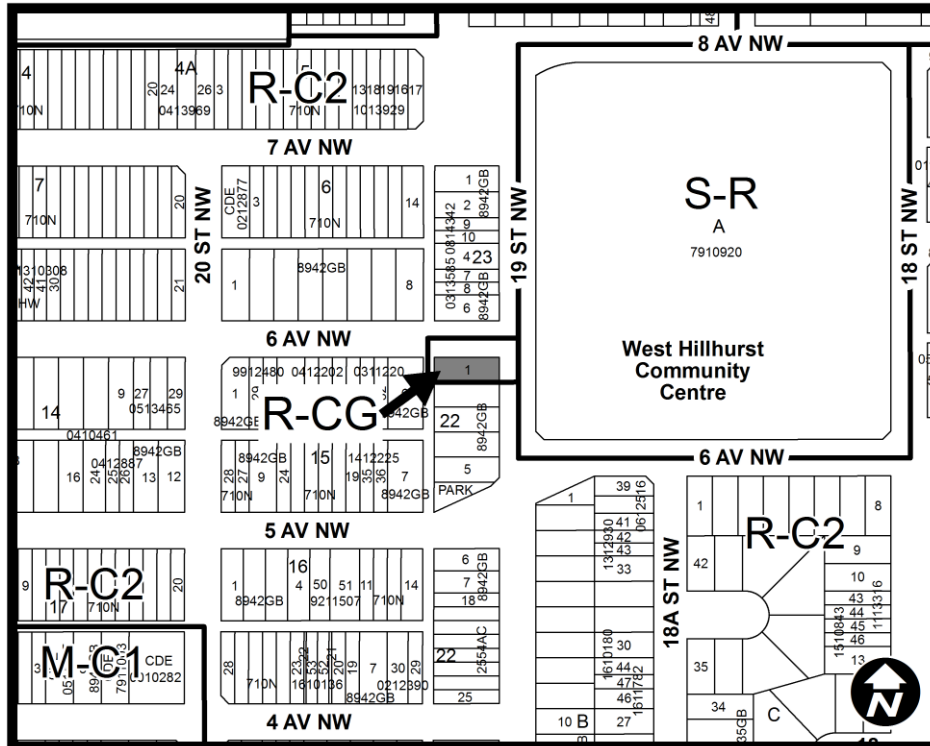
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0025/CPC2018-0508  
BYLAW NUMBER 192D2018

## SCHEDULE B





**Williams, Debbie D. (City Clerk's)**

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**From:** MacLaren, Jennifer  
**Sent:** Monday, June 04, 2018 3:51 PM  
**To:** Public Submissions  
**Subject:** FW: December 1, Online Feedback on LOC2018-0025

**From:** acdciao@gmail.com [mailto:acdciao@gmail.com]  
**Sent:** Thursday, March 08, 2018 9:31 PM  
**To:** MacLaren, Jennifer  
**Subject:** December 1, Online Feedback on LOC2018-0025

March 9, 2018

Application: LOC2018-0025

Submitted by: David Chow

Contact Information

Address: 2106 6 Ave NW

Phone: (403) 249-7904

Email: [acdciao@gmail.com](mailto:acdciao@gmail.com)

Feedback:

The Land use is to guide and control the development of the neighborhood. Changing the land use would be disregarding everything that has been followed by everyone up to now. This area of West Hillhurst has been revitalized with developments consisting of single homes, infills, and duplexes. I think that it should continue this way. To go and change the land use designation now, thus allowing an additional one meter in building height and an increase from one or two to three dwellings, would negatively change the look, feel, and character of the surrounding neighborhood. Perhaps, if such proposals were made when West Hillhurst was first being revitalized, it would be more appropriate, but now with the developments that already exist, it does not fit in with the neighborhood.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0399  
Page 1 of 5

## Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 – 84 Street NE, LOC2017-0027, Bylaw 173D2018

### EXECUTIVE SUMMARY

This application, submitted by Remax Complete Development Services Ltd on 2017 January 31 on behalf of the landowner, 1732370 Alberta Ltd (Bobby Kailey). The application proposes to apply a Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District that adds “Vehicle Storage – Large” as a discretionary use.

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 7.91 hectares ± (19.55 acres ±) located at 12011 – 84 Street NE (NE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate large vehicle storage with guidelines (APPENDIX II)
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 6 – 0**

Absent: A. Palmiere and L. Juan

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

That Council hold a Public Hearing on Bylaw 173D2018; and

1. **ADOPT** the proposed redesignation of 7.91 hectares ± (19.55 acres ±) located at 12011 – 84 Street NE (NE1/4 Section 25-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to accommodate large vehicle storage, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 173D2018.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

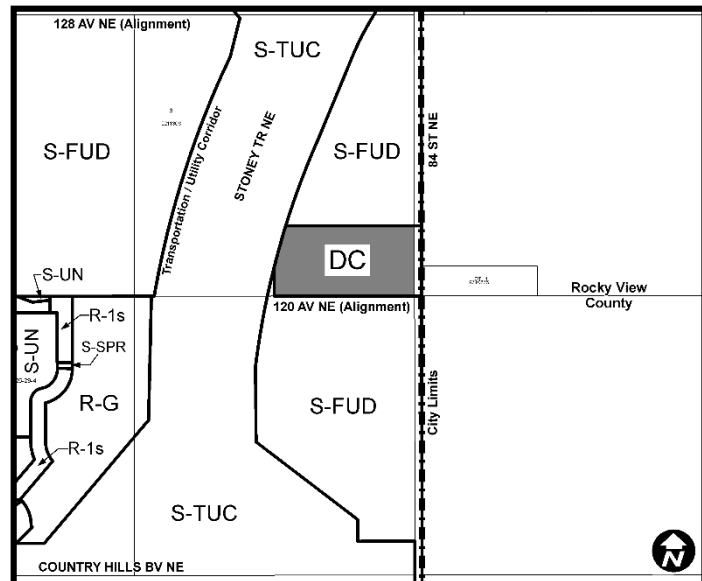
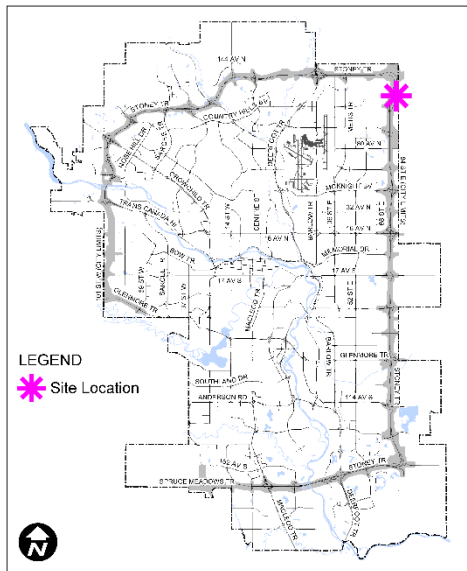
### BACKGROUND

The 7.91 hectare (19.55 acre) un-serviced site is located on the east side of Stoney Trail off 84 Street NE. It is currently designated as a Special Purpose – Future Urban Development (S-FUD) District. Currently, the site is approved for Vehicle Storage – Recreational, under a 5 year temporary permit that expires on May 14, 2019. This site was also previously used for storage of heavy machinery related to a new gas line being installed by the Province.



**Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 - 84 Street NE,  
LOC2017-0027, Bylaw 173D2018**

**Location Maps**



**Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 - 84 Street NE,  
LOC2017-0027, Bylaw 173D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The applicant originally requested the addition of three uses, vehicle storage – large, equipment storage, outdoor storage. However, the Intermunicipal Development Plan (IDP) between The City of Calgary and Rocky View County does not allow temporary or permanent industrial uses for the subject site. Therefore, Administration directed that the applicant amend the application to only propose adding “Vehicle Storage – Large” to the existing uses allowed in the Special Purpose – Future Urban Development (S-FUD) District. The applicant understood the restrictions of the IDP and supports this approach.

**Infrastructure**

***Transportation Networks***

The subject site is accessed from 84 Street NE, north of Country Hills Boulevard. It is close to the interchange for Stoney Trail and Country Hills Boulevard. No new accesses to 84 Street NE will be required as a result of this application and a Transportation Impact Assessment was not required to support the application.

***Utilities and Servicing***

The site currently utilizes private services for an existing building on-site that functions as the site office. Servicing plans will be developed when comprehensive planning takes place for the area and surrounding land. 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. Notification letters were sent to adjacent land owners and the application was advertised online. The application was also circulated to Rocky View County and no objections were received.

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.

There is no Community Association representing this area.

No citizens’ comments were received by the Calgary Planning Commission report submission date.

**Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 - 84 Street NE,  
LOC2017-0027, Bylaw 173D2018**

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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. In particular, the site location adjacent Stoney Trail and this proposal for it to remain designated for future urban development, within the proposed Direct Control District, retains the site for a future comprehensive development planning for it and the surrounding areas east of the site.

***City of Calgary and Rocky View County Intermunicipal Development Plan***

The site is located within a residual long-term growth area, according to Map 3 – Residual Long Term Growth Areas. The policies of section 7.1 allow a limited range of temporary uses prior to comprehensive development. This includes outdoor storage of recreational vehicles, agricultural machinery and automobiles. It does not allow limited service industrial development, even as a temporary use. Examples of unacceptable uses listed included salvage yards, pipe storage, and auto wrecking. Therefore, the applicant's original request to allow for equipment storage and outdoor storage were not suitable as per policy 7.1.5 of the Intermunicipal Development Plan. Storage of Large Vehicles is deemed acceptable as it does not create permanent conditions on the site that would inhibit future comprehensive planning.

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

The subject is located within the Future Greenfield area, according to Map 1 – Urban Structure. Policy 3.6.2 discusses the options for these areas. These policies discourage premature subdivision and development while allowing a limited range of uses that do not compromise the developability of the land for urban purposes.

The new use of "vehicle storage – large" does not compromise the future developability of the land as it does not require the development of any new temporary or permanent buildings.

No subdivision of this parcel is required to facilitate the use proposed for the site. The applicant has not indicated a desire to subdivide and the existing rules of the Special Purpose – Future Urban Development (S-FUD) District do not allow further subdivision.

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

The recommended land use addition to the S-FUD district for this parcel enables the storage of large vehicles on land already previously used for similar uses and that is in proximity to major vehicle transportation networks.

A Biophysical Impact Assessment (BIA) was submitted in support of the application. It did not trigger any changes to the use of the site now or in the future.

**Land Use Amendment in Residual Sub-Area 5E (Ward 5) at 12011 - 84 Street NE,  
LOC2017-0027, Bylaw 173D2018**

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**Financial Capacity**

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

No impacts.

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

No impacts.

**Risk Assessment**

There are no significant risks with this proposal.

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

The proposal conforms to the policies of the *City of Calgary and Rocky View County Intermunicipal Development Plan* and is in keeping with the policies of the *Municipal Development Plan*. The proposed addition would allow storage of large vehicles on a site already being used for vehicle storage. The additional use does not inhibit comprehensive land use planning for the site or surrounding area.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Proposed Bylaw 173D2018



### **Applicant's Submission**

The Owner would like to redesignate the Property from its current approved (S-FUD) Special Purpose – Future Urban Development District to allow “Vehicle Storage – Large” as an additional use. In order to operate a vehicle and storage business including trucks, Passenger vehicles, Recreational Vehicles and other large vehicles.



## Proposed Direct Control Guidelines

### Purpose

- 1 This Direct Control District is intended to:
  - (a) allow for storage of large vehicles in addition to existing **uses** allowed in the Special Purpose – Future Urban Development (S-FUD) District.

### 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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
  - (a) **Vehicle Storage – Large.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.





# PROPOSED

CPC2018-0399  
ATTACHMENT 3

## BYLAW NUMBER 173D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0027/CPC2018-0399)**  
\*\*\*\*\*

**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 \_\_\_\_\_

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MAYOR

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

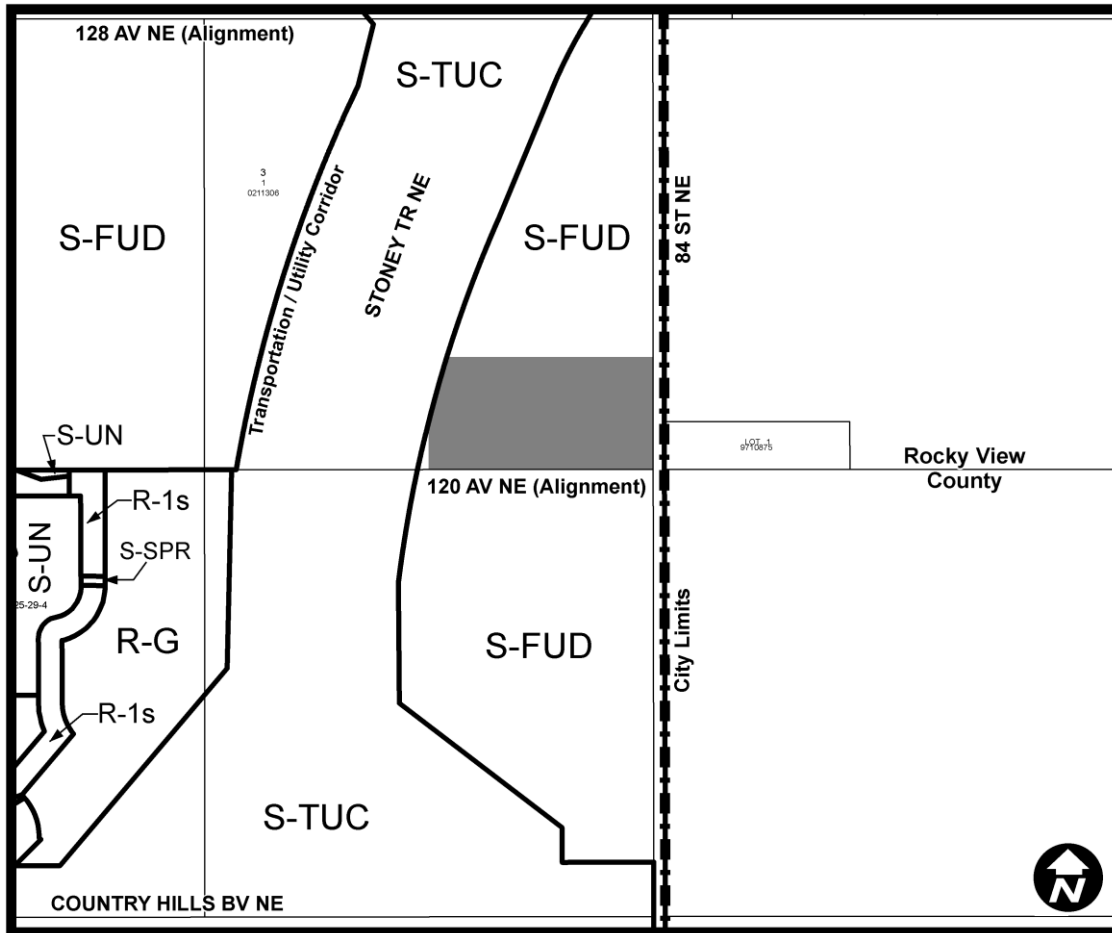
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SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2017-0027/CPC2018-0399  
BYLAW NUMBER 173D2018

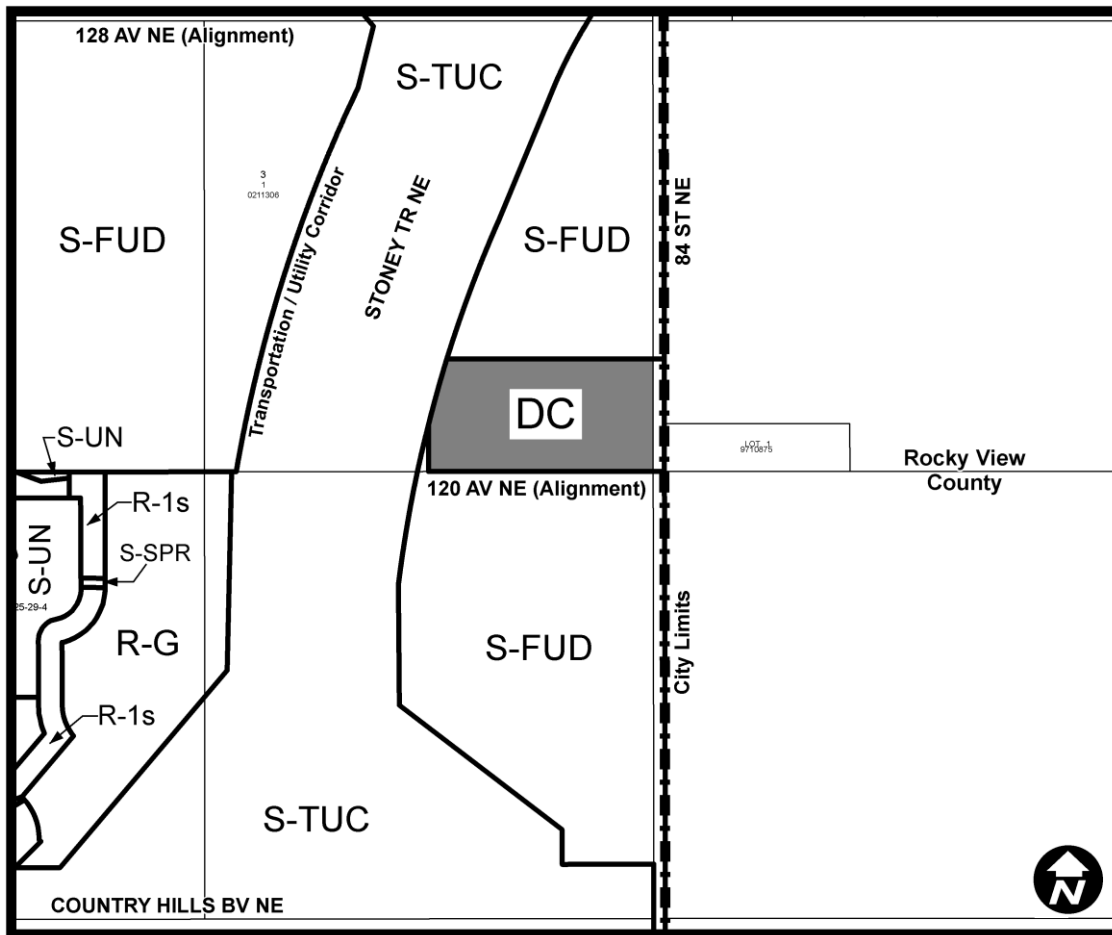
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0027/CPC2018-0399  
BYLAW NUMBER 173D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) allow for storage of large vehicles in addition to existing **uses** allowed in the Special Purpose – Future Urban Development (S-FUD) District.

### 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 LOC2017-0027/CPC2018-0399  
BYLAW NUMBER 173D2018

## 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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

## Discretionary Uses

- 5 The ***discretionary uses*** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Vehicle Storage – Large.**

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0454  
Page 1 of 6**

**Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE,  
LOC2015-0205, Bylaw 174D2018**

**EXECUTIVE SUMMARY**

This application has been submitted by Michel Berdnikoff and Kellam Berg Engineering and Surveys Ltd. on behalf of Dhillon Real Estate Ltd. This combined outline plan and redesignation application proposes an outline for the future subdivision and development of 3.47 hectares (8.54 acres) of land in the northeast community of Saddle Ridge. This proposal provides for:

- 0.61 hectares (1.50 acres) for narrow lot single detached homes (R-1N);
- 1.69 hectares (4.16 acres) for semi-detached and rowhouses (R-2m);
- 0.78 hectares (1.92 acres) for grade-oriented multi-residential development (M-G);
- 0.40 hectares of public park space (S-SPR); and
- public roads in the form of rear lanes and corner “knuckles”.

The proposed land use districts provide for a variety of residential development forms, along with a public park to provide for the amenity of local residents. The application conforms to the *Saddleridge Area Structure Plan*.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 3.47 hectares  $\pm$  (8.57 acres  $\pm$ ) located at 7704 - 80 Avenue NE (SE1/4 Section 13-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 6 – 0**

Absent: A. Palmiere and L. Juan

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

That Council hold a Public Hearing on Bylaw 174D2018; and

1. **ADOPT** the proposed redesignation of 3.47 hectares  $\pm$  (8.57 acres  $\pm$ ) located at 7704 - 80 Avenue NE (SE1/4 Section 13-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, Residential – Low Density Multiple Dwelling (R-2M) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 174D2018.

**Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE,  
LOC2015-0205, Bylaw 174D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The subject lands are former Transportation Utility Corridor lands owned by Alberta Transportation. The parcel was deemed surplus by Alberta Transportation following the construction of Stoney Trail, and was made available for development upon purchase by the owner. There are a number of these remnant parcels along Stoney Trail, which in recent years have been purchased, with applications for outline plans and land use applications submitted.

**Site Context**

The subject site is located in the developing community of Saddleridge, just west of Stoney Trail and north of 80 Avenue NE. This is a low density residential area of the Saddleridge community. The subject lands are currently vacant. The lands are generally 48.6 metre ± wide (east-west) and 740 metre ± long (north-south). To the west and south of the parcel is land that is currently being developed with a mix of single detached (R-1s, R-1N), semi-detached (R-2M) and grade oriented multi-residential development (M-G). Stoney trail is located to the east, along with the Mattamy Greenway.

The subject parcel has access to a number of existing and planned roads (Saddlestone Grove NE and Saddlelake Manor NE), that have approved alignments and construction drawings. As of time of report writing, Saddle Lake Manor and Saddle Lake Terrace have been constructed, while Saddlestone Grove and Saddlestone Place are currently under construction.





**Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE,  
LOC2015-0205, Bylaw 174D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Land Use Districts**

The land use redesignation proposes four new land use districts for the site including a mix of multi-residential and low density land use types: R-1N (0.61 hectares), R-2M (1.69 hectares) M-G (0.78 hectares).

Two blocks of R-2M are proposed along Saddlestone Grove and Saddlelake Manor NE respectively. These low density districts are compatible with adjacent land uses and provide a positive street frontage due to the provision of rear lanes for vehicle access.

A multi-residential site (M-G) is proposed at the southern end of the subject site. This parcel will have opportunities for access from both Saddlestone Place NE, and Saddlestone Grove NE, allowing for flexibility in design and vehicle and emergency access.

The land use designation for the northern portion of the subject site (R-1N) was chosen to correspond to the adjacent parcel to facilitate a future consolidation. Lot will follow a typical configuration regular lots along the road, and pie-shaped lots at road corners.

A small park (0.40 hectares) is proposed between Saddlestone Drive NE and Saddlestone Grove NE, providing access to the Rotary Mattamy Greenway for residents to the north and south of this area. Pathway connections through the site will allow for access via both Saddlestone Grove NE and Saddlestone Drive NE, connecting to the Greenway.

**Density**

The proposed density over the subject site equates to an anticipated density of 25.9 units per hectare. This exceeds the minimum 17.3 units per hectare as outlined in the Saddle Ridge Area Structure Plan.

**Infrastructure**

***Transportation Networks***

A Transportation Impact Assessment (TIA) was provided in support of the proposal (Bunt, McElhanney).

The proposal includes the extension of several residential streets and the creation of residential lanes to provide vehicular access to R-1N, R-2M and M-G parcels. No direct vehicular access to the Transportation and Utility Corridor (TUC) will be permitted.

The proposal includes 2 pathway connections through the site to the Rotary / Mattamy Greenway (pathway) located on the Transportation and Utility Corridor (TUC). One of these

**Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE,  
LOC2015-0205, Bylaw 174D2018**

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connecting pathways will be located along 80 Avenue NE. The other connecting pathway will be located in alignment with Saddlestone Drive NE.

Transit service will be available approximately 450 metres west of the site, on Saddlebrook Drive NE.

***Utilities and Servicing***

Sanitary, storm and water services are available to service the subject site.

**Stakeholder Engagement, Research and Communication**

***Engagement and Public Meetings***

No public meetings were conducted by the applicant or Administration in direct relation to this site-specific outline plan and land use redesignation. Notification letters were sent to adjacent land owners, a notice sign was posted on the site, and information about the proposal was posted online on PD Map, as per standard procedure.

***Citizen and Community Association Comments***

No comments were received on the application by nearby residents or community associations.

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

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

Map 1 “Urban Structure” of the MDP identifies the subject lands as a Planned Greenfield Area subject to an Area Structure Plan. Section 3.6.1 of the MDP directs that the applicable Area Structure Plan (Saddle Ridge ASP) provides detailed guidance for the review of planning applications.

***Saddle Ridge Area Structure Plan (Statutory, 2007)***

The subject site is identified as being part of the “residential Land Use” as identified in Map 6 of the Saddle Ridge Area Structure Plan. As noted above, the proposed land use plan will exceed the minimum intensity threshold of 17.3 units per hectare, as outlined in section 4.2 of the Saddle Ridge Area Structure Plan. The proposed land uses are complimentary to land use

**Land Use Amendment in Saddle Ridge (Ward 5) at 7704-80 Avenue NE,  
LOC2015-0205, Bylaw 174D2018**

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already in existence in the area. The plan also provides for park space for the adjacent areas and facilitates a connection to the Mattamy Greenway.

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

The Triple Bottom Line Policy outlines that The City of Calgary is committed to sustainable development principles. Council and staff will consider and address social, economic, environmental and smart growth impacts in all City business. This includes City decisions and actions, planning, policies, strategies, services, operations and approvals. The social, environmental and economic impacts of this application are outlined below.

The recommended land use framework will provide for an intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure. The proposed subdivision outline plan and associated land use provide a future framework that will enable a more efficient use of this undeveloped land and introduce additional services, housing and associated amenities to this community.

**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 amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

No significant risks were identified for the subject site.

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

The proposed outline plan and land use redesignation completes a portion of the community that was left unplanned due to its inclusion in the Stoney Trail Transportation and Utility Corridor. The proposed land uses are in keeping with the *Saddle Ridge Area Structure Plan*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Bylaw 174D2018
3. Public Submissions

## Applicant's Submission

March 14, 2018

Our File: 3595

City of Calgary File: LOC2015-0205

The City of Calgary  
Planning and Development  
800 Macleod Trail S.E.  
Calgary Alberta T2P 2M5

Attention: Peter Schryvers, Senior Planner Subdivision Services;

**RE: SADDLE RIDGE OUTLINE PLAN APPLICANT STATEMENT**

The proposed Outline Plan is located at 7704, 80<sup>th</sup> Avenue N.E. along the eastern edge of the community of Saddle Ridge, immediately adjacent to the Transportation Utility Corridor (TUC). The site is bounded by residential development to the west, north and south and Stoney Trail and the Rotary/Mattamy Greenway to the east. The proposed Outline Plan will facilitate the completion of the easternmost edge of the Saddle Ridge community adjacent to the TUC.

Careful consideration has been taken to ensure this proposed Outline Plan fits with the vision and intended community character described in the *Saddle Ridge Area Structure Plan*. The 3.47 ha site is located in an area of the *Saddle Ridge Area Structure Plan* that is identified for residential land use. The Plan will accommodate a variety of housing types and lot sizes to achieve an estimated 26.32 uph, which is greater than the minimum density of 17.3 uph required in the Saddle Ridge ASP. The development will also include a 0.36 hectare (0.89 acre) sub-neighborhood park which would be designated as S-SPR. The proposed park will provide an open area for active play and include a 3.0 meter pedestrian/bicycle pathway that will connect to the Rotary/Mattamy Greenway. This Outline Plan adheres to the *City of Calgary Land Use Bylaw (Bylaw 1P2007)* as well as City of Calgary standard technical specifications and guidelines. All roadway, laneway, water, sanitary and storm water requirements have been achieved according to the Detailed Team Review comments provided by the City and subsequent communications with City departments.

The site is currently undeveloped and zoned as a *Special Purpose – Future Urban Development (S-FUD) District*. Should this Outline Plan be approved and forwarded to Council for Public Hearing, the following amendments to the City's Land Use Bylaw would be required:

***Residential – Narrow Parcel One Dwelling (R-1N) District*** - One 0.62 hectare (1.54 acre) site is proposed in the northern portion of the site. The number of lots shall be confirmed after a land ownership or boundary change with the adjacent site has occurred.

***Residential – Low Density Multiple Dwelling (R-2M) District*** - Two sites are proposed, a 0.70 hectare (1.737 acre) site located south of the R-1N site and a 0.75 hectare (1.554 acre) site located to the south of the proposed sub-neighborhood park. It is anticipated that approximately 48 lots will be created on these two R-2M sites.

***Multi-Residential – At Grade Housing (M-G) District*** - One 0.75 hectare (1.87 acre) site to be located at the southernmost point of the Outline Plan area. It is anticipated that approximately 26 multi-family units will be built on this site.

***Special Purpose – School Park and Community Reserve (S-SPR) District*** - One 0.36 hectare (0.89 acre) site situated between the two R-2M sites. This site will accommodate development of a sub-neighborhood park and a pathway connection to the Rotary/Mattamy Greenway.

Regards,

Kellam Berg Engineering & Surveys Ltd.  
on behalf of Dhillon Real Estate Ltd.



# PROPOSED

CPC2018-0454  
ATTACHMENT 2

## BYLAW NUMBER 174D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2015-0205/CPC2018-0454)**  
\*\*\*\*\*

**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 \_\_\_\_\_

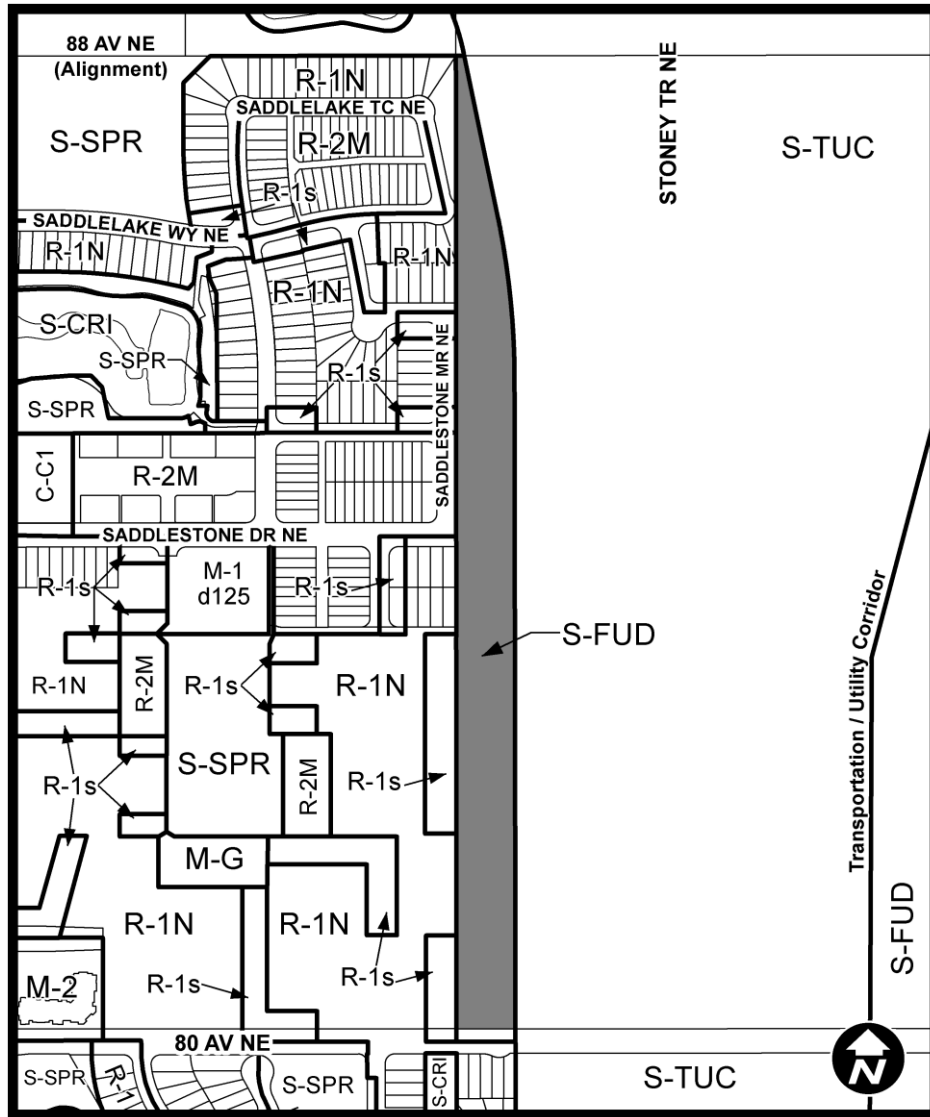
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2015-0205/CPC2018-0454  
BYLAW NUMBER 174D2018

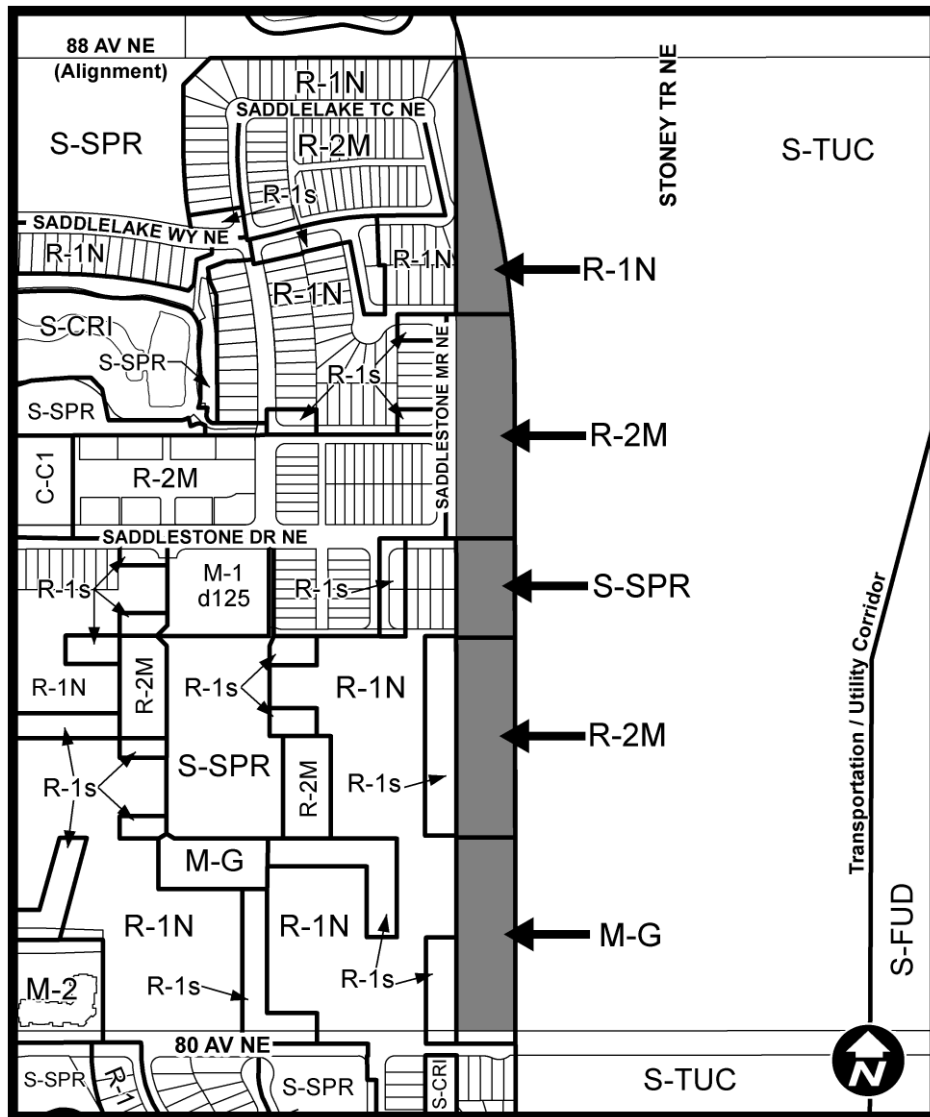
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2015-0205/CPC2018-0454  
BYLAW NUMBER 174D2018

## SCHEDULE B







**Lord Charest, Julien**

Letter 1

---

**From:** Albrecht, Linda  
**Sent:** Wednesday, May 30, 2018 3:55 PM  
**To:** Public Submissions  
**Subject:** FW: 7708 80th Avenue NE

---

**From:** Aman Kaur [mailto:amansaini4@hotmail.com]  
**Sent:** Wednesday, May 30, 2018 2:50 AM  
**To:** City Clerk  
**Subject:** [EXT] 7708 80th Avenue NE

**Dear City Clerk**

**I would like to oppose the construction of residential buildings at the address of 7704 80th Avenue NE.**

**It will become very traffic busy. Only to mark down the value of the properties that are around the area.**

**Please consider this application in favor of only single-family homes, townhouses and semi-detached homes. NO residential buildings!**

**Thank you**

**McDougall, Libbey C.**

Letter 2

**From:** Schryvers, Peter  
**Sent:** Monday, June 04, 2018 11:46 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2015-0205

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: peter.schryvers@calgary.ca

**From:** balwinderhallan@gmail.com [mailto:balwinderhallan@gmail.com]  
**Sent:** Sunday, June 03, 2018 9:27 PM  
**To:** Schryvers, Peter  
**Subject:** June 11, LOC2015-0205

June 4, 2018

Application: LOC2015-0205

Submitted by: Balwinder Hallan

Contact Information

Address: 7709 80 AVE

Phone: (403) 568-8950

Email: [balwinderhallan@gmail.com](mailto:balwinderhallan@gmail.com)

Feedback:

Hello, I wanted to request to the council for them to not build any high-rise buildings in the lot in front of my house. I just recently bought a house right in front of the empty lot and if they build a high-rise buildings there it will cause a lot of traffic due to the many people that will live in the building and the road will always be busy and noisy. Our view will also be ruined due to the high buildings and our house value will decrease so I request that there is no high rise buildings built in that area. Thank you.

**McDougall, Libbey C.**

Letter 3

**From:** Schryvers, Peter  
**Sent:** Monday, June 04, 2018 11:46 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2015-0205

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: peter.schryvers@calgary.ca

**From:** sonypurba123@yahoo.com [mailto:sonypurba123@yahoo.com]  
**Sent:** Sunday, June 03, 2018 2:08 PM  
**To:** Schryvers, Peter  
**Subject:** June 11, LOC2015-0205

June 3, 2018

Application: LOC2015-0205

Submitted by: Ranveer Purba

Contact Information

Address: 7705 80 Ave NE

Phone: (403) 975-5783

Email: [sonypurba123@yahoo.com](mailto:sonypurba123@yahoo.com)

Feedback:

Hello, I am writing in request for this redesignation to not plan to make a multifamily building in that area. I just recently built my home, right across from the lot that is being redesigned, and after spending over \$700,000 on our dream homes, we definitely don't want to ruin our happiness with having buildings built right in front of it. There are many reasons why I am not supporting the idea of building a multifamily residency in that area. One of the reasons is because it brings property value down restricts the houses' resale value. After working hard for most of my life to afford this house, I definitely do not want to suffer a loss from it, especially because my family and I have put so much effort into getting this house together. Another reason why I believe their should not be a multifamily building in that are is because I feel like my family and I

will feel a lack of privacy since the higher buildings would be able to look at what is happening at our house all of the time, and with the significant amount of more people there, everyone will always be looking at what we are doing. Another problem with a multifamily residential area being built in that lot, is the issue with the increase in noise. With the many people that will be moving in, people will always be coming and going, and there will always be noise outside which will be very disturbing for my family and I. With the many people around, traffic will also be an issue and it is already a issue on 80 Ave. during rush hours since it is just one road leading to many homes. Since multifamily residents have visitors like many people do, parking will be a major problem and having people over is going to be hard if we do not have any parking for people to park at. Big buildings in that area will also ruin the gorgeous view of stoney plain highway that we can view from our house and the beautiful plains ahead, if a building was built there, all of that would get covered and that was one of the big reasons why we bought the home, was for the view. I do not argue with the idea of small single family homes being built in that area, since there are single family homes all around and it would just look nice for that to continue, and the houses that can be built there will be able to enjoy the beautiful view that we will get to enjoy as well. I hope you consider my request, and do not build any high rise buildings in the lot right in front of my house. Thank you.

---

**McDougall, Libbey C.**

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**From:** Schryvers, Peter  
**Sent:** Monday, June 04, 2018 11:46 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2015-0205

**Peter Schryvers**, RPP, MCIP, MEdes  
Senior Planner, North Area  
Community Planning  
The City of Calgary | Mail code #8076  
PO Box 2100, Station M, Calgary, AB, T2P 2M5  
T 403-300-3058 | C 403-968-5278 [www.calgary.ca](http://www.calgary.ca)  
email: peter.schryvers@calgary.ca

**From:** simran.hallan99@gmail.com [mailto:simran.hallan99@gmail.com]  
**Sent:** Thursday, May 31, 2018 4:07 PM  
**To:** Schryvers, Peter  
**Subject:** June 11, LOC2015-0205

May 31, 2018

Application: LOC2015-0205

Submitted by: Simran Hallan

Contact Information

Address: 21 Martin Crossing Cove NE Calgary

Phone: (403) 689-4215

Email: [simran.hallan99@gmail.com](mailto:simran.hallan99@gmail.com)

Feedback:

Hello, I believe that the resignation should not implement a building in that area or multifamily homes because it is very unfair to the houses around that have bought lots there or have already built homes there and they will no longer be able to enjoy the beautiful view of stoney trail and the plain land since it will be covered by a building. Parking will also be a problem for those that have bought homes in that area because multifamily buildings require a lot of parking and there are many visitors that park on streets which will take up space for the people that have spent so much money building their homes there. With many people living there, there will also be ongoing ruckus which is very disrupting for families of those who have bought houses in that area. And with the many people living there, there will be a lot of traffic which is not

the best idea since that area already has so much traffic volume due to the amount of people living there. It would also be very uncomfortable for those who have built their houses there because a lot of people will be able to look into the backyards/ front yards of their homes since it is a taller building and you can see everything from up above which feels like someone is invading their privacy. And for those who have spent hundreds of thousands of dollars building their dream home, living with apartments right in front of them is such a disappointment. Hope the council considers the requests of many, and does not build any apartments or multifamily homes in that area to avoid future ruckus. And since there are houses all around, it would very much make sense to build small single family homes, that everyone can enjoy, and a huge selling factor with those houses would be the beautiful view of stoney trail in their backyard. And this way, those around will not get disrupted, and everyone is in a happy place. Another idea can also be a park, since there is already a walking trail right next to the lot, it would be a perfect location for residents in that area to come and enjoy the outdoors, with a magnificent view. Thank you, and hope you consider my suggestion.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0462  
Page 1 of 7

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Kubix on 2018 January 04 on behalf of the landowner Domenico Buonincontri. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the 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 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the Residential – Grade Oriented Infill (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 dwellings, 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 0.08 hectares  $\pm$  (0.20 acres  $\pm$ ) located at 3809 – 2 Street NW (Plan 3674S, Block 22, Lots 40 to 42) 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**

Absent: A. Palmiere and L. Juan

**Carried: 5 – 1**

Opposed: D. Leighton

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

That Council hold a Public Hearing on Bylaw 176D2018; and

1. **ADOPT** the proposed redesignation of 0.08 hectares  $\pm$  (0.20 acres  $\pm$ ) located at 3809 – 2 Street NW (Plan 3674S, Block 22, Lots 40 to 42) 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 176D2018.



**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND****Site Context**

The subject site is located in the community of Highland Park. The site is approximately 0.07 hectares in size with approximate dimensions of 21 by 36 metres. A rear lane exists to the west of the site. The property is currently developed with a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west, east and south. The site is also within close proximity of the Highland Park Community Centre and James Fowler High School. As identified in *Figure 1*, the community of Highland Park has seen population decline over time after reaching its population peak in 1969.

*Figure 1: Community Peak Population*

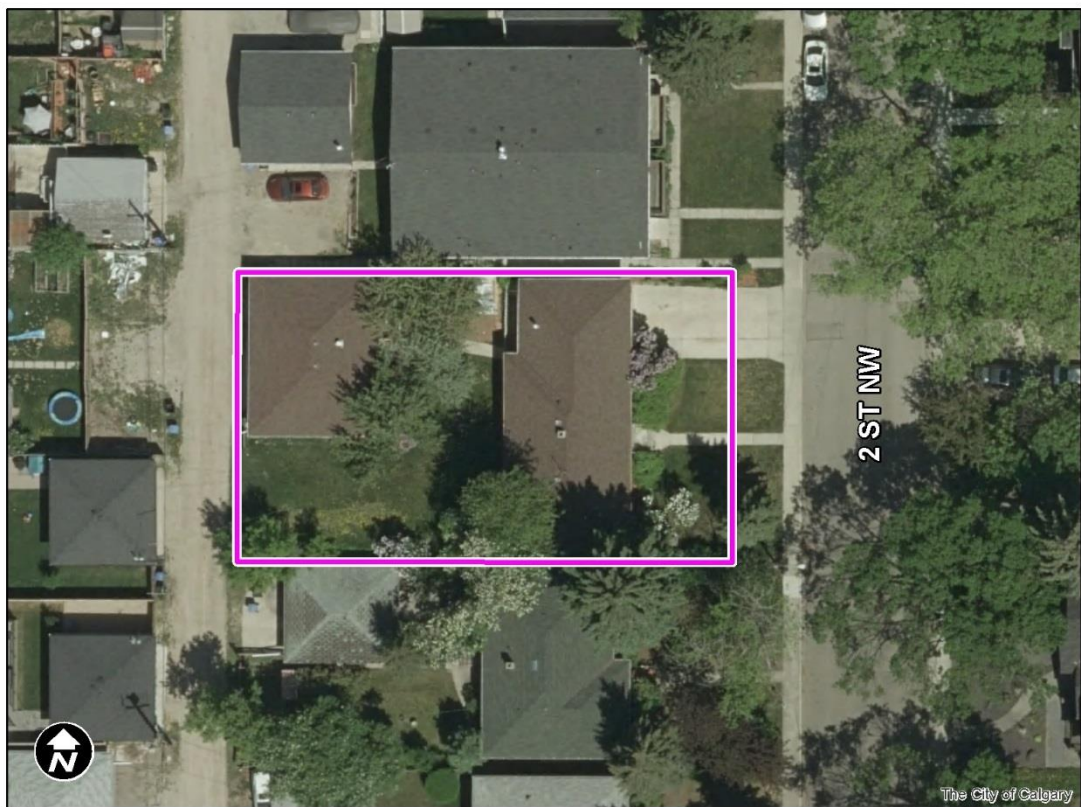
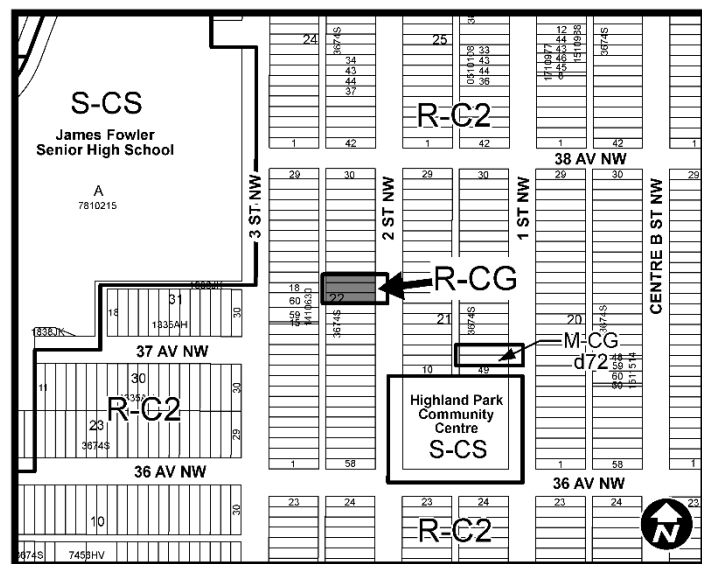
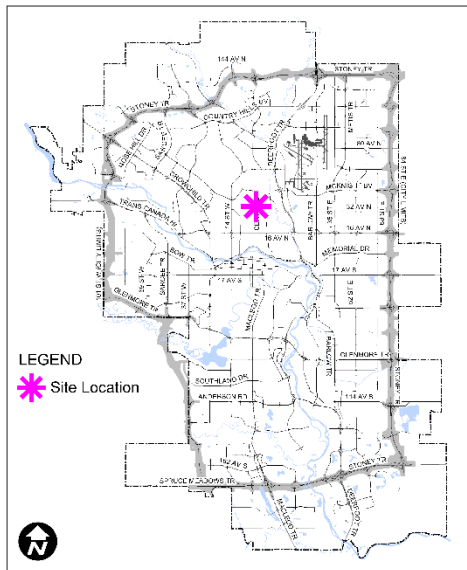
<b>Highland Park</b>	
Peak Population Year	1969
Peak Population	4,875
2017 Current Population	3,998
Difference in Population (Number)	-877
Difference in Population (Percent)	-18%

Source: The City of Calgary 2017 Census

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

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

**Location Maps**



**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

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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 generally meets the objectives of applicable policies as discussed in the Strategic Alignment section 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, side-by-side 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 and have a minimum width of 4.2 metres. The maximum density of 75 units per hectare combined with minimum façade width would allow for up to four (4) 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.

**Implementation**

This application is not tied to plans. The applicant has indicated the intent to pursue a development permit application for a new rowhouse building on this site. The overall size of the building, site layout 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 approximately 500 metres from transit stops for several bus routes on 4 Street NW as well as approximately 450 metres from BRT stops along Centre Street. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

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***Utilities and Servicing***

Water and sanitary 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.

**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 Highland Park Community Association was circulated as part of this application. An email was submitted (Attachment 2) indicating that they do not support the redesignation for the following reasons:

- the site is on a minor residential street adjacent to all R-C2 zoning;
- there are better locations for density in the community; and
- concern that the R-CG allows for a built form out of scale with the neighbours.

There were three letters received in response to the application from the surrounding neighbours all in opposition. The letters expressed concerns with changing the nature of the neighbourhood, loss of greenspace, potential reduction in property values and traffic and parking issues.

The applicant has stated they intend to meet with the Community Association and neighbours in order to discuss their concerns and see what may be addressed through the potential development.

***Engagement***

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

**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 the policies on Community Development.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

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

The subject parcel is located within the Residential - Developed - Established Area of the *Municipal Development Plan* (MDP). The applicable Municipal Development Plan policies encourage redevelopment of low-density neighbourhoods that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The Municipal Development Plan also calls for modest redevelopment of Established Areas particularly where they support an enhanced Base or Primary Transit Network.

***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 some of the location criteria such as being located in close proximity to an existing corridor, having lane access and is located within close proximity of a transit stop and primary transit stop.

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.

**Land Use Amendment in Highland Park (Ward 4) at 3809 - 2 Street NW,  
LOC2018-0002, Bylaw 176D2018**

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**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 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 located within walking distance of several transit stops, and has direct lane access.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Highland Park Community Association Letter
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Calgary Planning Commission Member Comments
6. Proposed Bylaw 176D2018



## **Applicant's Submission**

3809 2 St NW

### Highland Fourplex Project Features

- 1) Enhances the block's architecture with a modern interpretation that matches the character of the existing neighbourhood. Special attention to massing will limit the 4-plexes otherwise imposing nature.
- 2) Increases urban densification as mandated by the City of Calgary and in the spirit of the new RCG and MCG zoning bylaws
- 3) Allows access to smaller, affordable housing in what is typically an expensive urban in-fill area. Allowing a younger demographic access to the inner city.
- 4) Typical in-fill in the area is \$750,000-\$800,000. These units will cost \$500,000-550,000 dollars.
- 5) An on-site garage and parking stall per unit ( 4 garages and 4 pads) will eliminate any additional parking strain on the block





## Highland Park Community Association Letter

To: Steve P. Jones  
City of Calgary Planning Department

Re: Highland Park Community Association Comments on LOC2018-0002

Mr Jones,

The Community of Highland Park thanks you for the circulation of LOC2018-0002 the proposed land use redesignation for 2809 2 Street NW from R-C2 to R-CG. The Community has several concerns about this proposed land use redesignation and believes that this should not be approved.

The location of this rezoning is a minor residential street with all adjacent properties also having the R-C2 zoning. While we believe that adding density within established communities can generally be a benefit we still need to be sensitive to the location. We feel that this zoning would be most effective at the periphery of the community on Centre Street or 40th Avenue rather than placed in the interior.

The applicant has also made several references to what the proposed build form will be, a four-plex with off-street parking. However, as you are no doubt aware, this is a land use application and not a development permit. The final build form is yet to be determined and won't be considered until the development permit is submitted. Of concern is that the R-CG at this location allows for:

- Potentially 5 units (calcs at 5.8)
- A maximum height of 11 meters vs 8.6 in R-C2, and a contextual height which is 1.5 m greater than adjacent buildings
- A contextual front yard setback of 1.5m less than adjacent buildings
- Reduced parking requirements for secondary or backyard suites

Given these guidelines there is the potential for the future development to greatly deviate from what is being represented in the land use redesignation.

The Highland Park Community Association is supportive of continued densification within our community that allows for a varied demographic. However, the proposed land use is not necessary to achieve these goals, and facilitates a development with the potential to be out of scale in relation to all of the properties in the vicinity. We encourage your to reject this land use redesignation

Thank you for your consideration.



Paul Engler

On Behalf of the Highland Park Community Association



## Letters Received by Calgary Planning Commission

From: Paul Engler <development@highlandparkcommunity.ca>  
Sent: Tuesday, April 17, 2018 1:15 PM  
To: Jyoti Gondek, Councillor Ward 3 Calgary  
To: Evan Woolley, Councillor Ward 8 Calgary  
CC: Sean Chu, Councillor Ward 4 Calgary  
CC: Naheed Nenshi, Mayor Calgary  
CC: Kimberly Holberton, Administrative Assistant Calgary Planning Commission  
CC: Steve Jones, Senior Planner City of Calgary  
CC: Elise Bieche, President Highland Park Community Association

From: Paul Engler, Chair HPCA Planning and Development Committee

Councillors,

I am writing today on behalf of the Highland Park Community Association in reference to land use application LOC2018-0002 (Agenda Item 6.11) which will be appearing before you on the April 19th, 2018 Calgary Planning Commission meeting. The proposed land use would see the parcel located at 3809 2 ST NW rezoned from R-C2 to R-CG.

Highland Park, much like the rest of the inner city, is a community in transition. We see continued densification via the replacement of our older housing stock of mainly 1950's era bungalows with detached and semi-detached infill development. Since 2013 the neighbourhood has seen the addition of 59 residences, representing 2.6% growth in housing stock, due to the aforementioned transition of the neighbourhood.

External to the ongoing densification of Highland Park, we face a much larger amount of change than many other communities due to the pending redevelopment of the Highland Golf Course lands (the approved zoning for it would result in at least a doubling and up to a tripling of the total current number of dwellings in our small neighbourhood) and the creation of the Green Line along Centre Street North. City Council has acknowledged the large and significant changes our community faces by requesting administration to create an Area Redevelopment Plan (ARP) for Highland Park. City Administration is now in the process implementing Council's 2017 direction with the initial Community meetings starting on April 25th, 2018, six days after you will hear this application. We urge CPC to take a more holistic approach to reviewing this application, we have seen the implications of looking at these files as ad hoc and as one off land use changes, as the former golf course demonstrates with its ongoing water issues and the multi-family on Centre Street that was approved within 2 weeks of the Greenline North routing up Centre Street and that development now impedes the location of the 40th Ave Station. City of Calgary must balance the needs of developers to achieve swift approvals with the needs of communities who require thoughtful planning.

The Highland Park Community Association is not opposed to the ongoing conversion and densification of our neighbourhood within the established land uses. However, given the imminent changes as part of the ARP, we ask the Calgary Planning Committee to be prudent in their land use redesignations. The current zoning, RC-2, has proven sufficient for many

## **Letters Received by Calgary Planning Commission**

developers to see a return on their investment, and there's no reason that the site and developer you are considering cannot benefit from the current zoning. On behalf of the Community of Highland Park and the Community Association I ask you to please reject this land use change. We urge you to allow the City the time to do the proper planning for the future densification of Highland Park, and not support ad-hoc re-zoning that will establish precedent of upzoning, in a community that has quite a bit of densification potential, and within the interior of the Community while the broader planning work is ongoing.

Thank you for your consideration,

Paul Engler  
Chair, Highland Park Community Association Planning and Development Committee

## Calgary Planning Commission Motions and Amendments

**2018 April 19**

**MOTION:** The Calgary Planning Commission accepted correspondence from:

- Highland Park Community Association dated 2018 April 17;

as distributed, and directs it to be included in the report as Attachment 3.

**Moved by: J. Gondek**

**Carried: 6 – 0**

Absent: A. Palmiere and L. Juan



## **Calgary Planning Commission Member Comments**

Reasons for Opposition from Mr. Leighton:

- I opposed this spot zoning application because:
  1. It does not meet the majority of the "Location Criteria for Multi-Residential Infill";
  2. Community consultation has been extremely limited; and
  3. An area redevelopment is now underway; making this application premature.





# PROPOSED

CPC2018-0462  
ATTACHMENT 6

## BYLAW NUMBER 176D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0002/CPC2018-0462)**  
\*\*\*\*\*

**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 \_\_\_\_\_

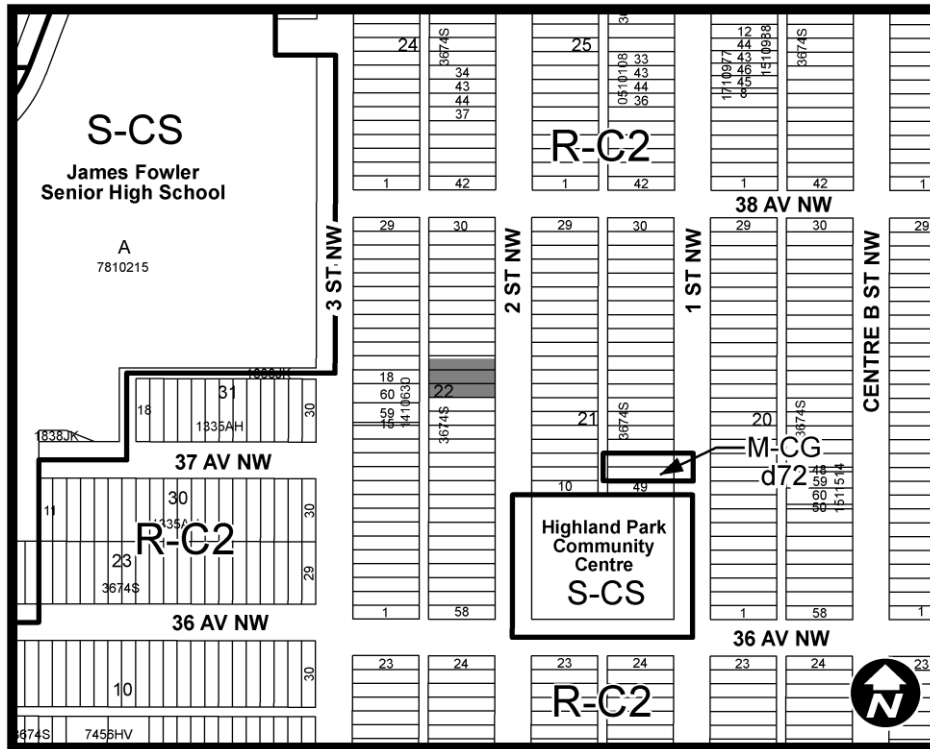
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0002/CPC2018-0462  
BYLAW NUMBER 176D2018

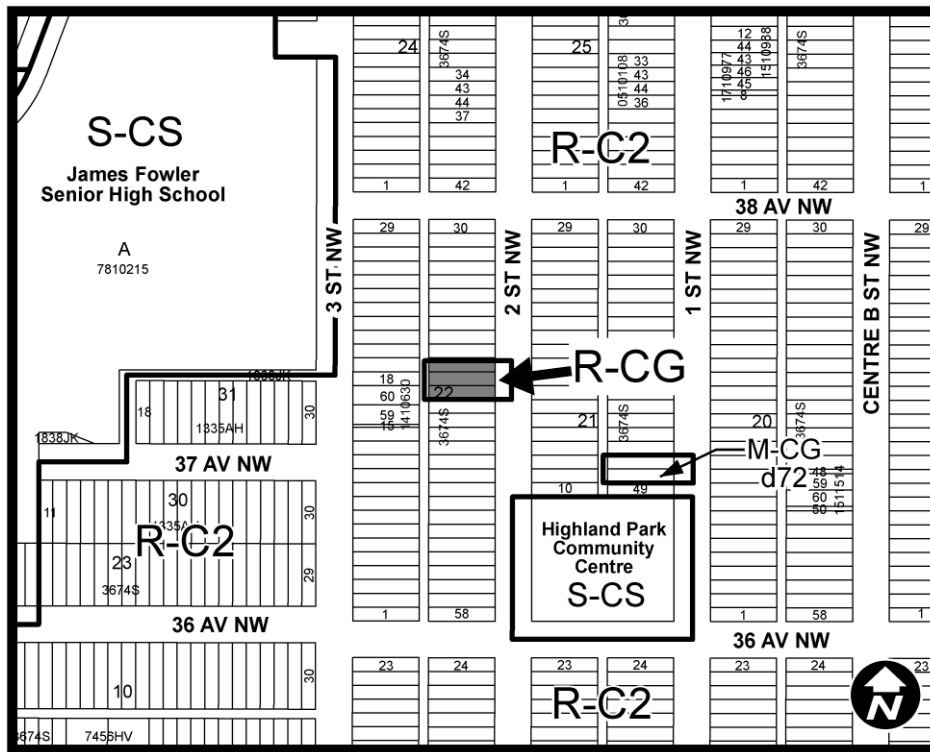
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0002/CPC2018-0462  
BYLAW NUMBER 176D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0407  
Page 1 of 7**

**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018**

**EXECUTIVE SUMMARY**

This land use redesignation was submitted by Zed Contracting on 2018 February 14 on behalf of the landowners David Donald Cronkhite and Sheila Cronkhite. 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-CGd65) District to allow for:

- multi-residential development such as townhouses and fourplexes;
- a maximum building height of 12 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 M-CGd65 designation.

The proposed M-CGd65 District is a residential designation intended to accommodate grade-oriented multi-residential development low in height and density in close proximity or adjacent to low-density residential development. This application conforms to the *Shaganappi Point Area Redevelopment Plan* and aligns 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  $\pm$  (0.16 acres  $\pm$ ) located at 1443 – 26 Street NW (Plan 307EO, Block A, Lot 6) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd65) District; and
2. Give three readings to the proposed bylaw.

**Moved by: E. Woolley**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaw 182D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 1443 – 26 Street NW (Plan 307EO, Block A, Lot 6) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd65) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 182D2018.

**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject parcel is located in the southwestern community of Shaganappi, fronting onto 26 Street SW north of 14 Avenue SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings and amenities in the form of a public park and an elementary school. The subject parcel is approximately 190 metres south of Shaganappi Point LRT Station and approximately 230 metres north of 17 Avenue SW Main Street.

The area is largely designated under the R-C2 District, though a variety of higher-density districts including R-CG, M-C2, M-X2 and MU-1 exist within one block of the site. There are two vacant properties located directly to the east across 26 Street SW designated under the M-CG District with a density modifier of 60 units per hectare.

The site has an area of 0.06 hectares (0.16 acres) with approximate dimensions of 15 metres wide by 43 metres deep. Current development consists of a single detached house and rear detached garage accessed from both the lane and an unpaved front driveway. The front property line features two large coniferous trees approximately 20 metres in height.

As identified in *Figure 1*, the community of Shaganappi reached its peak population in 1969 with a total of 2,132 residents. The current population of 1,693 is 21 percent below its peak.

*Figure 1: Community Peak Population*

<b>Shaganappi</b>	
Peak Population Year	1969
Peak Population	2,132
2017 Current Population	1,693
Difference in Population (Number)	-439
Difference in Population (Percent)	-21%

Source: *The City of Calgary 2017 Civic Census*

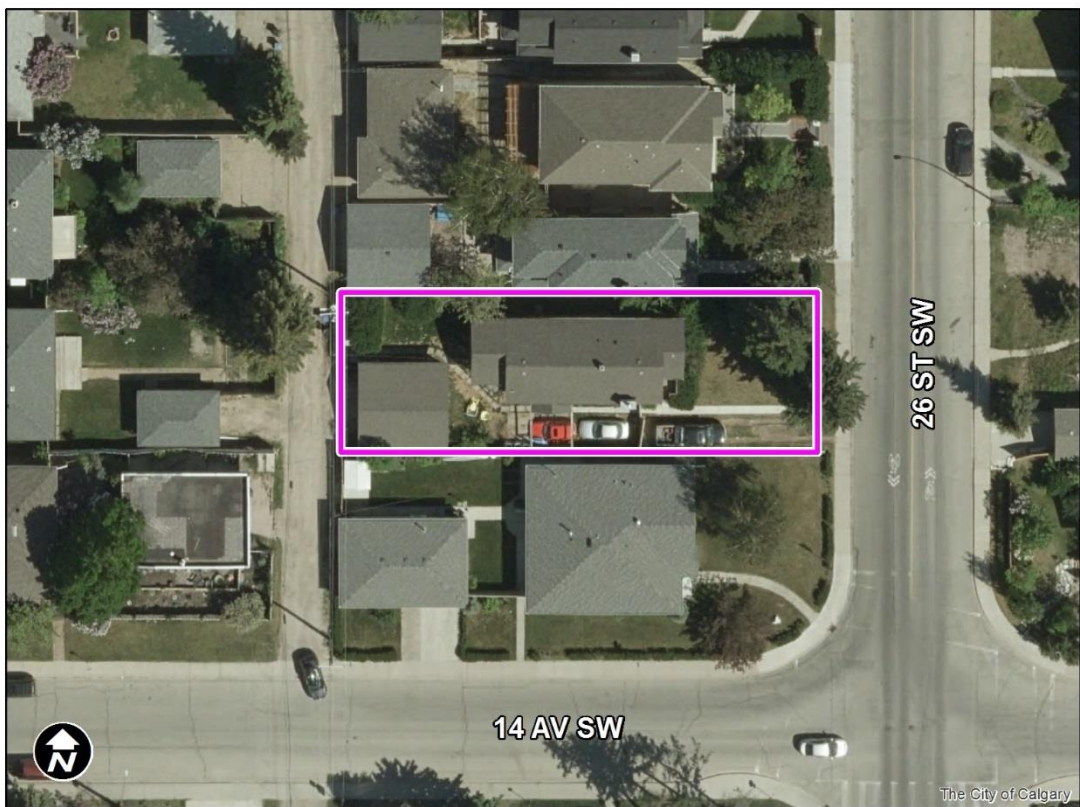
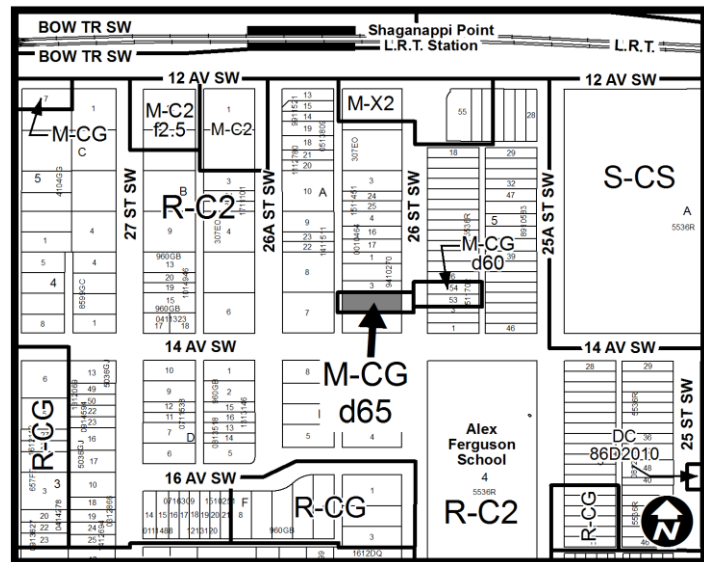
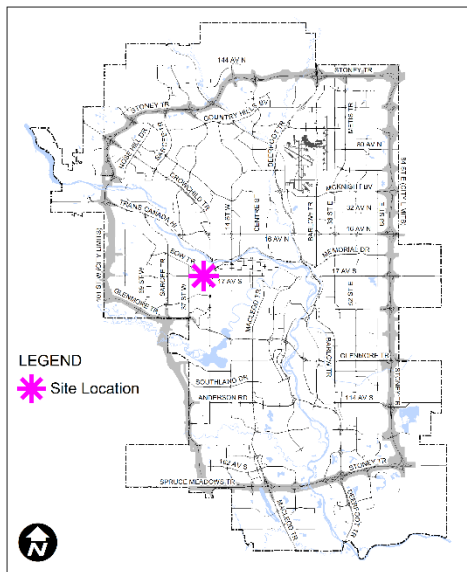
Additional demographic and socio-economic information may be obtained online through the [Shaganappi](#) community profile.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0407  
Page 3 of 7

Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018

Location Maps





**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018**

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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 neighbourhood and its future character as envisioned in the *Shaganappi Point Area Redevelopment Plan* (ARP).

***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 housing. The R-C2 District allows a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd65) District is also a residential designation primarily for two to three-storey (12 metres maximum) multi-residential development direct access at grade to each unit. The density modifier of 65 units per hectare would allow for up to four units on this property. Other land use designations were not considered, as R-CG would allow only three units and M-C1 would allow an apartment-style building that would not align with the grade-oriented direction of the local area plan.

Development in the M-CGd65 District typically takes the form of a four-plex with a three-storey unit at each corner, garages off the lane, and private amenity spaces in both the front and rear of the building. The front setback distance and maximum height of the building near a property line are contextual rules influenced by the adjacent structures.

A development permit has been submitted (DP2018-0596) for a four-plex with an approximate height of nine metres. As of 2018 April 18, CPAG has issued a detailed team review and is awaiting amended plans.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 190 metres from Primary Transit service at Shaganappi Point Station, and approximately 230 metres from local bus service along 17 Avenue SW. Cycling paths into the Bow River valley are accessible 500 metres from the site. Vehicular access is available from the rear lane and street parking in the area is regulated by the Calgary Parking Authority through a residential permit program.

***Utilities and Servicing***

Water, sanitary and storm sewer mains are available on 26 Street SW and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. On-site stormwater management will be reviewed through the development permit.

**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018**

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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 Shaganappi Community Association was circulated and stated they had no objection to the proposed land use designation or development.

Administration received two letters of opposition citing the following reasons:

- the large existing trees should not be removed;
- the ARP prevents rezonings;
- the nearby four-way stop is already busy and will be negatively affected if additional vehicles park on the street;
- maintenance of the property is poor; and
- the applicant mistakenly referred to the nearby train station as Westbrook rather than Shaganappi Point.

Administration considered the planning-specific issues relevant at the land use redesignation application stage and has determined the proposal to be acceptable. The design of the site, including provision of on-site parking and preservation of existing trees, is being reviewed through the development permit.

***Engagement***

Through discussion with the community association, no open house or information sessions were deemed necessary by 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.

**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018**

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

The subject site falls within the 'Developed – Residential – Inner City' area as identified on Map 1 of the *Municipal Development Plan* (MDP). This policy area encourages sensitive infill and redevelopment, particularly close to higher-density corridors and transit stations. The proposed land use district aligns with the intent of this area and with broader city-wide policies regarding transit-supportive land uses, complete communities, stable residential neighbourhoods, housing diversity and choice, and respecting neighbourhood character.

***Shaganappi Point Area Redevelopment Plan (Statutory, 2014)***

The subject site falls within the 'Low Density Multi-Residential' area as identified on Map 2 of the *Shaganappi Point Area Redevelopment Plan* (ARP). This area is deemed appropriate for "low density grade oriented multi-residential development". The intent of the M-CGd65 District aligns with this policy and the proposed redesignation implements the land use concept of the ARP.

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

The subject site aligns with six of the eight criteria for ideal placement of multi-residential infill. 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.

Though this parcel is not on the corner directly adjacent to an amenity, moderate intensification supported by the plan would have a minimal impact on adjacent properties and is therefore considered appropriate.

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

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

No environmental site assessment was 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0407  
Page 7 of 7

**Land Use Amendment in Shaganappi (Ward 8) at 1443 - 26 Street SW, LOC2018-0033, Bylaw 182D2018**

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**Risk Assessment**

There are no significant risks associated with this application.

**REASONS FOR RECOMMENDATIONS:**

The proposal implements the *Shaganappi Point Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-CGd65 District is intended for parcels located near or directly adjacent to low-density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established built form of the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 182D2018
4. Public Submissions



## Applicant's Submission

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.

Re: Blaw 280D2017

To re-designate the land located at 1443 26th St. S.W. (Plan 307EO, Block A, the Northerly 14.6 M of Lot 6) from Residential-Contextual One/Two Dwelling (R-C2) to Residential- Grade Oriented Infill (R-CG) District.

Dear City Council:

Zed Developments is a Calgary-based small business specializing in multifamily home building. The Owner of 1443 26th St S.W. has expressed interest in the re-designation of his property to build a four-plex on the property stated above.

### Benefits Of Re-designation

The 1443 26th St SW property meets the city of Calgary's Location Criteria for Multi –Residential infills.

We believe that the property is ideal for re-designation for the following reasons:

- Proximity to Public infrastructure- Westbrook C-train station is less than a block away from the subject parcel making it an ideal property to increase density without increasing vehicle traffic.
- The Shagganapi re-development plan is in support of increasing density in this neighborhood.
- Support for local business- There is an abundance of service providers on the 17th ave corridor and Westbrook Mall area which will benefit from increased customers.
- Surrounding area compatibility- This project is contextual with Properties to the North and West who have been rezoned for multifamily Living. And Zed has approached the design process to fit in with existing housing and style.
- Growth in Tax Base- The city will receive a three times multiple in tax growth without providing additional infrastructure.

### Community Association Consultation

The Owner of this property has been a resident of the Area for a number of years with the intention of eventually rebuilding on the subject parcel. He has attended hearings in support of increasing density in the area, and will retain ownership of one of the units that he proposes to build, continuing to be part of the neighborhood. Zed Developments has attended community association meetings to propose the development to the subject parcel.

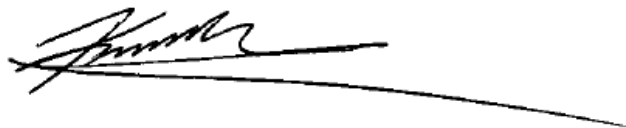
### Directly Affected Neighbors

Zed contracting and the owner have approached the adjacent neighbors indicating the proposed development and how the neighbors will be affected.

We appreciate City Council considering this request and look forward to the opportunity to develop additional housing opportunities.

Sincerely,

Ken Gardener  
Zed Developments





**Community Association Letter**

From: Ron Goodfellow  
To: Derek Pomreinke  
CC: Michael Wilhelm  
Sent: Wednesday, April 18, 2018 12:31 PM

Hello Derek

We understand that the City now requires a response even on projects that Community Associations have no objections to. Thus, I will confirm that the Shaganappi Community Association has no objections to the project you refer to below.

Ron Goodfellow  
Planning and Development Committee  
Shaganappi Community Association





# PROPOSED

CPC2018-0407  
ATTACHMENT 3

## BYLAW NUMBER 182D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0033/CPC2018-0407)**  
\*\*\*\*\*

**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

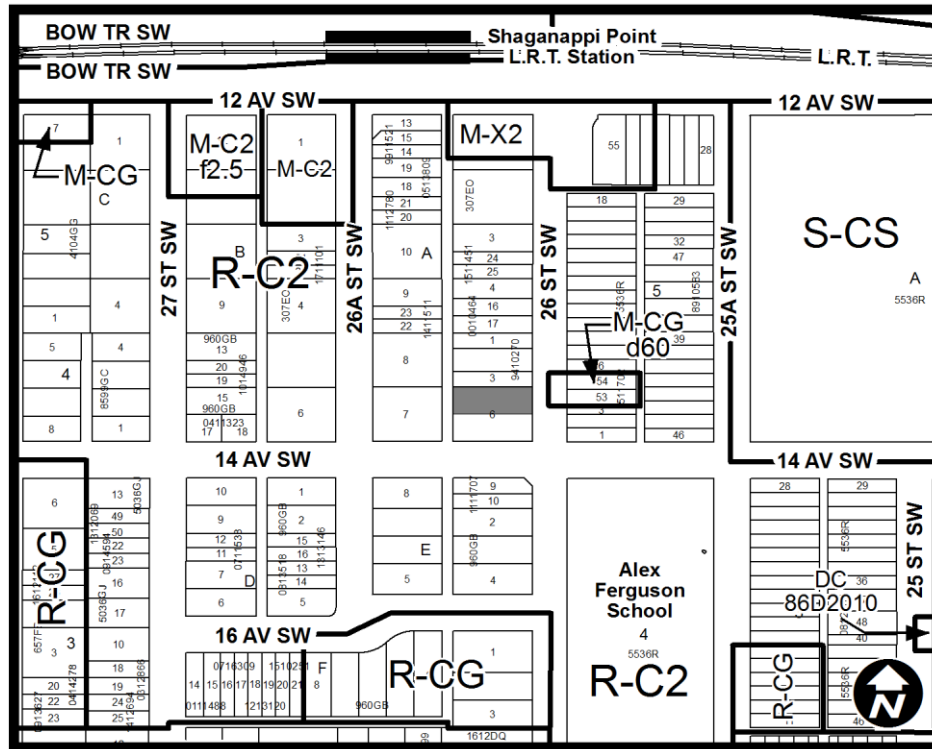
SIGNED ON \_\_\_\_\_

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

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

**AMENDMENT LOC2018-0033/CPC2018-0407  
BYLAW NUMBER 182D2018**

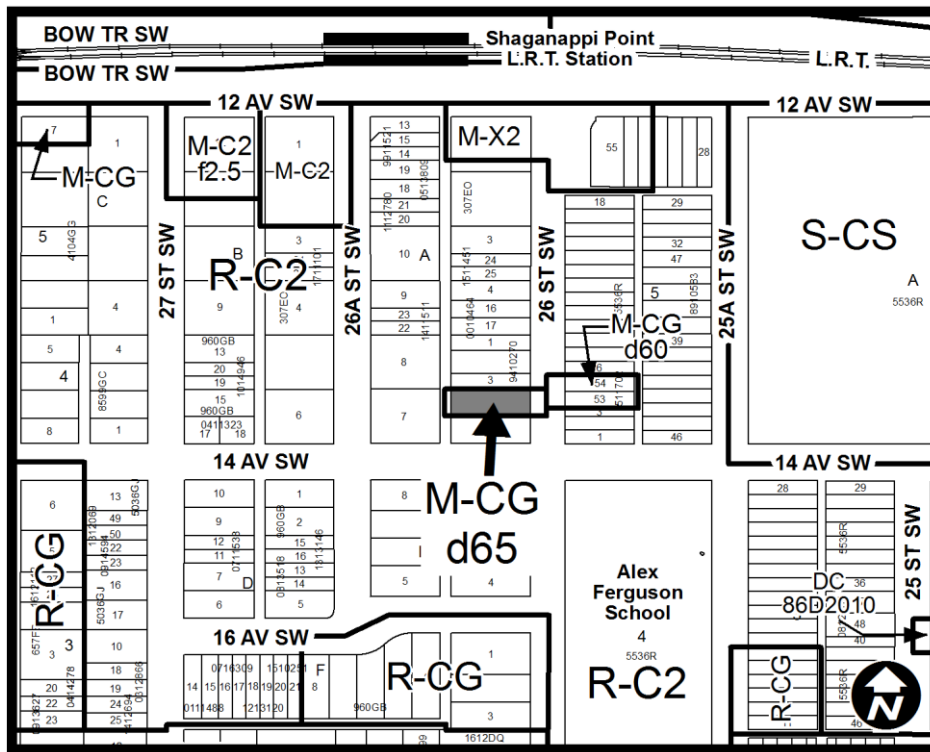
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0033/CPC2018-0407  
BYLAW NUMBER 182D2018

## SCHEDULE B





**Office of the City Clerk**

The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100  
Postal Station 'M'  
Calgary, AB, T2P 2M5

**Re: Application for Land Use Amendment: LOC2018-0033**  
**Location: 1443 26 Street SW**

Dear City of Calgary Municipal Council,

We are writing to you as concerned residents on 26A Street SW who will be directly affected by the redevelopment of 1443 26 Street SW. Our primary concern is in regards to the possible removal of 3 large mature spruce trees in the front yard if this redevelopment plan goes forward. Our neighbourhood has experienced the loss of many mature trees recently and the removal of these 3 spruce trees will be felt. 26 Street is becoming a busy road and these trees help to mitigate pollution and soften the increasing noise of traffic. These are also important trees for migrating birds. Today (March 8, 2018) a large flock of Bohemian waxwing birds were using them to roost. We would like The City of Calgary to carefully consider NOT allowing the removal of these 3 spruce trees.

We are also unclear as to why this property should be considered for rezoning from R-C2 to M-CG? After many months of negotiations between the City of Calgary and our Shaganappi Community Association a rezoning agreement for our area was reached. Our community has already reluctantly agreed to a 5 story apartment development (73 units) on 26A Street. This will be the second redevelopment plan in one year that is applying for a rezoning application. As adjacent residents we believe that our ARP for the Shaganappi Community should be respected and upheld and this redesignation should not be approved.

Thank you for your time and consideration.

Sincerely,  
Jennifer Wanner and Gavin Semple

1438 - 26A Street SW  
Calgary, AB T3C 1K8  
Email: wannerj@telusplanet.net  
Tel: 403-240-3177

**Williams, Debbie D. (City Clerk's)**

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**From:** Vince Kotesky <prov35@shaw.ca>  
**Sent:** Sunday, June 03, 2018 10:33 AM  
**To:** Public Submissions  
**Cc:** Vince Kotesky  
**Subject:** [EXT] 1443-26 Street SW Re-designation

We currently own and have owned (since it was constructed in 1995) the single family house immediately adjacent (North) of the proposed re-designation in order to allow for a 4-plex project development.

This re-designation, if approved and hence the project development could potentially proceed, **will directly and adversely affect our property** and we believe is inconsistent with existing house styles along the west side of 26th Street SW between Bow Trail and 14th Avenue SW. Along that side of the street they are all single family homes except for 2 duplexes.

If the re-designation is approved and the project proceeds as proposed, the size of the proposed dwelling will directly affect the available sun on our front terrace and our backyard as the proposed dwelling extends far beyond our existing house to the east and west. There are also 2 windows on the upper level that could directly affect our privacy as people can view our backyard from those windows. The size of the proposed development is simply too large for the neighbourhood and especially adjacent to our house.

We are also very concerned that these unit, if allowed to proceed, **would negatively affect our property value** as there is a high probability that they would become rental properties.

In addition, the street view is a huge departure from the existing house designs which have the characteristics of single-family homes.

**For these reasons, we strongly oppose the re-designation application and ask the City of Calgary to reject it.**

Furthermore, the current approved land use designation (Residential-contextual one/two dwelling (R-C2)) allows for an appropriately designed duplex which could be acceptable to us and be more consistent with the current building designs on 26th Street SW from Bow Trail to 14 Avenue SW.

***Vince & Carolyn Kotesky  
1437-26 Street SW  
Calgary AB  
T3C1K4  
(587) 578-2056 (cell)***

Sent from my iPad

## Williams, Debbie D. (City Clerk's)

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**From:** Gerald.Kutschera@fluor.com  
**Sent:** Monday, June 04, 2018 8:38 AM  
**To:** Public Submissions  
**Subject:** [EXT] 1443-26 Street SW Re-designation- Bylaw 182D2018

I'm currently the owner of the single family house adjacent (South at 1445 26 ST SW) of the proposed re-designation in order to allow for a 4-plex project development.

I've spoken directly to the other adjacent neighbour (North at 1437 26 ST SW) of the proposed re-designation and we share the following similar concerns:

The proposed development is not in line at all with existing homes located on 26 ST between Bow Trail and 14 Ave. The majority of the homes are single family homes with the exception of 4 duplexes. Allowing a 4-plex to be built will be a significant departure of the existing street view of the single family homes.

I'm also concerned that there is a high likely hood that these unites would become rental units and therefore negatively affect my property value.

Parking issues will also become an issue with the approval of a 4-plex. The proposed development provides 1 parking spot for each unit in the garage. Additional vehicles will then spill over to on street parking. There is very little available parking on 26 ST and therefore the vehicles will start to park along the side of my home on 14 Ave. I believe this is highly likely to occur as a large number of homes have more than one vehicle per household.

To further complicate the parking issue is the 4 way stop located at 26 ST and 14 AVE which is directly in front of my home. The amount of cars that run this stop sign daily is incredibly high. I've narrowly avoided being hit 4 times in my 3 years at this property. The stop sign is also located directly in front of an elementary school and in a s school/playground zone. The majority of traffic does not abide by the 30km/h limit. It is my believe that a partial reason for the number of vehicles running the stop sign is that when the neighbour parks their large pickup trucks that the stop sign is not visible until the last second. Again adding more vehicles parking along 26 ST will only add to the problem. I've raised this issue with the Calgary Police Service and with my ward Councillors (Evan Woolley) office.

For the above stated reasons, I strongly oppose the re-designation application and ask the City of Calgary to reject it.

Furthermore, the current approved land use designation (Residential-contextual one/two dwelling (R-C2)) allows for an appropriately designed duplex which would be acceptable to me and be more consistent with the current building designs on 26 ST SW from Bow Trail to 14 Ave SW.

Regards,

Gerald Kutschera | [FLUOR CANADA LTD.](#) | Principal Estimator | Gerald.Kutschera@fluor.com | IODC 40.4948 | ☎:  
+1.403.537.4948 | -----

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Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0426  
Page 1 of 7

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by O2 Designs on 2017 October 11 on behalf of Canada Lands Company CLC Limited and CCH Currie GP. The proposed land use redesignation is intended to provide clearer guidance for the development of ground-oriented residential development including single detached, semi-detached, and rowhouses in the community of Currie Barracks. The current DC Direct Control land use district provides insufficient guidance for such forms of development and includes setback requirements and other rules that hinder the realisation of housing similar to the earlier phases of Currie Barracks as called for in the approved outline plan (2015). The proposed redesignation provides clearer guidance for ground-oriented development and continuity with previous phases.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 8.81 hectares  $\pm$  (21.77 acres  $\pm$ ) located at 9, 13, 17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 81, 85, 89, 93, 97, 101, and 105 Trasimeno Crescent SW, 171 and 193 Dieppe Drive SW, 33 and 34 Currie Street SW, 3971 Quesnay Wood Drive SW, and 4225 Crowchild Trail SW (Plan 1612317, Block 18, Lots 1 to 20; Plan 1612317, Block 19, Lots 1 to 9; and portion of Plan 914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate ground-oriented residential development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: E. Woolley**

**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 Bylaws 183D2018; and

1. **ADOPT** the proposed redesignation of 8.81 hectares  $\pm$  (21.77 acres  $\pm$ ) located at 9, 13, 17, 21, 25, 29, 33, 37, 41, 45, 49, 53, 57, 61, 65, 69, 73, 81, 85, 89, 93, 97, 101, and 105 Trasimeno Crescent SW, 171 and 193 Dieppe Drive SW, 33 and 34 Currie Street SW, 3971 Quesnay Wood Drive SW, and 4225 Crowchild Trail SW (Plan 1612317, Block 18, Lots 1 to 20; Plan 1612317, Block 19, Lots 1 to 9; and portion of Plan 914430, Block 1, Lot 2) from DC Direct Control District **to** DC Direct Control District to accommodate ground-oriented residential development, in accordance with Administration's recommendation; and

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018**

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- |   |
|---|
| <p>2. Give three readings to the proposed Bylaw 183D2018.</p> |
|---|

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

In 2015 Council approved a revised concept for the redevelopment of the former Canadian Forces Base (CFB) Currie, including amendments to the CFB West Master Plan and new Direct Control land use districts. At that time, the intent was for ground-oriented development of single and semi-detached homes and rowhouses in the northwest quarter of the site to be regulated and proceed in a way similar to earlier phases of Currie Barracks west of Ridge Park and east of Sarcee Road SW.

In 2017, the landowner and a residential builder began development of ground-oriented single-detached homes along the south side of Trasimeno Crescent SW. Through the application process for this development, a number of challenges arising from the current Direct Control land use district were identified.

In particular, insufficient guidance with respect to front and side setbacks and building height were raised as issues in need of resolution in order to allow for these forms of development to be designed and regulated efficiently. This includes excessive front and side setbacks that make several parcels undevelopable, as well as maximum heights that reflect the mixed-use and multi-residential portions of the current Direct Control land use district instead of the ground-oriented forms of development that are called for in the approved outline plan (2015).

While the existing Direct Control land use district that applies to other nearby previously completed phases of Currie Barracks (Bylaw 100Z2006) contained specific guidance to enable more compact forms of single detached, semi-detached, and rowhouse development, the current Direct Control district that applies to the subject site (Bylaw 163D2016 and Bylaw 164D2016) does not adequately continue these provisions and as a result has proven challenging for the evaluation of building permit applications.

At this stage, only three homes have begun construction, while the approved outline plan (2015) calls for approximately 130 – 175 new homes in the area covered by this proposed amendment, with the exact number still subject to ongoing and future subdivision applications and the precise mix of single detached, semi-detached, and rowhouse dwelling units. The proposed Direct Control land use district does not change the number of dwelling units or the density anticipated for this site.

The proposed new Direct Control land use district addresses these issues by correcting the front and side setback regulations and aligning regulations with the Direct Control land use

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0426  
Page 3 of 7**

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018**

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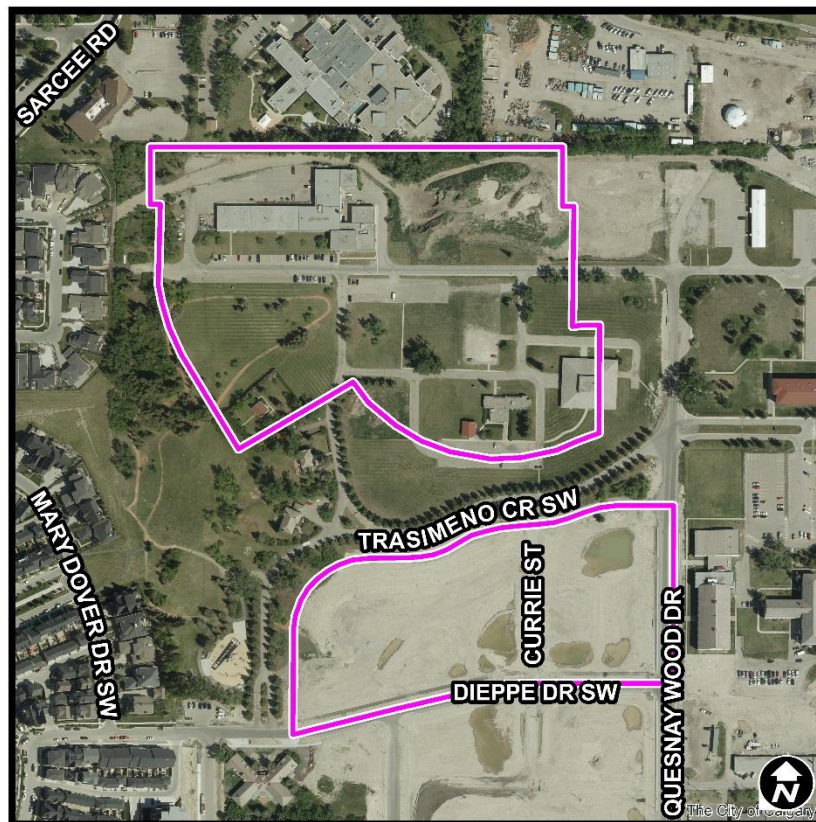
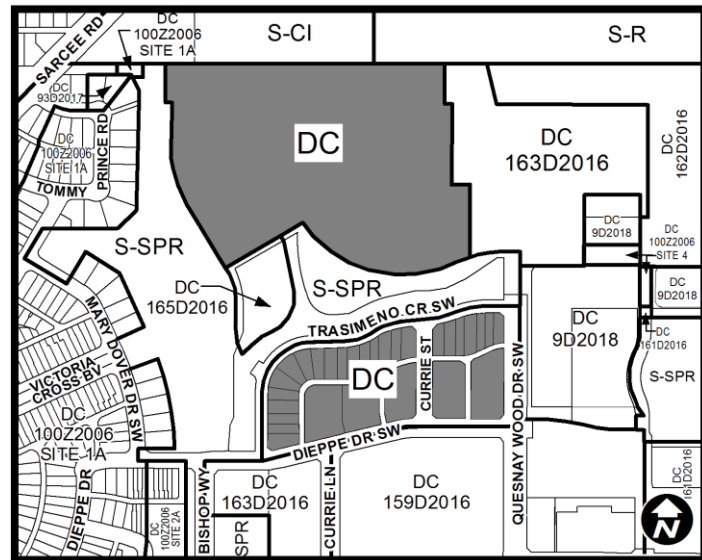
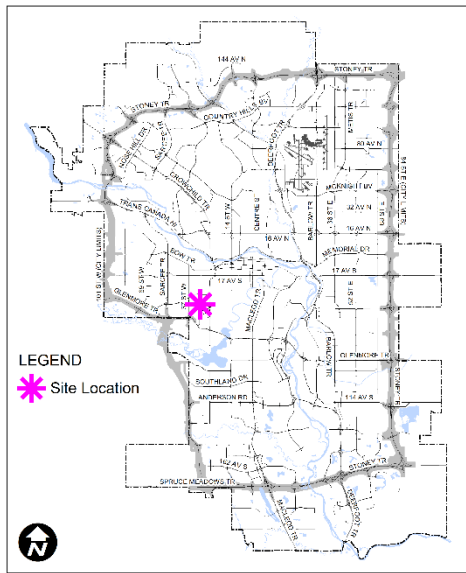
district in effect in the already complete portion of Currie Barracks to the west. The proposed redesignation respects the intent of the amended CFB West Master Plan, approved outline plan, and land use redesignation approved by Council in 2015, and provides greater certainty and efficiency for ground-oriented development in the northwest quarter of the Currie Barracks redevelopment site.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0426  
Page 4 of 7

Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018

Location Maps



**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed Direct Control land use district provides guidance for ground-oriented residential development and allows for an approach to development that is consistent with previous phases of the Currie Barracks redevelopment while aligning with the current CFB West Master Plan and Land Use Bylaw 1P2007. The proposed Direct Control land use district adjusts the boundaries of the existing Direct Control land use districts in order to apply only to ground-oriented residential development in the northwest portion of the former CFB Currie.

The application does not contemplate an increase in density or a change in use. As such, there are no impacts relating to transportation, or servicing infrastructure. The primary impact of the proposed Direct Control land use district consists of reductions in required front and street side setback areas as well as greater flexibility for backyard suites, balconies, and decks, to align with the standards used in previous phases of the Currie Barracks redevelopment. Administration is satisfied that the approved outline plan (2015) adequately provides for public street trees, soft landscaping, and stormwater management.

**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 has been 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.

***Engagement***

Administration and the landowner met with representatives of the Rutland Park Community Association, which includes the completed portions of Currie Barracks in order to review the proposed Direct Control land use district. Comments in support of the proposed land use redesignation from the Rutland Park Community Association are included in Attachment 3.

The applicant, landowner, and active residential builder all collaborated with Administration in order to ensure that the proposed Direct Control land use district aligned with the CFB West Master Plan and approved outline plan (2015), as well as to confirm that current and future Development Permit and Building Permit applications would comply.

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018**

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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 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.

***CFB West Master Plan (Non-Statutory)***

The site is located within Policy Area B of the *CFB West Master Plan*, which provides guidance for development of the remaining former military lands. Within this area, the site falls into the 'North Central Currie Residential Area' which is intended to accommodate a variety of housing types and to facilitate development that is responsive to the outstanding natural and cultural features present in the area. The proposed Direct Control land use district enables development in alignment with these policies and provides more detailed guidance for the ground-oriented forms of development anticipated in the outline plan approved in 2015 for this area.

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

The proposed Direct Control land use district aligns with the *CFB West Master Plan* and facilitates a full range of housing choices. The adjusted regulations allow for a compact and efficient approach to ground-oriented housing forms, which can provide benefits in terms of walkability, affordability, and reduced environmental impacts stemming from motorized transportation and land 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0426  
Page 7 of 7

**Land Use Amendment in Currie Barracks (Ward 8) at multiple properties,  
LOC2017-0289, Bylaw 183D2018**

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed Direct Control land use district aligns with the vision and concept for redevelopment of the former CFB Currie lands, as set out in the *CFB West Master Plan*. 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. Proposed Direct Control guidelines
3. Community Association Letter
4. Proposed Bylaw 183D2018





## Applicant's Submission

LOC2017-0289

## Applicant's Submission

The purpose of this application is to adjust the setback rules of DC land use districts 163D2016 and 164D2016 to make the setback rules more consistent with land use by-law 1p2007. The building setback rules in these by-laws reference street names rather than the common approach of referencing property lines. These setback rules impede development in the Currie neighbourhood to happen as envisioned in the masterplan. Specifically, the 6m setback requirement for the blocks (18 & 19) fronting onto Trasimeno Crescent would result in a home to street interface that does not meet the urban design objectives of the neighbourhood. Although this application is being made to address a specific immediate need for development to proceed on Currie, the application will also benefit all future development governed by this by-law. The City of Calgary planning department has recognized the need for the amendments to this by-law and is supportive of the by-law.



## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to:
- (a) provide for a mix of low **density**, low profile housing in the form of **Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Carriage Houses, Secondary Suites, Rowhouse Buildings and Townhouses**; and
  - (b) allow for interim and existing **uses** as **development** is expected to take many years to build out.

### 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) "**Carriage House Parcel**" means a **parcel** approved for a **Carriage House** containing a minimum **parcel area** of 140.0 square metres, or a maximum **parcel area** of 230.0 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous **rear property line** or **side property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**.
  - (b) "**Mews**" means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains **building** frontages that face onto the **mews**.

### Defined Uses

- 5 In this Direct Control District:
- (a) "**Carriage House**" means a **Single Detached Dwelling** on a **Carriage House Parcel**.
  - (b) "**Interim Use**" means a **use**:
    - (i) not listed in section 6 or 7, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
    - (ii) the following **uses**:
      - (a) **Accessory Food Service**;
      - (b) **Accessory Liquor Service**;

### **Proposed Direct Control District Guidelines**

- (c) **Artist's Studio;**
- (d) **Catering Service – Minor;**
- (e) **Computer Game Facility;**
- (f) **Counselling Service;**
- (g) **Drinking Establishment – Small;**
- (h) **Drinking Establishment – Medium;**
- (i) **Equipment Yard;**
- (j) **Fitness Centre;**
- (k) **General Industrial – Medium;**
- (l) **Health Services Laboratory – Without Clients;**
- (m) **Indoor Recreation Facility;**
- (n) **Instructional Facility;**
- (o) **Market – Minor;**
- (p) **Medical Clinic;**
- (q) **Motion Picture Filming Location;**
- (r) **Motion Picture Production Facility;**
- (s) **Outdoor Café;**
- (t) **Post-secondary Learning Institution;**
- (u) **Print Centre;**
- (v) **Radio and Television Studio;**
- (w) **Recyclable Construction Material Collection Depot  
(temporary);**
- (x) **Restaurant: Food Service Only – Small;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Restaurant: Licensed – Medium;**
- (bb) **Restaurant: Neighbourhood;**
- (cc) **Retail and Consumer Service;**
- (dd) **School – Private;**
- (ee) **Self Storage Facility;**
- (ff) **Service Organization;**
- (gg) **Social Organization;**
- (hh) **Specialty Food Service;**
- (ii) **Storage Yard;**
- (jj) **Tree Farm;**
- (kk) **Vehicle Storage – Large; and**
- (ll) **Vehicle Storage – Passenger.**

### **Permitted Uses**

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

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Carriage House;**
- (d) **Duplex Dwelling;**
- (e) **Home Based Child Care – Class 1;**
- (f) **Home Occupation – Class 1;**
- (g) **Park;**
- (h) **Protective and Emergency Service;**

## Proposed Direct Control District Guidelines

- (i) **Rowhouse Building;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign - Class A;**
- (m) **Single Detached Dwelling;**
- (n) **Townhouse;** and
- (o) **Utilities.**

### Discretionary Uses

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

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (c) **Home Based Child Care – Class 2;**
- (d) **Home Occupation – Class 2;**
- (e) **Interim Use;**
- (f) **Place of Worship – Small;**
- (g) **Office;**
- (h) **Parking Lot – Grade (temporary);**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class D;**
- (l) **Sign – Class E;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

### Bylaw 1P2007 District Rules

**8** Unless otherwise specified, the General Rules for Low Density Residential Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.

### Mews Regulations

**9** **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks as indicated on the map in Schedule C of this Direct Control District and as follows:

- (a) a **mews** must be provided at **grade** between **buildings** in Block 18 to create a pedestrian connection between Trasimeno Crescent SW and Dieppe Drive SW; and
- (b) a **mews** or publicly-accessible private open space must be provided at **grade** between Blocks 23A and 23B to provide a connection from Calais Drive SW to Normandy Drive SW.

### Parcel Width

**10** The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling;**
- (b) 11.0 metres for a **parcel** containing a **Duplex Dwelling;** and

## Proposed Direct Control District Guidelines

- (c) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**; and
- (d) 4.2 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

### Parcel Area

**11** The minimum **parcel area** is:

- (a) 233.0 square metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel area** of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse Building**.

### Parcel Coverage

**12 (1)** Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is:

- (a) 60.0 per cent of the area of the **parcel** for each **Single Detached Dwelling**;
  - (b) 60.0 per cent of the area of the **parcel** for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
  - (c) 70.0 per cent of the area of the **parcel** for each **Carriage House**, **Rowhouse Building**, and **Townhouse**.
- (2)** The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (3)** Where a **private garage** is attached to a **Backyard Suite**, the maximum area of the **parcel** covered by all **Accessory Residential Buildings** is 100.0 square metres.
- (4)** Section (2) may be relaxed if the **motor vehicle parking space** referenced is a permeable paver or other type of open grid paving.

## Proposed Direct Control District Guidelines

- (5) The maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

### Building Height

- 13 (1) The maximum **building height** is 16.5 metres.
- (2) A **Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling** or **Rowhouse Building** must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**.
- (3) The maximum **building height** for a **Backyard Suite** or **Carriage House** is 9.5 metres.
- (4) The maximum **building height** for **Accessory Residential Buildings** is 6.5 metres.

### Carriage House Rules

- 14 (1) **Carriage House Parcels** must have access to a **street**, as follows:
- (a) where no vehicular access is available from a **lane**, a minimum clear width of 3.0 metres from a **street** to a **Carriage House**; and
- (b) where vehicular access is provided from a **lane**, a minimum clear width of 1.0 metres for a pedestrian walkway from a **street** to a **Carriage House**.
- (2) A minimum of one on-site **motor vehicle parking stall** must be provided for each **Carriage House**.
- (3) A **Carriage House** must have a maximum of 140.0 square metres of gross floor area excluding a loft or **private garage**.
- (4) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.
- (5) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres. In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.
- (6) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.

### Backyard Suite Rules

- 15 (1) A **Backyard Suite** must provide direct access to a **street** or a **lane**.
- (2) The maximum floor area of a **Backyard Suite** is 76.0 square metres, excluding the area of the loft, stairs, or **private garage**.

### Decks and Balconies



## Proposed Direct Control District Guidelines

16 **Decks** and **balconies** must comply with the following rules:

- (a) **Decks** may have a height greater than 1.5 metres from **grade** provided the **deck** is no greater than 0.3 metres above the height of the main floor level of the dwelling.
- (b) There is no maximum depth or area for a **balcony** where it is located on a **Single Detached Dwelling**.
- (c) The **balcony** of a **Backyard Suite** must not project into a required setback.
- (d) There is no maximum depth or area for a **balcony** for a **Backyard Suite**.

### Building Setback Area

17 (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District.

(2) The minimum **building setback** from a **front property line** is 1.0 metre.

(3) The minimum **building setback** from a **rear property line** is 1.2 metres.

(4) Unless otherwise specified in subsections (5) or (6) the minimum **building setback** from any **side property line** is:

(a) 0.0 metres from the party wall **property line** of a **Semi-detached Dwelling, Duplex Dwelling, Rowhouse Dwelling, or Townhouse Dwelling**; and

(b) 1.2 metres in all other cases.

(5) One **building setback** from a **side property line** in subsection (4) may be reduced to zero metres where:

(a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

(i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an adjacent **parcel**; and

(ii) a 0.60 metre footing encroachment easement; and

(b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

## Proposed Direct Control District Guidelines

### Landscaped Area Rules

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

### Specific Rules for Landscaped Area

- 19 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

### Mechanical Screening

- 20 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

### Garbage

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

### Recycling Facilities

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

### Motor Vehicle Parking Stall Requirements

- 23 For **development** containing **Dwelling Units**, the minimum **motor vehicle parking stalls** requirement for each **Dwelling Unit** is 0.7 stalls for resident parking.

## Proposed Direct Control District Guidelines

### Interim Use

- 24 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is substantially the same in size to the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District, or where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000.00 square metres:
- (a) **Equipment Yard;**
  - (b) **Self Storage Facility;**
  - (c) **Storage Yard;**
  - (d) **Tree Farm;**
  - (e) **Vehicle Storage – Large; and**
  - (f) **Vehicle Storage – Passenger.**

## Proposed Direct Control District Guidelines

### SCHEDULE C



==== Mews



## Community Association Letter



Wed 2/21/2018 12:10 PM

Leanne Ellis <development@rutlandparkcommunity.com>

[EXT] Re: LOC2017-0289

To ○ Leanne Ellis

Cc ● Bliek, Desmond; ○ Ryan Doherty



Hi Ryan and Des. I was able to meet with Des yesterday to discuss the scope of the proposed amendments for this application. He shared a draft version with me, indicating that you are looking to amend DC site 163 to align with DC site 164 (with some slight changes to 164). Making these changes would align them with Phase 2 sites for single, semi-detached and rowhouses, and exclude multi-residential from both these sites, effectively reducing the overall density for these sites.

We feel that 16.5 m heights are excessive for such built forms (15 m would be preferable), but given that the original site allowed for 30 m, this maximum height would reduce overshadowing.

As you know, density has definitely been a concern with the Currie Barracks parcel, so any reduction in density is appreciated. However, given the formula for calculating density on this parcel, we want to make sure that you are aware we will not support further changes intended to accommodate additional density in other DC sites above the limits, lot coverage and heights that have already been established for those sites.

Thank you for your time, and for working to build a development that enhances our existing communities.

Best wishes,

Leanne Ellis

President Rutland Park Community Association

3130 40 AVENUE SW CALGARY AB T3E 6W9

[development@rutlandparkcommunity.com](mailto:development@rutlandparkcommunity.com) | [www.rutlandparkcommunity.com](http://www.rutlandparkcommunity.com)



# PROPOSED

CPC2018-0426  
ATTACHMENT 4

## BYLAW NUMBER 183D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0289/CPC2018-0426)**  
\*\*\*\*\*

**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

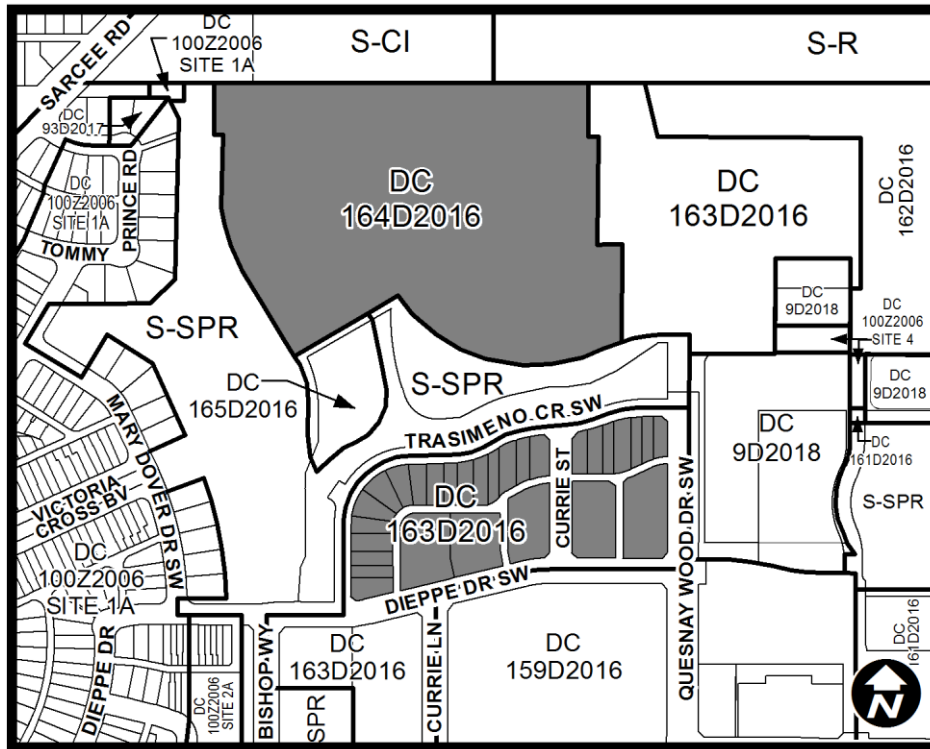
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

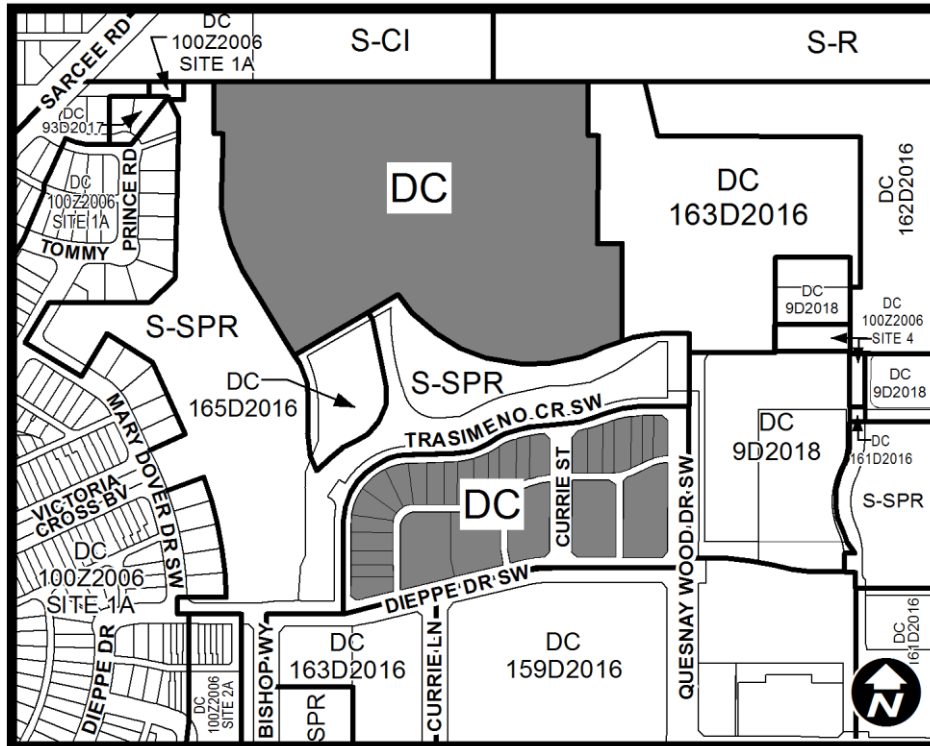
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) provide for a mix of low **density**, low profile housing in the form of **Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Carriage Houses, Secondary Suites, Rowhouse Buildings and Townhouses**; and
- (b) allow for interim and existing **uses** as **development** is expected to take many years to build out.

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

## 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) "**Carriage House Parcel**" means a **parcel** approved for a **Carriage House** containing a minimum **parcel area** of 140.0 square metres, or a maximum **parcel area** of 230.0 square metres, direct access to a **street** or **lane**, excluding any access aisle, and a coterminous **rear property line** or **side property line**, or both, with the **property line** of a **parcel** for a **Single Detached Dwelling**.
- (b) "**Mews**" means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains **building** frontages that face onto the **mews**.

## Defined Uses

- 5 In this Direct Control District:

- (a) "**Carriage House**" means a **Single Detached Dwelling** on a **Carriage House Parcel**.
- (b) "**Interim Use**" means a **use**:
  - (i) not listed in section 6 or 7, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
  - (ii) the following **uses**:
    - (a) **Accessory Food Service**;
    - (b) **Accessory Liquor Service**;
    - (c) **Artist's Studio**;
    - (d) **Catering Service – Minor**;
    - (e) **Computer Game Facility**;
    - (f) **Counselling Service**;
    - (g) **Drinking Establishment – Small**;
    - (h) **Drinking Establishment – Medium**;
    - (i) **Equipment Yard**;
    - (j) **Fitness Centre**;
    - (k) **General Industrial – Medium**;
    - (l) **Health Services Laboratory – Without Clients**;
    - (m) **Indoor Recreation Facility**;

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

- (n) **Instructional Facility;**
- (o) **Market – Minor;**
- (p) **Medical Clinic;**
- (q) **Motion Picture Filming Location;**
- (r) **Motion Picture Production Facility;**
- (s) **Outdoor Café;**
- (t) **Post-secondary Learning Institution;**
- (u) **Print Centre;**
- (v) **Radio and Television Studio;**
- (w) **Recyclable Construction Material Collection Depot (temporary);**
- (x) **Restaurant: Food Service Only – Small;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Restaurant: Licensed – Medium;**
- (bb) **Restaurant: Neighbourhood;**
- (cc) **Retail and Consumer Service;**
- (dd) **School – Private;**
- (ee) **Self Storage Facility;**
- (ff) **Service Organization;**
- (gg) **Social Organization;**
- (hh) **Specialty Food Service;**
- (ii) **Storage Yard;**
- (jj) **Tree Farm;**
- (kk) **Vehicle Storage – Large; and**
- (ll) **Vehicle Storage – Passenger.**

## Permitted Uses

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

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Carriage House;**
- (d) **Duplex Dwelling;**
- (e) **Home Based Child Care – Class 1;**
- (f) **Home Occupation – Class 1;**
- (g) **Park;**
- (h) **Protective and Emergency Service;**
- (i) **Rowhouse Building;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign - Class A;**
- (m) **Single Detached Dwelling;**
- (n) **Townhouse; and**
- (o) **Utilities.**

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

## Discretionary Uses

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

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (c) **Home Based Child Care – Class 2;**
- (d) **Home Occupation – Class 2;**
- (e) **Interim Use;**
- (f) **Place of Worship – Small;**
- (g) **Office;**
- (h) **Parking Lot – Grade (temporary);**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class D;**
- (l) **Sign – Class E;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

## Bylaw 1P2007 District Rules

8 Unless otherwise specified, the General Rules for Low Density Residential Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.

## Mews Regulations

9 **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks as indicated on the map in Schedule C of this Direct Control District and as follows:

- (a) a **mews** must be provided at **grade** between **buildings** in Block 18 to create a pedestrian connection between Trasimeno Crescent SW and Dieppe Drive SW; and
- (b) a **mews** or publicly-accessible private open space must be provided at **grade** between Blocks 23A and 23B to provide a connection from Calais Drive SW to Normandy Drive SW.

## Parcel Width

10 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 11.0 metres for a **parcel** containing a **Duplex Dwelling**; and
- (c) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**; and
- (d) 4.2 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

## Parcel Area

11 The minimum **parcel area** is:

- (a) 233.0 square metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel area** of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse Building**.

## Parcel Coverage

12 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is:

- (a) 60.0 per cent of the area of the **parcel** for each **Single Detached Dwelling**;
  - (b) 60.0 per cent of the area of the **parcel** for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
  - (c) 70.0 per cent of the area of the **parcel** for each **Carriage House**, **Rowhouse Building**, and **Townhouse**.
- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (3) Where a **private garage** is attached to a **Backyard Suite**, the maximum area of the **parcel** covered by all **Accessory Residential Buildings** is 100.0 square metres.
- (4) Section (2) may be relaxed if the **motor vehicle parking space** referenced is a permeable paver or other type of open grid paving.
- (5) The maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

## Building Height

- 13 (1) The maximum **building height** is 16.5 metres.
- (2) A **Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling or Rowhouse Building** must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**.
- (3) The maximum **building height** for a **Backyard Suite** or **Carriage House** is 9.5 metres.
- (4) The maximum **building height** for **Accessory Residential Buildings** is 6.5 metres.

## Carriage House Rules

- 14 (1) **Carriage House Parcels** must have access to a **street**, as follows:
- (a) where no vehicular access is available from a **lane**, a minimum clear width of 3.0 metres from a **street** to a **Carriage House**; and
- (b) where vehicular access is provided from a **lane**, a minimum clear width of 1.0 metres for a pedestrian walkway from a **street** to a **Carriage House**.
- (2) A minimum of one on-site **motor vehicle parking stall** must be provided for each **Carriage House**.
- (3) A **Carriage House** must have a maximum of 140.0 square metres of gross floor area excluding a loft or **private garage**.
- (4) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.
- (5) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres. In all other cases, the **building setback area** must have a minimum depth of 1.2 metres.
- (6) A **Carriage House** must be located a minimum of 5.0 metres from another **building**.

## Backyard Suite Rules

- 15 (1) A **Backyard Suite** must provide direct access to a **street** or a **lane**.
- (2) The maximum floor area of a **Backyard Suite** is 76.0 square metres, excluding the area of the loft, stairs, or **private garage**.

## Decks and Balconies

- 16 **Decks** and **balconies** must comply with the following rules:

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

- (a) **Decks** may have a height greater than 1.5 metres from **grade** provided the **deck** is no greater than 0.3 metres above the height of the main floor level of the dwelling.
- (b) There is no maximum depth or area for a **balcony** where it is located on a **Single Detached Dwelling**.
- (c) The **balcony** of a **Backyard Suite** must not project into a required setback.
- (d) There is no maximum depth or area for a **balcony** for a **Backyard Suite**.

## Building Setback Area

- 17 (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District.
- (2) The minimum **building setback** from a **front property line** is 1.0 metre.
  - (3) The minimum **building setback** from a **rear property line** is 1.2 metres.
  - (4) Unless otherwise specified in subsection (5) the minimum **building setback** from any **side property line** is:
    - (a) 0.0 metres from the party wall **property line** of a **Semi-detached Dwelling, Duplex Dwelling, Rowhouse Dwelling, or Townhouse Dwelling**; and
    - (b) 1.2 metres in all other cases.
  - (5) One **building setback** from a **side property line** in subsection (4) may be reduced to zero metres where:
    - (a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
      - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an adjacent **parcel**; and
      - (ii) a 0.60 metre footing encroachment easement; and
    - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

## Landscaped Area Rules

- 18 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.



# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, **screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
  - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
  - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.

## Specific Rules for Landscaped Area

- 19 All portions of the **parcel** not covered by structures or used for pedestrian access, motor vehicle access, **motor vehicle parking stalls** and garbage collection facilities must be a **landscaped area**.

## Mechanical Screening

- 20 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

## Garbage

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

## Recycling Facilities

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

## Motor Vehicle Parking Stall Requirements

- 23 For **development** containing **Dwelling Units**, the minimum **motor vehicle parking stalls** requirement for each **Dwelling Unit** is 0.7 stalls for resident parking.

## Interim Use

- 24 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

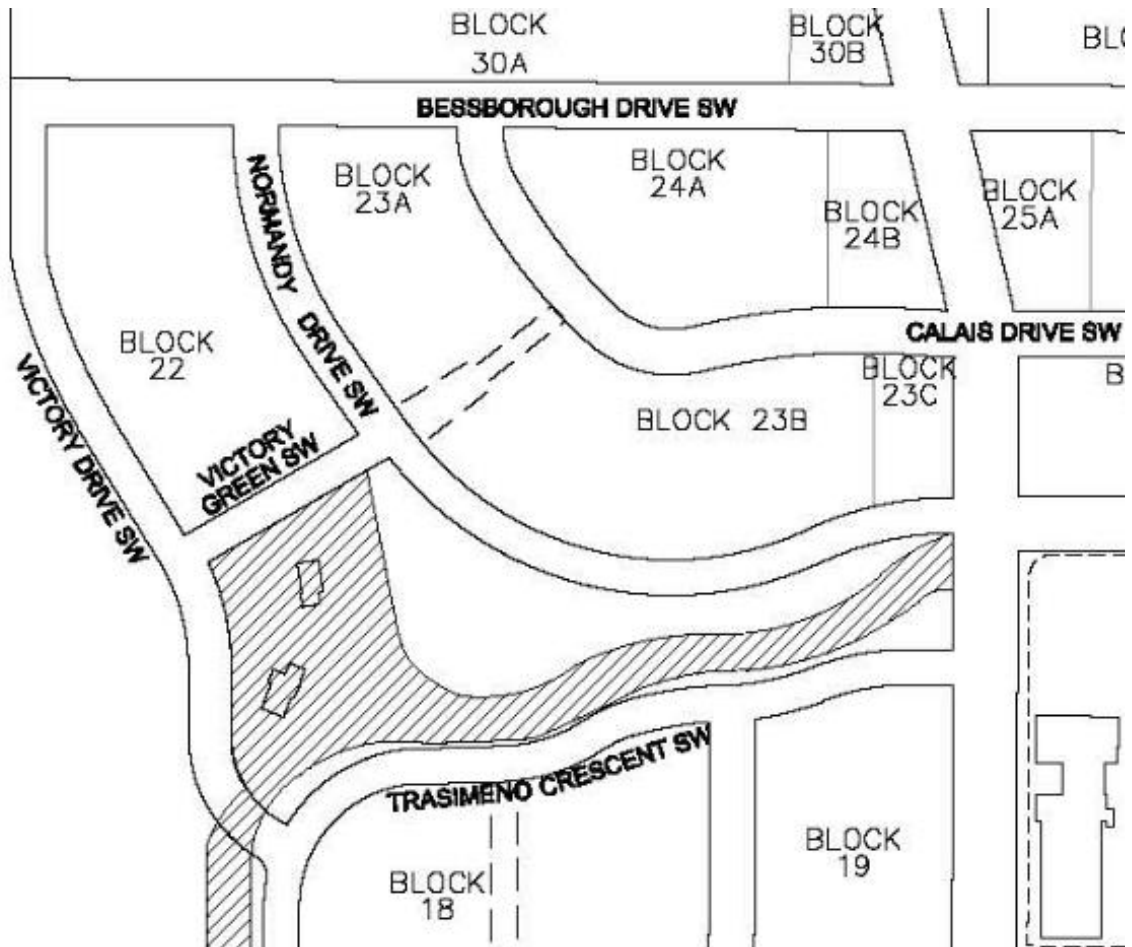
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is substantially the same in size to the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District, or where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000.00 square metres:

- (a) **Equipment Yard;**
- (b) **Self Storage Facility;**
- (c) **Storage Yard;**
- (d) **Tree Farm;**
- (e) **Vehicle Storage – Large; and**
- (f) **Vehicle Storage – Passenger.**

# PROPOSED

AMENDMENT LOC2017-0289/CPC2018-0426  
BYLAW NUMBER 183D2018

## SCHEDULE C



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0490  
Page 1 of 8**

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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**EXECUTIVE SUMMARY**

This application has been submitted by Archetype Developments on behalf of the current landowner. The land use amendment proposes the redesignation of a 1.53 hectare (3.77 acres) parcel in the southwest community of Springbank Hill from a Direct Control District to Residential – One/Two Dwelling (R-2) District. The proposed land use amendment would accommodate additional housing forms (semi-detached dwellings) not available in the existing land use district. This proposal would:

- Accommodate development of single and semi-detached dwelling units on the subject parcel;
- Accommodate 26 dwelling units within a bare land condominium plan as proposed by the applicant in the associated Outline Plan (CPC2018-0481);
- Facilitate the establishment of a bare land condominium, which is a form of subdivision, where each bare land unit is considered a parcel and are to comply with the rules of the proposed land use district (R-2);
- A bare land condominium development that helps achieve the maximum density allowed in the Standard Suburban policy area of the Springbank Hill Area Structure Plan (ASP), unfeasible through a typical subdivision of the parcel that accommodates public roads and servicing; and
- Accommodate private roads and amenities within the site, to be maintained and serviced by private servicing upon development.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.53 hectares  $\pm$  (3.77 acres  $\pm$ ) located at 2828 - 77 Street SW (Plan 2370IB; Block 1; Lot 2) from DC Direct Control District **to** Residential – One/Two Dwelling (R-2) District; and
2. Give three readings to the proposed redesignation bylaw.

**Moved by: J. Scott**

**Carried: 6 – 1**

Opposed: A. Palmiere

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

That Council hold a Public Hearing on Bylaw 184D2018; and

1. **ADOPT** the proposed redesignation of 1.53 hectares  $\pm$  (3.77 acres  $\pm$ ) located at 2828 - 77 Street SW (Plan 2370IB; Block 1; Lot 2) from DC Direct Control District **to** Residential – One/Two Dwelling (R-2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 184D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0490  
Page 2 of 8**

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

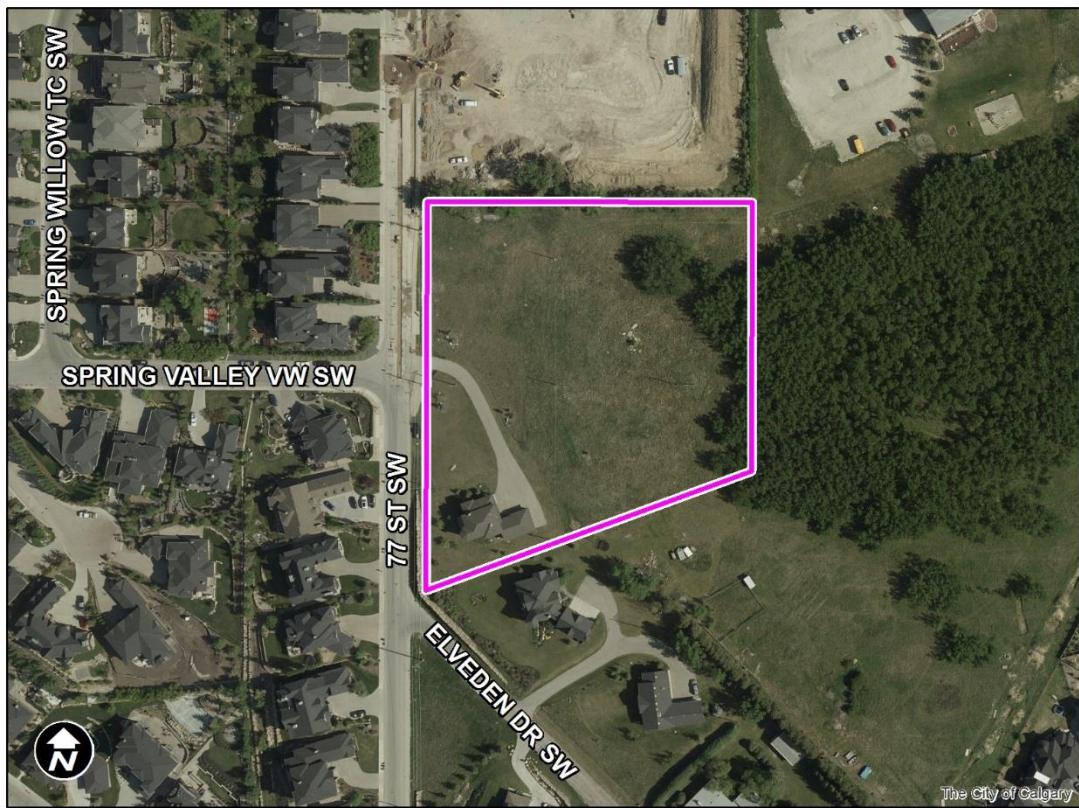
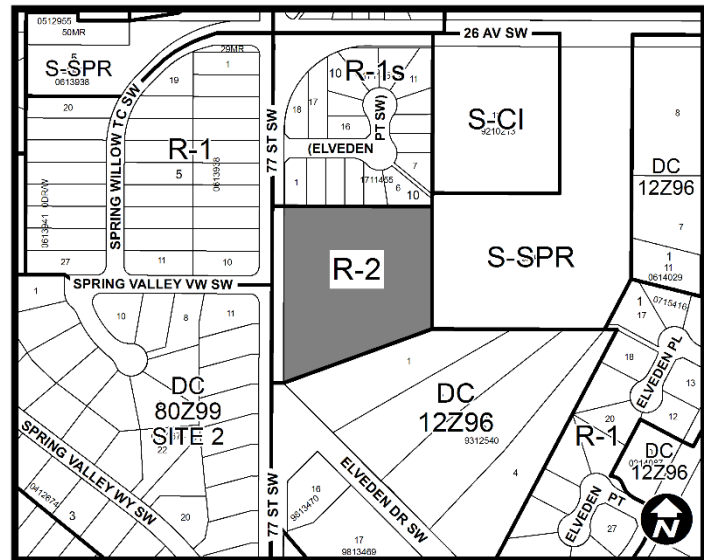
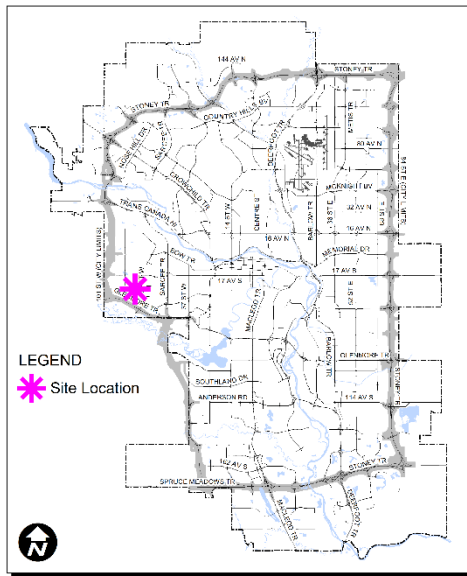
On 2017 June 13, Council approved the Springbank Hill Area Structure Plan (ASP) which guides future development of this area. The subject site is located within the land use policy area designated Standard Suburban.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0490  
Page 3 of 8

Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018

Location Map



**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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**Site Context**

The subject parcel is located in the community of Springbank Hill along the eastern side of 77 Street SW, just south of 26 Avenue SW. Site access is currently provided from 77 Street SW. A sandstone retaining wall, ranging from zero to four metres in height, exists within the public right-of-way on the southern half of the site along 77 Street SW and wraps around Elveden Drive SW to the south.

Surrounding development consists of low-density residential building forms (single detached). The site area is 1.5 hectares (3.77 acres). A single detached dwelling exists on the parcel that is to be demolished upon the redevelopment of the site. A 2.5 hectare (6.18 acres) wooded public open space adjoins the site along its eastern extent.

The site is approximately 1.7 kilometres from the 69 Street LRT station and Westside Recreation Centre. Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 500 metres of the site.

*Figure 1* provides Peak Population statistics for the community of Springbank Hill. As identified in *Figure 1*, the community of Springbank Hill reached its peak population in 2016 with 9,995 residents.

*Figure 1: Community Peak Population*

<b>Springbank Hill</b>	
Peak Population Year	2016
Peak Population	9,995
2017 Current Population	9,985
Difference in Population (Number)	-10
Difference in Population (Percent)	0%

*Source: The City of Calgary 2017 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

***Existing Land Use***

Development of the subject parcel is currently governed by the rules of Direct Control District Bylaw 12Z96. The purpose of this Direct Control District is to accommodate rural residential development in the form of single detached dwellings.

The discretionary use rules allow for existing parcels to be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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***Proposed Land Use***

The proposed land use district, Residential One/Two Dwelling (R-2) District, would accommodate single detached dwellings and semi-detached dwellings in a similar development pattern and building forms provided in the existing land use district, and in the character of the surrounding area. The applicant's proposal in the associated outline plan (report CPC2018-0481) anticipates 26 dwellings.

**Springbank Hill Area Structure Plan (ASP)**

***Section 3 – Land Use Areas***

The subject site is located within the Standard Suburban policy area in the ASP which allows for a limited range of residential dwelling forms (single and semi-detached), as well as institutional and recreational uses.

***Land Use Evaluation***

The proposed land use amendment is found to meet the relevant policies for the Standard Suburban area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district. The moderate increase was anticipated through the recent adoption of amendments to the Springbank Hill ASP. The proposed land use district would accommodate future development that maintains existing land use patterns and similar building forms within its immediate context.

**Infrastructure**

***Transportation Networks***

Access to the parcel is from 77 Street SW, a collector road. All internal roads are to be maintained privately. A pedestrian sidewalk will be provided on one side of the entrance road into the development (Elveden Court SW). This entrance road will connect to a public sidewalk along 77 Street SW, where the southern portion of this sidewalk is to be constructed at the time of development. The applicant is required to construct the missing portion of sidewalk along 77 Street SW adjacent to the site at their cost.

An existing northbound bus stop (Route 454) is located along 77 Street SW. Route 454 connects transit services to the LRT system (Blue Line) at 69 Street SW.



**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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***Utilities and Servicing***

Water, storm water, and sanitary services are available at 77 Street SW and there is capacity to accommodate the proposed development. Details of the on-site servicing will be determined by the development site servicing plan at the subdivision stage.

**Stakeholder Engagement, Research and Communication**

***Engagement and Public Meetings***

The subject 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 the 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.

No public meetings were held by the applicant or Administration in association with this application.

***Citizen and Community Association Comments***

One letter of opposition was received from the public. The letter submitted expressed an opinion that the development of the subject lands should align with the rules of the Residential – One Dwelling (R-1) District, which only allows single detached dwelling housing forms.

The Springbank Hill Community Association was circulated on this application. The Association responded with a letter (Attachment 4) generally supporting the redesignation with a few comments, questions and concerns. The Association's comments are summarized as follows:

- The proposal is towards the higher end of the maximum allowed within the standard suburban land use policy area.
- Mobility and connectivity is a strong theme that is to be implemented considering the site borders public open spaces along its eastern edge. A larger pedestrian pathway should be provided.
- Traffic – speed mitigation measures should be required for this application.

Both Administration and the applicant responded to the Community Association's comments. Administration confirmed it has no concerns with the associated outline plan intending to achieve a density that reaches the upper limit but not exceeding the limits of the Standard Suburban land use policy. Furthermore, Administration clarified how the applicant's concept plan is atypical, as the applicant's proposal is to establish a privately maintained development. No public roads are being established, thereby limiting the publicly accessible connectivity that can be achieved between 77 Street SW and the proposed Springbank Hill community park. No speed mitigation measures are required to accommodate the proposed development.

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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The applicant, Archetype Developments consulted with the Springbank Hill Community Association during the associated outline plan review process. The pathway connection to the adjoining public open space (proposed Springbank Hill Community Park) has been relocated to the centre of the parcel, from the originally proposed northeast corner. The realignment is a response to the Community Association's request for better connectivity to be established to the public open space from 77 Street SW. The City's Parks Department is working collaboratively with the applicant and Springbank Hill Community Association to ensure the proposed concept plan for the park co-ordinates pathways with the proposed connection on the subject parcel.

**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 (Section 8.14).

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

The subject parcel is located with the Developing Residential areas as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of amendments to the *Springbank Hill Area Structure Plan (ASP)*, policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject parcel is located within the Standard Suburban land use policy area. These areas are intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with the land use and density policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

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

The proposed land use amendment accommodates an additional housing form (semi-detached dwellings) that is not listed as a use within the current Land Use District. The proposed amendment would accommodate a greater mix of housing types in the community of Springbank Hill.

**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  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0490  
Page 8 of 8

**Land Use Amendment in Springbank Hill (Ward 6) at 2828 - 77 Street SW,  
LOC2017-0394, Bylaw 184D2018**

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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 complies with the applicable policies of the *Springbank Hill ASP*. The proposed R-2 District accommodates development on the subject site that is compatible with the character of the surrounding low density residential development. The proposal would accommodate a greater mix of housing forms in keeping with the policies of the *Springbank Hill ASP*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Calgary Planning Commission Member Comments
4. Proposed Bylaw 184D2018
5. Public Submission

## Applicant's Submission

### Archetype Developments

29 Aspen Ridge Way S.W.  
Calgary, AB T3H 5M3

To: Corporate Planning Applications Group

Re: LOC 2017-0394

#### **Applicant Summary: Elveden Court**

##### **Elveden Court**

The vision of Elveden Court is a high quality residential development with the land use of R2, facilitating the option for both single family detached and semi-detached residences. The proposed development is intended to accommodate 26 dwelling units, in concert with the prescribed density target and built forms of the Springbank Hill Area Structure Plan Bylaw 28P2017: *Standard Suburban density range of 7-17 units per hectare/2.8-6.8 units per acre; Residential Developments should accommodate single- detached and semi-detached housing.*

Elveden Court will be implemented through a bare land condominium with private roads in order to facilitate more flexible development primarily due to the site's configuration, area and dimensions. Design features through the bare land condominium development will positively enhance its 77<sup>th</sup> streetscape with an attractive landscaped entrance road, entrance features, private landscaping and additional tree planting to create a mature neighbourhood environment. Elveden Court will employ a consistent style of architecture in the residences and a consistent streetscape on 77<sup>th</sup> Street, with perimeter fencing in concert with the Elveden Park subdivision to the north as well with boulevard trees to create an attractive streetscape and pedestrian environment. The entrance road is required to align on the 77<sup>th</sup> Street with the existing Spring Valley View SW.

The existing landform encourages mountain views to the west and appreciation of the natural aspen lands of the municipal reserve to the east. Public access to the municipal reserve will be facilitated through a pathway within the development.

The existing retaining wall located in 77<sup>th</sup> street adjacent to the southwest corner of Elveden Court will be relocated into the site, effectively in the same location and integrated with the existing wall supporting the acreage to the south. As a result, the impacted lots are configured accordingly for servicing and market reasons. Elveden Court is to be constructed in a single phase.

For more information please contact [archetype.developments@shaw.ca](mailto:archetype.developments@shaw.ca)



## Community Association Letter

### Springbank Hill Community Association

7541- 26 Ave SW  
Calgary, AB, T3H 3X2

Email: [info@springbankhill.org](mailto:info@springbankhill.org)



To: Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201

Re: File Number LOC2017-0394

Thank you so much for this opportunity to respond to this LOC.

While we are pleased with the overall concept of this application, but there are a few comments, questions and concerns that we would like to bring forward.

#### 1: Density

3.1.3 Standard Suburban (7-17uph) Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses. Policies 1. Densities shall range between 7 to 17 units per gross developable hectare. 2. Developments should accommodate single detached and semi-detached housing. 3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes. 4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).

The proposed application is towards the higher end of density at 15.27 upha.

2: Throughout the ASP, mobility and connectivity is a strong theme. In addition, this application is bordered on the eastern side, by the community lands that are being developed by the spring bank hill community association. In reviewing the application, we note that a 2.0 m pedestrian pathway would be the only connection provided to the community lands.

We would hope the applicant would provide more accessibility to the community lands, incorporating at least pedestrian and cycling access. As well we would like to

Visit our website at [www.springbankhill.org](http://www.springbankhill.org)

## Community Association Letter

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understand the proposed fencing on the eastern edge of the development, and trust that it would blend to the natural state of the community land development.

### 3: Traffic

Given the dramatic increase in density, along this portion of 77th street, we would like to understand the anticipated traffic impact, and wonder if pedestrian crossings, and speed mitigation measures should be a requirement for this application. 77th street is used both for city transit, and school transportation. It has been noted that there has been a dramatic increase in pedestrian traffic crossing 77th at multiple points.

Sincerely,

Elio Cozzi

On behalf of the Planning Committee - Springbank Hill Community Association

Cc: RAYNER S. DSOUZA, File Manager

Visit our website at [www.springbankhill.org](http://www.springbankhill.org)

2

## **Calgary Planning Commission Member Comments**

Comments from Mr. Friesen:

- I supported these items but with some reservations. The Land Use is acceptable and as a bare land condo development the Outline Plan itself shows very little detail. The Concept Plan attached to the Outline Plan is primarily for information and not actually controlled by regulation. My main concerns are with this Concept Plan.
- The units proposed in the Concept seem quite repetitive. Also, the units along 77 Street SW would be best facing that street rather than the backs of units to the east. We were told facing 77 Street SW would be difficult because of grade separation between the site and the street. It seems to me that designing for this grade difference could have been the motivator for unique designs along 77 Street SW leading to more variety in unit design. In general, it seems that more could have been done to create a good design especially with the freedom allowed by a condo type development and my hope is the developer will work to make improvements before applying for construction approval.





# PROPOSED

CPC2018-0490  
ATTACHMENT 4

## BYLAW NUMBER 184D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0394/CPC2018-0490)**  
\*\*\*\*\*

**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 \_\_\_\_\_

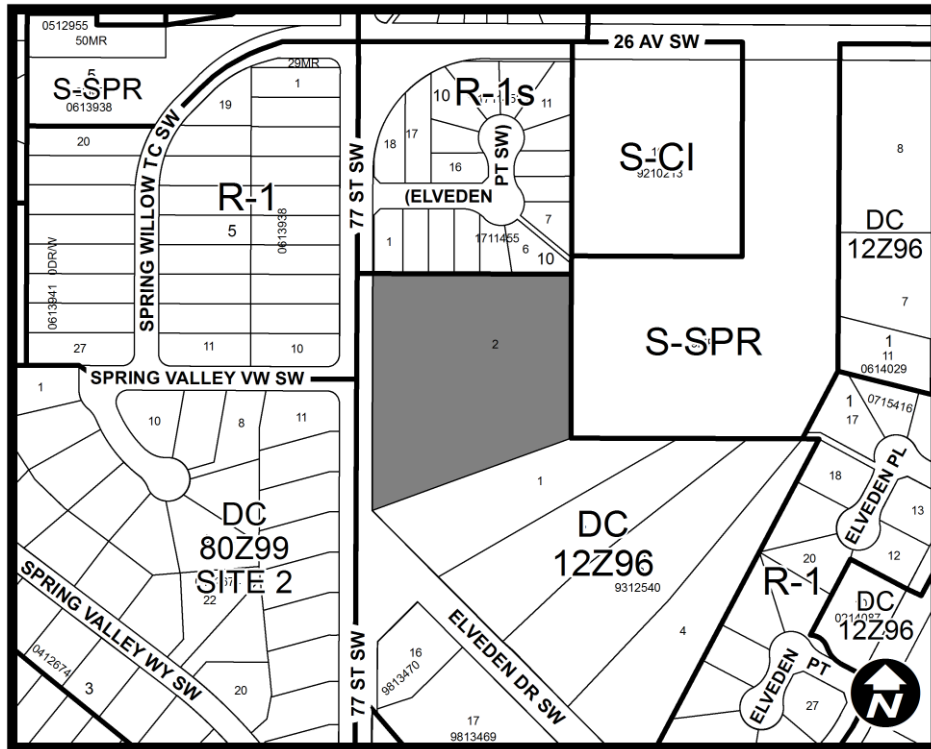
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0394/CPC2018-0490  
BYLAW NUMBER 184D2018

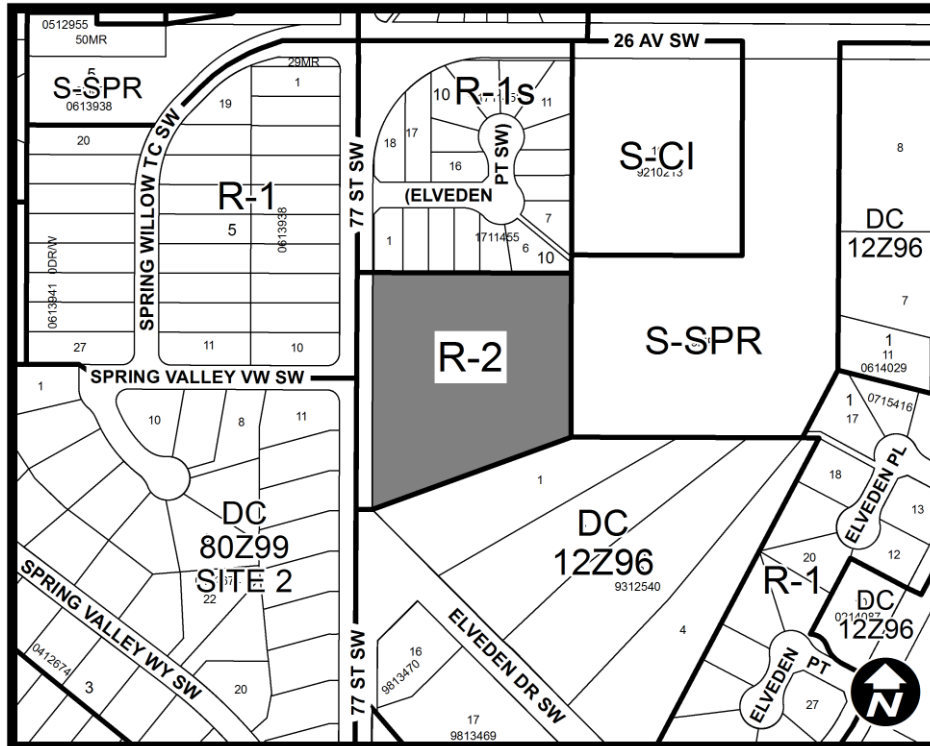
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0394/CPC2018-0490  
BYLAW NUMBER 184D2018

## SCHEDULE B





**Williams, Debbie D. (City Clerk's)**

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**From:** Edel <williamsmail@telus.net>  
**Sent:** Monday, June 04, 2018 11:59 AM  
**To:** Public Submissions  
**Subject:** [EXT] File # LOC2017-0394 - Springbank Hill Bylaw 184D2018 - Land Redesignation

Name: Ian and Edel Williams  
Address: 2837 77th Street SW, Calgary, AB T3H 5M1  
Email: [williamsmail@telus.net](mailto:williamsmail@telus.net)

As Council is aware, there have been significant drainage issues at the top of the hill above this proposed development site. Before considering approval of this re-designation of land to add more dwellings to the draining system, we ask that you please consider asking the developer to work with The City Water Resources division to provide a drainage plan for site (and surrounding area) to ensure that the houses below the site (which potentially includes houses on 77th Street SW and houses below in Spring Willow) will not be subject to any flooding or drainage issues following the development of this site.

As further development is being approved in this area, there is a significant lack of understanding as to the drainage implications of building in an area where there are sources of natural springs. Before you agree to any further development, please please consider carrying out some research on the implications (drainage and otherwise) of building in this natural springs environment.

Thank you for taking the time to consider our concerns.

Regards.

Ian & Edel Williams



**Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018**

**EXECUTIVE SUMMARY**

This land use amendment application was submitted by O2 Planning & Design on 2018 February 5 on behalf of Rousseau Holdings Inc. The application proposes to change the designation of six contiguous parcels from Multi-Residential – Contextual Low Profile (M-C1) District to a DC Direct Control District to:

- allow for a maximum building height of 17.0 metres for Assisted Living (an increase from the current maximum of 14.0 metres);
- remove the maximum floor plate area at or above 14.0 metres for Assisted Living;
- identify 190 units per hectare as the maximum density for the parcel; and
- allow for the uses listed in the district.

The proposed DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and is intended to provide certainty for an Assisted Living development. The proposal is in keeping with applicable policies of the Municipal Development Plan.

**ADMINISTRATION'S RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.42 hectare  $\pm$  (1.03 acres  $\pm$ ) located at 7603, 7607, 7611, 7615, 7619 and 7703 - 7 Street SW (Plan 3215HG, Block 7, Lots 1 to 6) from Multi-Residential – Contextual Low Profile (M-C1) District **to** DC Direct Control District to accommodate an Assisted Living development with guidelines (Attachment 2); 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 185D2018; and

1. **ADOPT** the proposed redesignation of 0.42 hectare  $\pm$  (1.03 acres  $\pm$ ) located at 7603, 7607, 7611, 7615, 7619 and 7703 - 7 Street SW (Plan 3215HG, Block 7, Lots 1 to 6) from Multi-Residential – Contextual Low Profile (M-C1) District **to** DC Direct Control District to accommodate an Assisted Living development, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 185D2018.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0516  
Page 2 of 9**

**Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street  
SW, LOC2018-0026, Bylaw 185D2018**

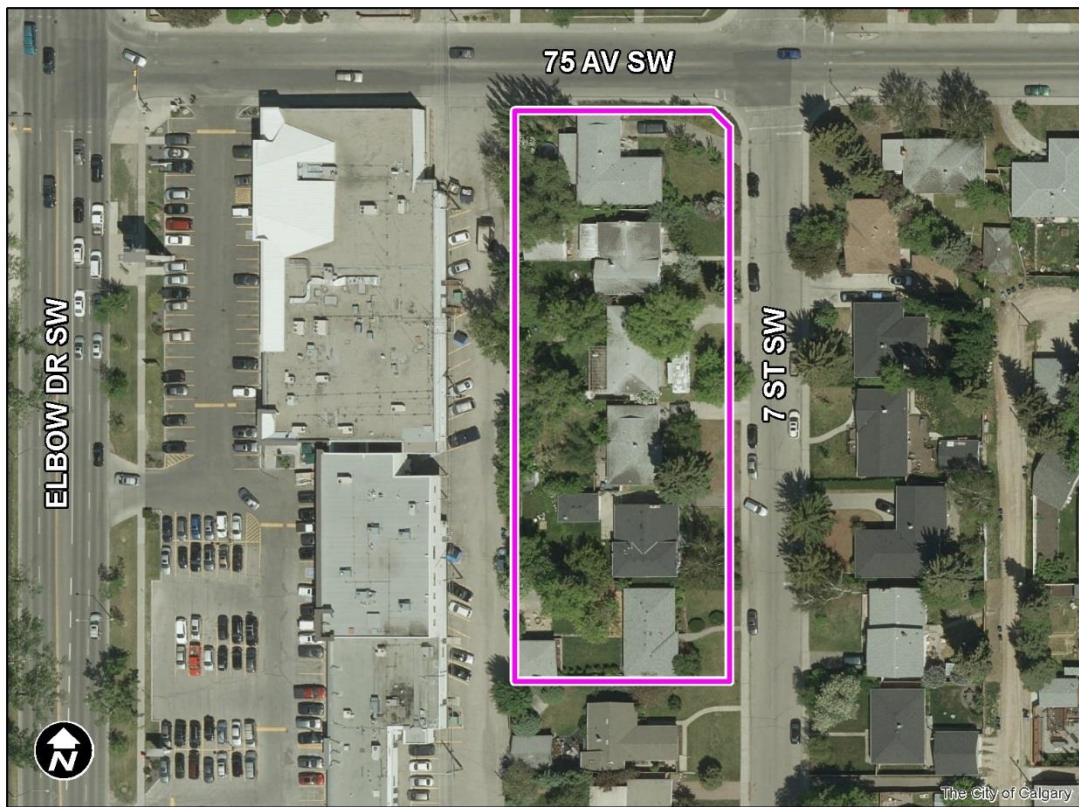
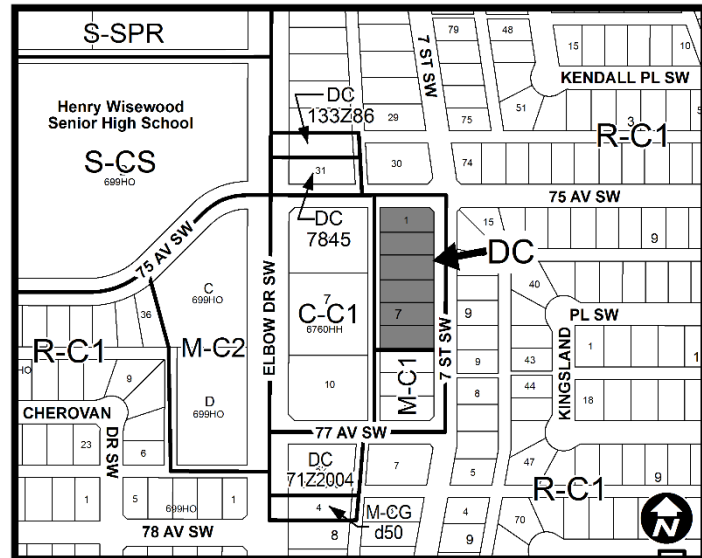
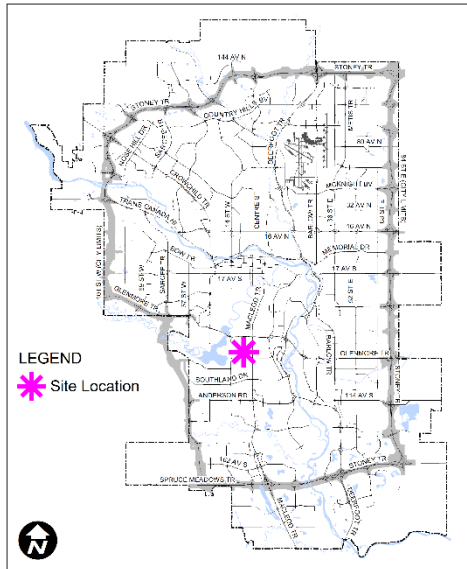
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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018**

**Location Maps**



## Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018

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### BACKGROUND

#### Site Context

The subject site, which is comprised of six contiguous parcels, is located in the community of Kingsland east of Elbow Drive SW and south of 75 Avenue SW. The surrounding area is characterized by low density residential development, small scale commercial development and places of worship.

The predominant land use to the east and north is Residential Contextual One Dwelling (R-C1) District. To the west, and across the lane, is a Commercial – Community (C-C1) District parcel developed in the form of a small commercial development. To the south, parcels are designated Multi-Residential – Contextual Low Profile (M-C1) District.

The site is approximately 0.42 hectares (1.03 acres) in size and is currently occupied by six Single detached Dwellings (one dwelling per parcel). In addition, some of the parcels include detached garages accessed either from the rear paved lane or from 7 Street SW. Parking stalls for employees of the adjacent commercial development exist along the west portion of the lane within the commercial site's property line. An east-west pedestrian access point currently exists through the commercial site.

As identified in Figure 1, the population in the community of Kingsland has declined by 13 percent since it achieved its peak population in 1971.

Figure 1: Population Trends in the Community of Kingsland

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Different in Population (Number)	- 674
Different in Population (Percentage)	-13%

Source The City of Calgary 2017 Civic Census

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

A development permit application (DP2018-0883) for a five storey Assisted Living development was submitted on 2018 March 06. This development proposal was presented at Urban Design Review Panel on 2018 April 11. The development permit is on hold pending submission of amended plans to respond to the Detail Team Review document.

**Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed DC District allows for moderate intensification of the site and will provide a level of certainty for the proposed Assisted Living use. The application is compatible with the uses and developments in the surrounding area and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

***Land Use***

The existing Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation intended to be in close proximity or adjacent to low density residential development and provide for Multi-Residential Development in a variety of built forms. Parametres of the M-C1 District include a maximum height of 14.0 metres and a maximum density of 148 units per hectare which would allow for 62 dwelling units on the subject site. Assisted Living is listed as discretionary use in the M-C1 district.

The proposed DC District allows for moderate intensification of the site and is consistent with the low density residential character of the area. The DC District is based on the Multi-Residential – Contextual Medium Profile (M-C2) District and includes specific provisions for Assisted Living development. The proposed DC District indicates that when a development is entirely occupied by an Assisted Living use, the maximum building height is 17.0 metres and there is no maximum horizontal cross section through the building. All other uses listed in the district will have a maximum height of 16.0 metres. The DC District also proposes a maximum floor area ratio is 2.5 and a maximum density of 190 units per hectare which will allow for 80 dwelling units. This maximum density is not applicable to Assisted Living use. The Assisted Living is listed as a discretionary use in the proposed DC District. Refer to Attachment 2 for the proposed DC District details.

**Infrastructure**

***Transportation***

Vehicular access to the subject site will be from the 9.0 metre paved lane to promote safe continuous pedestrian circulation along 7 Street SW and 75 Avenue SW. A Transportation Impact Assessment (TIA) was not required for this land use amendment application.

Transit service is available within 100 metres of the site on Elbow Drive SW which is part of the Primary Transit Network. Bus Route 3 runs along Elbow Drive SW and provides a high level of transit service, connecting the area to key destinations and major transit hubs in the downtown and the Heritage LRT Station, making an independent car-free lifestyle supportable in this location.

The site is located within the “KK” Residential Parking Zone and permits are required to park along the street.

## **Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018**

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### ***Utilities and Servicing***

Sanitary sewers are available to service the subject site. Any required upgrades to the public sanitary sewer system would be identified at the development permit stage.

Water mains are available to service the development and can accommodate the potential redevelopment of the site without the need for off-site improvement.

Storm sewers are available to service the subject site. As outlined in the Haysboro Drainage Study (CH2M, 1997), and considering that the existing storm sewer system is overloaded at present, the allowable release rate will be based on existing release rate at a 1:2 year storm event.

Due to the intensification of the site within an established area and as the site abuts an existing commercial development, a Phase I Environmental Site Assessment (ESA) report will be required at the development permit stage.

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

In keeping with Administration's standard practices, the application was notice posted on-site, and circulated to internal and external stakeholders. Notification letters were sent to adjacent landowners. Information was also included in the Planning and Development Map (PDMap), which is an online tool accessible by the public that includes relevant information on planning applications.

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

### ***Engagement and Public Meetings***

On 2018 February 28, Administration attended an applicant-led meeting with the Kingsland Community Association and adjacent owners. Discussion focused on the proposed land use amendment application with reference to the proposed Assisted Living development. Overall, discussion was positive and attendees expressed some concerns related to the number of proposed units, height, privacy, traffic and parking. Administration provided clarification on the planning process and the *Land Use Bylaw*.

### ***Citizen and Community Association Comments***

Administration received two letters of support from nearby residents. However, writers expressed concerns regarding potential shadow casting of the proposed massing, a building height of 17.0 metres for uses other than Assisted Living, and the impact on property value.

One letter of opposition was received. The writer expressed concerns about potential massing and height, shadows, traffic, privacy as well as pedestrian connections with Elbow Drive SW

## **Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018**

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along 75 Avenue SW which would be affected by additional traffic and impacts during construction.

The Kingsland Community Association provided a letter of no objection, which is included as Attachment 3.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the City, Town area, according to Schedule C: South Saskatchewan Regional Plan Map of 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 area where the site is located is identified by the Municipal Development Plan (MDP) as a Residential, Developed-Established (Map 1: Urban Structure). These areas are characterized primarily by residential communities containing a mix of low-and-medium density housing, with support retail in relatively close proximity. These areas may support moderate intensification in a form and nature that respects the scale and character of the surrounding areas.

The proposal aligns with the MDP's city-wide policies that encourage intensification, including complete communities; neighbourhood infill and redevelopment; as well as housing diversity and choices policies. Section 2.3.1 (a) (1) of the MDP notes that diverse neighbourhoods include a range of housing choices in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups, including seniors. In addition, section 2.3.1 (g) encourages integration of care facilities within residential and mixed-use communities to provide for a broad range of specialized accommodation and care in order to meet a diverse array of city-wide and community's needs, including nursing homes, adult group homes, youth care facilities, rehabilitative homes, and transitional facilities.

The site is located near Elbow Drive SW which is part of the Primary Transit Network (Map 3: Primary Transit Network)

### ***Local Area Plan***

There is no local area plan for Kingsland.

#### ***Planning Principles for the Location of Care Facilities and Shelters (Statutory, 2011)***

Care facilities, including Assisted Living, are an integral part of complete communities where being part of the residential community is important for the clients' well-being and are critical to meeting the growing need for a diverse range of specialized accommodation and care in the city. Sites considered for redevelopment into care facilities should be within walking distance to

## **Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street SW, LOC2018-0026, Bylaw 185D2018**

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public transit and close to local neighbourhood commercial and other support uses such as community associations, recreational facilities and medical offices.

The site is located in close proximity to the Primary Transit Network with a bus stop within 100 metres, which will facilitate the mobility needs of staff, clients, and visitors. The site's location facilitates integration with the community due to its proximity to commercial development, schools, community open spaces and medical offices.

### ***Location Criteria for Multi-Residential Infill (Non-Statutory, 2014)***

The development potential under the DC District generally meets the location criteria and is consistent with the context. The laned site is located 50 metres east of Elbow Drive SW which is part of the Primary Transit Network. The closest bus stop is approximately 100 metres west of the subject site. The site is flanked by 75 Avenue SW which is a collector road and it backs onto a small commercial development. Henry Wise High School and several medical offices and places of worship are in close proximity to the site.

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

The proposed land use allows for a range of housing choices to accommodate the housing needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the site. This will be the first large development proposal for Assisted Living in the community of Kingsland.

### **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 land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

### **Risk Assessment**

There are not significant risks associated with this proposal.

### **REASON FOR RECOMMENDATION:**

The DC District will allow for moderate intensification of the site in a way that respects the character and scale of the surroundings. It provides specific rules to facilitate an Assisted Living development which is compatible with the existing uses and development in the area. The proposal aligns with applicable municipal policies including the *Municipal Development Plan* and locational criteria for Care Facilities and multi-residential developments.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0516  
Page 9 of 9**

**Land Use Amendment in Kingsland (Ward 11) at multiple addresses on 7 Street  
SW, LOC2018-0026, Bylaw 185D2018**

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**ATTACHMENT(S)**

1. Applicant's Submission
2. DC Direct Control District
3. Kingsland Community Association Letter
4. Proposed Bylaw 185D2018
5. Public Submissions





## Applicant's Submission

**O2 Planning + Design Inc.**  
510 255 17<sup>th</sup> Ave SW T2S 2T8  
Calgary | Alberta | Canada

T 403 226 1336  
F 403 226 1320  
E info@o2design.com



O2 Planning and Design is pleased to submit this land use amendment application for 7603-7619 and 7703 7<sup>th</sup> Street SW. A project summary and land use rationale is provided below and a preliminary drawing package is included with the application.

### Site and Site Context

The subject site, legally described as Lots 1-6, Block 7, Plan 3215HG, sits on the corner of 75th avenue and 7<sup>th</sup> street SW (7603-7619 and 7703 7<sup>th</sup> Street SW) in the community of Kingsland and is currently occupied by six single detached houses. The site is approximately 4156sq.m and is currently designated as MC-1.

To the west of the site is Kingsland Plaza, which is a commercial/retail development that includes a Shoppers Drug Mart, a professional medical centre, and various ground level commercial and retail uses. Henry Wise Wood High School sits northwest of the site adjacent to Kelvin Grove Park which has a small playground, tennis courts, playfield, ball diamond, and skate park. Directly north is the Shepherd King Lutheran Church, and located east and south of the subject site are single detached houses.

The subject site is in close proximity to Elbow Drive and is well serviced by Calgary Transit with major bus routes including Route 3, as well as community routes including 776, 777, 778, and 780. Macleod Trail's commercial corridor is also within a 15-minute walk.

### Proposed Development

Connecting Care intends to develop the site into a 94-unit seniors' development with a total gross floor area of 9,970 sq.m (107,316 sq.ft) and an FAR of 2.4. The proposed building height is 16.8m (55.12ft) or 5 storeys and the development will have a total of 64 parking stalls with parkade access off the paved laneway and five surface stalls accessed off the lane. In total, 49 class 1 bike stalls and 10 class 2 stalls are proposed.

Private amenity spaces and communal areas will be provided and will include a spa, gym, community kitchen, outdoor bbq terrace, chapel and theater. Ground level uses of the building will be primarily residential units with street access, along with administrative offices occupying the northeast corner of the building.

A development permit is forthcoming and is excepted to run staggered or 'semi-concurrent' to this application. The DP provides the details of the proposed project to support this land use amendment and provides the City and community additional certainty on the proposed development.

### Proposed Land Use

To facilitate this project a land use redesignation is required as the development height and 5<sup>th</sup> story floorplate are in excess of the MC-1 envelope. A pre-application meeting and subsequent follow up meetings were held with Administration and two land use options considered:

1. MH-1 with height, floor area, and density modifiers; and
2. A DC based on MC-2.

Based on feedback from Administration a Direct Control District based on MC-2 was selected. The intent of the DC is to remove the maximum floor plate area at or above 14.0 metres, and to increase the maximum building height from 16 to 17m. Through sensitive design and

## Applicant's Submission

**O2 Planning + Design Inc.**  
510 255 17th Ave SW T2S 2T8  
Calgary | Alberta | Canada

T 403 228 1336  
F 403 228 1320  
E info@o2design.com



discretionary authority, concerns of overlooking and massing can and have been addressed, and based on the site's location on the west side of 7<sup>th</sup> Street and adjacency to commercial development, there will be no shadowing impacts from the 1m height increase or increased floorplate. In all other aspects, the project largely conforms with the MC-2 district.

### Engagement

In anticipation of this application and the forthcoming development permit, the development team met with the Kingsland Community Association Planning Committee on January 12, 2018. The conversation was extremely productive and cordial, and an engagement strategy was agreed upon which included:

- A February 28<sup>th</sup> meeting with adjacent residents on 7<sup>th</sup> Street to review both applications; and
- A March 14<sup>th</sup> Community Open House to solicit feedback from the broader community.

## Proposed DC Direct Control District

### Purpose

- 1 This Direct Control District is intended to:
- (a) provide special provisions applicable only to **Assisted Living**; and,
  - (b) establish the maximum **density** for the **parcel** for **Multi-Residential Development**.

### 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 Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) 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 Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

- 7 The maximum **density** for the **parcel** is 190 **units** per hectare.

### Rules for Assisted Living

- 8 Where the entire **building** is for **Assisted Living**:
- (1) The maximum **building height** is 17.0 metres.
  - (2) There is no maximum area of a horizontal cross section through the **building**.
  - (3) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
  - (4) The minimum **building setback** from a **property line** shared with another **parcel** designated as **multi-residential district** is 2.0 metres.
  - (5) The maximum **hard surfaced landscaped area** is 55.0 per cent of the required **landscaped area**.



## Community Association Letter



505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email:  
[admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

28th March 2018

MCAP, MEDes, RPP, MCIP

Planner II  
Community Planning South  
Planning & Development  
The City of Calgary

Re: LOC2018-0026 - Landuse change at 7<sup>th</sup> Street S.W in Kingsland

Following numerous meetings with the Developer, Architects and City Planners the Kingsland Community Association has no opposition to the land use change provided the change incorporates a MC2 – DC for a 5 storey building.

Yours sincerely

Darren MacDonald  
Planning Director  
Kingsland Community Association.



# PROPOSED

CPC2018-0516  
ATTACHMENT 4

## BYLAW NUMBER 185D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0026/CPC2018-0516)**  
\*\*\*\*\*

**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

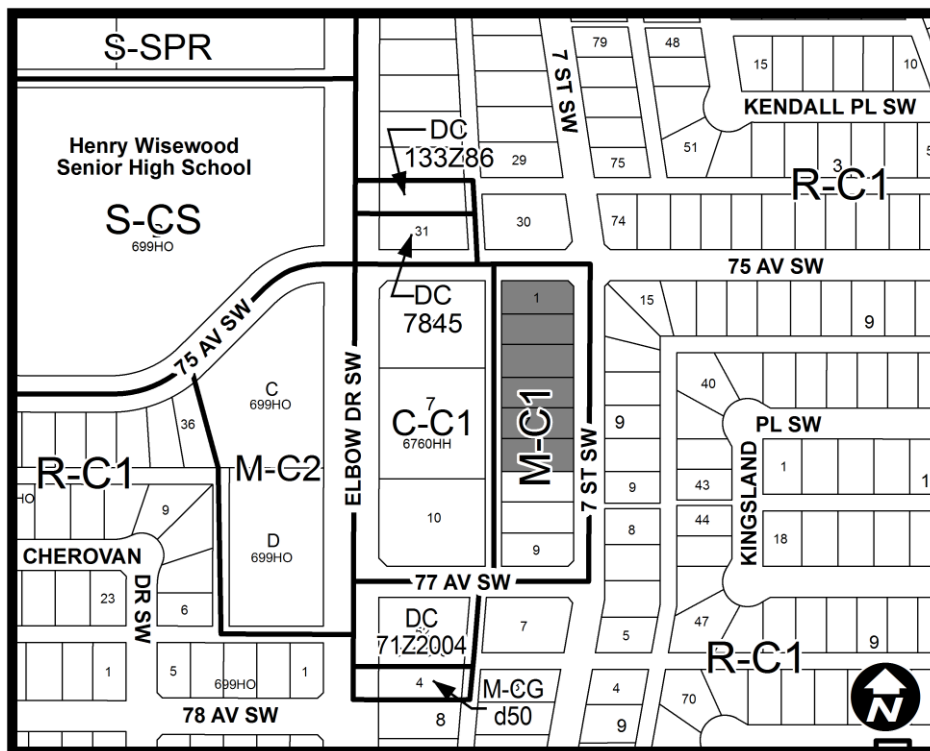
SIGNED ON \_\_\_\_\_



**AMENDMENT LOC2018-0026/CPC2018-0516  
BYLAW NUMBER 185D2018**

**AMENDMENT LOC2018-0026/CPC2018-0516  
BYLAW NUMBER 185D2018**

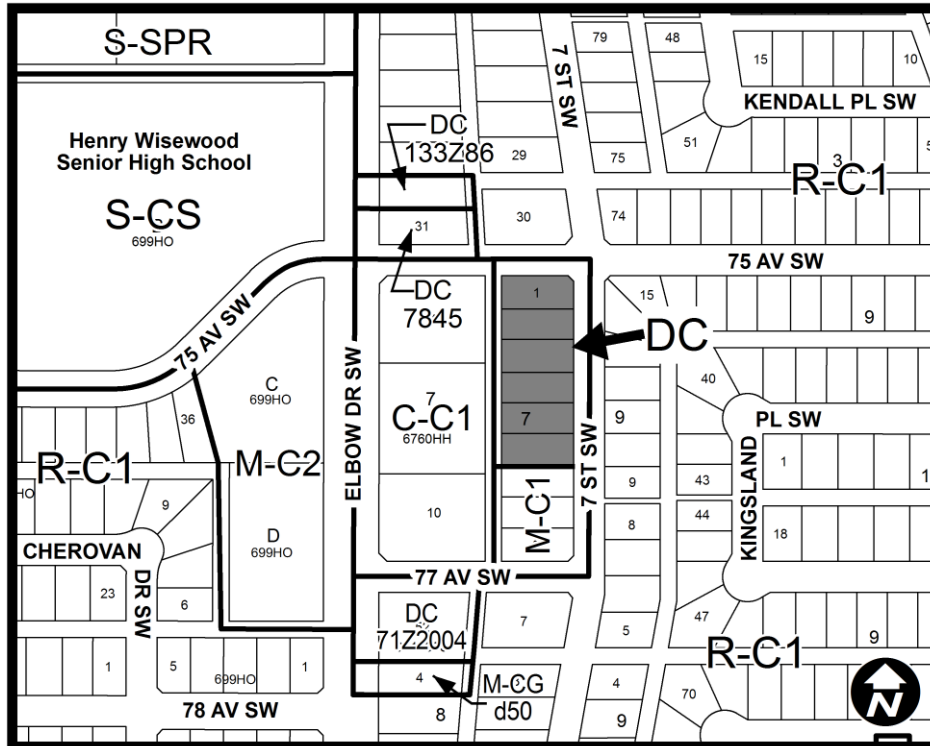
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0026/CPC2018-0516  
BYLAW NUMBER 185D2018

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) provide special provisions applicable only to **Assisted Living**; and,
- (b) establish the maximum **density** for the **parcel** for **Multi-Residential Development**.

#### 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 LOC2018-0026/CPC2018-0516  
BYLAW NUMBER 185D2018

## 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 Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) 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 Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

## Density

- 7 The maximum **density** for the **parcel** is 190 **units** per hectare.

## Rules for Assisted Living

- 8 Where the entire **building** is for **Assisted Living**:

- (1) The maximum **building height** is 17.0 metres.
- (2) There is no maximum area of a horizontal cross section through the **building**.
- (3) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** designated as **multi-residential district** is 2.0 metres.
- (5) The maximum **hard surfaced landscaped area** is 55.0 per cent of the required **landscaped area**.

## Williams, Debbie D. (City Clerk's)

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 9:59 AM  
**To:** Public Submissions  
**Cc:** a2b2@telus.net  
**Subject:** RE: PLEASE BE AWARE - June 11, <web submission> LOC2018-0026

Good morning Amina,

I am forwarding your submission to City Clerks so it can be included in the Public Hearing agenda.

Regards,

Lisette Burga Gherji

**From:** [a2b2@telus.net](mailto:a2b2@telus.net) [<mailto:a2b2@telus.net>]  
**Sent:** Sunday, June 03, 2018 10:03 PM  
**To:** Burga Gherji, Lisette <[Lisette.BurgaGherji@calgary.ca](mailto:Lisette.BurgaGherji@calgary.ca)>  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Amina Beecroft

### Contact Information

Address: 7416 7 St SW

Phone: (403) 255-2148

Email: [a2b2@telus.net](mailto:a2b2@telus.net)

### Feedback:

The proposed land use amendment is not 'complementary to the existing physical patterns and character of the neighbourhood' and may set a new and not neighbourhood friendly precedent for our street. This proposed land use amendment exceeds the currently permitted height of 14 meters by a full 3 meters to 17 meters and if viewed from the north provides a massive block of height well in excess of neighbouring properties. Perhaps required terracing or stepping back would provide a better fit with the current buildings in the area. In relation to this proposed land use amendment, properties to the west is a C-C1 complex with a maximum height of 10 meters and no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side splits. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. In summary at this point we feel that the proposed use (senior's facility) is noble idea as long there is sufficient parking. However we do have

difficulty accepting a height above 14 meters. Even at 14 meters we feel the building should have more setbacks and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. A good example of a more complimentary structure which appears to be more respectful of the neighbouring properties is the Maison Senior Living facility on Elbow Drive at 49th Avenue which has a land use district of M-CG. Most of the building has 2, 3 and 4 stories with a small section which appears to be 5 stories.

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## Williams, Debbie D. (City Clerk's)

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 10:22 AM  
**To:** rbmcdougall@shaw.ca  
**Cc:** Public Submissions  
**Subject:** RE: June 11, <web submission> LOC2018-0026

Good morning Brenda,

Thank you for your submission. I am forwarding it to City Clerks so it can be included in the agenda for June 11 Public Hearing

Regards,

Lisette Burga Gherji

**From:** rbmcdougall@shaw.ca [mailto:rbmcdougall@shaw.ca]  
**Sent:** Monday, June 04, 2018 10:14 AM  
**To:** Burga Gherji, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Brenda McDougall

Contact Information

Address: 7515 7st SW

Phone: (403) 255-1562

Email: [rbmcdougall@shaw.ca](mailto:rbmcdougall@shaw.ca)

Feedback:

The proposed land use amendment for the Seniors Facility far exceeds the built forms of the surrounding properties and could set a precedent of higher density and ever increasing height. To the west is a C-C1 complex with a maximum height of 10 meters, on no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side split. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. With the large contrast in proposed height in mind, we do not oppose the proposed use. We do however have a problem with increasing the height from the currently permitted 14 meters to 17 meters. Of particular concern is the how the proposed building appears to go straight up with without terracing or stepping back along a large portion of the building faces 7th street and as viewed from the north from properties along 7th street. It appears quite massive from that view, particularly when the excessive height is considered. We feel that the

current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which is stipulated in Municipal Development Plan. In summary at this point we feel that we proposed use (senior's facility) is great idea as long there is sufficient parking. However we disagree with the height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. Contextual height and setback controls should remain mandatory. It is our understanding that some neighbours directly to the east had reluctantly accepted the current proposal partially because they were tired of the view of the unkempt properties and were convinced that this proposal was the only way to clean the current 6 properties which have declined steadily since the current property owner of these properties started accumulating them more than 10 years ago with long grass, noxious weeds and generally unkempt appearance in contrast to the majority of neighbouring properties. Other felt resigned thinking that there was nothing they could do.

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**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 10:32 AM  
**To:** 'Sally Weber'  
**Cc:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0026

Good morning Sally,

Thank you for the comments. I am forwarding your email to City Clerks so it can be included in the Council Public Hearing June 11 agenda.

Regards,

Lisette Burga Gherji

**From:** sally@sgweber.ca [mailto:sally@sgweber.ca]  
**Sent:** Monday, June 04, 2018 10:29 AM  
**To:** Burga Gherji, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Sally Weber

Contact Information

Address: box 8 Site 9 RR 1

Phone: (403) 650-6464

Email: [sally@sgweber.ca](mailto:sally@sgweber.ca)

Feedback:

These comments are from someone else but I totally agree with everything said in the comments. Our property is at 7407 -7st SW The proposed land use amendment far exceeds the built form of the surrounding properties and could set a precedent of higher density and ever increasing height. To west is a C-C1 complex with a maximum height of 10 meters on no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side split. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. With the large contrast in proposed height in mind we do not oppose the proposed use. We do however have a problem with increasing the height from the currently permitted 14 meters to 17 meters. Of particular concern is the how the proposed building appears to go straight up with without terracing or stepping back along a large portion of the building faces 7th street and as viewed from the north from properties along 7th street. It



appears quite massive from that view, particularly when the excessive height is considered. Essentially we feel that the current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which as stipulated in Municipal Development Plan. In summary at this point we feel that we proposed use (senior's facility) is noble idea as long there is sufficient parking. However we do have difficulty accepting the a height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. A good example of more complimentary structure which appears to be more respectful of the nieghouring properties is the Maison Senior Living facility on Elbow Drive at 49th Avenue which has a land use district of M-CG. Most of the building has 2, 3 and 4 stories with a small section which appears to be 5 stories. It is our understanding that some neighbours directly to the east had acquiesced to the current proposal partially because they were convinced that this proposal was the only to clean the current 6 properties which have declined steadily since the current property owner started accumulating the properties more than 10 years ago with long grass, noxious weeds and generally unkempt appearance in contrast to the majority of neighbouring properties. Other felt resigned thinking that there was nothing they could do

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gheri, Lisette  
**Sent:** Monday, June 04, 2018 11:07 AM  
**To:** krisjburnett@gmail.com  
**Cc:** Public Submissions  
**Subject:** RE: June 11, <web submission> LOC2018-0026

Good morning Krista,

Thank you for your comments. I am forwarding your email to City Clerk so they can be considered by Council in the June 11 Public Hearing. Also anyone could attend the public hearing and speak in support or in opposition of the file. The file is item 28 in the draft agenda. (<http://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2018/public-hearing-on-planning-matters.pdf>) Bylaw18D2018 – LOC2018-0026 – CPC2018-0516. Council public hearing starts at 9:30am.

Regards,

Lisette Burga Gheri

**From:** krisjburnett@gmail.com [mailto:krisjburnett@gmail.com]  
**Sent:** Monday, June 04, 2018 10:48 AM  
**To:** Burga Gheri, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Krista Weber

Contact Information

Address: 7407 7 St Sw Calgary

Phone: (403) 992-0471

Email: [krisjburnett@gmail.com](mailto:krisjburnett@gmail.com)

Feedback:

I live at 7407 7st SW in a home owned by my parents which I intend to buy. I am in complete agreement with the statements made by a friend in the neighbourhood, which I have included below. The proposed land use amendment far exceeds the built form of the surrounding properties and could set a precedent of higher density and ever increasing height. To west is a C-C1 complex with a maximum height of 10 meters and no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side splits. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with

more compatible surrounding built forms. With the large contrast in proposed height in mind we do not oppose the proposed use. We do however have a problem with increasing the height from the currently permitted 14 meters to 17 meters. Of particular concern is how the proposed building appears to go straight up without terracing or stepping back along a large portion of the building that faces 7th street and as viewed from the north from properties along 7th street. It appears quite massive from that view, particularly when the excessive height is considered. Essentially we feel that the current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which as stipulated in Municipal Development Plan. In summary at this point we feel that the proposed use (senior's facility) is a noble idea as long as there is sufficient parking. However we do have difficulty accepting a height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. A good example of a more complimentary structure which appears to be more respectful of the neighbouring properties is the Maison Senior Living facility on Elbow Drive at 49th Avenue which has a land use district of M-CG. Most of the building has 2, 3 and 4 stories with a small section which appears to be 5 stories. It is our understanding that some neighbours directly to the east had acquiesced to the current proposal partially because they were convinced that this proposal was the only way to clean-up the current 6 properties which have declined steadily since the current property owner started accumulating the properties more than 10 years ago with long grass, noxious weeds and generally unkempt appearance in contrast to the majority of neighbouring properties. Others felt resigned thinking that there was nothing they could do.

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 11:26 AM  
**To:** Irene Tutto  
**Cc:** Public Submissions  
**Subject:** RE: PLEASE ADVISE - <web submission> LOC2018-0026 - DP2018-0883

Hi,

Thank you. I am forwarding your email to City Clerk so it can be include in the Council agenda for June 11 Public Hearing.

I also want to highlight the fact that the file is item 28 in the draft agenda (<http://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2018/public-hearing-on-planning-matters.pdf>) Bylaw18D2018 – LOC2018-0026 – CPC2018-0516. Council Public Hearing starts at 9:30am. During a public hearing, anyone is welcome to speak for 5 minutes in support or in opposition of the file.

Regards,

Lisette Burga Gherji

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**From:** Irene Tutto [mailto:[irene.tutto@shaw.ca](mailto:irene.tutto@shaw.ca)]  
**Sent:** Monday, June 04, 2018 11:21 AM  
**To:** Burga Gherji, Lisette  
**Subject:** [EXT] Re: PLEASE ADVISE - DP2018-0883

Hi Lisette,

The comments are related to both.

Thank you,  
Irene

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**From:** "Burga Gherji, Lisette" <[Lisette.BurgaGherji@calgary.ca](mailto:Lisette.BurgaGherji@calgary.ca)>  
**To:** "Irene Tutto" <[Irene.Tutto@Shaw.ca](mailto:Irene.Tutto@Shaw.ca)>  
**Sent:** Monday, June 4, 2018 10:57:03 AM  
**Subject:** PLEASE ADVISE - DP2018-0883

Good morning Irene,

Thank you for your comments. Can you please clarify if this comments are related to the land use amended application which is being heard at the June 11 Public Hearing or are the comments related to the development permit application? or to both?

Regards,

Lisette Burga Gheresi

**From:** [Irene.Tutto@Shaw.ca](mailto:Irene.Tutto@Shaw.ca) [<mailto:Irene.Tutto@Shaw.ca>]  
**Sent:** Monday, June 04, 2018 10:46 AM  
**To:** Burga Gheresi, Lisette <[Lisette.BurgaGheresi@calgary.ca](mailto:Lisette.BurgaGheresi@calgary.ca)>  
**Subject:** DP2018-0883

June 4, 2018

Application: DP2018-0883

Submitted by: Irene Tutto

Contact Information

Address: 7816 7th Street SW, Calgary, AB

Phone: (403) 640-9687

Email: [Irene.Tutto@Shaw.ca](mailto:Irene.Tutto@Shaw.ca)

Feedback:

Comments: Regarding; Development Site on 7th Street SW, Calgary, corner of 7th Street SW and 75 Ave SW. Bylaw 185D2018 (File: LOC2018-0026) I am very disappointed that these six homes are slated to be demolished (1 relocated) in order for the current owner of these properties to develop a commercial (seniors) complex. To accommodate this investor is absolutely wrong! I purchased my home on this street in order to enjoy living in a residential area, with low traffic and quiet living. The proposed land use amendment far exceeds the built form of the surrounding properties and could set a precedent of higher density and ever increasing height. To west is a C-C1 complex with a maximum height of 10 meters and no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side splits. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. With the large contrast in proposed height in mind I oppose the proposed use. I have a problem with increasing the height from the currently permitted 14 meters to 17 meters. I am also concerned how the proposed building appears to go straight up without terracing or stepping back along a large portion of the building that faces 7th street and as viewed from the north from properties along 7th street. It appears quite massive from that view, particularly when the excessive height is considered. Essentially I feel that the current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which is stipulated in Municipal Development Plan. The proposed use (seniors complex) will also create massive parking headaches for existing home owners on 7th Street SW, along with neighboring areas by visitors to the proposed complex, staff parking, service personnel parking to the building, etc. Not to mention the increased volume in traffic flow on 7th Street, 77th Ave, 75th Ave and surrounding streets causing even more headaches for residences in the proposed area. What happens to my, and neighbours, quiet living if the proposed seniors complex is approved, with much heavier traffic flow, construction traffic and noise for most likely 18 to 24 months! I, along with many of my neighbours, have invested heavily in terms of time and money to live in this quiet area, and be a good neighbour with good up-keep of my home, being respectful of other neighbours within the community, while the current property owner of the proposed seniors complex has done the exact opposite for so many years now! It is my understanding that some neighbours directly to the east had acquiesced to the current proposal partially because they were convinced that this proposal was the only way to clean-up the current 6 properties which the current property owner has allowed to decline steadily since accumulating the properties more than 10 years ago with long grass, noxious weeds and generally unkempt appearance and repair of these houses owned, in contrast to the majority of neighbouring properties. Others felt resigned thinking that there was nothing they could do. The City promotes infilling

that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods. The proposed seniors building (approximately 60 to 90 plus units) does no such thing! I am absolutely against the proposed plan and re-zoning of the height increase! Irene

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**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0383  
Page 1 of 8**

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018**

**EXECUTIVE SUMMARY**

This land use amendment application was submitted by IBI Group on 2017 July 14 on behalf of 535820 Alberta Inc (Ambrose So, Joseph CY Leung and Yvonne Wong) and seeks to redesignate three parcels in Scenic Acres from Special Purpose - Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1 d225) District to allow for a multi-residential development. A minor map and text amendment to the *Bearspaw East Area Structure Plan* is also required to support this application.

The proposal is generally in keeping with the applicable policies of the *Municipal Development Plan* and *Bearspaw East Area Structure Plan*, as amended.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendments to the Bearspaw East Area Structure Plan as contained in Attachment 2 of this report;
2. Give three readings to the proposed bylaw;

**Moved by: A. Palmiere**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.82 hectares ± located at 5651, 5651R and 6211 Nose Hill Drive NW (Plan 9512377, Block 6, Lots 1 and 2; Plan 1000IX, OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – High Density Low Rise (M-H1d225) District; and
4. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 7 – 0**

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

That Council hold a Public Hearing on Bylaws 37P2018 and 186D2018; and

1. **ADOPT** the proposed amendments to the Bearspaw East Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 36P2018.
3. **ADOPT** the proposed redesignation of 0.82 hectares ± located at 5651, 5651R and 6211 Nose Hill Drive NW (Plan 9512377, Block 6, Lots 1 and 2; Plan 1000IX, OT) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential –

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0383  
Page 2 of 8

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

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High Density Low Rise (M-H1d225) District, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 186D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The subject site is comprised of three parcels that are remnants from the subdivision of the Scenic Acres community. Due to the alignment of Nose Hill Drive NW, these lands were separated from the community development to the northwest. When the *Bearspaw East Area Structure Plan* was produced, these lands were grouped in with the, then called, Alberta Forestry site to the south.

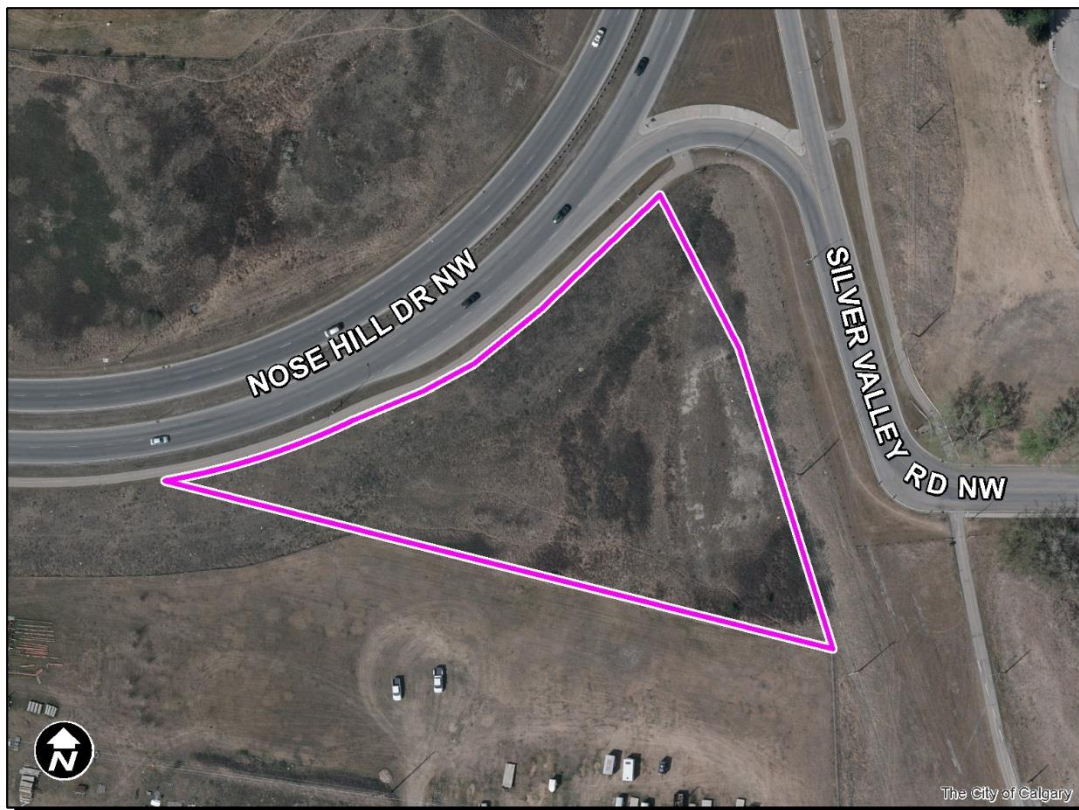
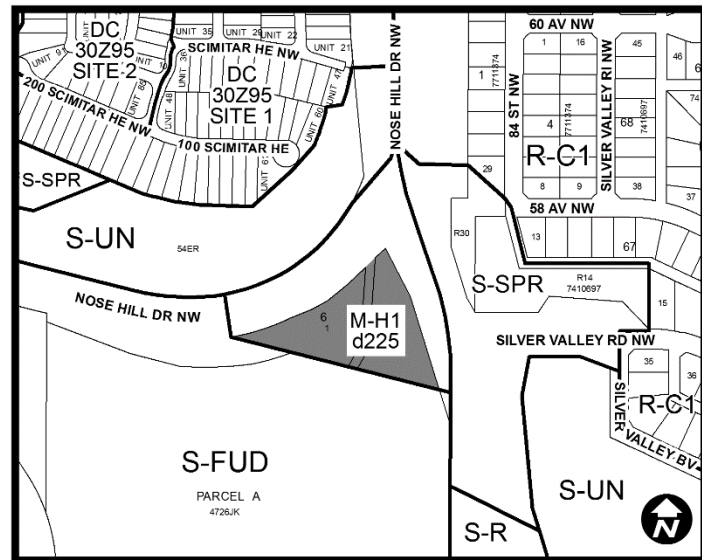
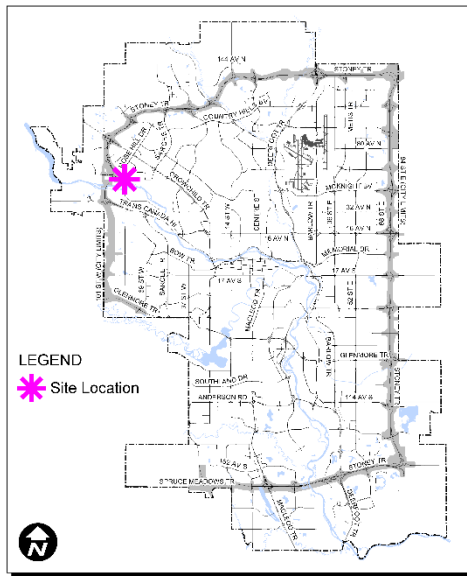


Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0383  
Page 3 of 8

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

**Location Maps**



**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

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**Site Context**

The subject site is approximately 0.82 hectares in size and is currently undeveloped. It is located in the community of Scenic Acres south of Nose Hill Drive NW and Silver Valley Road NW. The subject site has a triangular shape and is sloped with high points to the northwest and northeast.

Surrounding development is characterized by a mix of low density residential and institutional uses to the north. Residential – Contextual One Dwelling (R-C1) District and a Direct Control District that allows for single-detached houses are predominant land use designations north of Nose Hill Drive and Silver Valley Road NW. To the south is a parcel designated Special Purpose – Future Urban Development (S-FUD) District which is developed as an Alberta Environment and Parks facility. To the southeast is Bowmont Park which encompasses the escarpment and lands on either side of the CP Rail line.

There are pathways (regional and local) throughout the area. Baker Park is to the southwest of the subject site. The nearest grocery stores and full-service retail areas to the site are north of Crowchild Trail NW at Nose Hill Drive NW as well as at Bowness Road NW and 79 Street NW.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a multi-residential building that generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

The key issues that were evaluated as a part of this application were:

- Policy Alignment: This application is supported by applicable policy.
- Infrastructure Impacts: The transportation network and utility system can accommodate the development of this site.
- Community Feedback: Adjacent residents are opposed to this application while the community associations circulated did not object.

On balance, Administration believes that this use is appropriate for the subject site.

An ASP amendment is required to redesignate the site to a multi-residential district. Attachment 2 to this report contains the Proposed Amendment to the *Bearspaw East Area Structure Plan*. This is considered a minor amendment. The proposed amendment to the ASP provides policy to guide a multi-residential development. Given the nature of the proposed use and the regulations contained in the Land Use Bylaw, limited policy is required to guide site development.

**Land Use**

This application proposes to change the designation of the subject site from Special Purpose - Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1 d225) District to allow for a multi-residential development. The site area is ± 0.82 hectares, so this application would allow for 183 units on the site. The District's height limit of 26 metres

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

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would allow for a building about eight storeys tall. The Multi-Residential – High Density Low Rise District is intended to provide for multi-residential development that will provide development with higher numbers of dwelling units in a variety of forms. The District includes a limited range of support commercial multi-residential uses, restricted in size and location within the building and provides outdoor space for social interaction. It also provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

***Implementation***

This is a stand-alone land use amendment with no associated development permit. The overall size of the building, 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***

Access to the subject site will be available via a developer-contributed extension of 85 Street NW to the south as there are access restrictions and elevation challenges that make access off of Nose Hill Drive NW and Silver Valley Road NW to the north problematic for regular access (emergency access will still be available). A Transportation Impact Assessment showed that the local transportation network is capable of accommodating the proposed development with only minor upgrades to local infrastructure.

***Utilities and Servicing***

Water, sanitary and storm mains are available to service the subject site. A Sanitary Servicing Study was reviewed as part of the application. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

**Stakeholder Engagement, Research and Communication**

***Engagement Undertaken by the Applicant:***

- |                   |   |
|-------------------|---|
| August 22, 2016   | Community Association Meeting #1  |
|                   | <ul style="list-style-type: none"> <li>• First meeting to inform Community Associations of the upcoming project.</li> <li>• Scenic Acres and Silver Springs Community Association representatives present.</li> </ul>                       |
| December 15, 2016 | Community Association Meeting #2  |
|                   | <ul style="list-style-type: none"> <li>• Presented preliminary concepts.</li> <li>• Scenic Acres and Silver Springs Community Association representatives present; community liaison for Councillor Sutherland was also present.</li> </ul> |

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0383  
Page 6 of 8**

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

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- Community Associations asked for rendering(s) to show what the potential views would look like from each community.
- February 9, 2017      Community Association Meeting #3
  - Follow-up meeting to present updated 3D concept views.
  - Scenic Acres and Silver Springs Community Association representatives.
- March 23, 2017      First Community Open House (Joint)
  - Held at the Silver Springs Community Association.
  - Joint with the Community Association's community information session where multiple projects were presented.
  - Approximately 50-75 attendees.
- June 28, 2017      Second Community & Stakeholder (Resident) Open House
  - Held at Scenic Acres Community Association
  - Independent Open House.
  - The first hour of the open house was for key stakeholders (invite only). The remainder was open to the public.
  - Approximately 50 attendees.

***Issues Raised in Public Submissions***

Administration received thirteen letters of opposition representing twenty individuals. The main concerns raised in the public submissions were the following:

- Traffic: There were concerns expressed about site access and impacts to traffic flows on adjacent streets. Parking on adjacent streets was also identified as an issue.
- Views: There were concerns about loss of views to the west from homes within Silver Springs along the ridge due to the height of the proposed building. The aesthetics of the building were also of concern.
- Property values: The obstruction of views was identified as a factor that might reduce property values.
- Natural area protection: There was a preference expressed for integrating the site with adjacent natural and park spaces. There was a concern that the development would impact wildlife.
- Density: There were concerns about the density of the proposed development given the suburban context of the site.

***Response from Community Associations***

The subject site is located within the community of Scenic Acres but borders Silver Springs to the east. The Scenic Acres Community Association responded with no objection. The Silver Springs Community Association did not respond.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0383  
Page 7 of 8

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

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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 parcel is located within an area identified as 'Developed – Established' on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP speaks to moderate/modest intensification of established areas. The MDP also speaks to intensification in a form and nature that respects the scale and character of the neighbourhood and development of appropriate densities. In this instance, the Local Area Plan provides supplemental guidance as to what is appropriate.

***Bearspaw East Area Structure Plan (Statutory, 2003)***

The subject site falls within the Bearspaw East Area Structure Plan (ASP). Within the ASP (Section 2.6.3.\*) the site is indicated as Institutional, Public and Quasi-Public Uses. The ASP states that consideration should be given to protecting the site as open space. However, it is also noted that the site:

*“can be developed for other purposes as well... An appropriate use in this case would be multi-family housing, provided that site accessibility is not a problem, and that traffic to be generated can be accommodated on the roads servicing this area. An amendment to this ASP would be required to allow for housing on this site.”*

Site access and impacts to the transportation network have been addressed to the satisfaction of Administration. Therefore, policy in the ASP supports an ASP amendment and a land use redesignation to multi-residential development.

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

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 as a result of this application at this time.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0383  
Page 8 of 8

**Land Use Amendment in Scenic Acres (Ward 1) at 5651, 5651R and 6211 Nose Hill Drive NW, LOC2017-0205, Bylaws 37P2018 and 186D2018.**

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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 proposed Area Structure Plan amendment and land use redesignation aligns with the policy of the *Municipal Development Plan* and the policy direction contained within the *Bearspaw East Area Structure Plan*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Bearspaw East Area Structure Plan
3. Scenic Acres Community Association Letter
4. Revised Map 2 Land Use Concept
5. Proposed Bylaw 37P2018
6. Proposed Bylaw 186D2018
7. Public Submissions

## **Applicant's Submission**

The subject site is located at 5651R (Lot 1, Block 6, Plan 9512377), 5651 (Lot 2, Block 6, Plan 9512377), & 6211 Nose Hill Drive NW (Plan 1000IX). It is located within the Scenic Acres community and is located to the south of Nose Hill Drive NW and the east of 87 Street NW and comprises approximately 0.815 hectares (2.0 acres) and is owned by 535820 Alberta Inc. The subject site is zoned Special Purpose – Future Urban Development (S-FUD) in the City of Calgary Land Use Bylaw 1P2007. A land use of M-H1h26d225 – Multi-Residential High Density Low Rise District is proposed with a height modifier of 26 metres and a maximum density of 225 units per hectare (maximum of 180 units). The M-H2 District:

- is intended to provide for Multi-Residential Development in the Developed Area and the Developing Area;
- has Multi-Residential Development that will provide development with higher numbers of Dwelling Units and traffic generation;
- provides for Multi-Residential Development in a variety of forms;
- has tall Multi-Residential Development with high density;
- has Multi-Residential Development where intensity is measured by floor area ratio to provide flexibility in building form and Dwelling Unit size and number;
- is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- requires that Multi-Residential Development achieves a minimum density;
- includes a limited range of support commercial multiresidential uses, restricted in size and location within the building;
- provides outdoor space for social interaction; and
- provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

### City of Calgary Municipal Development Plan (MDP)

The subject site is within the Developed – Established area on Map 1 – Urban Structure of the MDP. The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Land use policies include:

- Modest redevelopment
- Focussing redevelopment opportunities on Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- Proposing new developments with appropriate densities
- Providing a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

The application proposes modest redevelopment of the site with an appropriate density.

## Applicant's Submission

### Bearspaw East Area Structure Plan (ASP)

Policy direction for the subject site is found within the Bearspaw East ASP. The purpose of this plan is to define a land use concept for the Bearspaw East Area by both allowing for the expansion of City storage, maintenance and treatment facilities to accommodate the future needs of the northwest sector and providing continued recreational opportunities by maintaining the natural setting of the river valley. The plan also focuses on protecting views across the river from the Bowness and Valley Ridge communities, and from the adjacent communities of Scenic Acres and Tuscany.

Map 2 of the Bearspaw East ASP identifies the land as within the Alberta Forestry Site and is identified as Institutional, Public and Quasi-Public Uses. It is a part of the northeast cell consisting of the Forestry site and TUC lands. If the Forestry site is no longer needed, the Province should consider protecting the land as open space. At the time, the ASP did not recognize that the subject site is not part of the Forestry site and is not owned by the Province. Section 2.6 Site – Specific Policies (#3) of the ASP indicates:

*"The Alberta Environment Forestry facility is located in the area referred to on this Plan as "institutional, public and quasi-public uses". This Plan provides for the continuation of this facility as well as its expansion or redevelopment (within the range of uses specified). Should the Province no longer require the Forestry site at some point in the future, consideration shall be given to its inclusion in the open space system. The site is adjacent to the western boundary of Bowmont Park, and if included, shall be revegetated with plant species compatible with the surrounding native vegetation, thus improving the long-term viability of wildlife habitat in this part of the river valley.\**

*\*This site is serviceable, and can be developed for other purposes as well. Therefore, if it is not possible to acquire the site for open space, other development options would be considered. An appropriate use in this case would be multi-family housing, provided that site accessibility is not a problem, and that traffic to be generated can be accommodated on the roads servicing this area. An amendment to this ASP would be required to allow for housing on this site.*

Based on policy 2.6 above, multi-family housing can be supported on the subject site subject to site accessibility and traffic.

A pre-application meeting (PE2015-01466) was held with the City of Calgary and comments were provided on January 21, 2016. The pre-application comments indicated that an ASP amendment would be required to redesignate the site to a multi-residential district.

In support of the application, public consultation and communication with Councillor Sutherland has already been initiated. A summary of engagement follows:

- **July 22, 2016** – Meeting with Councillor Sutherland
- **August 22, 2016** – Meeting with Scenic Acres/Silver Springs Community Associations
- **December 15, 2016** – Meeting with Scenic Acres/Silver Springs Community Associations
- **February 9, 2016** – Meeting with Colin Yeo/Bill Mah (Scenic Acres Community Association)
- **March 23, 2017** – Open House #1 – Participation and attendance at Silver Springs Community Engagement Night
- **June 28, 2017** – Open House #2 - IBI/Marquis Open House for Silver Springs/Scenic Acres Communities including an invitation only part for adjacent residents.



## **Applicant's Submission**

In summary, this Land Use Redesignation application will allow for the development of a remnant parcel of the Scenic Acres community and will contribute to shaping a more compact urban form within the City of Calgary. An ASP amendment is required to facilitate the Land Use Redesignation application.

Amanda Polini  
Planner

**IBI GROUP**  
Suite 500  
611 Meredith Road NE  
Calgary AB T2E 2W5 Canada  
tel +1 403 270 5600 ext 66625



**Proposed Amendments to the Bearspaw East Area Structure Plan**

- (a) Delete the existing Map 2 entitled "Land Use Concept" and replace with the revised Map 2 entitled "Land Use Concept" (Attachment 4).
- (b) Within Section 2.6 Site – Specific Policies, insert a new Section 2.6.4 as follows:  
  
"2.6.4 Multi-Residential Development  
A Multi-Residential Development site is identified on Map 2: Land Use Concept.  
This site may develop with multi-residential development and associated ancillary uses."
- (c) Renumber the remainder of Section 2.6 accordingly.



## Scenic Acres Community Association Letter



August 14, 2017

Chris Wolfe  
File Manager  
Planning and Development  
City of Calgary

Re: LOC2017-0205

Thank you for allowing the Scenic Acres Community Association (SACA) to comment on LOC2017-0205. With respect to this application, we have the following comments.

SACA has no objection to this land use re-designation application.

There have been no comments or objections conveyed to SACA from Scenic Acres residents.

SACA has no suggestions for changes to the proposed re-designation.

Furthermore, we have no comment on the use, site design or proposed building design allowed by this land use re-designation.

The applicant has met with SACA on three occasions and has held two open houses with affected residents concerning this project. The applicant has answered all of SACA's inquiries in a straightforward and timely manner.

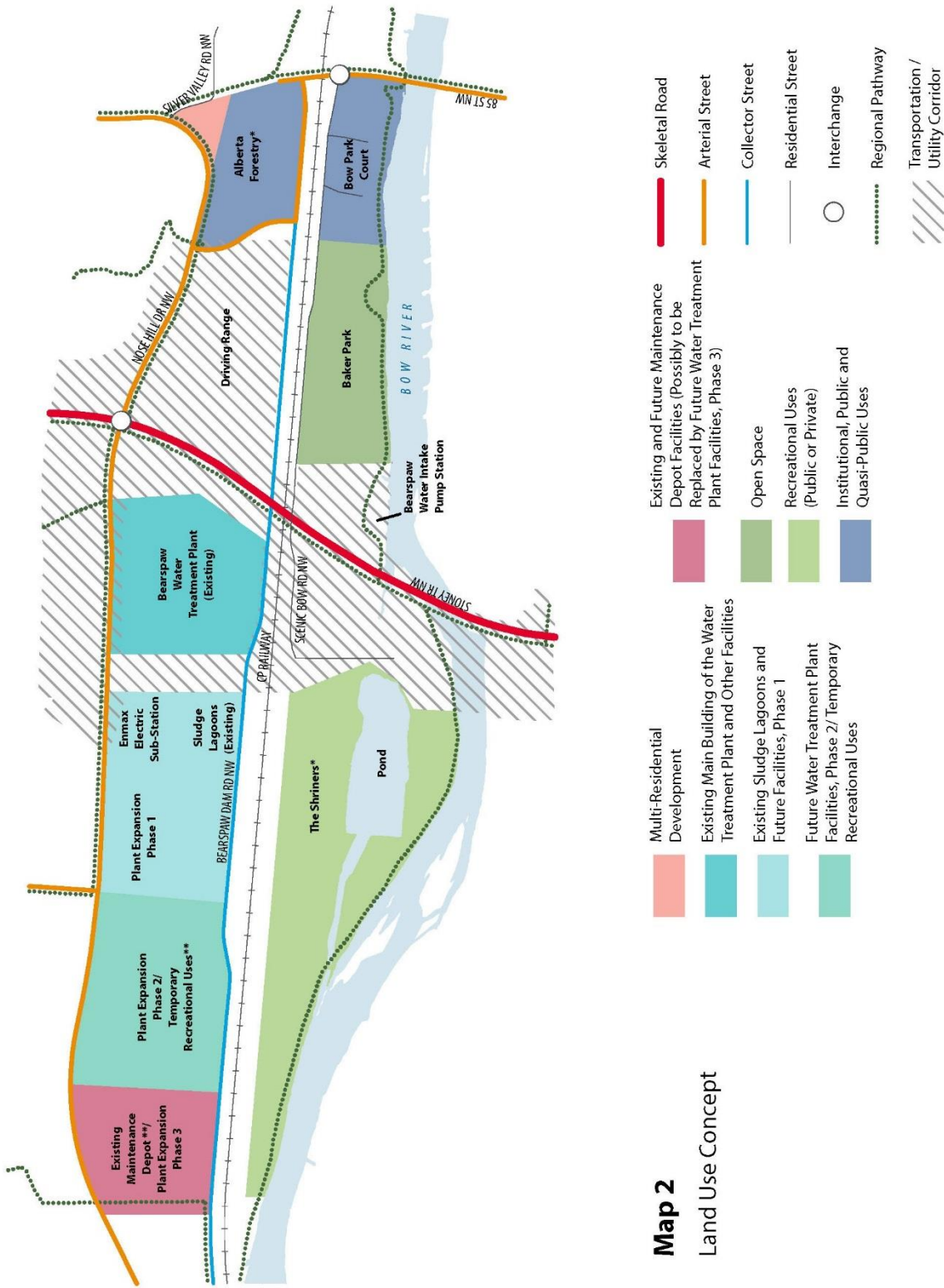
We appreciate the opportunity to comment on this application.

Colin Yeo  
Director, Community Development and Facilities  
Scenic Acres Community Association  
8825 Scurfield Drive NW  
Calgary, Alberta T3L 2A8

Note that the subject site is located within the community of Scenic Acres and is on the boundary with Silver Springs (to the East).



Revised Map 2 Land use Concept







# PROPOSED

CPC2018-0383  
ATTACHMENT 5

## BYLAW NUMBER 37P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BEARSPAW EAST AREA STRUCTURE PLAN BYLAW 20P2002

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Bearspaw East Area Structure Plan Bylaw 20P2002, 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 Bearspaw East Area Structure Plan attached to and forming part of Bylaw 20P2002, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Land Use Concept" and replace with the revised Map 2 entitled "Land Use Concept", attached hereto as Schedule A.
  - (b) Within Section 2.6 Site – Specific Policies, insert a new Section 2.6.4 as follows:

“2.6.4 Multi-Residential Development  
A Multi-Residential Development site is identified on Map 2: Land Use Concept. This site may develop with multi-residential development and associated ancillary uses.”
  - (c) Renumber the remainder of Section 2.6 accordingly.

# PROPOSED

BYLAW NUMBER 37P2018

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 \_\_\_\_\_

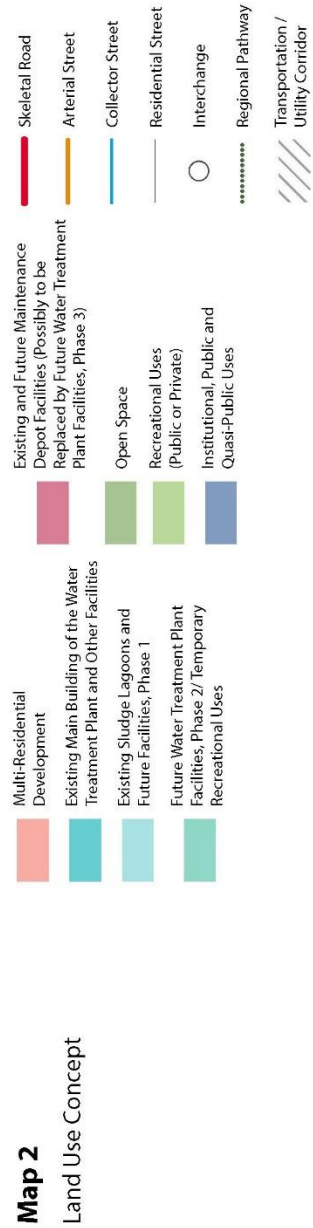
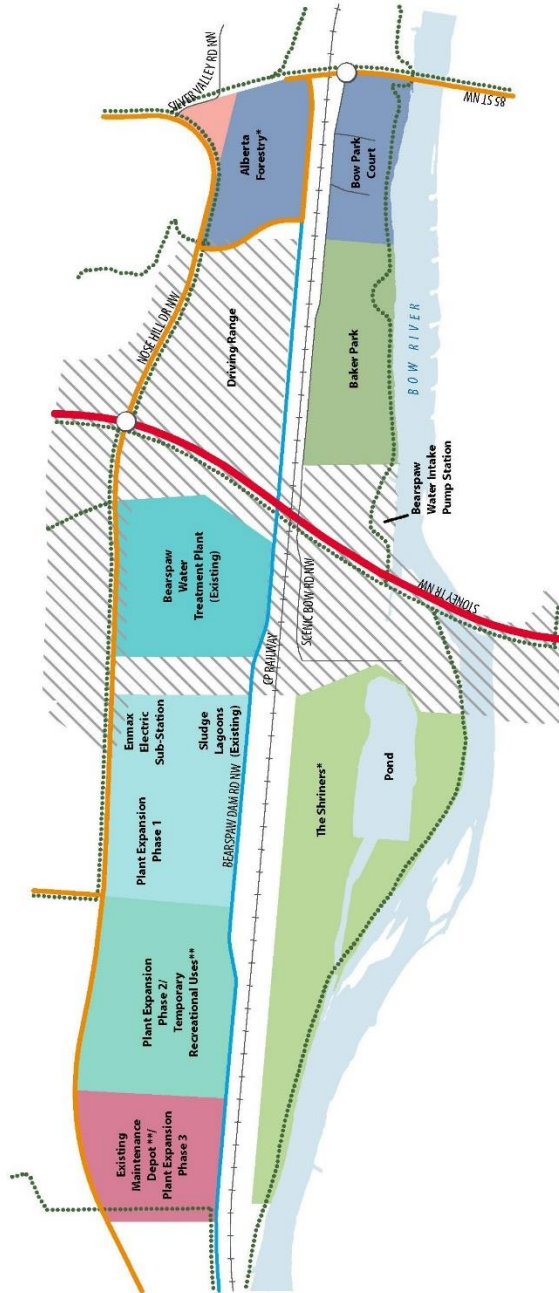
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

BYLAW NUMBER 37P2018

## SCHEDULE A





# PROPOSED

CPC2018-0383  
ATTACHMENT 6

## BYLAW NUMBER 186D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0205/CPC2018-0383)**  
\*\*\*\*\*

**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 \_\_\_\_\_

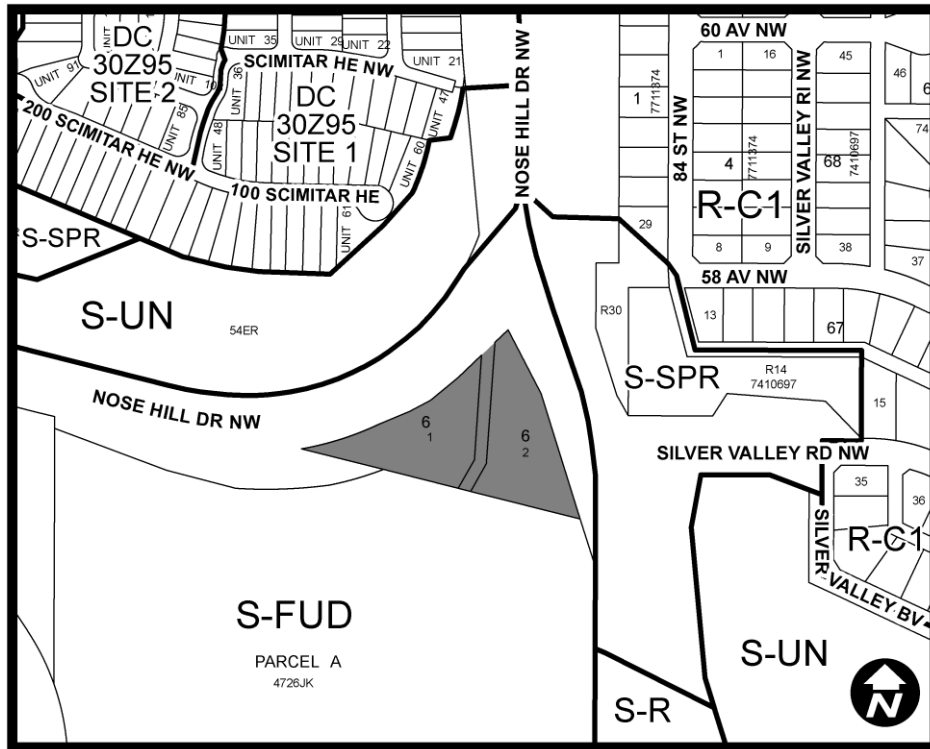
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0205/CPC2018-0383  
BYLAW NUMBER 186D2018

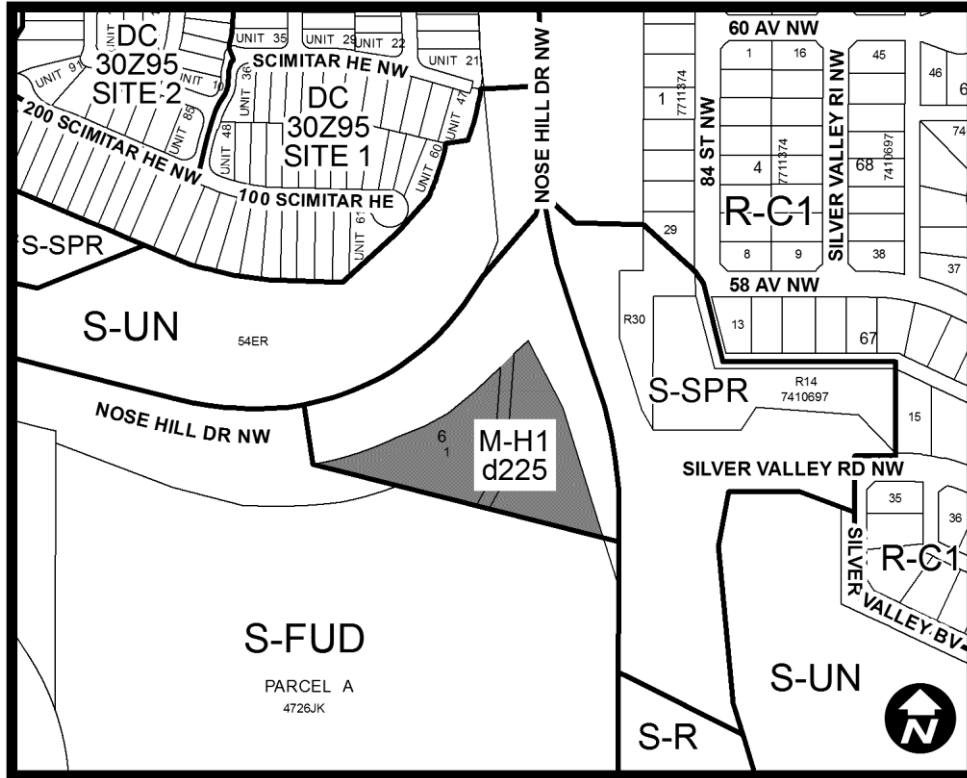
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0205/CPC2018-0383  
BYLAW NUMBER 186D2018

## SCHEDULE B







**Williams, Debbie D. (City Clerk's)**

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**From:** Catherine E. Foote <c.foote@calgarywaldorf.org>  
**Sent:** Saturday, June 02, 2018 11:22 PM  
**To:** City Clerk; Public Submissions  
**Subject:** [EXT] Objections to File LOC2017-0205 regarding Bylaw 186D2018 being heard at City Council on June 11, 2018

Dear Madam/Sir:

We understand that the Calgary City Council on June 11, 2018 will have a public hearing on planning matters. We are writing to you regarding Item #29 on the agenda, which is a proposal identified as follows:

File LOC2017-0205 and CPC2018-0383  
Bylaws 186D2018 and 37P2018

We are writing to have our objections to this proposed development added to the hearing, please.

We have owned our home in the south-west section of Silver Springs for 25 ½ years, and we are very concerned to learn that the City of Calgary is considering an Amendment to the Land Use Bylaw (186D2018) regarding development of the triangular area of natural green-space just to the south of Nose Hill Drive NW / north of Bearspaw Dam Road NW / east of the Alberta Forestry land at 87 Street NW / west of the Bowmont Park walking and biking path coming up from the 85<sup>th</sup> Street Bridge over the Bow River by Bowness Park: LOC2017-0205.

The Application for multi-residential housing building(s), totaling as many as 183 units and rising to a possible 8 storeys high (which is virtually equivalent to the height of where many of us live along the south and west ridges of this section of Silver Springs), and taking over what has been a beautiful natural green-space, is distressing.

We have three primary and specific concerns and objections:

- (1) We are very concerned about the roadway plans for how that relatively small geographical area is going to handle that much additional vehicular traffic coming and going daily. We drive by or through that area every day going to and from work, and we use that existing network of small and big roads every day for many different purposes. Thus we already see how congested those roads are with just current traffic use. So it is hard to imagine with a new and large residential development there that either (1) the plan is to “simply” put all those hundreds of extra residents onto the existing roads; or (2) how and where you are going to build adequate new roads for entrances and exits for the new development. In addition, we are very concerned that our entrance and exit into the south-west section of Silver Springs via Silver Valley Road either (1) is going to get used by many of these additional vehicles, so that our small and narrow neighbourhood roads will be over-full; or (2) is going to get taken out – which will mean that everyone in our area is going to be forced to use the intersection of Silver Valley Drive and Silver Springs Road instead. We can assure you, as two of those who attempt to use that particular T-intersection every day, it is a very dangerous corner – virtually a blind corner because of the curve in Silver Springs Road as well as the parking which is allowed around all parts of that intersection. Overall, our concern and objection is that too much of this additional vehicular traffic is going to end up one way or another cutting through Silver Springs, on roads that are already not adequate or safe.
- (2) We are very sorry to learn that most of the questions and concerns about this development seem to have focused on the neighbourhood of Scenic Acres, rather than on the neighbourhood of Silver Springs. For those of us who live here, it is clear that the primary impact of this proposed development will be on the residents of Silver Springs, not on those of Scenic Acres – especially regarding traffic issues, but including sight lines over the development as well. This proposed development will be much more intrusive for Silver Springs as compared to Scenic Acres, especially in terms of traffic problems, but also in terms of interference with sight lines, which will now be into a large, urban development. We believe that both the traffic problems and the sight-line interference will have a significant negative impact on our property values in Silver Springs.
- (3) In a city where we are endeavouring to make aesthetics count, we object to the beautiful natural green space that now exists being built over by what looks from the plans like a massive, white, beached cruise ship.

Thank you very much for taking our serious concerns and objections into consideration. We hope that many of our neighbours are writing to you as well.

Yours truly,  
Catherine E. Foote and Arthur W. Frank  
5904 – 84 Street NW  
Calgary, Alberta  
T3B 4X5  
Home phone 403 – 286 – 8135  
Email [c.foote@calgarywaldorf.org](mailto:c.foote@calgarywaldorf.org) and/or [arthurwfrank@gmail.com](mailto:arthurwfrank@gmail.com)

**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 11:05 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2017-0205  
**Attachments:** CUserspol3262DesktopMap with comments.doc

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**From:** Wolfe, Chris  
**Sent:** Monday, June 04, 2018 10:30 AM  
**To:** City Clerk  
**Subject:** FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

**Chris Wolfe**  
Senior Planner, CP - South  
City of Calgary  
T 403.268.3654

**From:** [wineypaws@gmail.com](mailto:wineypaws@gmail.com) [<mailto:wineypaws@gmail.com>]  
**Sent:** Monday, June 04, 2018 10:28 AM  
**To:** Wolfe, Chris <[Chris.Wolfe@calgary.ca](mailto:Chris.Wolfe@calgary.ca)>  
**Subject:** June 11, LOC2017-0205

June 4, 2018

Application: LOC2017-0205

Submitted by: Sandra Kraushaar

Contact Information

Address: 207 Silver Valley Bv NW

Phone: (555) 555-5555

Email: [wineypaws@gmail.com](mailto:wineypaws@gmail.com)

Feedback:

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The residential area of Silver Springs that is adjacent to this parcel of land has limited access and exits. Traffic through this area is high and at one access/exit point it is already blocked visually and dangerous due to the number of vehicles parked on the roadway. Developments, although allotted with a certain number of parking stalls are always insufficient for the number of residents in a building and the overflow would end up in the community as that would be the only area with street parking readily available. The park and

pathway systems next to the development already have significant issues with use and people abiding by the bylaws relating to the pathway system. The proposed "drop off" loop for the development and for visitors coming to the development will have a significant impact on the community. Currently the only way to access this portion of land when coming southbound on Nose Hill Dr NW is to access through the Silver Springs community. If the proposed development has a drop off loop on the east side of the complex this will directly affect the residential community of Silver Springs with increased traffic in the area. The proposed entrance way to the development - off of Bearspaw Dam Rd NW has an insufficient roadway system for the volume of traffic currently using it as well as it would cause changes to the pathway system and parking lot system for Bowmont Park. Plenty of condos already in the city that sit vacant. This development is about the developer making money and I don't believe has any true interest in the city or what is best for its development. Access to public transportation is not close or accessible for future residents of this complex which would almost require anyone living there to have at least one vehicle. Most "families" now a days have multiple vehicles and that overflow will spill into the community with more cars parked on the road. Access would be an emergency services nightmare and possibly cause emergency services vehicles to travel through the Silver Springs community to access the development in a somewhat timely manner.

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**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 12:15 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Submission Re: Development Nodr Hill Drive NW LOS 2017-0205

---

**From:** Bob Schonknecht [mailto:bobschon@shaw.ca]  
**Sent:** Monday, June 04, 2018 12:10 PM  
**To:** City Clerk  
**Subject:** [EXT] Submission Re: Development Nodr Hill Drive NW LOS 2017-0205

From Robert and Dorothy Schonknecht  
448 Silver Valley Road NW  
Calgary Alberta  
T3B4C1  
403-286-3992  
e-mail [bobschon@shaw.ca](mailto:bobschon@shaw.ca)

We are strongly opposed to this proposal!

This plan which is in Scenic Acres will strongly affect Silver Springs.

We bought in Silver Springs at 448 Silver Valley Rd. as we were told there would be no development to the West that would affect our view. A development of 26 meters high would wipe out our river valley and mountain views. We were told this would remain a green area.

Access to this parcel of land would be a nightmare.

Weekend and winter traffic will become worse and will affect recreational facilities in the area.

We have witnessed many traffic accidents at 87th Street and Nose Hill Drive and at Stoney Trail. More vehicles, more traffic, more accidents will be the result of this development.

Home values will be affected by this development which is unfair to people who paid extra for their view properties. This will decrease the value of their homes.

There are too many multi-family developments in the area now.

The cross walk at Bearspaw Rd and 85th Street will become even more dangerous.

Our understanding is that the parcel in question is part of Bowmount Park.

This development would be unsightly.

Respectfully Submitted,  
Robert and Dorothy Schonknecht  
448 Silver Valley Rd. NW  
T3B 4C1  
403-286-3992

**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 11:05 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2017-0205

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**From:** Wolfe, Chris  
**Sent:** Monday, June 04, 2018 10:34 AM  
**To:** City Clerk  
**Subject:** FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

**Chris Wolfe**  
Senior Planner, CP - South  
City of Calgary  
T 403.268.3654

**From:** [aliciabackmanlaw@gmail.com](mailto:aliciabackmanlaw@gmail.com) [<mailto:aliciabackmanlaw@gmail.com>]  
**Sent:** Sunday, May 27, 2018 4:20 PM  
**To:** Wolfe, Chris <[Chris.Wolfe@calgary.ca](mailto:Chris.Wolfe@calgary.ca)>  
**Subject:** June 11, LOC2017-0205

May 27, 2018

Application: LOC2017-0205

Submitted by: Alicia Backman-Beharry

Contact Information

Address: 408 Silver Valley Boulevard NW

Phone: (403) 923-0912

Email: [aliciabackmanlaw@gmail.com](mailto:aliciabackmanlaw@gmail.com)

Feedback:

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We literally just moved into this wonderful home on Silver Valley Boulevard directly adjacent to the proposed development area and are very concerned about the impact to the value of our property and the properties along the ridge. The number one reason we moved here was to be on Bowmont Park and protected environmental land. We had no idea that there was a Multi-residential high density low rise district planned at the base of the hill outside our front door. A large part of the value and appeal of these homes is in the view to the mountains and the river valley. We paid a high purchase price for our home and

also pay high municipal property taxes. Eroding the value of our home will erode the municipal tax base here. I would like to understand specifically how many residential complexes are being planned and especially the height of the complexes. A set of buildings 7 stories high means that instead of grass land and trees and mountains we will be staring into people's apartments. The current use by Alberta Forestry is low enough that we are minimally impacted. Changing this area to an apartment or condo complex materially changes the traffic and increases noise for surrounding residents, many of whom have lived here for decades. I would like specific details on how many apartments or condos are being planned and am particularly concerned about the height of the complex and what the road access will be. Will there be a direct link to Silver Valley Road? If so, traffic in the community will increase hugely. This is a steep and curved road that is currently very quiet and it is bisected by the major Bow River Valley system bike pathway. Putting in a road access to a multi-residential complex here that feeds into Silver Valley Road would cause safety concerns for the numerous cyclists that use this route as the main access to the River Valley pathway system and to downtown. The area at the base of the hill is also close to the river and building a high density complex here, especially just after the flood, seems fairly reckless. Has the City thought through flood evacuation and how many people would be affected? Furthermore, according to the Bearspaw East Structure Plan, this site was supposed to be designated as open area if Alberta Forestry no longer needed the land. Why is it being changed to a high intensity use area? Lastly, this site on the edge of Bowmont Environmental Park is a major wildlife corridor. It bridges the River Valley, Bowmont Park, Baker Park, and the 12 Mile Coulee Natural Environmental Park and is used by large wild animals such as moose, deer, coyotes, porcupine, and many native birds, to say nothing of the smaller animals. Putting in a large multi-residential high density complex in this area will be damaging to wildlife. Thank you for considering these issues and I would like specific reasons why Council would allow a 26 meter tall complex in this special area. If something is to be built, I would urge Council to consider that there are no other buildings over 3 stories tall anywhere this close to the River Valley in this area. It will seriously impact the area. Thank you and best regards, Alicia Backman-Beharry

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**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 11:06 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2017-0205

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**From:** Wolfe, Chris  
**Sent:** Monday, June 04, 2018 11:05 AM  
**To:** City Clerk  
**Subject:** FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

**Chris Wolfe**  
Senior Planner, CP - South  
City of Calgary  
T 403.268.3654

**From:** [asmith9678@gmail.com](mailto:asmith9678@gmail.com) [<mailto:asmith9678@gmail.com>]  
**Sent:** Monday, June 04, 2018 11:01 AM  
**To:** Wolfe, Chris <[Chris.Wolfe@calgary.ca](mailto:Chris.Wolfe@calgary.ca)>  
**Subject:** June 11, LOC2017-0205

June 4, 2018

Application: LOC2017-0205

Submitted by: Alisha Smith

Contact Information

Address: 207 Silver Valley Blvd NW

Phone: (403) 891-9678

Email: [asmith9678@gmail.com](mailto:asmith9678@gmail.com)

Feedback:

I am against this application for any high density development, the following are my concerns: 1. As there is limited public transport (only the #40 bus route with 2 stops approximately 400m away north and west on Nosehill Drive NW) it is reasonable to believe that any parking not included in the purchase/lease of a unit would result in residents parking on Silver Valley Rd NW which is one of only two exits for residents of 254 homes in the neighbouring portion of Silver Springs to the east. 2. increase in traffic through the neighbouring portion of Silver Springs if access to development is available off of Silver Valley Rd NW:

Example: residents of development southbound Nosehill Drive NW from Crowchild Tr - southbound Nosehill Drive NW, left on to Silver Springs Road NW, right on to Silver Valley Drive NW, right on to Silver Valley Road NW; verses, - the proposed "main" access from southbound Nosehill Drive NW, left to 87 Street NW, left to Bearspaw Dam Rd NW, left to the proposed extension of 85 Street NW. 3. At the requested high allowance of 26m the building will already be a stark contrast to the area unless council will consider approving a lesser height. As the City would have no design control and developers develop to make money, not a community, it is reasonable to believe that the latest trend in design and materials will be used and consideration for the visual effect on those in the immediate surrounding area would not even be a consideration. 4. Any building above approximately 2-3 stories at the northern point of the parcel of land will take away a public view of the mountains to the west for those in the neighbouring portion of Silver Springs. If this development is allowed it should without any access via Silver Valley Rd NW. I don't want a development in the area that doubles the amount of people or traffic in the area. I live in quite neighbourhood for a reason. A 26m tall building in which there are no design controls could result in a high contrast offensive visual at the same time taking away a natural view currently available to the public. Although I rather not see any development of that parcel of land if it "must be" developed I would not dispute a low rise (no more than 3 stories) medium density development such as any of the developments along Silver Springs Rd NW or development permit DP2017-4795.

**McDougall, Libbey C.**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 11:06 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2017-0205

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**From:** Wolfe, Chris  
**Sent:** Monday, June 04, 2018 10:39 AM  
**To:** City Clerk  
**Subject:** FW: June 11, LOC2017-0205

I was told to send these to City Clerks. This is from the online submissions for the June 11 Public Hearing.

**Chris Wolfe**  
Senior Planner, CP - South  
City of Calgary  
T 403.268.3654

**From:** [nplowman@telusplanet.net](mailto:nplowman@telusplanet.net) [<mailto:nplowman@telusplanet.net>]  
**Sent:** Monday, June 04, 2018 10:39 AM  
**To:** Wolfe, Chris <[Chris.Wolfe@calgary.ca](mailto:Chris.Wolfe@calgary.ca)>  
**Subject:** June 11, LOC2017-0205

June 4, 2018

Application: LOC2017-0205

Submitted by: Norma Plowman

Contact Information

Address: 8507 58 Avenue N.W. Calgary

Phone: (403) 286-9307

Email: [nplowman@telusplanet.net](mailto:nplowman@telusplanet.net)

Feedback:

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While this proposed development is in Scenic Acres and within the BEASP, the disadvantages of this development will mostly be felt in Silver Springs and Bowmont Park which are not. Right now there is no access to the property and the access they are looking for is from extension of 85th St. N. W. and Silver Valley Rd. N.W, via Nose Hill Dr. Opening Silver Valley Rd will allow cutting through Silver Springs; through quiet residential area past a tot lot to Silver Springs Rd which is already a very dangerous corner due to lack of visibility of oncoming traffic on Silver Springs Rd. Opening 85th again will also affect access

to the west entrance of Bowmont park, the dog park parking lot and make pedestrian access to Bowness Bridge even more difficult. The density requested far exceeds any of the densities of the surrounding properties which are either single family or villa (duplexes). The noise and light pollution from this property will definitely affect our quality of life. The 26 meter height requested will bring this development one meter higher than the tops of dwellings in Silver Springs surrounding this development, blocking our river valley and mountain views. The dwellings in Scenic acres are across Nose Hill Dr. and higher and the development is enough to the east that they will hardly be affected. A maximum height of 16 meters would allow residents of Silver Springs to see over the tope of this development. The BEASP is specifically concerned about the views of Tuscany and Scenic Acres to any development of the water treatment plant and any development of City storage facilities. One of the objective if the BEASP is to "protect views across the river from Bowness and Valley Ridge and from adjacent communities of Scenic Acres and Tuscany"; Completely blocking the views of part of Silver Springs it's not concerned with. Approval of this development in it's present form would completely block views of the river valley and mountains for many residents of Silver Springs. A development of this density on such a small piece of property doesn't leave much room for resident or guest parking and the only street parking is in Silver Springs. The only public transit nearby is a feeder bus that only runs every 40 minues or a 15 minute walk to get the bus in Bowness. I am opposed to approval of this, it is just too big and too intrusive.

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Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0422  
Page 1 of 8

## **Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098, Bylaw 187D2018**

### **EXECUTIVE SUMMARY**

This application has been submitted by Seika Architecture on behalf of the landowners 1826222 Alberta LTD (Surinder Kaur Bedi) and The City of Calgary. The land use redesignation of the subject lands covers an undeveloped area of 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ) in the developing northwest community of Evanston. The proposed land use area forms part of Community 'E' as identified in the Symons Valley Community Plan. This neighborhood lies in the portion of the Plan that constitutes the Redevelopment Area.

The subject lands are currently largely designated as Agricultural Balance - M.D. Rocky View (AG-B) with a small portion designated Residential – One Dwelling (R-1) District. The proposal redesignates these to a Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District. This will accommodate:

- the anticipated residential development of 19 single detached homes that may include suites (R-1s); and
- the dedication and continuation of the environmental reserve with an incorporated pathway.

This application has been applied for with the support of an outline plan application (CPC2018-0294) to provide the subdivision layout for the site's development (Attachment 3), Conditions have been added to the outline plan to appropriately deal with the site's development given the topographical and existing circumstances.

### **ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ) located at 180 and 191R Evansview Road NW (Plan 9110025, Block 12, Lot 4; Plan 0715415, Block B), from Agricultural Balance - M.D. Rocky View (AG-B) and Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) 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 187D2018; and

1. **ADOPT** the proposed redesignation of 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ) located at 180 and 191R Evansview Road NW (Plan 9110025, Block 12, Lot 4; Plan 0715415, Block B), from Agricultural Balance - M.D. Rocky View (AG-B) and Residential – One Dwelling (R-

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0422  
Page 2 of 8**

**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098, Bylaw 187D2018**

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- 1) District ~~to~~ Residential – One Dwelling (R-1s) District and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 187D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

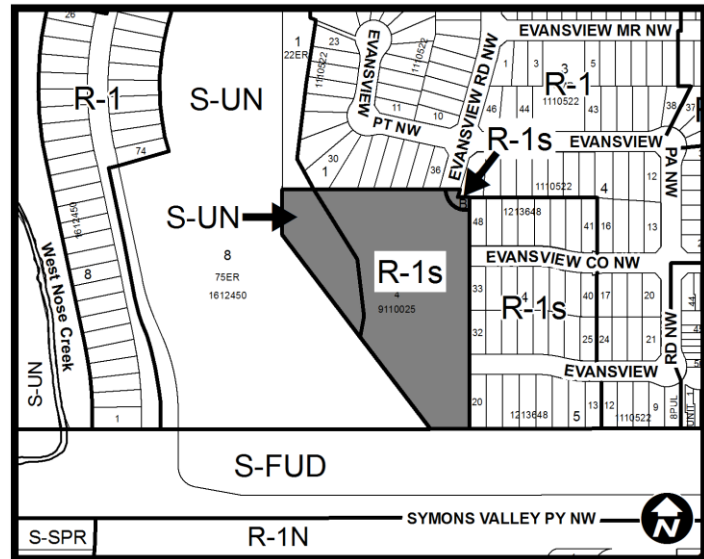
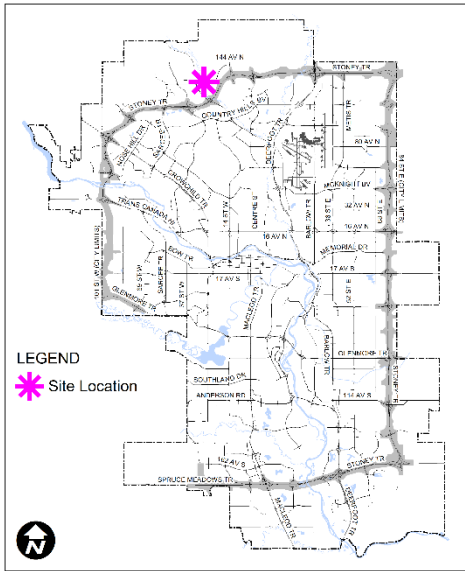
**BACKGROUND**

In 2008 January 14, a land use and outline plan application was approved for the lands directly north and further east of the application area, referred to as Evanston Phase 1 (LOC2007-0015). Following that application, another land use and outline plan application was approved in 2011 December 5 (LOC2011-0043), for the portion of lands, directly east of the application, that formed an extension to the pre-determined road and land use pattern approved under the 2008 outline plan. Over the years, these areas developed primarily as single detached dwellings, with the only multi-residential buildings, as per the 2008 land use and outline plan application, located at the intersection of Evanspark Boulevard NW and Symons Valley Parkway NW.

The proposed land use redesignations are an extension of the land use pattern of what has already been pre-determined under the two previously approved applications and provides the framework for development of the last remaining development cell in the immediate area.

**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098, Bylaw 187D2018**

**Location Maps**





**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098, Bylaw 187D2018**

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**Site context**

The subject lands are located in the northwest quadrant of the city, within the developing community of Evanston, and are bound by Symons Valley Parkway NW to the south and Sage Meadows Green NW to the west. To the north and east of the subject lands are single detached dwellings that have been recently built out following the two previous approved land use and outline plan applications. All these lands fall under the Symons Valley Community Plan.

The subject lands consist of two parcels totalling 1.66 hectares  $\pm$  (4.10 acres  $\pm$ ). The parcel in the northeast corner of the plan area is approximately 0.02 hectares (0.04 acres) in size and is City owned. This parcel will have to be disposed of prior to the subdivision application that would follow this outline plan approval.

The second parcel forming the majority of the outline plan, is privately owned and is currently developed with a single residential acreage that will be demolished prior to the site's redevelopment.

The subject lands are characterized by being relatively flat along the east end adjacent to the existing single detached dwellings, and along the north end, occupied by the existing residential acreage. The remainder of the lands slope downhill towards West Nose Creek to the west and Symons Valley Parkway NW to the south with slope gradients exceeding 15 percent in limited areas. The environmental reserve proposed along the west of the subject lands will include much of the steeper slopes into an open space system with a winding regional pathway. The environmental reserve is a continuation to the reserve located north, while the regional pathway continues the existing pathway to formalize and improve the goat trail that has formed across the escarpment, leading to the bottom of the Creek.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use application will facilitate the development of single family housing with the option for secondary suites, and provide the extension of environmental reserve and a regional pathway on the western portion of the site. These components complete the land use vision of the Symons Valley Community Plan for this area and further realize the vision of the Municipal Development Plan.

***Land Use***

The larger of the two parcels undergoing redesignation, is currently designated as Agricultural Balance – M.D. Rocky View (AG-B). This land use goes back to when Symons Valley was annexed to The City of Calgary from Rocky View County on 1989 July 01, with this parcel remaining with a Rocky View County designation.

The smaller city owned parcel, also forming part of the land use redesignation, is currently designated Residential – One Dwelling (R-1) District. This parcel is the remaining portion of a road right-of-way that was closed off and absorbed into the residential land uses developed through the previously approved 2011 land use and outline plan application to the east. The

## **Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road NW, LOC2013-0098, Bylaw 187D2018**

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developer associated with this application will be required to purchase these City owned lands prior to a subdivision application submission.

The parcels combined are proposed to redesignate to low density housing forms, allowed under the Residential – One Dwelling (R-1s) District, with the option for secondary suites. This proposed low density residential land use is in line with the Symons Valley Community Plan policies for this Redevelopment Area that specify accommodating low to medium density residential development.

In addition, the Special Purpose – Urban Nature (S-UN) District is proposed to accommodate the continuation of the escarpment as Environmental Reserve.

### ***Density***

In accordance with the Symons Valley Community Plan, the minimum residential density required within a community shall be 17.3 units per gross developable hectare (7.0 units per gross developable acre). The Plan does however also recognise the smaller ownership areas and states that a transfer of units amongst ownership areas is possible to achieve these densities. Therefore while the land uses proposed provide a residential density of 14.4 units per gross developable hectare (5.8 units per gross developable acre), when considered in combination with the adjacent 2011 outline plan and land use application; whose net developable area was at 1.61 hectares  $\pm$  (3.98 acres  $\pm$ ) and accommodated 32 residential units, the two combined areas totalling 2.93 hectares  $\pm$  (7.24 acres  $\pm$ ) and offering a total of 51 residential units, provide a combined density of 17.4 units per gross developable hectare (7.0 units per gross developable acre), thereby meeting the minimum density target.

### **Infrastructure**

#### ***Transportation Networks***

The supporting outline plan provides the location and confirms the size of the continuation of Evansview Road NW throughout the plan area. Given that the road simply connects one end of Evansview Road to its other end along the boundaries of the subject lands, no Transportation Impact Assessment was required from the applicant.

#### ***Utilities and Servicing***

Sanitary, Storm and water servicing infrastructure are available to service the subject development area. The specific arrangements will be discussed and reviewed in detail through the future subdivision/development permit process.

### **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.

**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098, Bylaw 187D2018**

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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 Evanston/Creekside Community Association was circulated but provided no comments.

Administration received six letters from adjacent land owners in response to the circulation and notice posting of the site. The issues of concern noted, included questions on whether traffic and dust from the new development's construction will be mitigated, and whether there will be any soil settlement caused by the ongoing construction posing soil stability concerns. Also expressed were concerns for the availability of on street parking once all the proposed residential units developed with secondary suites.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. As for soil stability issues, a Slope Stability Report was submitted and reviewed assuring that the proposal will not impact the soil stability of the adjacent parcels or the proposed development. A qualified Geotechnical Engineer will also be required to submit a post-development Slope Stability Report and a Deep Fills Report at tentative plan stage. Any restrictive covenants required for building construction will be determined as a result of these reports and registered with the applicable subdivision.

***Engagement***

No public meetings were held by the applicant or Administration.

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

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

The subject lands are identified within the 'Developing Planned Greenfield with Area Structure Plan' area of Map 1 'Urban Structure' of the *Municipal Development Plan (MDP)*. Planned Greenfield Areas comprise residential communities that have been planned since the 1990s and are still being developed. Typically, they are characterized as relatively low-density residential neighbourhoods containing single-detached housing, with smaller pockets of multi-residential and neighbourhood scale commercial.

**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098, Bylaw 187D2018**

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Section 3.6.1 of the MDP directs that the applicable Area Structure Plan; Symons Valley Community Plan approved in 2001, be the policy to provide detailed guidance for the review of planning applications.

In considering the above, the proposed application aligns and advances the MDP's objectives.

***Symons Valley Community Plan (Statutory, 2001)***

The subject lands are located within the Symons Valley Community Plan. The Community Plan identifies these lands within 'Community E' as per Map 2, and the land use areas are identified primarily as 'Redevelopment Area', with a 'Conservation Area' to the west of the land, under Map 3 'Land Use Concept'.

The Redevelopment Area policies ensure that smaller parcels such as the subject sites are planned comprehensively, and primarily accommodate low to medium density residential development. The proposed low density residential land use aligns with these policies, while the outline plan proposes a subdivision pattern that comprehensively completes the current subdivision of the surrounding areas. In addition, the proposal also meets the minimum density requirements when considered comprehensively with the adjacent residential developments.

The Conservation Area policies are in place to protect environmentally significant land, which in this case is the West Nose Creek and its floodway, escarpment, and adjacent ravines. The proposed reserve dedication complies with these policies by serving to buffer the proposed residential development from adversely affecting West Nose Creek and its wildlife.

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

***Social***

The development of the remainder subject lands along Evansview Road NW will provide 19 additional households to support the existing and planned amenities and services within the community, and the adjacent commercial, retail, and employment districts. The 19 additional families will add to the socio-economic diversity, support active transportation modes, and allow for more efficient use of land and public infrastructure.

***Environmental***

The proposed outline plan includes an environmental reserve dedication which serves to protect and buffer the natural corridor of West Nose Creek, running west of the subject lands, and its wildlife, from the proposed new residential development along the top of the escarpment.

No other environmental issues have been identified for the subject lands.

**Land Use Amendment in Evanston (Ward 2) at 180 and 191R Evansview Road  
NW, LOC2013-0098, Bylaw 187D2018**

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***Economic (External)***

The proposed outline plan and associated land use amendment provide a future framework to provide additional population that will enable a more efficient use of land and infrastructure and introduce additional services, housing, and associated amenities to this community.

**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 amendments do not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no risks identified with the land use component of the application.

**REASONS FOR RECOMMENDATIONS:**

The proposed land use amendment has been developed in accordance with the objectives of the Municipal Development plan, and more specifically is in accordance with the policies specified in the *Symons Valley Community Plan*. The proposed land uses and their distribution facilitate the continuation of the existing land use framework and completes the missing portion of the existing neighbourhood. The residential area also provides density that contributes to the overall community targets.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the site's development.

**ATTACHMENTS:**

1. Applicant's Submission
2. Proposed Outline Plan
3. Proposed Bylaw 187D2018
4. Public Submissions

## **Applicant's Submission**

### **Land use Re-designation and Outline Plan for sites at 180 and 191R Evansview Road N.W. Calgary.**

#### **Site at 180 Evansview Road N.W**

**Existing land use designation-** AG-B (Agricultural Balance)

**Proposed land use designation-** Residential – One Dwelling (R- 1s) District.

#### **Site at 191R Evansview Road NW**

**Existing land use designation-** Residential – One Dwelling (R-1) District

**Proposed land use designation-** Residential – One Dwelling (R- 1s) District.

#### **Site context based on land use designation**

The area adjacent and close to the site at 180 Evansview Road N.W. similarly consists of Residential – One Dwelling (R- 1s) District.

#### **Intent of proposal**

The outline plan proposal provides 19 low density housing forms with an environmental reserve to the west. The associating land use amendment therefore proposes to redesignate the two parcels, to low density Residential – One Dwelling (R-1s) and the Special Purpose – Urban Nature (S-UN) District respectively.

#### **Site Context-**

The total land area is 1.66 acres. The north side of the land faces Evansview PT NW and existing residential development (Residential – One Dwelling (R- 1)). The south side of the parcel faces Special Purpose – Urban Nature (S-UN) District. East side faces Evansview Co NW and existing residential development (Residential – One Dwelling (R- 1s)). West side of the land faces Special Purpose – Urban Nature (S-UN) District.

#### **City-wide policies**

City-Wide policies are broad in nature and give direction to growth and change in the city. While the scope of the proposed Land Use Amendment limits the majority of impact to the Community of Evanston, the overall goals of these policies are met through the application.

The proposed Land Use Amendment aligns with these policy goals by sensitively intensifying existing communities where appropriate.

The following City-wide policies and how the proposed application aligns are as follows:

1. A prosperous economy: the proposed amendment provides more choice to residents of Evanston, utilizes existing infrastructure, and is classified as a support service.
2. Shaping a more compact urban form: the proposed amendment uses helps to optimize infrastructure, and provides redevelopment potential with compatible uses.
3. Creating great communities: The proposed land use amendment provides amenity and service which help aid neighbourhood focused living. Low density residential redevelopment can be accommodated through the land use district.

#### **Site servicing for utilities**

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.



## Proposed Outline Plan







# PROPOSED

CPC2018-0422  
ATTACHMENT 3

## BYLAW NUMBER 187D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2013-0098/CPC2018-0422)**  
\*\*\*\*\*

**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 \_\_\_\_\_

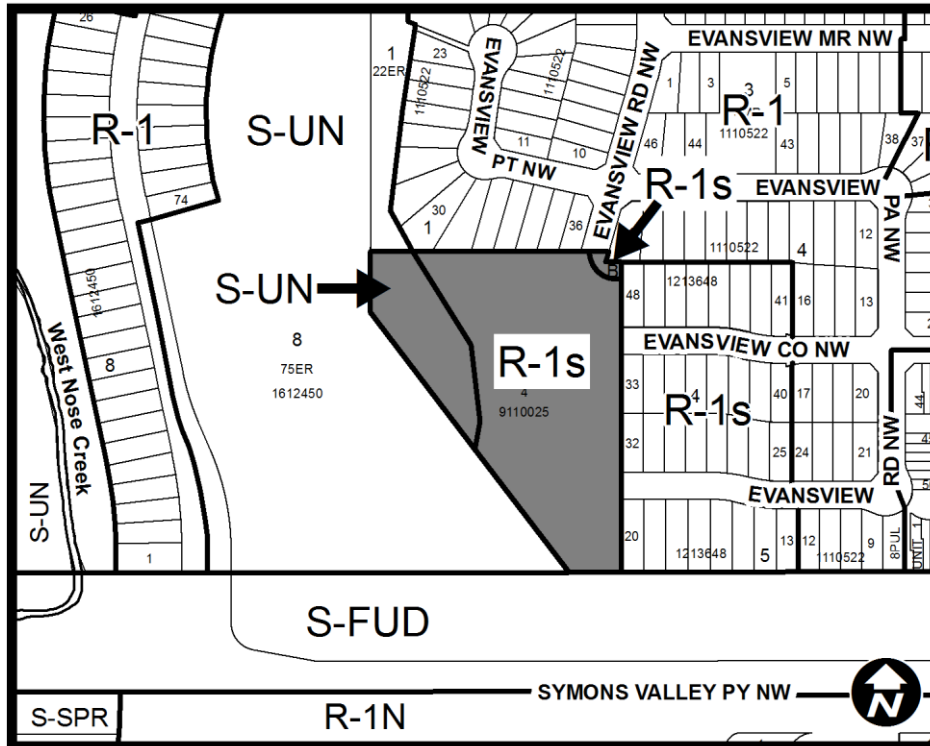
\_\_\_\_\_  
CITY CLERK

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



**AMENDMENT LOC2013-0098/CPC2018-0422  
BYLAW NUMBER 187D2018**

**SCHEDULE B**





**Williams, Debbie D. (City Clerk's)**

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**From:** Mo Mutahar <mohammed.mutahar9@gmail.com>  
**Sent:** Monday, June 04, 2018 6:41 AM  
**To:** Public Submissions  
**Cc:** Mariah Brown  
**Subject:** [EXT] Bylaw 187D2018 Concern - 120 Evansview Road NW, Calgary

Dear City Clerk and to whom else this may concern,

I'm writing to you to express the concern that my family and I have regarding the redesignstion of the land located at 180 and 191R Evansview Road NW.

During the most recent land redesignation beside our house (120 Evansview Rd NW), the developer created a lot of earth movement which unfortunately lead to many cracks in the foundation of our house, exterior stucco as well as throughout the entire interior of our house. This also was noticed in other homes beside ours.

We have been negotiating with the developer Genstar who has taken the blame, as well as home warranty over the past two years trying to get our house fixed and still have not been resolved which is very unfortunate for our family. This has been a long and stressful process for my family and I. It has involved various and many meetings which have taken away from our work hours and family time. Currently our house still isn't fixed, nor have any efforts been made to fix our house yet as the negotiating is still continuing on home warranty's end. It does defeat the purpose of buying a new home when someone goes through something unfortunate like this circumstance.

Our fear with the new land redesignation is that our cracks will become more severe, more cracking will happen or if our house is finally fixed before this process is started, that cracking will occur again, and we will have to live through this long painful process again. Please consider many factors before approving this as this land is if a filled in lots which for sure is exposing all homes around this area to experience the same case. I would like to seat down and express my concern in person and the painful process I and my family have been through to help with making decision.

Furthermore, and most importantly, we're afraid of our safety while living in our home while this development is happening. We're afraid of the unsafe nature that additional cracking may cause, as well as the earthquake like movement that may occur again in our house which cause objects to fall from our shelves last time. The last thing we want is for one of us or our children to be hit with objects falling, or for more serious injury to happen due to cracking.

Our neighbors across the street from us, also informed us of objects falling in their house during the most recent land redesignation, including the falling of the attic door. If an attic door were to fall on my baby, that could be deathly! The loss of life and serious injury is at risk during this land redesignation.

We want certainty that our lives are not at stake during this development. We also want certainty that if any further damage or additional damage occurs (even after our house is fixed) that our house will be repaired.

Please imagine yourselves in our shoes as you discuss Bylaw 187D2018. We have two small children that we are very worried about with this process.

Please see attached some pictures for proof of cracking on the foundation and inside our home.

Kind regards,

Mariah Brown and Mohammed Mutahar

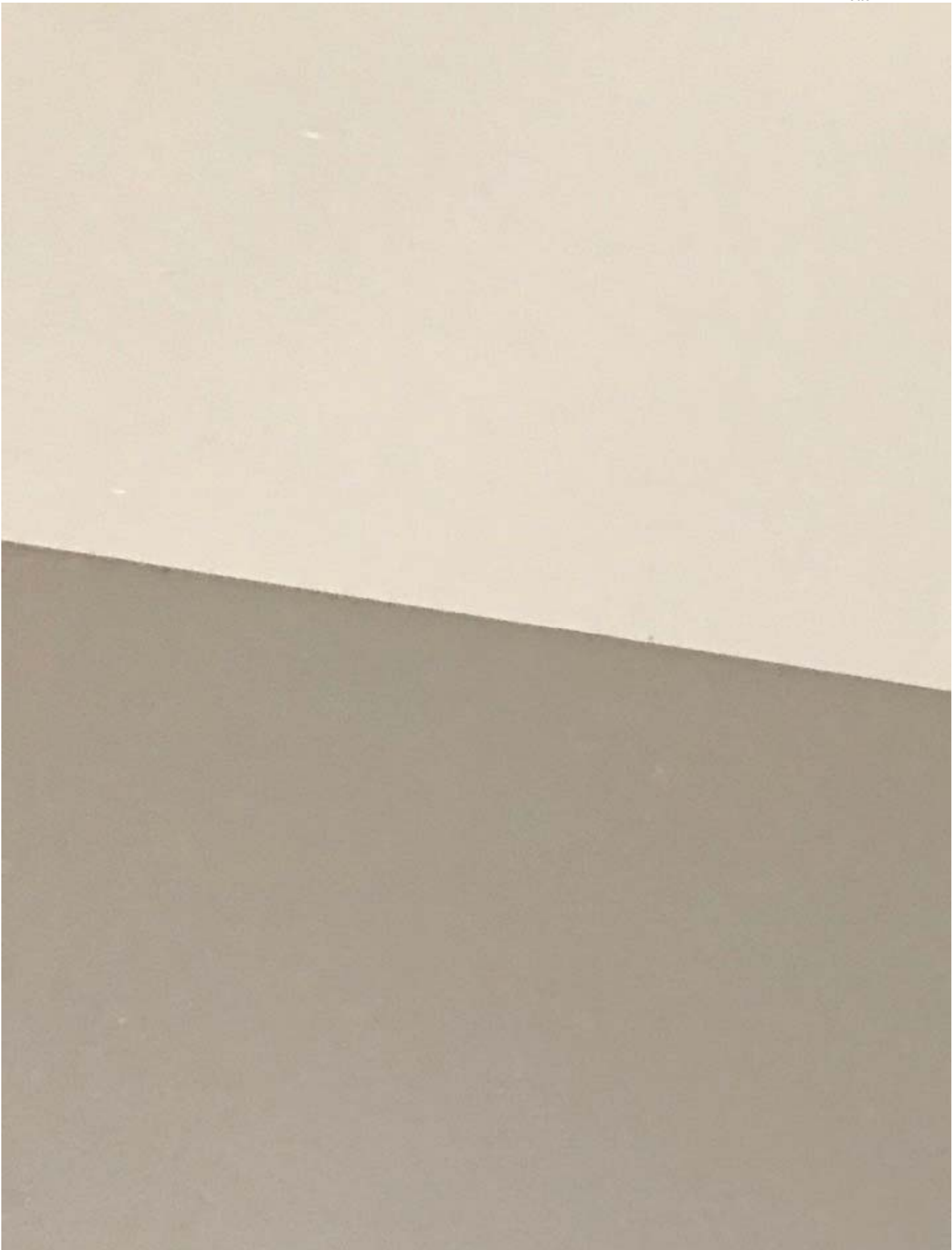




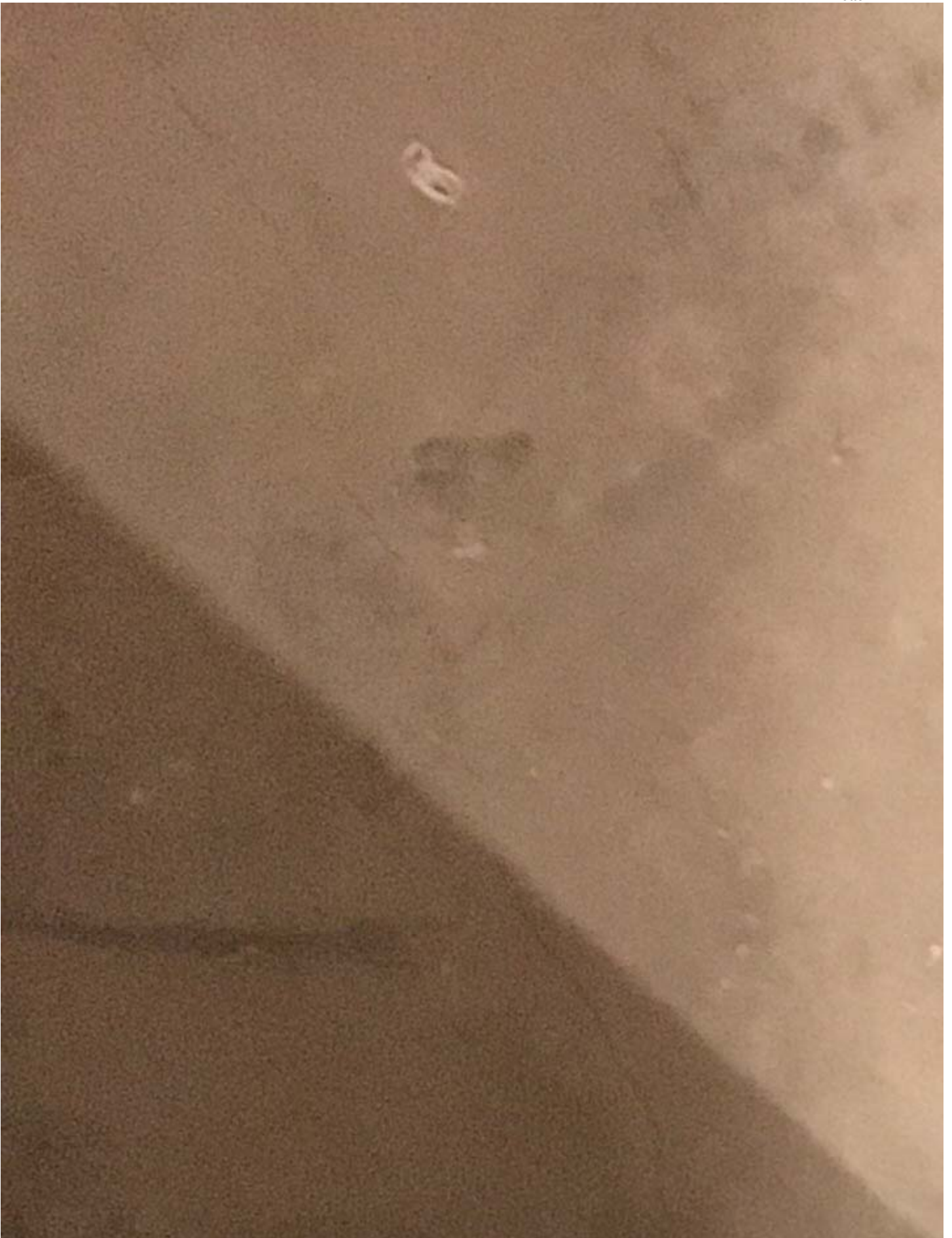














**Williams, Debbie D. (City Clerk's)**

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**From:** Kassa, Sara  
**Sent:** Monday, June 04, 2018 11:51 AM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2013-0098

I am forwarding this letter submitted in relation to a land use (LOC2013-0098) going to June 11 Public Hearing.

Thanks,

**Sara Kassa**, MA, Intern Architect, AAA  
Senior Planner, Community Planning  
Planning & Development  
The City of Calgary | Mail code: #8076  
T 403.268.5039 | F 403.268.3636 | calgary.ca

**From:** Winnkwan@hotmail.com [mailto:Winnkwan@hotmail.com]  
**Sent:** Thursday, May 24, 2018 10:18 PM  
**To:** Kassa, Sara  
**Subject:** June 11, LOC2013-0098

May 25, 2018

Application: LOC2013-0098

Submitted by: Winnie

Contact Information

Address: 5 evansview pt NW

Phone: (555) 555-5555

Email: [Winnkwan@hotmail.com](mailto:Winnkwan@hotmail.com)

Feedback:

My family is strongly against this project. We paid more to purchase our home compared to other houses within the area for the green space and privacy. We also carefully decided to purchase our home at the time where constructions around the area were near completion. This project will result in new homes right behind us which will take away our green space, privacy, and greatly depreciate our property value. Having a construction site right next door poses safety hazard to the children, and increases in noise and air pollution will effect the children's health (it is mostly young family living in this neighborhood). Furthermore, there are still unsold properties nearby, we don't need this project to add to the surplus of new homes and further push the supply and demand out of balance. This project to build a small quantity of new expensive homes is unfair to us existing home owners in the surrounding area, it only benefits the builder but do not benefit the community or society as a whole.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0403  
Page 1 of 8**

**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by the City of Calgary's Real Estate & Development Services on 2017 October 19. The application proposes to change the designation of this property from Special Purpose – Recreation (S-R) District to a Residential – Contextual One Dwelling (R-C1) District which will allow for:

- single detached dwellings, accessory residential buildings and secondary and backyard suites; and
- the other uses listed in the R-C1 district.

This application is the necessary first step in allowing for subdivision, sale and subsequent consolidation of the parcel with the adjacent R-C1 properties. The proposal complies with both the *South Shaganappi Communities Area Plan* (2011) and the *Varsity Community Special Study* (1989), 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 redesignation of 0.80 hectares  $\pm$  (1.98 acres  $\pm$ ) located at 6324 Sarcee Trail NW (Plan 7510514, Block D) from Special Purpose – Recreation (S-R) District **to** Residential – Contextual One Dwelling (R-C1) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**  
Absent: E. Woolley

**Carried: 6 – 0**

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

That Council hold a Public Hearing on Bylaw 188D2018; and

1. **ADOPT** the proposed redesignation of 0.80 hectares  $\pm$  (1.98 acres  $\pm$ ) located at 6324 Sarcee Trail NW (Plan 7510514, Block D) from Special Purpose – Recreation (S-R) District to Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration's recommendation;
2. Give first reading of the proposed Bylaw 188D2018; and
3. **WITHHOLD** second and third readings until the tentative subdivision plan is ready for approval.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0403  
Page 2 of 8**

**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This City-owned parcel functions as a buffer between the rear yards of the residential properties located along Varsity Estates Place NW and the sound attenuation wall for the Silver Springs Gate/Sarcee Trail and Crowchild Trail NW interchange.

A number of adjacent land owners have expressed interest in purchasing portions of this landscape buffer from the City. Authorization to dispose of and sell this property has been granted by City Administration based on (1) the conclusion that this remnant parcel is no longer required; (2) that a comprehensive plan has been created for the parcel ensuring consolidation with adjacent properties; and (3) reduced costs to the City for maintenance obligations of this parcel.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0403  
Page 3 of 8**

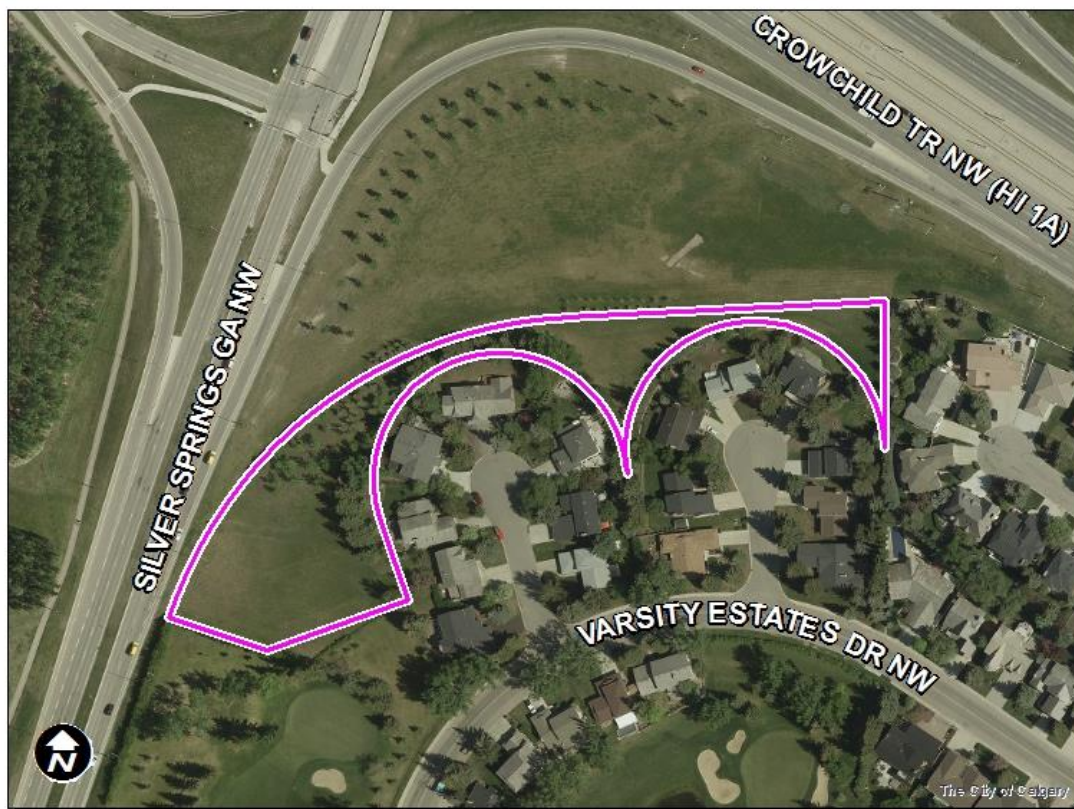
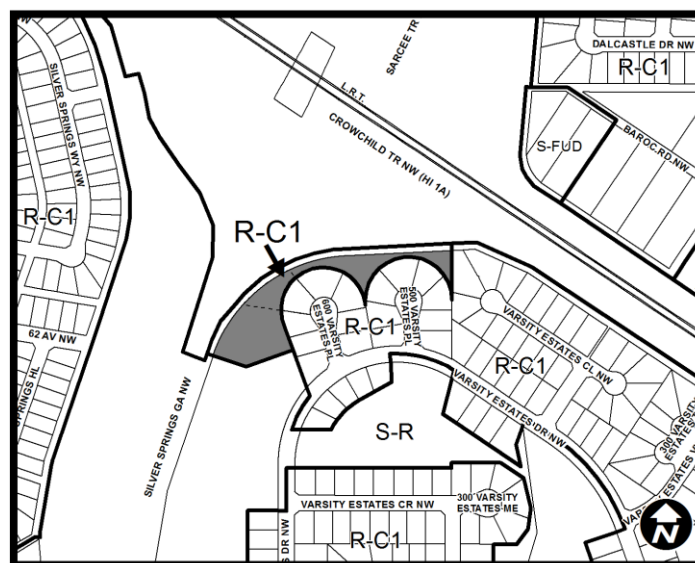
**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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As conditions of the anticipated land sales, the buffer lands will require (1) to be redesignated to Residential – Contextual One Dwelling (R-C1) District to coincide with adjacent properties; and (2) a subdivision boundary adjustment which will affect the consolidation of this land with adjacent residential parcels.

As shown in Attachment 2: Tentative Subdivision Plan, the intent is to create six (6) parcels after the land use and subdivision processes, five (5) of which will be consolidate with the adjacent properties. Purchase agreements have been confirmed for these five (5) parcels. A small portion of lands will remain City owned, as identified on the map in Attachment 2, which is acceptable to the City's Transportation Department. A four metre easement will be provided along the sound attenuation wall at subdivision stage to allow for maintenance of the sound attenuation wall.

## Location Maps



## Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310, Bylaw 188D2018

### Site Context

The subject parcel is located in the northwest corner of the community of Varsity and is bordered by the Silver Springs Golf Course to the south, Silver Springs Gate NW to the west, a sound attenuation wall to the north, and low density residential development south and east. The land is mainly flat manicured grass with a narrow portion being heavily treed. There is no designated public access to the parcel.

As identified in *Figure 1* below, the community of Varsity has seen population decline over the past several decades. In 2017, the community had a total population of 12,525; an 8 percent decline from the peak population of 13,645 in 1981.

*Figure 1: Community Peak Population*

<b>Varsity</b>	
Peak Population Year	1981
Peak Population	13,645
2017 Current Population	12,525
Difference in Population (Number)	-1,120
Difference in Population (Percent)	-8%

Source: The City of Calgary 2017 Census

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

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### Land Use

The existing Special Purpose – Recreation (S-R) District is a special purpose designation intended to provide for schools, parks, open space and recreation facilities. While the property is designated as S-R, it does not contribute to the community's open space network. With no designated public access, the parcel is not intended for future recreational, open space, park or school purposes. This parcel functions as a landscape buffer, and for use and enjoyment of the adjacent property owners.

The proposed Residential –Contextual One Dwelling (R-C1) District is a residential designation intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area.

The intent of this process is to dispose of the subject lands and consolidate them with the adjacent properties. This process will create five (5) residential properties that are larger than the community norm. Redevelopment in the form of single detached homes and secondary suites are possible under the proposed R-C1 land use designation. A land use redesignation would be necessary to increase the density of the consolidated parcels.

**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcree Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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***Implementation***

This Land Use Redesignation application is the first step in the process to dispose of and sell this City-owned parcel to the adjacent land owners. Should this land use redesignation application be successful, the subdivision application (SB2017-0023) will move forward for approval. With an approved subdivision plan, the sale contracts with the adjacent land owners will be finalized.

**Infrastructure**

***Transportation Networks***

The subject site is located in the southeast corner of the Silver Springs Gate NW/Sarcree Trail NW and Crowchild Trail NW interchange. A traffic impact assessment was not required as part of this application.

***Utilities and Servicing***

Availability of water, sanitary and storm sewer mains will be determined at the development permit stage, if future redevelopment of any of the consolidated parcels is pursued.

**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.

Two emails asking for clarification on the proposal were received from the public, however no indication of support or objection were given. No other comments were received from the public at the time of writing this report.

The Varsity Community Association was circulated on this application, however City Administration received no comments.

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 online.

***Engagement***

The Real Estate & Development Services business unit has worked with adjacent land owners to develop a comprehensive subdivision plan and to secure purchase agreements for the subject lands, as outlined in Attachment 2.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0403  
Page 7 of 8

## **Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310, Bylaw 188D2018**

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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 parcel is located within the 'Residential - Developed - Inner City' area of the *Municipal Development Plan* (MDP). The MDP provides for a minimum of 2.0 hectares of open space per 1,000 residents in Established areas. As the subject parcel is not reasonably accessible to the public, and therefore not considered usable park or open space, policies within the Municipal Development Plan (MDP) do not prevent the conversion of this S-R parcel to R-C1.

#### ***South Shaganappi Communities Area Plan (Statutory, 2011)***

The *South Shaganappi Complete Communities* plan (Map 5) and Natural Areas and Open Spaces plan (Map 9) do not identify the subject parcel as park and open space, but rather as part of the developed area. As such, this proposal does not conflict with the *South Shaganappi Community Area Plan*.

#### ***Varsity Community Special Study: Land Use Review (Non-statutory, 1989)***

According to this study, the Varsity community has more than double the City standard of open space. Although the total amount of local open space available in Varsity is in excess of the City standard, this *Land Use Review* found insufficient flat land available for sport activities such as soccer and softball. As the subject property is not ideal for field sports given its lack of designated public access, this proposal does not conflict with the *Varsity Community Special Study*.

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

Redesignating, subdividing and consolidating the subject land with the adjacent residential properties will likely increase the use and enjoyment of the lands by increasing opportunities for the adjacent land owners to utilize the lands. In addition, consolidating the lands with the adjacent properties will allow for increased surveillance and control over the property by property owners, which may increase area residents' sense of security. The City will also no longer be required to maintain the majority of the property.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0403  
Page 8 of 8

**Land Use Amendment in Varsity (Ward 1) at 6324 Sarcee Trail NW, LOC2017-0310,  
Bylaw 188D2018**

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**Financial Capacity**

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

Minor reduction in future operating costs associated with maintaining the property.

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

As this proposal does not trigger capital infrastructure investment, there are no growth management concerns with this application.

**Risk Assessment**

None.

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1 land use designation is the first step in allowing the city owned landscape buffer to be subdivided, sold and consolidated with the adjacent residential properties. The overall goal of this proposal is consistent with relevant municipal policies; is likely to increase the use and enjoyment of the lands; reduces the City's need to maintain the land; and improves the adjacent land owners' sense of security.

**ATTACHMENT(S)**

1. Applicant Submission
2. Tentative Subdivision Plan
3. Calgary Planning Commission Motions and Amendments
4. Proposed Bylaw 188D2018
5. Public Submission

## **Applicant's Submission**

This land use redesignation application, in the community of Varsity Estates, proposes to redesignate 6324 Sarcee TR NW from Special Purpose – Recreation (S-R) District to Residential-Contextual One Dwelling (R-C1) District.

The City-owned remnant parcel currently functions as a green space buffer between the rear yards of the residential properties at 500 & 600 blocks of Varsity Estates Place NW and the interchange at Silver Springs Gate/Sarcee Trail NW and Crowchild Trail NW.

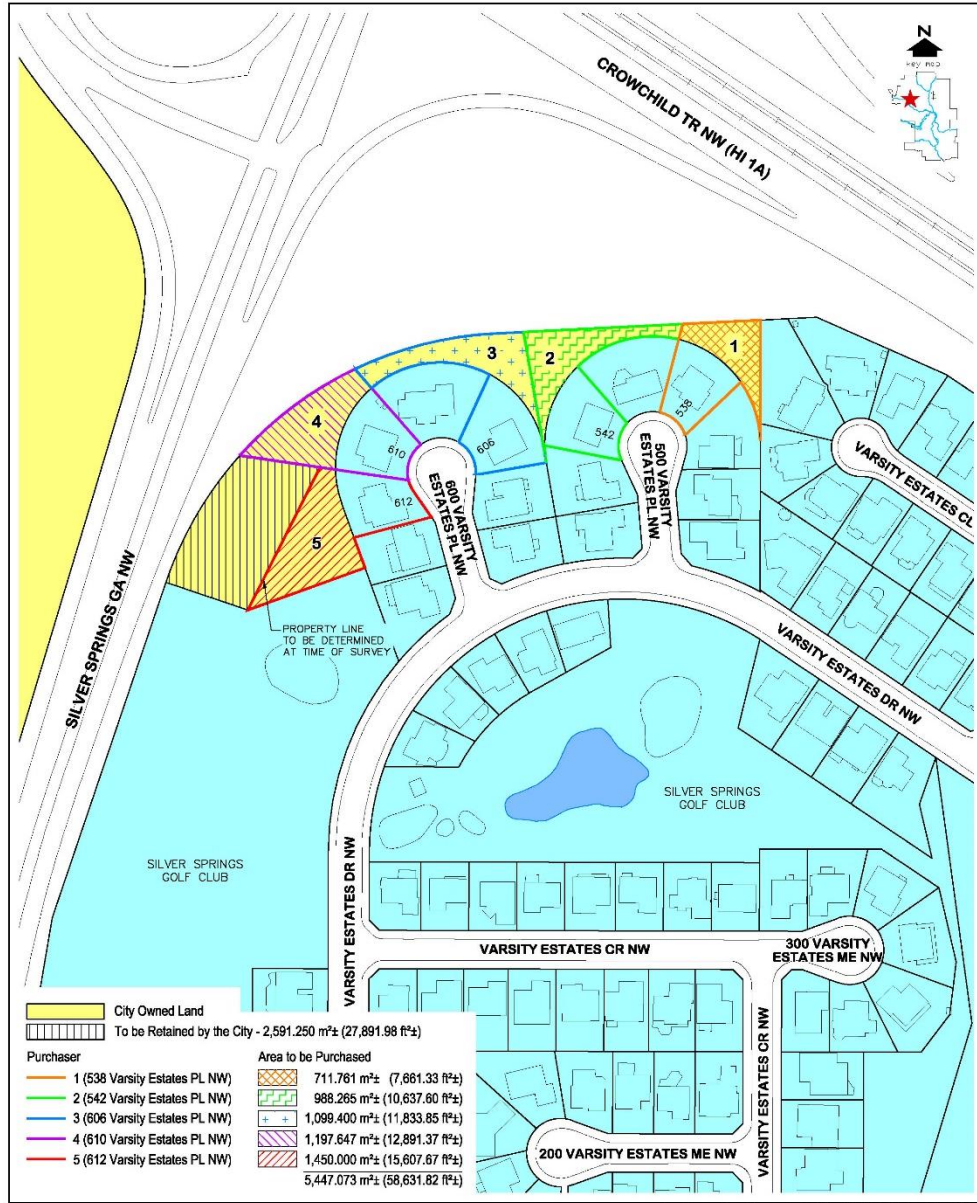
Hidden from view between the sound attenuation wall and the rear yard fencing, intruders have gained entry from this green space buffer. In order to ensure security of the green space and that the residences are properly monitored and better protected from unauthorized access from the rear, the landowner of 610 Varsity Estates Place NW initiated the purchase of the portion of City-owned remnant parcel adjacent to his property. Authorization to dispose of the requested portion was granted, subject to land use redesignation and subdivision approval as a condition of sale. Through consultations with neighbouring landowners regarding the required land use redesignation and subdivision, others have expressed interest in purchasing the portions adjacent to their properties, with the intention of consolidating the purchased land with their residential parcels.

The subject site is in the plan area of the South Shaganappi Communities Area Plan, however, is not identified on Map 9 – Natural Areas and Open Space – as an 'Important Open Space' to be conserved and protected.





# Tentative Subdivision Plan





## Calgary Planning Commission Motions and Amendments

**2018 May 03**

**AMENDMENT:**

Amend Administration's recommendation to read:

- “1. **ADOPT**, by bylaw, the proposed redesignation of 0.80 hectares  $\pm$  (1.98 acres  $\pm$ ) located at 6324 Sarcee Trail NW (Plan 7510514, Block D) from Special Purpose – Recreation (S-R) District **to** Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration's recommendation;
2. Give first reading of the proposed Bylaw; and
3. **WITHHOLD** second and third readings until the tentative subdivision plan is ready for approval.”

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: E. Woolley



# PROPOSED

CPC2018-0403  
ATTACHMENT 4

## BYLAW NUMBER 188D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0310/CPC2018-0403) \*\*\*\*\*

**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

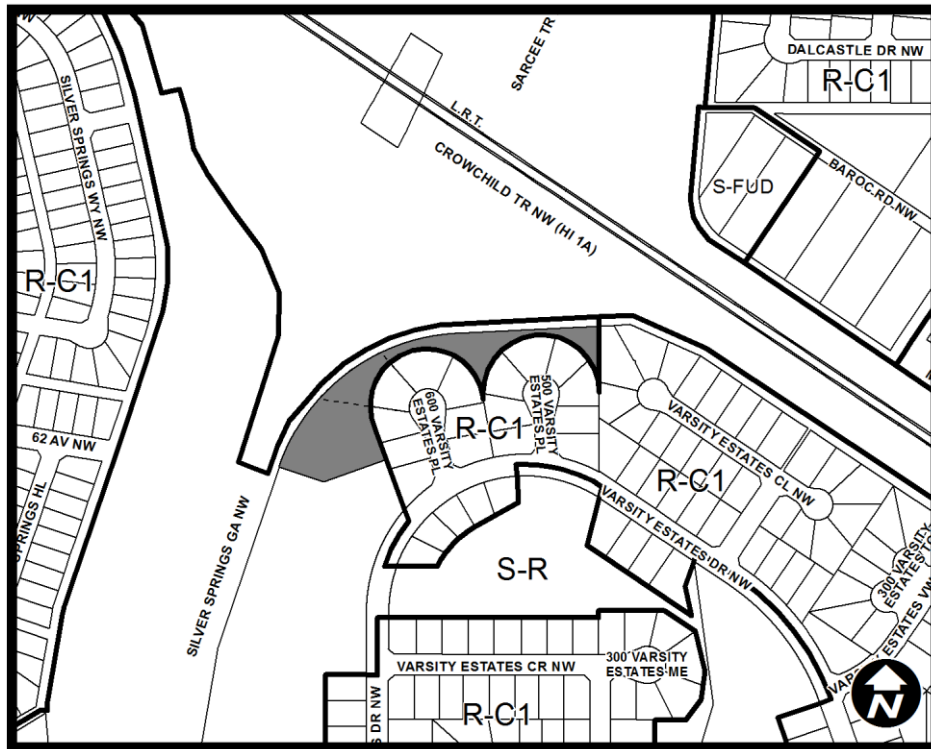
SIGNED ON \_\_\_\_\_

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

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

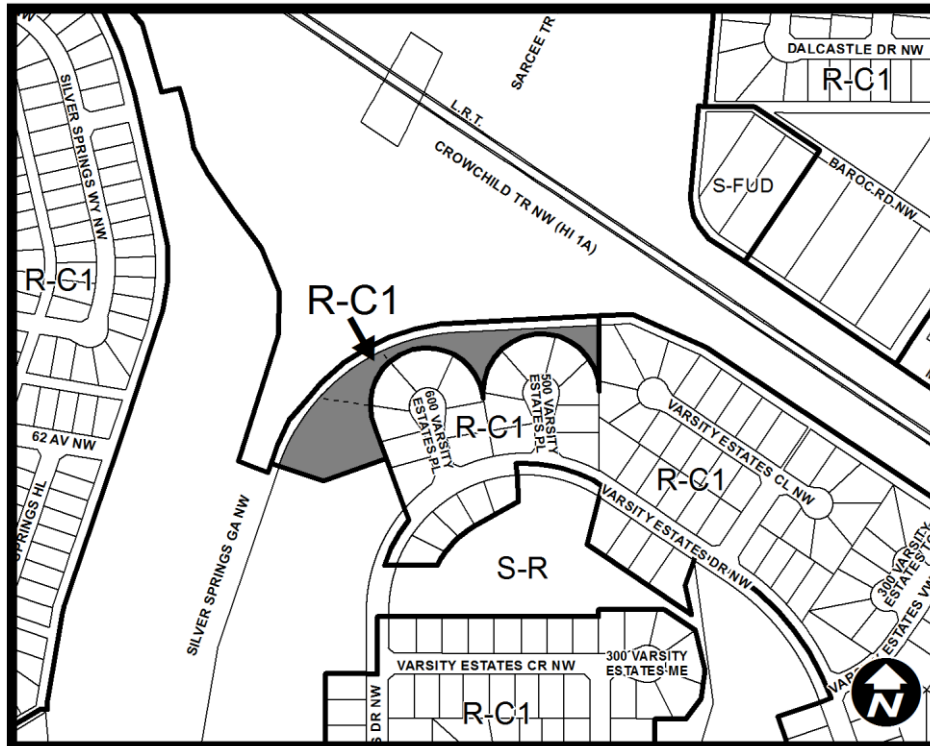
**AMENDMENT LOC2017-0310/CPC2018-0403  
BYLAW NUMBER 188D2018**

**SCHEDULE A**



**AMENDMENT LOC2017-0310/CPC2018-0403  
BYLAW NUMBER 188D2018**

**SCHEDULE B**







**Williams, Debbie D. (City Clerk's)**

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**From:** Beck, Martin  
**Sent:** Monday, June 04, 2018 4:06 PM  
**To:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2017-0310

Public submission for LOC2017-0310

**From:** pjohnst@shaw.ca  
**Sent:** Sunday, June 03, 2018 10:38 PM  
**To:** Beck, Martin  
**Subject:** June 11, LOC2017-0310

June 4, 2018

Application: LOC2017-0310

Submitted by: Andrew Paul Johnston and Meri Andreassen

Contact Information

Address: 536 varsity estates place nw

Phone: (403) 702-3076

Email: [pjohnst@shaw.ca](mailto:pjohnst@shaw.ca)

Feedback:

We oppose the change in land use designation. We have 2 main concerns: 1. While a few property owners may have initial interest in purchasing property behind their homes, not everyone does. We are not purchasing the city land behind of house and suspect only a small number will actually make the purchase. The City does not actually state the number expressing a purchase interest in its information or say how large the percent of interest is. The result of some purchasing land and others not purchasing land will be that property lines between houses in the same cul-de-sac will be haphazard and the planning pattern of the property lines (an oval) will be comprised. 2. The City has not addressed how portions of City property not purchased will be maintained. If some owners put up fences or privately own the land, the City will not be able to meet its maintenance requirements such as mowing the grass for land not purchased. While we oppose the change in land use designation, if it is approved nevertheless, then there should be something along the lines of a covenant that runs with the City land. It would forbid fences that block access across the previously City owned property and would grant the City access to maintain City property not purchased.  
Andrew Paul Johnston Meri Andreassen



Planning & Development Report to  
Calgary Planning Commission  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0503  
Page 1 of 7

## Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018

### EXECUTIVE SUMMARY

This application was submitted by Collabor8 Architecture + Design on 2018 February 20 on behalf of the landowner Trico Developments. This application proposes to change the designation of this property to allow for:

- small scale commercial developments with commercial storefronts;
- opportunities for residential and office uses to occur on upper floors;
- a floor area ratio of 1, with a maximum height of 16 metres; and
- the uses listed in the proposed C-COR1 designation.

This subject site is located within the Edmonton Trail NW Main Street area and is on the Primary Transit Network with several bus stops located within 100 metres of the property. The application is consistent with City policies including those of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan*, and is consistent with Main Street objectives.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 412 - 24 Avenue NE (Plan 2868AC, Lots 19 - 24) from Multi-Residential – Medium Profile Support Commercial (M-X2) District **to** Commercial – Corridor 1 f1.0h16 (C-COR1f1.0h16) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**  
Absent: E. Woolley

**Carried: 6 – 0**

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

That Council hold a Public Hearing on Bylaw 189D2018 and the Disposition of Reserve; and

1. **ADOPT** the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 412 - 24 Avenue NE (Plan 2868AC, Lots 19 - 24) from Multi-Residential – Medium Profile Support Commercial (M-X2) District **to** Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 189D2018.

**Planning & Development Report to  
Calgary Planning Commission  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0503  
Page 2 of 7**

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue  
NE, LOC2018-0037, Bylaw 189D2018**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The subject site is located on the urban main street of Edmonton Trail NE. Area-specific evaluation and policy work for this area has not yet been completed; however, this work is anticipated in the near future.

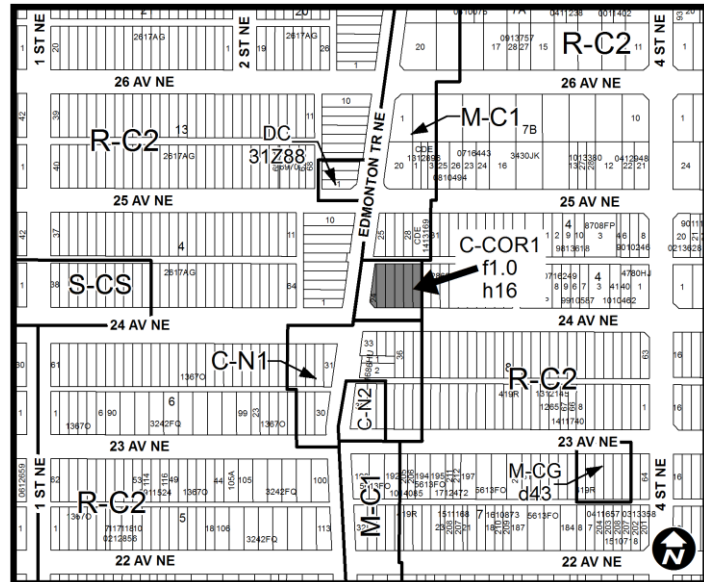
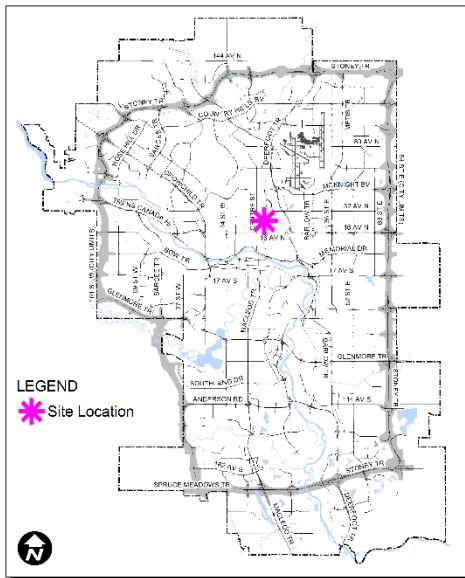
The proposal was originally submitted with a height modifier of 10 metres to provide for a two storey building at full build-out. During the review of the application, and in discussions with the applicant, it was decided to increase the height modifier to 16 metres to allow for a three storey mixed use building at full build-out. It was felt that the increase in allowable building height would better support main street objectives, while still respecting the local context. Although the applicant has indicated that they do not intend to develop a three-storey building at this time, the proposed land use district will allow for future redevelopment consistent with the City's vision for the area.

**Planning & Development Report to  
Calgary Planning Commission  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0503  
Page 3 of 7**

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue  
NE, LOC2018-0037, Bylaw 189D2018**

**Location Maps**



## Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018

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### Site Context:

The subject site is currently vacant and flat with some trees located in the corners of the property. Low density residential uses, with the exception of a neighbourhood pub that exists to the south, surround the site. A gravel lane exists on the north side of the site, which is shared with the surrounding low density residential uses. The site is the former location of a gas station.

The majority of this section of Edmonton Trail NE is designated as Multi-residential – Contextual Low Profile (M-C1) on the west side, and Residential – Contextual One/Two Dwelling (R-C2) on the east. A local commercial node is located adjacent to the parcel, as seen in the policy areas map (Attachment 1). The site is located on the Primary Transit Network, with several bus stops located within 100 metres of the property.

As identified in *Figure 1*, the developed community of Winston Heights/Mountview reached its peak population in 1970 and is currently 23 percent below its peak population year.

*Figure 1: Community Peak Population*

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2017 Current Population	3,835
Difference in Population (Number)	-1,137
Difference in Population (Percent)	-23%

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The applicant has indicated the intent to pursue a development permit application for a single-storey commercial development on this site with enhanced pedestrian and streetscape features to contribute to the main street objectives. The design, parking and other site planning considerations will be evaluated at the development permit stage subject to Council's decision on this land use redesignation application.

This proposed redesignation will allow the parcel to support mixed use development that is consistent with main street objectives. While the applicant is intending on developing a single-storey commercial building at this time, mixed-use development will be possible in the future. Given the properties proximity to a local commercial node, this proposal will also allow for a reasonable extension of commercial development along this stretch of Edmonton Trail NE.

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

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***Land Use***

This application seeks to redesignate a currently undeveloped property from a Multi-Residential – Medium Profile Support Commercial (M-X2) District to a Commercial –Corridor 1 (C-COR 1f1.0h16) District. The M-X2 district is intended to provide for medium height and medium density multi-residential development with opportunities for supportive commercial uses. The residential component is required in this district, with a minimum density of 60 units per hectare. For this site, 10 residential units would be the minimum requirement. As the applicant is interested in commercial development only at this time, a land use redesignation is necessary.

The C-COR 1 District is primarily intended for commercial and mixed-use development that must include commercial storefronts. There are opportunities for residential and/or office uses above the commercial main floor. The proposed C-COR 1 District includes rules intended to limit the effect of commercial uses on adjoining residential districts.

During the review of this application, Administration requested the applicant consider the Mixed-Use – General (MU-1) land use district and an increased height modifier. The reason for this request was that Administration felt that an increased height and specific mixed-use land use designation would be better aligned with main street objectives. While the applicant is intending on developing a single-storey commercial building at this time, Administration felt that increasing the maximum allowable height to 16 metres, from the 10 metres that was originally proposed, would allow for future redevelopment that is in keeping with the City's vision for this area.

The applicant was concerned with the increased setback requirements of the MU-1 district, which given the size of the subject parcel, would impede on their ability to achieve their desired outcome. As the C-COR 1 district provides for mixed use development, and given the applicants desire to create an enhanced pedestrian environment and their agreement to increase the maximum height of the site to 16 metres, Administration feels the C-COR 1f1.0h16 is appropriate.

**Stakeholder Engagement, Research and Communication**

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

With the decision to increase the height modifier to 16 metres, the application was notice posted onsite a second time, the online information updated, and those who initially provided comment, as well as the Community Association, were notified of the change via email.

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



## **Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

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Letters were received from five (5) citizens, noting the following concerns:

- Increased traffic, congestion and parking in the neighbourhood due to commercial development.
- Decreased walkability of the neighbourhood due to increased traffic and congestion from commercial development.
- While residential development is allowed within the C-COR 1 district, it is not required.

A number of commenters indicated support for increased residential development at this location, as the area is mainly residential.

The Winston Heights Mountview Community Association provided a letter of support for this application to the Applicant.

### **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 (2010)***

The *Municipal Development Plan (MDP)* identifies this site as an urban main street in the urban structure map (MDP map 1). According to section 3.4.2, urban main streets provide for a higher level of residential and employment intensification along an urban boulevard street type. The urban boulevard is a multi-modal street with a strong focus on walking, cycling and transit, though it continues to accommodate moderately high traffic volume. Urban main streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The MDP supports a broad range of employment, commercial, retail and housing uses and forms in urban main street areas.

#### ***Winston Heights/Mountview Area Redevelopment Plan (2006)***

The subject property is identified as *Local Commercial – Edmonton Trail* on the policy areas map of the Area Redevelopment Plan (ARP). Mixed use commercial-residential redevelopment is encouraged in this area, while main floor commercial is required. Commercial uses should serve the local community by providing a mix of goods and services. The ARP supports a mixed-use land use district for the subject site, and further provides design guidelines that will be applicable at the development permit stage.

**Land Use Amendment in Winston Heights/Mountview (Ward 7) at 412 - 24 Avenue NE, LOC2018-0037, Bylaw 189D2018**

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

The recommended land use allows for development that has the ability to meet both the Area Redevelopment Plan and the community association's vision for the community by providing commercial development, which in turn creates opportunities for social interaction among residents. Additionally, the proposal provides for a mix and intensity of uses that supports main street program objectives.

**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 application 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 generally conforms to the intent and objectives of the *Winston Heights Mountview Area Redevelopment Plan*, is in keeping with applicable policies of the *Municipal Development Plan*, and is consistent with main street objectives. The proposed land use designation provides for main floor commercial development that has the ability to further activate the Edmonton Trail NE main street and contribute to the local services available to area residents.

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter
3. Winston Heights/Mountview ARP Policy Areas Map
4. Calgary Planning Commission Motions and Amendments
5. Proposed Bylaw 189D2018
6. Public Submissions



## Applicant's 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.

The owners of the existing vacant property at 412-420 24th Avenue NE request that the existing MX-2 Multi-Residential Medium Profile Support Commercial Land Use District that applies to this site be changed to a C-COR 1(f 1.0 h 12.0) Commercial Corridor District. The Permitted and Discretionary Uses listed included in the C-COR 1 district are consistent with the applicant's intentions for the site.

The former gas station site has remained vacant for years as the property owners have been waiting for the right combination of economic viability, neighbourhood support and urban design rationale to warrant a medium density, mixed use project on the site. The owners of the property have now reached the conclusion that the timing is right to proceed along a different track.

The current application is intended to re-designate the property to allow for a low density commercial project that will complement the existing commercial streetscape along Edmonton Trail. It will also act as a low density, commercial transition from the active commercial nature of Edmonton Trail to the dominant single family residential character of Winston Heights to the east. The single storey profile of the projected future development on the site will reduce parking, shadow and overlook issues that can affect the neighbours to the north and east.

The current ARP for Winston Heights supports this application as the property is noted as 'Local Commercial' in the policy map within the document. The Winston Heights Community Association has been approached and have provided a letter of support for the proposed re-designation. In addition, the immediate neighbours have been informed about the proposed application by letters dropped off in mailboxes. The Ward Councillor has also been contacted regarding this application.



## Community Association Letter



### WINSTON HEIGHTS MOUNTVIEW COMM. ASSOC.

February 6, 2018

Collabor8 Architecture  
Suite 203, 1010 1st Avenue NE  
Calgary, AB T2E 7W7

**Attention: Miles Burgoyne**

Dear Miles,

Thank you for taking the time to present your plan for Land-Use Redesignation for the property on the NW Corner of Edmonton Trail and 24th Avenue NE in the community of Winston Heights Mountview.

As we understand, you are seeking to re-designate this land use from MC-1 to C-COR1. As per the Planning & Development Committee's discussions and authority to speak on behalf of the Board, we fully support this Land-use Redesignation and are excited at the opportunity it presents for our community.

As per our ARP, one of our main visions for Winston Heights Mountview is to support community interaction by creating opportunities for social inclusion. We feel that a commercial use building will create these opportunities and will be a positive and welcomed addition to the neighborhood.

We have had many high-density residential projects that have proposed development along Edmonton Trail, and it is often disappointing to see that none of these developers take advantage of the Multi-Use designation and incorporate mixed-use that would be of more benefit to a larger portion of the community.

We would ask to stay informed of your progress and when you reach the point of DP, we would be happy to host an Open House at the Community Hall for you to share the plans and allow the community members to provide feedback.

If there is anything else you require at this time, please do not hesitate to reach out.

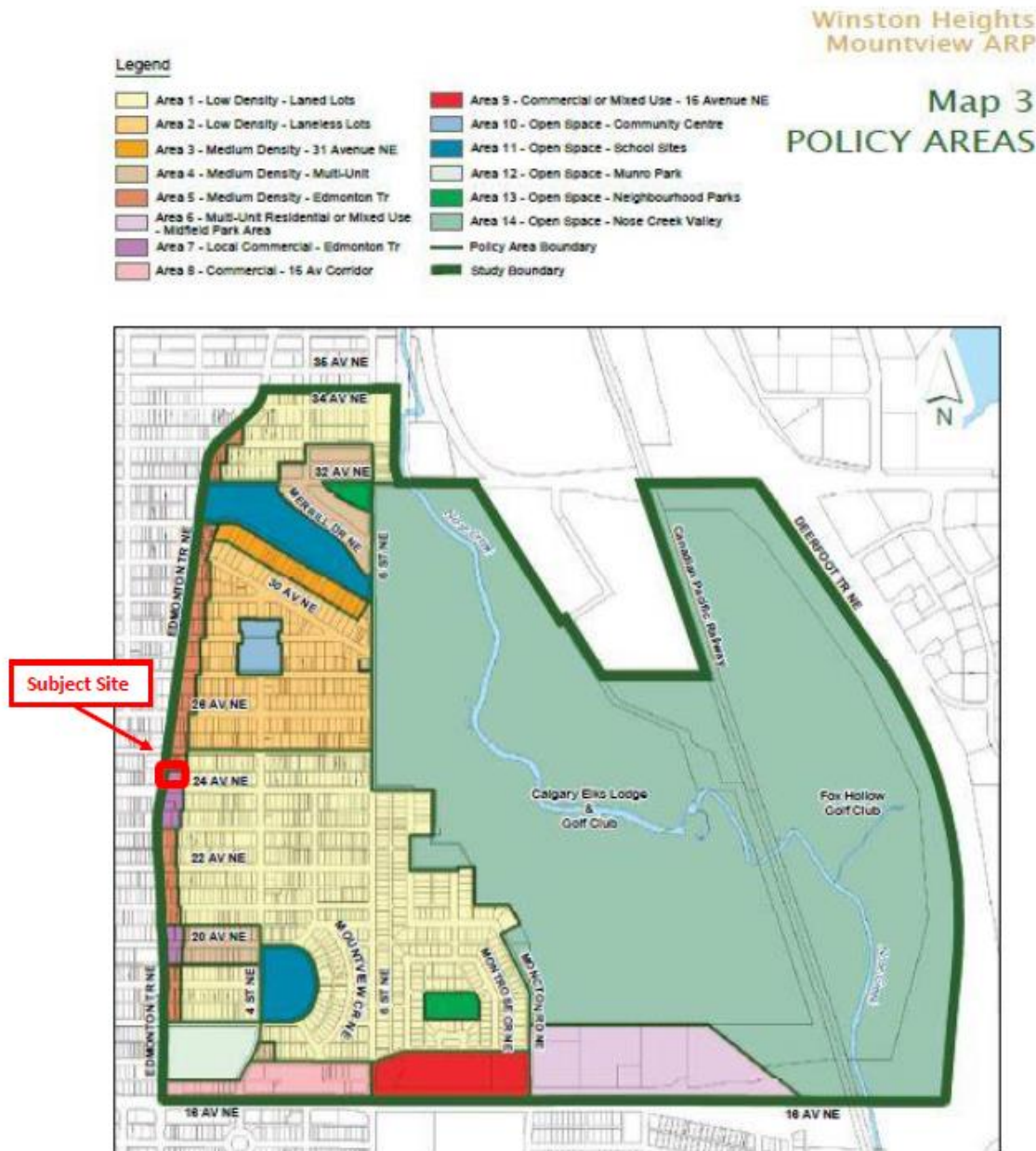
Thank you,

**Kris Webb**

Chair, Planning and Development Committee  
Director, WHMV Community Association  
Winston Heights/Mountview Community Association  
Cell: 403-589-2662  
planning@winstonheights.ca



## Winston Heights/Mountview ARP Policy Areas Map







## Calgary Planning Commission Motions and Amendments

**2018 May 03**

**AMENDMENT:**

Amend Administration's recommendation to read:

"1. **ADOPT**, by bylaw, the proposed redesignation of 0.15 hectares  $\pm$  (0.37 acres  $\pm$ ) located at 412 - 24 Avenue NE (Plan 2868AC, Lots 19 - 24) from Multi-Residential – Medium Profile Support Commercial (M-X2) District **to** Commercial – Corridor 1 f2.5h16 (C-COR1f2.5h16) District, in accordance with Administration's recommendation, as amended; and

2. Give three readings to the proposed Bylaw."

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: E. Woolley

**MOTION ARISING:**

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

**Moved by: A. Palmiere**

**Carried: 6 – 0**

Absent: E. Woolley



# PROPOSED

CPC2018-0503  
ATTACHMENT 5

## BYLAW NUMBER 189D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0037/CPC2018-0503)**  
\*\*\*\*\*

**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

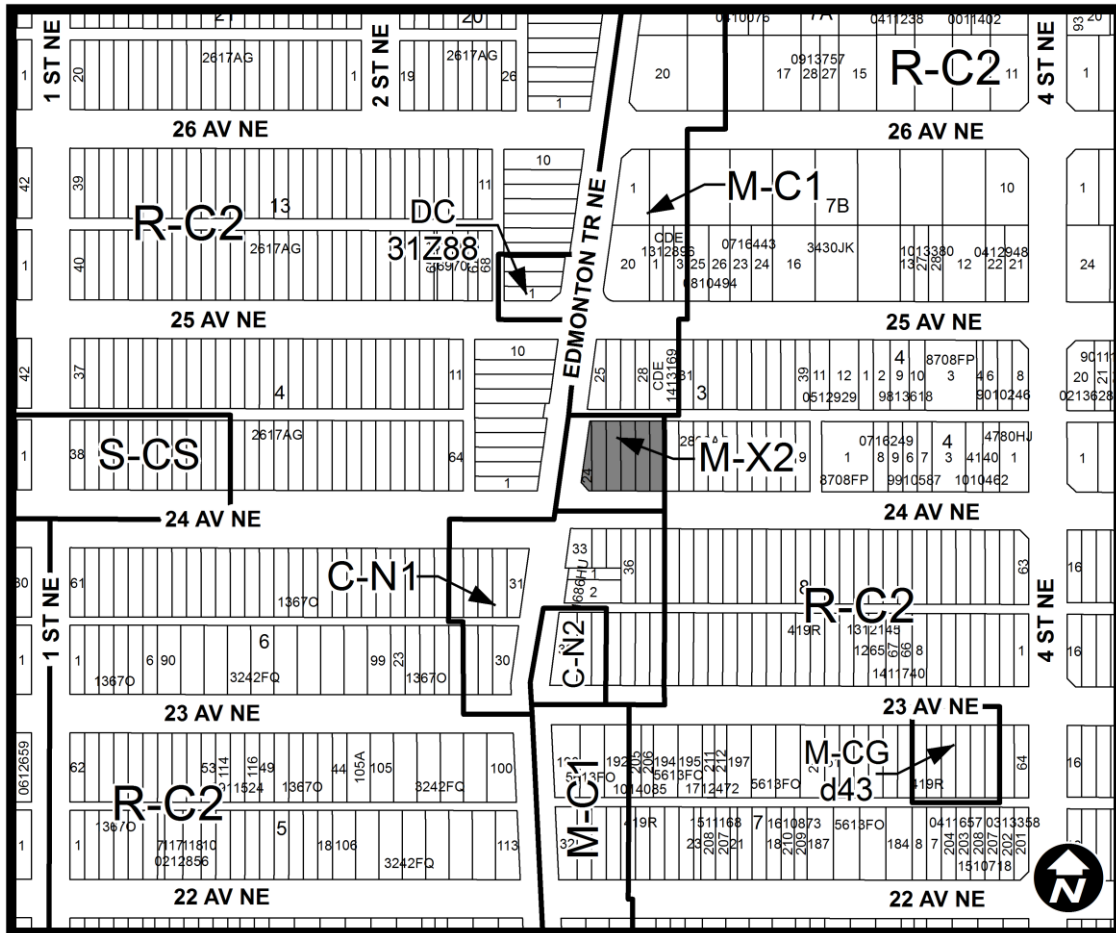
SIGNED ON \_\_\_\_\_

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

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

**AMENDMENT LOC2018-0037/CPC2018-0503  
BYLAW NUMBER 189D2018**

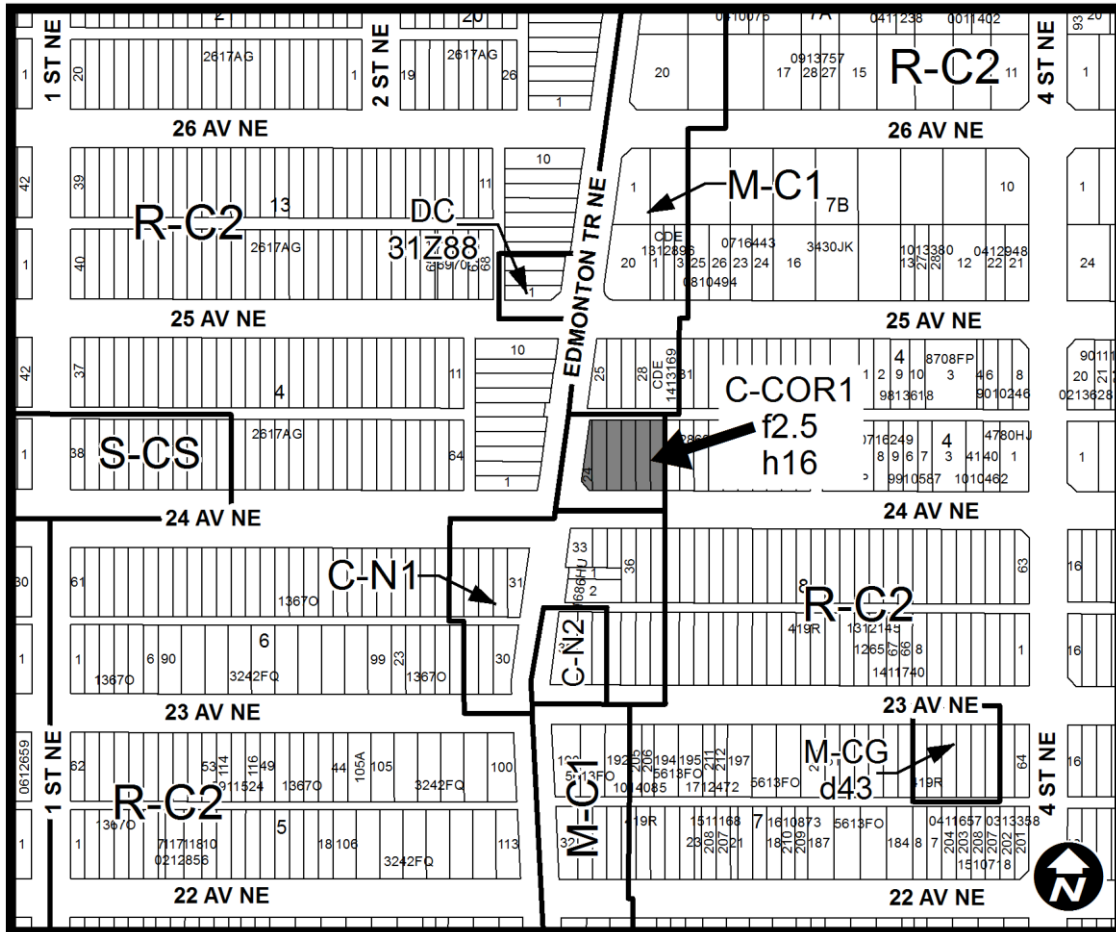
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0037/CPC2018-0503  
BYLAW NUMBER 189D2018

## SCHEDULE B





I would like to express the following comments with respect to the proposed re-designation of the site on the corner of Edmonton Trail and 24 Ave NE from M-X2 to C-COR1 I am a homeowner and resident on 24 Ave NE. I support higher density living and walkable neighborhoods. With the approved greenline going up center street this is a perfect location for an apartment or condo development. Ideally I would like to see a development that increases neighborhood density, provides for appropriate parking, some light ground floor retail/commercial, as well as some consideration for traffic calming measures along 24Ave NE going East from Edmonton trail. Winston heights is a neighborhood undergoing revitalization, and more density, families and commerce would be welcome. This neighborhood has plenty of single story commercial developments including (Edmonton trail and 20ave, Edmonton trail and 21st ave, Edmonton trail and 23 ave), we need to see more mixed use buildings. Edmonton trail has bus routes providing easy access to downtown, and there are 3 or 4 walkable grocery stores (Unimarket, Lina's, Co-op, and Italian Supermarket, as well as a 7-11). We also have 2-3 parks and playgrounds (which are under used in my opinion) at 27Ave and 4st NE, 22 Ave amp; 7st NE). We have easy access to bike trails along deerfoot and 2nd st NW. What we need is more apartments and condos. There is also a strong and active community association. I think it would be a shame to reduce density options by allowing for a solely C-COR1 designation, and quite frankly I can not understand why this would be sought. If there is good reason for this land use re-designation then I would at least like to see the maximum residential capacity taken advantage of. We need both businesses and residents that will join the community or support the existing residents. My principal concern is an application or designation that would allow something to be built here that doesn't include any residential. I understand the C-COR1 allows for residential above, but does it require it? My fear is that we end up with yet another 1/2 story commercial strip mall (commercial only). I do not see how this will add to our community and neighborhood in any way other than traffic and transient customers. Thank you for your consideration



**Williams, Debbie D. (City Clerk's)**

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**From:** mark allen uy <markallenuy@yahoo.com>  
**Sent:** Saturday, June 02, 2018 9:08 PM  
**To:** Public Submissions  
**Cc:** Marianacydordas@yhoo.com  
**Subject:** [EXT] Comments and Concern

To City Clerk's Office

I am emailing in regards with our concern to re-designate the land located at 412 24 NE (Plan 2868AC, Lots 19-24).

**Our biggest concern is Structural Damage on Foundation of our house** due to construction and vibration used of

heavy equipment, **Secondly our Privacy due to high rise residential condo, third is the Disturbance noise levels**

**and Timing**, we have 3 children's, one is 10 and 4 years of age and the third baby is coming, its going to be stressful

if there's are noise coming beside our residential house and **lastly is Congestion of parking**, as of the moment our 2 car

was hit and run by people who used parking space in front of our house that mostly go to the local bar and liquor store

and i have no one to blame.

**Hoping for your kind Consideration.**

Mark Allen Uy  
414 24 Ave NE  
Calgary AB CA  
T2E1X1



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11**

**ISC: UNRESTRICTED  
CPC2018-0487  
Page 1 of 8**

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by Gravity Architecture on 2017 December 21 on behalf of the landowner Kai Chieh Chang. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the 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 5 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the Residential – Grade - Oriented Infill (R-CG) District.

An amendment to the *Crescent Heights Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan 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 amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**  
Absent: E. Woolley

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 235 – 14 Avenue NE (Plan 791P, Block 24, Lots 35 and 36) 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**  
Absent: E. Woolley

**Carried: 6 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0487  
Page 2 of 8

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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

That Council hold a Public Hearing on Bylaws 38P2018 and 191D2018; and

1. **ADOPT** the proposed amendment to the Crescent Heights Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 38P2018.
3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 235 – 14 Avenue NE (Plan 791P, Block 24, Lots 35 and 36) 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 191D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

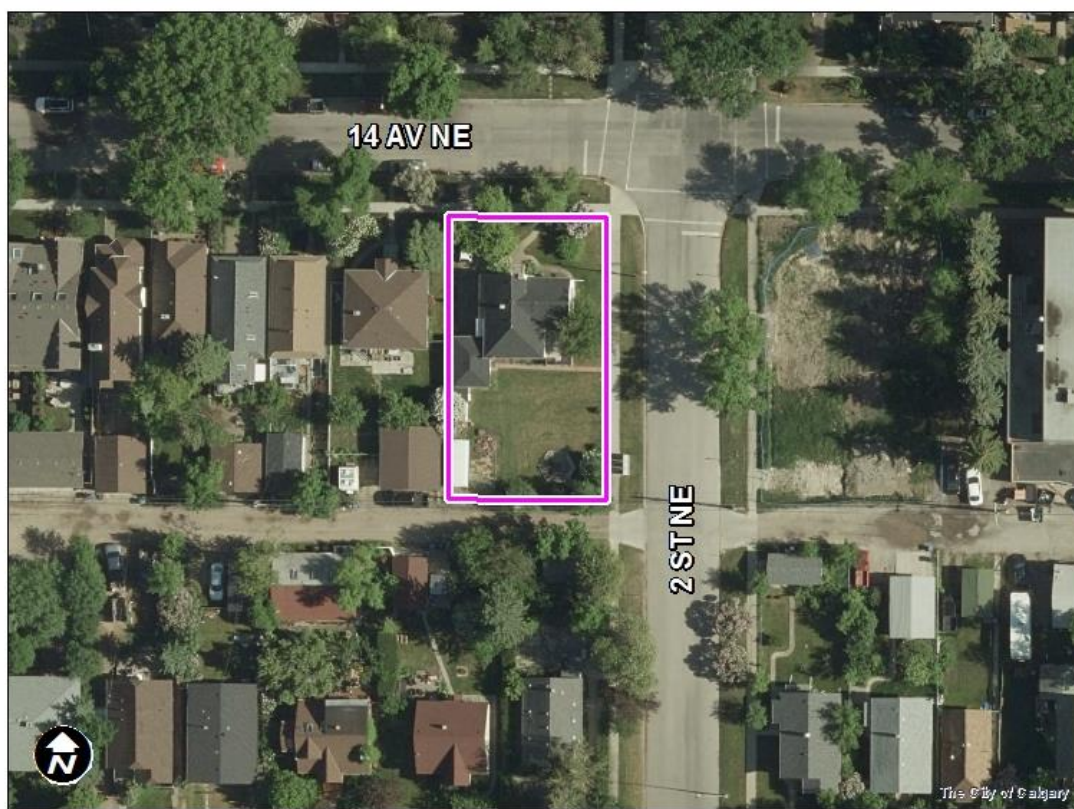
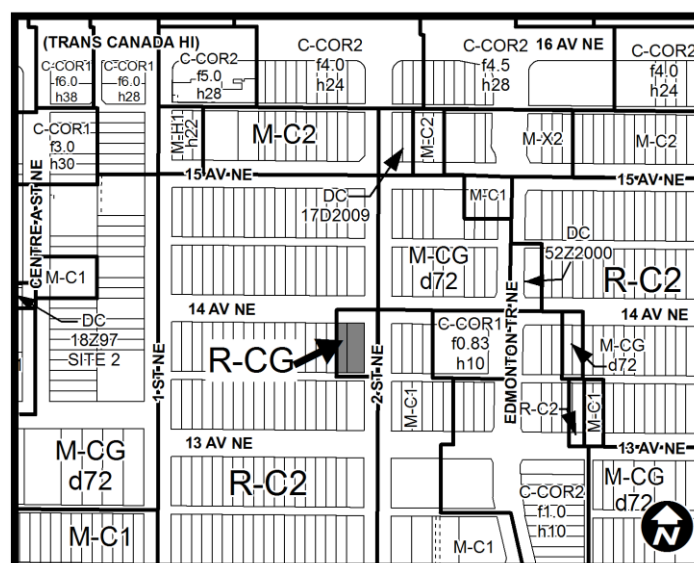
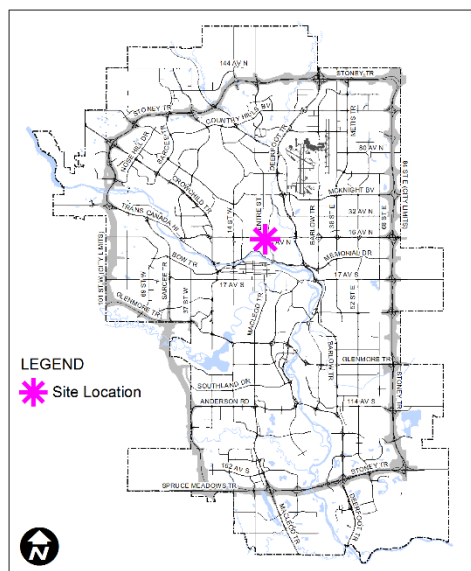
None.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0487  
Page 3 of 8

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

**Location Maps**



**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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**BACKGROUND**

**Site Context**

The subject site is a corner lot located in the community of Crescent Heights south of 14 Avenue NE and west of 2 Street NE. The site is approximately 0.07 hectares in size with approximate dimensions of 20 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west and south. There is multi-residential development to the east across 2 Street NE and commercial development further east along Edmonton Trail NE.

As identified in *Figure 1*, the community of Crescent heights has seen population decline over the last several years after reaching its population peak in 2015.

*Figure 1: Community Peak Population*

<b>Crescent Heights</b>	
Peak Population Year	2015
Peak Population	6,380
2017 Current Population	6,197
Difference in Population (Number)	-183
Difference in Population (Percent)	-3%

Source: The City of Calgary 2017 Census

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

**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 *Crescent Heights Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section 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 per lot.

## **Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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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 five (5) 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.

### ***Implementation***

On 2018 January 23, a development permit (DP2018-0273) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a two-storey, five-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

### **Infrastructure**

#### ***Transportation Networks***

The subject site is located approximately 170 metres from transit stops for several bus routes on Edmonton Trail NE as well as approximately 450 metres from BRT stops along Centre Street. 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.

### **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.

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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The Crescent Heights Community Association was circulated as part of this application. An email was submitted (Attachment 3) indicating that they do not support the redesignation for the following reasons:

- there are already opportunities for higher density in the community;
- the developer has made no effort to engage the neighbours or the Community Association;
- loss of sunlight for the neighbours and the expectation that they could enjoy their backyards; and
- increase in vehicle traffic in the area.

There were four letters received to the application from the surrounding neighbours. One of these was in support and the other three in opposition. The opposition letters expressed concerns with changing the nature of the block, loss of privacy and sunlight, and parking issues.

The applicant met with the Community Association in 2018 April. The applicant intends to incorporate some of the feedback into the development permit including enhancing the north façade, planting of more trees to provide additional privacy and the relocation of air-conditioning units.

***Engagement***

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

**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 meets the policies on Land Use Patterns.

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

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

The proposal is in keeping with relevant Municipal Development Plan 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.



**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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***Crescent Heights Area Redevelopment Plan (Statutory, 1996)***

The parcel is located within the *Low Density Residential Area* of the Crescent Heights Area Redevelopment Plan. The Low Density Residential Area policies are intended to maintain the existing low density neighbourhood quality and character, while encouraging development that is compatible with the surrounding streetscape.

Although the proposed land use amendment is not in alignment with the current Area Redevelopment Plan policy, the proposal still meets the goals and objectives of the Plan, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. In order to accommodate the proposed land use amendment, a minor map amendment to the Area Redevelopment Plan is required. This proposed amendment would identify the site as “Low Density Multi Dwelling” (Attachment 2). The proposed amendment to the Area Redevelopment Plan 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 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 Municipal Development Plan or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets many of the location criteria such as being located on a corner, having lane access and is located within close proximity of a transit stop (170 metres) and primary transit stop (450 metres). 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 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0487  
Page 8 of 8

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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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 generally conforms to the intent and objectives of the *Crescent Heights Area Redevelopment Plan* 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 Crescent Heights Area Redevelopment Plan
3. Crescent Heights Community Association Letter
4. Proposed Bylaw 38P2018
5. Proposed Bylaw 191D2018
6. Public Submissions

## Applicant's Submission

0395

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

Wednesday, December 20, 2017

The City of Calgary  
Planning and Building Approvals  
PO Box 2100, Station M (#8108)  
Calgary, Alberta T2P 2M5

Attn: To Whom It May Concern

**Re: Land Use Redesignation from M-CG to M-C1  
235 14 Avenue NE**

## Applicant's LOC Submission Planning Analysis

The purpose of this analysis is to provide the reasons for making this application, and reasons for approval.

### Design Intent and Context

The subject parcel is located in the community of Crescent Heights and consists of 0.074 ha. We are proposing a development with a five-unit Rowhouse Building. Front doors would face 14 AV NE and 2 ST NE. Vehicular access would be from the adjacent lane. Parking would be provided in garages located at grade.

The current land use designation is R-C2 (Residential - Contextual One / Two Dwelling District) which allows for duplex, single and semi-detached dwellings. Secondary suites are permitted and backyard suites are discretionary, though only on parcels 9m and 13m wide respectively, thus limiting this parcel to two households regardless of configuration.

A new land use designation is required to support this development; therefore, the application is seeking to amend the designation to R-CG (Residential - Grade-Oriented Infill District).

Like R-C2, the R-CG District is a Low Density Residential District intended for grade oriented development and does not support multi-residential uses. The Land Use Bylaw explains that the R-CG District:

*accommodates grade-oriented development in the form of Row house Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters, accommodates Secondary Suites and Backyard Suites with new and existing residential development, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time, and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.*

## Applicant's Submission

### GRAVITY ARCHITECTURE

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

#### Location Criteria

The site meets a number of criteria that make it an appropriate location for R-CG:

**It is on a corner parcel.** This reduces the impact of the higher density use on neighbouring lower density properties. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks. (MDP 2.3.2 a.-c.)

**It is within 400 metres of a transit stop.** This supports the choice to use public transit for a greater number of people. It helps maximize the use of public transit infrastructure, and may result in lower car ownership and fewer trips by car. (MDP 2.2.5 c.)

**It has direct lane access.** Encouraging direct lane access for multi-residential in buildings accommodates a site layout that minimizes the impact of vehicles on adjacent streets and sidewalks, allows increased parking options with limited impact on the existing neighbourhood, provides a more pedestrian-oriented streetscape; and creates a safer pedestrian environment due to fewer driveways crossing sidewalks. (MDP 3.5.1 d.)

In addition, the site has specific attributes which make it ideal for rowhouse development:

- The site is only five minutes' walk from transit routes on Centre St N, Edmonton Tr NE and 16 AV NE (Routes 3, 4, 5, 17, 19, 62, 64, 69, 109, 116, 142, 300, 301).
- The site is only one block away from commercial and retail amenities on Edmonton Tr NE, and only two blocks away from commercial and retail amenities on Centre St N and 16 AV NE.
- The site is less than five minutes' drive from Renfrew Aquatic & Recreation Centre and Crescent Heights High School.

#### Policies (and Variations)

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##### Municipal Development Plan (MDP)

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community.

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing the streets, the pedestrian realm adjacent to the streets is protected.

## **Applicant's Submission**

### **GRAVITY ARCHITECTURE**

Stephen Barnecut Architect, AAA M.Arch MRAIC, Principal, Trent Letwiniuk, AT, Principal

#### **Crescent Heights Area Redevelopment Plan (ARP)**

The ARP recommends that this site be of Low Density Residential use.

The ARP states that the low density conservation housing policy is retained for those areas designated R-1, R-2 and DC (with low density residential guidelines). As the ARP was written before the current Land Use Bylaw, we interpret that this means that the current Low Density districts would be appropriate. The proposed R-CG district is a Low Density use.

The ARP continues to state that intent of this policy is to permit redevelopment that maintains the existing low density neighbourhood quality and character and is compatible with the surrounding streetscape. As well, the character of the existing low density residential areas should be maintained while appropriate new development is encouraged. The R-CG district was designed to be compatible with existing semi-detached and single detached development.

#### **Bylaw (and Relaxations)**

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The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

#### **Engagement**

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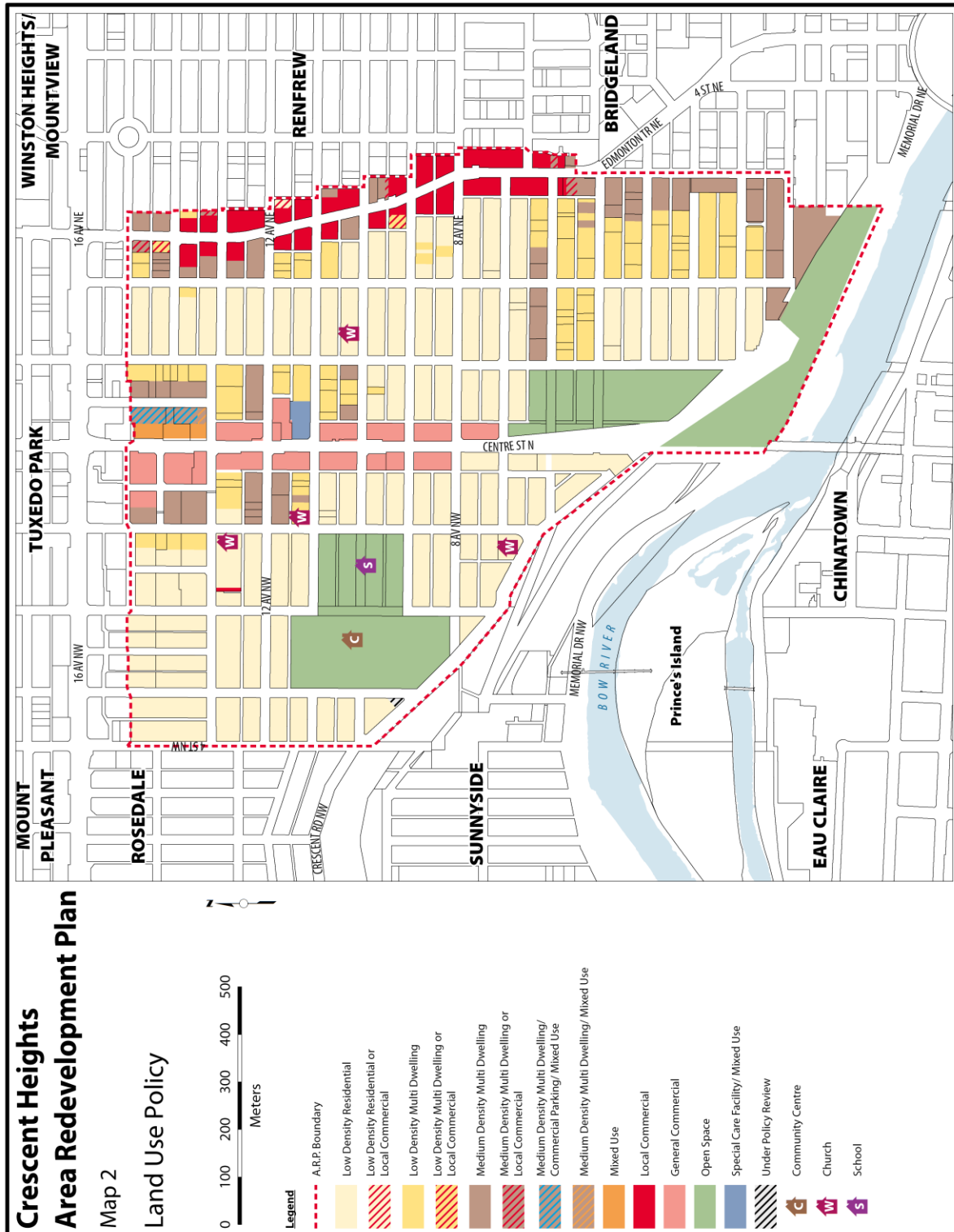
Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Cliff Bungalow Community Association will be consulted as this application and the Development Permit application progress.

To conclude, the proposed land use amendment will allow development in the form of a Rowhouse Building which is consistent with City policies and the best use of this parcel. For these reasons, we respectfully request Calgary Planning Commission and Council's support of our application.



## Proposed Amendment to the Crescent Heights 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:







## **Crescent Heights Community Association Letter**

January 19, 2018

The CHCA Planning Committee does not approve this amendment for the following reasons:

1. There are other R-CG - zoned properties in Crescent Heights that have not been developed to their full R-CG capacity. We are not willing to look at increasing density in our community until all R-CG lots have been developed to their density capacity.
2. Our objective is to develop density around the perimeter of our community and leave the inner properties for low density single family and detached housing use. There is no need to increase density in this location as we will have high density on Centre Street, Edmonton Trail and on 15th and 16th Avenues per the 16th Avenue ARP.
3. In 2017 our community opposed and successfully appealed two density up-zoning LOCs similar to this one. These were LOC2017-0061 at 201-10 Ave. NE and LOC 2017-0059 at 301-7 Ave. NE..
4. To the best of our knowledge the developer has not made any effort to contact or engage the neighbours, nor schedule a pre-application meeting. The Design Intent and Content portion of the materials that we received seemed to be a poorly edited version of a similar application for the Cliff Bungalow community. We question whether this developer has done any special planning for what is unique to Crescent Heights?
5. We want to encourage housing diversity and projects like this reduce the number of single family homes.
6. The neighbours to the West of this property will lose all East sunlight. We encourage the urban forest in Crescent Heights and the neighbours currently have vegetation which will either not survive or be depleted when this property is built because of the reduced sunlight.
7. The neighbours' expectation when they purchased their properties was to be able to enjoy their back yards. This expectation will be significantly and negatively impacted if this rezoning is permitted.
8. There will likely be an increase in vehicle traffic in the area.

In summary, we are already one of the highest density communities in Calgary. Our ARP encourages family-oriented housing. We do not see any reason to increase the density at this property

Sincerely,

Dennis Marr, Director, Planning, Crescent Heights C.A.



# PROPOSED

CPC2018-0487  
ATTACHMENT 4

## BYLAW NUMBER 38P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CRESCENT HEIGHTS AREA REDEVELOPMENT PLAN BYLAW 17P96

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Crescent Heights Area Redevelopment Plan Bylaw 17P96, 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 Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, 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 \_\_\_\_\_

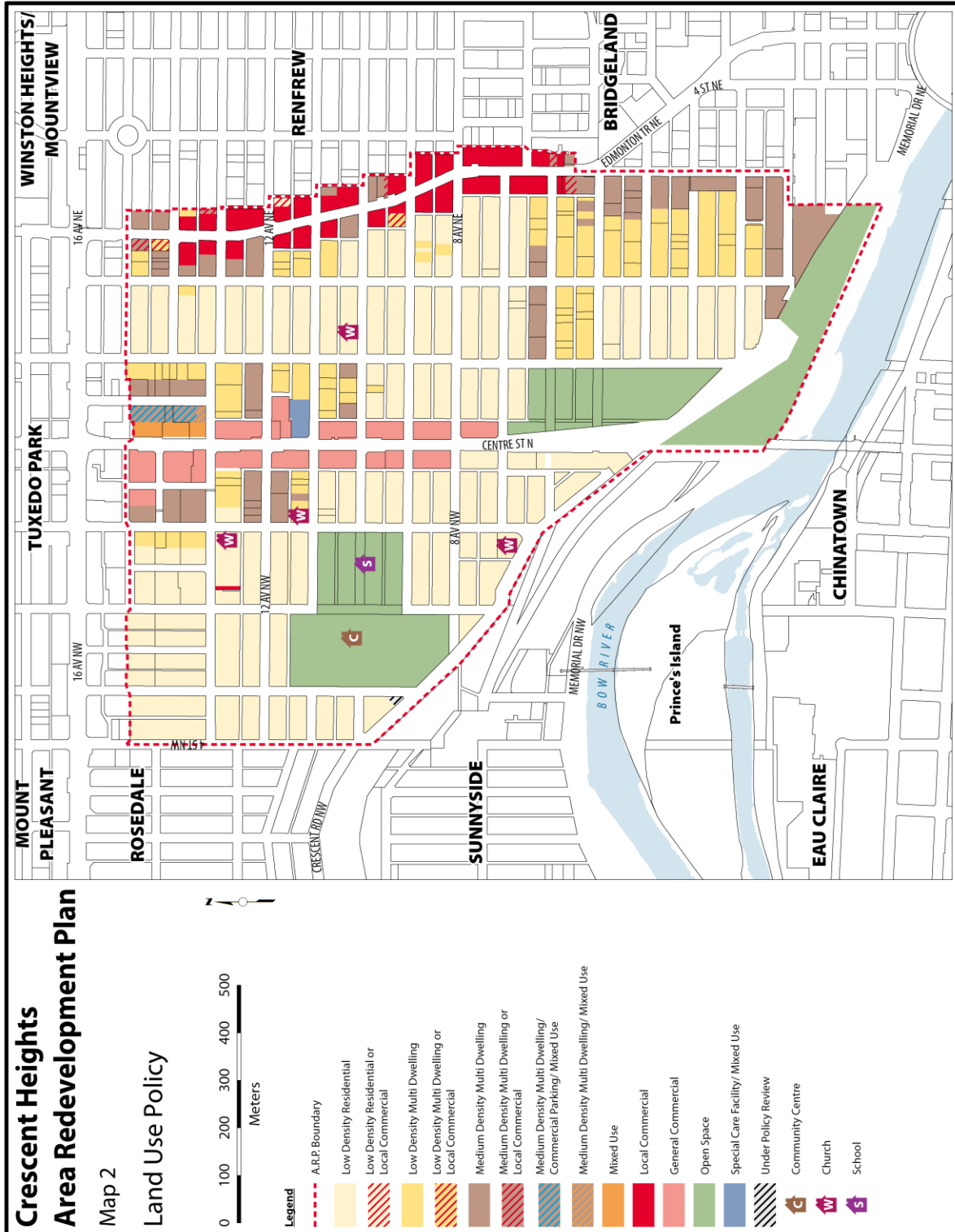
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

BYLAW NUMBER 38P2018

## SCHEDULE A



# PROPOSED

CPC2018-0487  
ATTACHMENT 5

## BYLAW NUMBER 191D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0399/CPC2018-0487)**  
\*\*\*\*\*

**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 \_\_\_\_\_

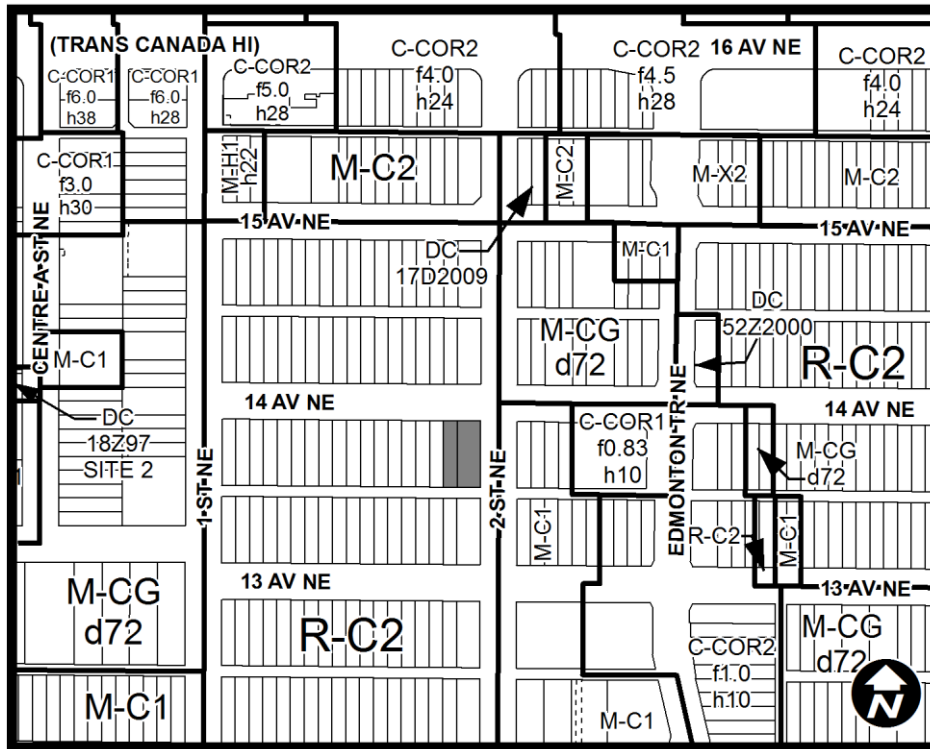
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0399/CPC2018-0487  
BYLAW NUMBER 191D2018

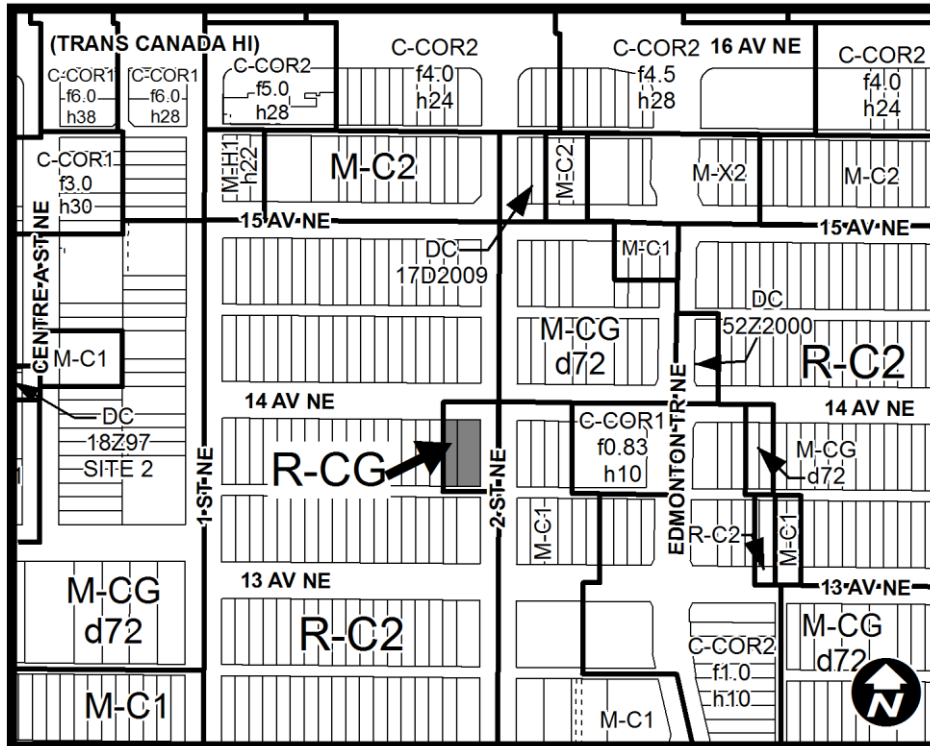
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0399/CPC2018-0487  
BYLAW NUMBER 191D2018

## SCHEDULE B







**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Thursday, May 31, 2018 3:52 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

---

**From:** Nancy Weimann [mailto:nancy.w@shaw.ca]  
**Sent:** Thursday, May 31, 2018 3:25 PM  
**To:** City Clerk  
**Subject:** FW: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Please if possible accept my correspondence below to Steve Jones in error.  
Nancy Weimann

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**From:** Jones, Steve P. (LUPP) [mailto:Steve.Jones2@calgary.ca]  
**Sent:** Thursday, May 31, 2018 2:45 PM  
**To:** 'Nancy Weimann'  
**Subject:** RE: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Hi Nancy,

Unfortunately correspondence regarding a Public Hearing matter and intended for distribution to Council in their Agenda, is supposed to be received in the City Clerk's Office prior to 10 a.m. on the second Thursday prior to the Public Hearing Meeting date (which is today). You could still try to forward an email to them and see if they will accept it. The email is [cityclerk@calgary.ca](mailto:cityclerk@calgary.ca). You could also try forwarding something directly to your Ward Councillor as well. As you have mentioned the other option is attendance at the meeting, however if you can't make this meeting you can certainly encourage others who have the same concerns to attend.

Regards,

Steve

**Steve Jones**, M.Pl., MCIP, RPP  
Senior Planner | Community Planning | North Team  
The City of Calgary | Mail Code: # 8076  
**T** 403.268.2523 | **F** 403.268.3636  
P.O. Box 2100, Stn M, Calgary, AB T2P 2M5

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**From:** Nancy Weimann [mailto:nancy.w@shaw.ca]  
**Sent:** Wednesday, May 30, 2018 9:48 PM  
**To:** Jones, Steve P. (LUPP) <[Steve.Jones2@calgary.ca](mailto:Steve.Jones2@calgary.ca)>  
**Subject:** [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Hello Steve,

In response to the Notice Board located at 235 - 14 Ave NE, as a long time resident on this street I want to emphasize clearly and concisely that I oppose the rezoning of this property.

I have lived at 215 14<sup>th</sup> Avenue N.E. since 1987. In 2002 my husband and I decided to invest in our property and add a second story because we loved our street and our property.

If I had known this street would be rezoned down the road I am pretty sure we wouldn't have stayed and invested a considerable amount of money and energy to redevelop our property. Which I may add was not for investment purposes but to enable us to have a home with space for our growing family in a community we love.

There have been developments recently in this community on properties that were enhanced by such developments, closer to main arteries and commercial streets. I do not want to see my street change to high density, what recourse do I have then to move? I realize that I do live in the inner-city but believe we have a great mix of different levels of homes in this community.

The rezoning would encourage over development on this street as I am sure other properties on this street would then be developed such as this one, which in my opinion is an overdevelopment.

I cannot attend the meeting on June 11, 2018 due to work commitments, I will however talk to my neighbours, and see if I can garner support and have someone attend on our behalf.

I can be reached at 403-826-6122 if you have any questions or suggestions on how to proceed.

Regards,  
Nancy Weimann

**Williams, Debbie D. (City Clerk's)**

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**From:** Albrecht, Linda  
**Sent:** Friday, June 01, 2018 2:03 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] 235 14 Ave NE Rezoning and Development

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

From: Diana Hoffman [mailto:hoffmandianam@gmail.com]  
Sent: Friday, June 01, 2018 10:53 AM  
To: City Clerk <CityClerk@calgary.ca>  
Subject: [EXT] 235 14 Ave NE Rezoning and Development

City of Calgary:

We object to the currently proposed rezoning and development of this property. This is a residential neighbourhood comprised of single and attached units and we would it to remain this way. This area is located in a tight, densely populated spot - between busy 12 & 16Aves NE, and Centre & Edmonton Trail NE. It already comprises of numerous townhouses and apartment buildings(especially within Centre A St & 1 St NE between 13Ave & 16 Ave NE!) which includes the new high rise on 16Ave & 1 St NE towering over the neighbourhood. There is enough zoning for multiple units within this area without encroaching further onto our beautiful street!

Allowing this rezoning will set precedent in changing our quiet, residential street. If this is allowed many more properties could sell out for such development as well which could diminish the value of our homes.

The property located across the street at 305 has been empty for some time and we are worried about what will be built there as the block includes Edmonton Trail. Edmonton Trail has been building new businesses, and multi unit dwellings at a rapid pace, - we had to petition to keep those businesses from parking on our street, as it was becoming busy, noisy and limited parking for home owners. This too will bring in more traffic, reduce our street parking further diminishing the quality of life that this neighbourhood currently offers.

We work hard to own our homes and chose this neighbourhood for its beauty, peaceful and family friendly setting, rezoning this lot would change this drastically, opening the door to further multi-unit developments, potentially lower the quality of life, and the property value here.

Please block this rezoning and development.

Thank you.

Diana Hoffman  
219 14 Ave NE

**Williams, Debbie D. (City Clerk's)**

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**From:** Albrecht, Linda  
**Sent:** Friday, June 01, 2018 2:06 PM  
**To:** Public Submissions  
**Subject:** FW: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

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**From:** Todd-Corrigall, Chelsea [mailto:Chelsea.Todd-Corrigall@puretechltd.com]  
**Sent:** Friday, June 01, 2018 8:16 AM  
**To:** City Clerk  
**Cc:** Jones, Steve P. (LUPP) ; Tyler Corrigall  
**Subject:** [EXT] LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

Good day,

I am writing to express my and my husband's opposition to the proposed rezoning of 14 Ave NE. We have lived on 14 Ave NE for six years now and we find the area to be quite diverse and dynamic with its variety of dwellings. We enjoy the diversity our neighborhood brings and find the array of housing to be a good balance as it today. However, rezoning our street would significantly change this balance and the interfere with the character that Crescent Heights has garnered for decades with its family-oriented housing.

Within our six years in Crescent Heights, we have seen decent amount of traffic and parking issues with the current properties, along with significant speeding down our residential streets and litter. This rezoning will encourage this behavior and will eventually drive single-families out of the neighborhood.

Walking through our neighborhood as we do every day, I noticed certain streets have become almost entirely apartment or condo-oriented. We definitely do not want every street transitioning into that so we should ensure that we are keeping a good balance of housing.

It is my understanding that rezoning was attempted a while back and was successfully appealed at that time proving that the homeowners are quite happy with the layout of the neighborhood as it is.

In conclusion, we love our unique and quaint neighborhood but it is already becoming very densely populated and we must be careful to protect the character and charm of Crescent Heights and its occupants.

Thank you very much for your time and consideration.

Regards,  
Chelsea and Tyler Corrigall  
587.700.2733

**Williams, Debbie D. (City Clerk's)**

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**From:** Albrecht, Linda  
**Sent:** Friday, June 01, 2018 3:57 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Fw: redevelopment 235 14 ave. ne.

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**From:** Barbara Langley Smith [mailto:dgrtsmit@telus.net]  
**Sent:** Friday, June 01, 2018 1:43 PM  
**To:** City Clerk  
**Subject:** [EXT] Fw: redevelopment 235 14 ave. ne.

Please add to the file. I was also given this email address. thanks R.Smith

**From:** [Barbara Langley Smith](#)  
**Sent:** Friday, June 01, 2018 12:50 PM  
**To:** [Steve.Jones2@calgary.ca](#)  
**Subject:** redevelopment 235 14 ave. ne.

Hello, I understand you are involved for the city regarding the redevelopment in Crescent Heights on 14 ave. ne. We are the owners of 225 14 ave. ne and our relative resides at that house. We just wanted to log our objection to some types of developments that would draw down values of the single family houses in the area. You are aware there are many million dollar redevelopments in the area(single family and duplex) and we don't believe it is in our best interests to see more apartment blocks or Townhouse developments coming up on these nice lots that become available. they detract from our property values and also make the area more congested where parking is already an issue. we have been in touch with many neighbors and we understand they are making similar objections. Please add ours to the file. Thank you.

Robert and Barbara Smith 225 14 ave. ne. Calgary.

Barbara and Robert Smith

RR2

Sundre, Alberta

T0M1X0

403-638-3597

[dgrtsmit@telus.net](mailto:dgrtsmit@telus.net)

June 3, 2018

**City of Calgary**  
Planning & Development

**Re: Application to Redesignate Land Located at 235-14 Ave NE from R-C2 to R-CG District**

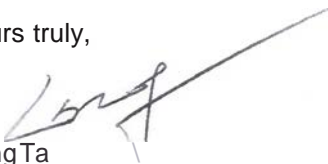
We submit that the Applicant's application to the City of Calgary to re-designate the land located at 235-14th Avenue N.E. (the "**Property**") from R-C2 to R-CG District should not be approved.

The redesignation of the Property to R-CG would increase both the height and the density any buildings developed on the Property. If approved, the increase in maximum height and density of the development would infringe both visibly and physically on the neighbouring properties. Our concerns are as follows:

1. 14<sup>th</sup> Avenue is made up of newly developed higher end single homes and duplexes. To add between three to five unit row townhouse to the street would not only decrease the value of the existing houses but would also not be compatible with the existing residential character and appearance of the street.
2. Both 14th Avenue and 3rd Street are not major thoroughfares and therefore do not support higher density housing.
3. Street parking on 14th Avenue is already at a premium and adding row townhouses will negatively impact the parking situation. Added to the fact that there is a proposed high density multi-family condo development on the east side of 3rd Street right before Edmonton Trail, the proposed row townhouse development will contribute to an already lack of parking issue.
4. The increase height and density attributable to a redesignation would allow a development of the Property that will negatively impact the view and access to sunlight to houses facing directly across, in particular our own property located at 232-14th Avenue NE.
5. Given the width of the lot and the intention of the developer to develop row townhomes, it is likely that they will utilize the max height to add a third storey in order to maximize space. This not only is not compatible in appearance with the neighbouring houses but will also negatively impact natural sunlight to the adjacent houses.

We respectfully submit that the City do not approve the application of the redesignation of the Property to R-CG District.

Yours truly,



Hong Ta

Owner, 232-14th Avenue NE

**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 8:01 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Re: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

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**From:** C Howdle [mailto:chowdle@shaw.ca]  
**Sent:** Sunday, June 03, 2018 10:05 PM  
**To:** City Clerk ; Jones, Steve P. (LUPP)  
**Subject:** [EXT] Re: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG

Dear Mr. Jones,

**Re: LOC2017-0399; 235-14 Ave NE; rezoning R-C2 to R-CG**

Thank-you for the opportunity to comment on this rezoning application. We own and live at a home on a neighbouring road.

We strongly object to the proposed rezoning of this property.

1. There are other R-CG - zoned properties in Crescent Heights that have not been developed to their full R-CG capacity. No further increase in density of the community should occur until all R-CG lots have been developed to their density capacity. While rezoning one property, such as 235, may not seem significant, to us it is essential to prevent precedents from being set. This is a precedent that is unnecessary and should be avoided.
2. It is my understanding that during the last year, two large neighbourhood groups in our community successfully appealed two rezoning applications similar to this one. Their rapid, well-informed response demonstrates that Crescent Heights does not want this kind of rezoning.
3. We support the objective of the Crescent Heights Planning Committee to develop density around the perimeter of our community and leave the inner properties for low density single family and detached housing use. There is no need to increase density in this location as we will have high density on Centre Street, Edmonton Trail and on 15th and 16th Avenues per the 16th Avenue ARP.
4. We understand that density and diversity of housing is a City planning objective. We support that objective. In our opinion permitting unplanned rezoning applications by developers is not the method by which that diversity should be achieved.
5. The proposed building at this location would result in an unacceptable loss of light for neighbouring properties. The neighbours to the West of this property will lose all East sunlight. We encourage the urban forest in Crescent Heights and the neighbours currently have vegetation which will either not survive or be depleted when this property is built because of the reduced sunlight.
6. Surrounding properties would be severely overlooked by the multiple units of the new development resulting in a serious invasion of privacy, particularly with regard to the right to the quiet enjoyment of garden amenities. The neighbours' expectation when they purchased their properties was to be able to enjoy their back yards. This expectation will be significantly and negatively impacted if this rezoning is permitted.

7. The proposed rezoning creates a significant concern about on-street parking. The existing home on that site is a single-level dwelling. Increasing the density will likely significantly increase the number of cars at that location and the off street parking provision may not be sufficient.

8. There will likely be an increase in vehicle traffic in the area.

In summary, we are already one of the highest density communities in Calgary. Our ARP encourages family-oriented housing. We do not see any reason to increase the density at this property

We request that the above objections be considered during the rezoning decision process.

Yours truly,  
Tristan Olsen and Charlotte Howdle  
208 13 Ave NE



**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Monday, June 04, 2018 8:02 AM  
**To:** Public Submissions  
**Subject:** FW: Urgent submission: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE  
  
**Importance:** High

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**From:** Claire Jarrold [mailto:clairejarrold@hotmail.com]  
**Sent:** Monday, June 04, 2018 7:46 AM  
**To:** City Clerk ; Jones, Steve P. (LUPP)  
**Subject:** Urgent submission: [EXT] LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE  
**Importance:** High

Dear Steve and City Clerk,

I originally understood that today (4th June) was the last day for submissions on this matter, but was away on vacation and have just found out it should have been submitted last week. I apologize for the delay and hope that you can still take note of my comments.

My partner and I bought a property - 234 13 Ave NE - and moved to Crescent Heights in May 2015. A significant part of the appeal was the low-profile community neighbourhood and restricted zoning. We strongly oppose the rezoning of the property at 235 14 Ave NE, visible from our own.

Rezoning is a barrier to us remaining in the neighbourhood and, I believe, completely at odds with the character and needs within the community. The rezoning of this property sets a clear precedent for others and should not be taken lightly.

I understand City needs for greater density, but there are other properties in Crescent Heights that have yet to be developed up to their maximum zoning capacity and we would like that to happen before adding more properties with an increased density rating. Density is more appropriate along the corridors and not in the middle of our community as is the case here.

The plans for 235 14 Ave NE seem to show a poorly designed development that does not fit well into the neighbourhood in terms of external facade and landscaping, and would also add to noise pollution in the area through the addition of 5 units. It would also restrict sunlight to some neighbouring properties, impacting current gardens and outlook. There is no indication that the development would enrich the neighbourhood, and it would in fact significantly detract from it.

Again, I repeat my objections to this poorly thought out and unnecessary planning/rezoning request and urge you not to approve it.

Thanks for your consideration.  
Claire Jarrold



**Williams, Debbie D. (City Clerk's)**

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**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:48 AM  
**To:** Public Submissions  
**Subject:** FW: 235 14 Ave NE

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

From: DIANA HOFFMAN [mailto:thehoffs4@shaw.ca]  
Sent: Friday, June 01, 2018 8:02 AM  
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>  
Subject: [EXT] Re: 235 14 Ave NE

Hi Steve.

Thank you for your response.

We object to this type of rezoning and development. This is a residential neighbourhood comprised of single and attached units and we would it to remain this way. We are located in a tight spot between busy 12 & 16Aves NE, and Centre & Edmonton Trail NE. This area already comprises of plenty of townhouses and apartment buildings(especially Centre A St & 1 St NE between 13Ave & 16 Ave NE!) including the new high rise on 16Ave & 1 St NE, which towers over the neighbourhood. There is enough zoning for multiple units within this area without encroaching our beautiful street!

Allowing this rezoning will set precedent to change our quiet, residential street. If this changes, many more properties could sell out for such development as well. The property located across the street at 305 has been empty for some time and we are worried about what will be built there as the block includes Edmonton Trail. Edmonton Trail has been building new businesses, and multi unit dwellings at a rapid pace, - we had to petition to keep those businesses from parking on our street, as it was becoming busy, noisy and limited parking for home owners. Not only does it bring more traffic, but takes away our parking too - both of which another multiple residential unit will do too.

We work hard to own our homes and chose this neighbourhood for its beauty, peaceful and family friendly setting, rezoning this lot would change this drastically, and potentially lower the quality of life, and the property value here.

Please help us block this rezoning and development.

Thank you.

Diana Hoffman  
219 14 Ave NE  
403-801-1940

> On May 29, 2018, at 2:03 PM, Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca> wrote:

>

> Hi Diana,

>

> The development permit is for a rowhouse/townhouse type of building. It is made up of 5 units with one unit facing on 14 avenue and the others on 2 street. Parking will be accommodated in a garage off the lane with one spot for each unit. The development is approximately 2 stories with a basement.

>

> I hope that helps....if you do have anything other questions please let me know.

>  
> Regards,  
> Steve  
> Steve Jones, M.Pl., MCIP, RPP  
> Senior Planner | Community Planning | North Team The City of Calgary |  
> Mail Code: # 8076 T 403.268.2523 | F 403.268.3636 P.O. Box 2100, Stn  
> M, Calgary, AB T2P 2M5  
>  
> -----Original Message-----  
> From: DIANA HOFFMAN [mailto:thehoffs4@shaw.ca]  
> Sent: Tuesday, May 29, 2018 7:05 AM  
> To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>  
> Subject: [EXT] 235 14 Ave NE  
>  
> Hello Steve.  
>  
> Could you provide me with details on the proposed development at the above address? I live in a new infill at 14 Ave  
NE and find the development code is not specific as to what the developer is building.  
>  
> Thank you.  
>  
> Diana Hoffman

**Williams, Debbie D. (City Clerk's)**

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**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:47 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Rezone Application LOC2017-0399, ByLaw 191D2018 at 235 - 14 Ave NE

Regards,  
Steve

Steve Jones, M.Pl., MCIP, RPP

Senior Planner | Community Planning | North Team The City of Calgary | Mail Code: # 8076 T 403.268.2523 | F  
403.268.3636 P.O. Box 2100, Stn M, Calgary, AB T2P 2M5

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

From: Francis Ziegler [mailto:fgzieg@telusplanet.net]  
Sent: Sunday, June 03, 2018 9:08 PM  
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>  
Subject: [EXT] Rezone Application LOC2017-0399, ByLaw 191D2018 at 235 - 14 Ave NE

Hello Mr. Steve Jones

My wife and I live at 216 13 Ave NE. We also own the properties at 212  
13 Ave NE and 220 13 Ave NE. All three properties are in the same block as 235 14 Ave NE. So, we are naturally very  
concerned about any development in the block area.

The existing zoning for the block was carefully studied and reviewed by the City of Calgary and the residents several  
years ago, for the purpose of establishing an area which allowed single, semi-detached and duplex homes. We should  
not have to be faced with new zoning applications when a developer want to redevelop at a higher density. The existing  
zoning regulations should be followed, residents in the area should be able to rely on City of Calgary to follow the zoning  
regulations.

Residents in the area continue to keep their homes developed and maintained and we expect our block to remain as per  
the existing zoning and not be converted into high density developments.

Row housing should be built where the zoning will allow row housing to be built, and not where they are not allowed.

A very nice duplex can be built on this particular lot, which is within the zoning requirements. There are also some very  
nice duplexes recently built in the block which reflect the existing character and density of the block.

Lack of street parking is already an issue in the block and any new development, especially higher density row housing  
will increase the parking problem.

Based on the above reasons, we object to the rezoning application for the lot at 235 14 Ave. NE.

Thank you for your consideration

Francis and Gail Ziegler  
216 13 Ave. NE, Calgary, T2E 1 B7  
Phone 403-276-3932



**Williams, Debbie D. (City Clerk's)**

---

**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:47 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Rezoning Proposal / Development Proposed for 235 14th Avenue NE

---

**From:** Ian Dickinson [mailto:iandickinson@mac.com]  
**Sent:** Monday, June 04, 2018 8:54 AM  
**To:** Jones, Steve P. (LUPP)  
**Subject:** [EXT] Rezoning Proposal / Development Proposed for 235 14th Avenue NE

Dear Steve I write to provide comment on the proposed development at 235 14th Avenue NE. We live at 234 13th Ave NE; our major aspect from the back of our property is towards 235 14th Ave.

This area, in-between 2nd and 3rd streets for several blocks North and South (including 14th Av NE and all of the blocks from 8th Ave to 15th Ave NE) is classed in the Area Redevelopment Plan as "Low Density Residential". The area is characterized by single story houses with a few two story properties of smaller scale.

The proposal to break this zoning designation is a major threat to the character of this area because multi-story properties (i.e. 2+) and multi-property developments on single lots will dwarf the existing houses so that the majority of the existing residents are living in the shadow of much larger out of scale buildings.

Crescent Heights is a very vibrant and diverse neighborhood which is benefitting from a lot of new development. Like most residents we welcome this revitalization and progress. However there is clearly a well thought out plan that combines higher density along the major roadways (i.e. Edmonton Trail, Center Street, and 16th Avenue) with the needs of the existing community. The Area Redevelopment Plan provides a clear structure to accomplish this, with the scale of new buildings stepping down away one block away from the major roadways where higher density is being encouraged. As existing residents of the area, we should be able to rely upon this plan to prevent developers from randomly placing much taller and higher density developments adjacent to our existing traditional homes. Similarly, the ADP clearly sets out for the benefit of developers what type of development is allowed. To support the peaceful co-existence of everyone the plan should be respected and upheld.

Thanks,

Ian Dickinson

Sent from iCloud

**Williams, Debbie D. (City Clerk's)**

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**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:46 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] rezoning of 235-14 Ave N.E.

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

From: Lisa Schmidt [mailto:schmidtrl@telus.net]  
Sent: Monday, June 04, 2018 10:03 AM  
To: Jones, Steve P. (LUPP) <Steve.Jones2@calgary.ca>  
Subject: [EXT] rezoning of 235-14 Ave N.E.

Hello Mr. Jones,

It has come to my attention that you are the file manager that we are able to direct our objections to. I do object to the proposed rezoning of the property at 235-14 Ave. N.E. The idea that a 11m high townhouse could be developed here or set the precedents for further development like this to our avenue is not appealing to me at all. We have a lovely block and surrounding area for the most part with unique houses. There are many upgrades to our block, each staying within the current zoning. We do try to keep our eye on developments in the area so that the same character and community will remain. I am the resident of 220-13 Ave. N.E. I rent my home from my parents, Gail and Francis Ziegler. I am currently in my grandparents home and my parents live beside me. We have been longstanding residents to this block, building the original homes and plan to remain here/pass down our homes to our families. I do not wish to see our community changed in this drastic way.

Sincerely  
Lisa Schmidt



**Williams, Debbie D. (City Clerk's)**

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**From:** Jones, Steve P. (LUPP)  
**Sent:** Monday, June 04, 2018 11:49 AM  
**To:** Public Submissions  
**Subject:** FW: Rezoning and Development of 235 14 Ave.N.E

---

**From:** Marcia Senini [mailto:marciasenini@hotmail.com]  
**Sent:** Thursday, May 31, 2018 7:48 PM  
**To:** Jones, Steve P. (LUPP)  
**Cc:** Nancy Weimann  
**Subject:** [EXT] Rezoning and Development of 235 14 Ave.N.E

Dear Steve,

I saw the sign at this site and see the deadline is June 4th for this site. I live on 13 Ave.N.E kitty corner to this property on the alley.

My husband and I oppose this development for many reasons.

1. The 2nd block of 12,13,14 and 15 are single dwellings and development of this kind is not fitting to the character of this neighborhood.

2. Existing homeowners bought their homes because of this zoning. With the changing in zoning we will have problems with noise, lack of sunlight, more traffic, and more congestion and privacy.

This development will be towering over our bungalows. We can keep the density along main arteries.

Why does a developer have the right to dictate what happens in our neighbourhood and destroy the tranquility of this lovely neighborhood. We have lovely gardens and development of this kind have none.

I welcome any single or double development of compatible architecture but no density. This is not acceptable to this neighborhood and unfair to existing homeowners.

sincerely, Marcia and Blake Senini

**Williams, Debbie D. (City Clerk's)**

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**From:** Cario, MayAnn  
**Sent:** Monday, June 04, 2018 1:55 PM  
**To:** Public Submissions  
**Subject:** FW: Development Proposal: 235 14th Ave NE  
**Attachments:** 20180326\_194330.jpg

Possible Public Submission.

Thanks,

May Ann Cario  
Legislative Assistant, Legislative Services  
(403) 268-2527

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**From:** Khan, Sireena  
**Sent:** Friday, June 01, 2018 3:28 PM  
**To:** Cario, MayAnn  
**Cc:** Council Clerk  
**Subject:** FW: Development Proposal: 235 14th Ave NE

Hello MayAnn,

As discussed, please enclosed the email concerning Development proposal for 235-14<sup>th</sup> Ave NE.

Thank you,

**Sireena Khan**  
Bylaws and Council Minutes Clerk/ Legislative Records Assistant  
Legislative Services Division, City Clerk's Office  
The City of Calgary | Mail Code # 8007| Grid # 2318  
313 - 7th Avenue S.E. Calgary, AB  
**T:** (403) 268-5892 | **F:** (403) 268-6731

ISC: Protected

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**From:** Albrecht, Linda  
**Sent:** Friday, June 01, 2018 2:01 PM  
**To:** Bylaw Clerk <[BylawClerk@calgary.ca](mailto:BylawClerk@calgary.ca)>  
**Subject:** FW: Development Proposal: 235 14th Ave NE

Hi Ladies

Is this request something that you can assist with or should it go to someone else?  
Please advise.

Thanks  
Linda

**From:** Fiona Lui [[mailto:lui\\_fiona@hotmail.com](mailto:lui_fiona@hotmail.com)]  
**Sent:** Friday, June 01, 2018 10:59 AM  
**To:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Subject:** [EXT] Development Proposal: 235 14th Ave NE

Hello,

I am currently a resident at 221 14th Ave NE.

Noticed that there is a development re-zoning proposal for 235 14th Ave NE.

Can you provide more details on the application.

I am more than happy to see development in the community that caters to families, professionals, and elevates the status of our great neighborhood. However if the proposal is for a multi-unit project my main concern is whether the current road and water infrastructure can handle the increased population. Currently the back alley which we will share with the new project is already in dire straights. We have made phone calls to 311 annually to re-pave the back alley as you can see in the attached picture, when spring comes the water will flood into our garage. With increased traffic, concern that it will further damage the alley road.

With current population, the back alley way has also become crowded with compost , recycling and garbage bins. Concerned if the proposal is for a multi-unit project that it will clutter up the back alley even more. Making it hard to safely navigate with a vehicle.

There are many long term residents that live on our street that takes great pride in our community. Concerned that if the re-zoning to multi-unit gets approved it will set a precedent for more multi-units and destroy what makes Crescent Heights a great sanctuary for families. My husband and I purchased our property because we love the character of the neighborhood and can still have a detached house with a backyard but be so close to inner city. We look forward to teaching our daughter to ride a bike on our street and also enjoy our walks looking at the different characters of the houses in the neighborhood. Worried that multi-level units will destroy the character and heritage that makes Crescent Heights special.

Thank you for taking the time to read my email and I look forward to hearing back from you.

Regards,

Fiona Lui

**Williams, Debbie D. (City Clerk's)**

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**From:** Chin, Kathryn  
**Sent:** Thursday, May 31, 2018 3:52 PM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Fwd: LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

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**From:** Dennis Marr [mailto:planning@crescentheightsyyc.ca]  
**Sent:** Thursday, May 31, 2018 3:49 PM  
**To:** City Clerk  
**Subject:** [EXT] Fwd: LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Sent from my iPhone

Begin forwarded message:

To whom it may concern.

Re: above DP & LOC

Please find following an email which concerns the above and was sent to the file manager by the Crescent Heights Planning Committee. We would like this email to be included in the correspondence at the upcoming Council meeting which will decide whether this property will be rezoned.

Thank you.  
Dennis Marr  
Director, Planning Committee, Crescent Heights

**From:** Dennis Marr <[planning@crescentheightsyyc.ca](mailto:planning@crescentheightsyyc.ca)>  
**Date:** May 30, 2018 at 8:00:13 PM MDT  
**To:** "Steve P. Jones" <[Steve.Jones2@calgary.ca](mailto:Steve.Jones2@calgary.ca)>  
**Cc:** Dennis Marr <[dennismarr@shaw.ca](mailto:dennismarr@shaw.ca)>  
**Subject:** Fwd: LOC2017-0399 & DP2018-0273; 235 - 14 Ave NE

Hello Steve,

In response to the Notice Board located at 235 - 14 Ave NE, the Crescent Heights Planning Committee wishes to emphasize clearly and concisely that we oppose the rezoning of this property. The Committee and many residents in the community have worked persistently to oppose developer-initiated rezoning to increase density.

It is our priority to stop the conversion of RC-2 properties to ones allowing more density. While rezoning one property, such as 235, may not seem significant, to us it is essential to prevent precedents from being set.

During the last year, two large neighbourhood groups in our community successfully appealed two rezoning applications similar to this one. Their rapid, well-informed response supports our contention that Crescent Heights does not want this kind of rezoning.

We understand that density and diversity of housing is a City planning objective. We support that objective. In our opinion permitting random rezoning applications by developers is not the method by which that diversity should be achieved.

Once again, we oppose the rezoning of 235-14 Ave. NE.

Please do not hesitate to contact me by phone at 403-807-7257 or by email.

Sincerely,

Dennis Marr  
Director, Planning, Crescent Heights, C.A.



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

**ISC: UNRESTRICTED  
PUD2018-0475  
Page 1 of 5**

## **Supporting Household Energy Efficiency**

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### **EXECUTIVE SUMMARY**

Through Notice of Motion NM2017-34, *Supporting Household Energy Efficiency*, Council directed Administration to remove procedural barriers for people who are interested in making their existing homes more energy efficient. This direction was focused on exterior insulation retrofits on existing low density residential buildings where alternative means to increase exterior wall insulation are typically cost or technologically prohibitive. Maintaining building safety and envelope integrity is a primary consideration in the proposed recommendations. To fulfill the direction, it is recommended that the Land Use Bylaw be amended to exempt exterior insulation upgrades from a development permit for lot coverage calculations to allow for side yard setback relaxations. Additionally, the existing Building Permit processes will ensure building fire safety, moisture protection, and envelope durability are maintained through review and inspections of exterior insulation retrofit projects.

#### **ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
  - a. prepare an amending bylaw to Land Use Bylaw 1P2007 as outlined as proposed text in Attachment 1;
  - b. forward the proposed bylaw directly to the Public Hearing of Council no later than 2018 June 11 to accommodate the required advertising; and
2. Recommend that Council hold a Public Hearing and give three readings to the proposed Land Use Bylaw Amendment.

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

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That Council hold a Public Hearing and give three Readings to Proposed **Bylaw 39P2018**.

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

On 2017 September 11, Council adopted Notice of Motion NM2017-34 *Supporting Household Energy Efficiency*, directing Administration to:

- a) Develop a standalone permit application process, including a proposed fee structure, pertaining to adding insulation to buildings designated as low density residential to remove excess burden on the planning department;
- b) Explore permitting lot coverage to exceed the current maximum for existing homes to allow for additional exterior insulation, up to a maximum of 30 centimetres per side, so long as relevant building and safety codes are met; and

## **Supporting Household Energy Efficiency**

- c) Report back to Council, through the SPC on Planning and Urban Development, on the proposed changes no later than Q2 2018.

### **BACKGROUND**

The direction received from Council was to address energy efficiency upgrades to existing low density homes, specifically improvements to thermal envelope performance. Thermal envelope upgrades to single detached homes are typically executed by exterior insulation retrofits. This is done by removing the existing exterior shell of a building (cladding), adding a layer(s) of insulation to the exterior and then recladding with the same or a different cladding material. This process effectively 'thickens' exterior walls outward and provides a substantial improvement to the thermal performance of the house. However, this may lead to:

- 1) A conflict with the Land Use Bylaw (through an increase in lot coverage and/or side yard setback); and
- 2) An introduction of building performance issues, such as moisture ingress, vapour condensation, and fire spread issues related to the combustibility of materials used.

This report will address all Council directions related to exterior insulation retrofit permitting, bylaw compliance, and life and property protection.

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

NM2017-34 identified both Development Permit and Building Permit objectives related to exterior insulation retrofits on low density residential buildings. The intent of the Notice of Motion is to reduce the barriers to these types of home improvements while ensuring property and safety levels are maintained.

The areas of concern for the Development Permit include lot coverage and reduced side yard setbacks, whereas the Building Permit is concerned with fire safety, moisture entering the wall, and wall durability. Because the concerns are largely unrelated, it was deemed beneficial to segregate the processes and recommendations by permit type.

#### ***Current State***

Under existing processes, exterior insulation upgrades would typically require an approved Development Permit for relaxation of lot coverage and side yard if required, and a Building Permit application for exterior insulation upgrades to ensure compliance with the Alberta Building Code to ensure building occupant health, durability, and fire safety are maintained. The Notice of Motion would eliminate the Development Permit requirement in foreseeable cases. The existing Building Permit processes are recommended to be maintained as the projected workload and fees are reasonable, clearly defined, and have been well established with industry and professionals.



## **Supporting Household Energy Efficiency**

### ***Development Permit***

Council direction was to restrict amendments to the Land Use Bylaw to modifying existing buildings. New housing can accommodate high levels of insulation within the allowed building envelope dimensions, whereas existing buildings already built to the edge of the allowable building envelope would need to either: apply for a relaxation of the Land Use Bylaw rule(s); tear down the house and replace it; or reduce the amount of insulation, which would limit the effectiveness of the building envelope upgrades.

An energy retrofit of a single or a semi-detached building can involve the exterior walls and/or the roof. The Notice of Motion proposes that up to 0.3 metres (approx. 12 inches) of exterior insulation may be added to a wall without adversely affecting lot coverage. Administration notes that a more typical insulation upgrade would result in .025 – 0.1 metres (1"-4") of additional thickness being placed on the outside face of the wall. In order to accommodate homeowners who wish to maximize the energy efficiency of their existing home and to acknowledge the direction from Council, Administration recommends amending the Land Use Bylaw in the low density residential districts to exempt insulation retrofit projects from a development permit, allowing them to:

1. Project a maximum of 0.3 metres into a required setback area

The Land Use Bylaw has required minimum front, side and rear yard setback areas. The setback areas can vary by district but a typical house in a developed neighbourhood requires 3.0 metres for a front yard setback, 1.2 metres for a side yard setback and 7.5 metres for a rear yard setback. If a homeowner chose to undertake a project that maximizes the energy efficiency and the house was on a typical lot in the established area, then this amendment would allow for an exemption from a Development Permit for setback relaxations of up to 10% in the front yard, 25% in the side yard and 4% in the rear yard.

2. Exceed the maximum building coverage in the district.

The Land Use Bylaw allows for buildings in low density residential districts to cover between 45%-50% of a lot. If a building were at the maximum allowable lot coverage and the owner then wanted to retrofit their house using 0.3 metres of exterior insulation, we estimate that the additional lot coverage could be up to 3%. As the percentage increase is relatively small, even at the maximum possible amount of insulation being added, Administration recommends an amendment to allow the maximum building coverage rule to be exceeded for the purpose of an energy retrofit project.

By approving the proposed Land Use Bylaw amendments (Attachment 1), Council would be determining that increasing the energy efficiency of an existing home is a worthwhile trade-off for smaller building setbacks and increased lot coverage.

### ***Building Permit***

Increasing the exterior insulation on an existing wall assembly may impact the allowable distance to the property line and certainly impacts the thermal and moisture dissipating characteristics of

## **Supporting Household Energy Efficiency**

the walls. Adding any amount of insulation to a wall assembly impacts code compliance as changes thermal properties, condensation points, and limiting distance to the property line, affecting the combustibility and unprotected opening requirements found in the Alberta Building Code. Issues related to increasing exterior wall insulation include:

- 1) Combustible construction requirements;
- 2) Impacts on the amount of allowable window and door area for walls adjacent to property lines (intended to limit fire spread from neighbouring structures);
- 3) Wall condensation potential and subsequent impacts of failure; and
- 4) Ensuring rain and snow is adequately shed by the cladding and windows.

An exterior insulation retrofit (Attachment 2 – Side Yard of a Typical Retrofit) can provide a continuous, airtight, blanket of insulation around the house. The main advantages of an exterior retrofit are that it doesn't affect interior finishes; it doesn't reduce room sizes; and you can continue to live in the house while the work is completed outside. However, the design and installation of wall insulation materials does require a review to ensure occupant safety in the event of fire, and to confirm envelope durability and performance. Because of these concerns, exterior insulation improvements currently require a Building Permit review and inspection. This allows for an evaluation of site specific requirements such as type and thickness of insulation being added, type and combustibility of cladding, existing and new distance to property line(s), with the intent of verifying compliance with the Alberta Building Code.

To ensure clarity of process, Calgary Building Services has made several resources available for the public seeking information on exterior insulation retrofits, including:

- 1) Online resources ([calgary.ca/myHome](http://calgary.ca/myHome));
- 2) Telephone (311 - Technical Assistance Centre);
- 3) In person (Planning Services Centre); and
- 4) Industry related (BILD Home Renovators Committee).

In addition, modifications to The City of Calgary's 'greenbuilding' web hub ([calgary.ca/greenbuilding](http://calgary.ca/greenbuilding)) will include detailed information on permitting requirements and considerations explicitly related to exterior insulation upgrades. This is in keeping with Calgary Building Services efforts to make information accessible and convenient for homeowners (see Attachment 3 – Information Access for Applicants for current customer service channels).

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

As the proposed recommendation includes minor changes to the Land Use Bylaw, and utilizes existing Building Permit practices and communication methodologies, additional external stakeholder engagement is not required.

## **Strategic Alignment**

The Land Use Bylaw amendment aligns with the following City initiatives;

Approval(s): Stuart Dalgleish concurs with this report. Author: Justin Pockar  
City Clerk's: D. Williams

## **Supporting Household Energy Efficiency**

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- 1) Green House Gas mitigation strategy
- 2) Green House Gas Adaptation strategy
- 3) Municipal Development Plan 2.6 Greening the City

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

Facilitating energy-efficient buildings in the developed communities will help; retain valued existing buildings; balance growth between established and greenfield communities and will help to reduce the impacts that the built form can have on the environment.

### **Financial Capacity**

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

By utilizing existing processes related to exterior insulation upgrades, Administration would be well positioned to manage anticipated application volume.

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

There is no foreseen capital budget impact associated with the recommendations in this report.

### **Risk Assessment**

Facilitating energy efficient buildings in the developed communities carries limited risk as life safety and property mitigation measures are maintained through review and inspections. The Land Use Bylaw amendments propose to allow existing buildings to exceed required setbacks and/or building coverage limits which is a reasonable trade-off for homeowners proposing to increase the energy efficiency of their existing home.

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

The Land Use Bylaw amendment provides assurance to homeowners and contractors that they can pursue the most energy efficient and economical methodology of exterior insulation upgrades. By adhering to existing Building Permit processes, the continuity for applicants is ensured while maintaining appropriate property and fire safety levels. Supplementing online resources will further clarify design practice and cost considerations for citizens.

### **ATTACHMENTS**

1. **Proposed Bylaw 39P2018**
2. Side Yard of a Typical Retrofit
3. Information Access for Applicants



# PROPOSED

PUD2018-0475  
ATTACHMENT 1

## BYLAW NUMBER 39P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

- (a) Add a new section 25.3 as follows:

#### **Exemption for Insulation Retrofit**

- 25.3 (1)** In the *low density residential districts, development* with the sole purpose of adding exterior insulation and associated cladding to an existing *building* containing a **Dwelling Unit** does not require a *development permit*.
- (2)** The insulation and cladding for any *development* referenced in subsection (1):
- (a) may project a maximum of 0.3 metres into any required *setback area*; and
  - (b) may exceed the maximum *parcel coverage* in the district.

# PROPOSED

BYLAW NUMBER 39P2018

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 \_\_\_\_\_

## Side Yard of a Typical Retrofit

PUD2018-0475  
ATTACHMENT 2

Figure 1 below shows a 1.2 metre side yard and Figure 2 shows a typical exterior insulation project where the wall would be “thickened” by 50mm. The impact of most exterior insulation projects, as shown below, would not be significant. However, without the approval of the proposed amending bylaw, the project depicted in Figure 2 would require a Development Permit for a relaxation of the required side yard.

Figure 1 – Side yard of 1.2 metres

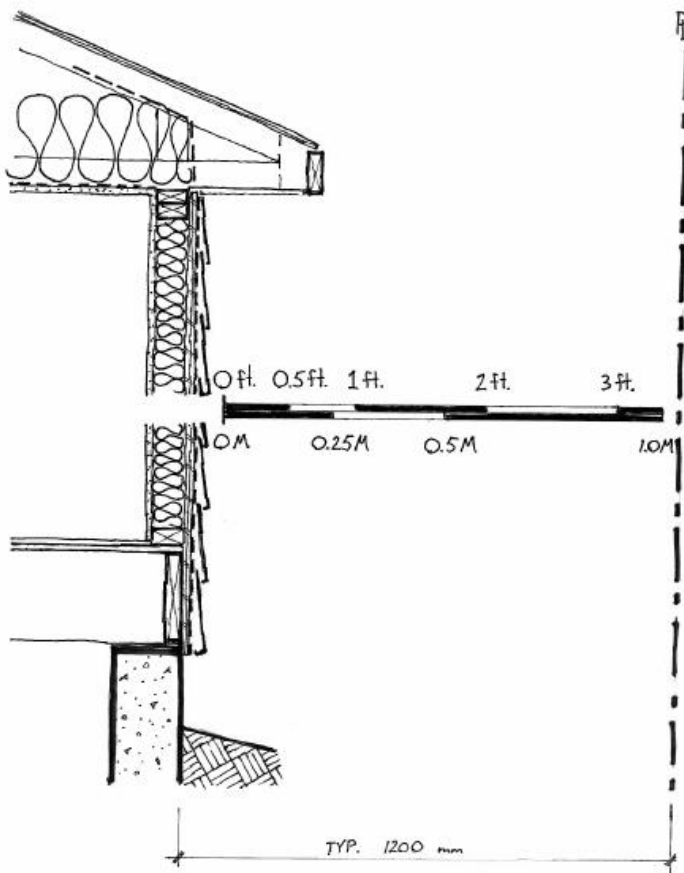
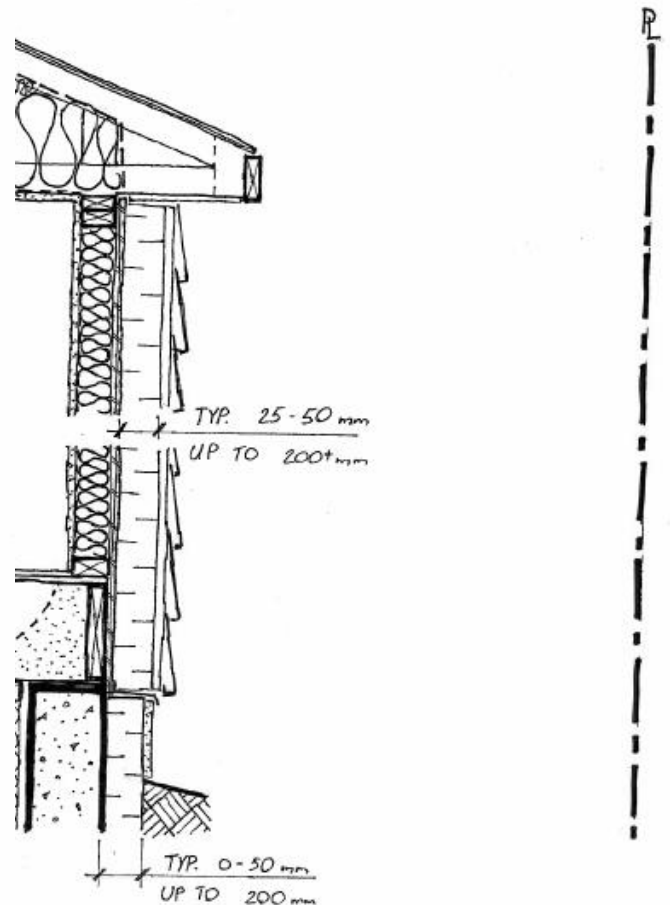


Figure 2 – Typical exterior insulation project with additional 0.05 metres of insulation







To ensure clarity of process, Calgary Building Services has made several resources available for the public seeking information on exterior insulation retrofits, including:

- 1) Online resources ([calgary.ca/myHome](http://calgary.ca/myHome));
- 2) Telephone (311 - Technical Assistance Centre);
- 3) In person (Planning Services Centre); and
- 4) Industry related (BILD Home Renovators Committee).

In addition, modifications to The City of Calgary's 'greenbuilding' web hub ([calgary.ca/greenbuilding](http://calgary.ca/greenbuilding)) will include detailed information on permitting requirements and considerations explicitly related to exterior insulation upgrades. This is in keeping with Calgary Building Services efforts to make information accessible and convenient for homeowners.

### Customer service channels





## **Advertising Signs on Transit Property**

### **EXECUTIVE SUMMARY**

This report responds to a Council direction from 2017 May 29, and proposes amendments to Land Use Bylaw (LUB) 1P2007 to add both Sign – Class F (conventional paper) and Sign – Class G (digital) Third Party Advertising Signs as discretionary uses on twelve Calgary Transit parcels (Attachment 1). The amendments allow for both vehicle and pedestrian scaled signs, depending on the parcel (Attachment 2).

Third Party Advertising Signs located on Calgary Transit property offer a significant source of revenue for The City that can offset tax support of operations and increases to transit fares. Currently these signs are not listed uses on Calgary Transit property, limiting the ability for the City to generate revenue from this source. Advertising revenues are critical for sustaining transit service in communities.

The proposed parcels were selected in collaboration with Calgary Transit and are in areas where the introduction of these signs would generally meet the existing sign policy and rules. Amendments to the Calgary Third Party Advertising Sign Guidelines (Attachment 3) will support the new uses on select Transit parcels.

### **ADMINISTRATION RECOMMENDATION:**

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
  - a) prepare an amending bylaw to Land Use Bylaw 1P2007, as outlined in Attachment 1;
  - b) prepare amendments to the Calgary Third Party Advertising Sign Guidelines, as outlined in Attachment 3; and
  - c) forward this report, with the proposed bylaw and guideline amendments, directly to the 2018 June 11 Public Hearing of Council to accommodate the required advertising.
2. Recommend that Council hold a Public Hearing and adopt and give three readings to the proposed amending bylaw.
3. Recommend that Council adopt by resolution, amendments to the Calgary Third Party Advertising Sign Guidelines in Attachment 3.

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

That Council:

1. Hold a Public Hearing and give three Reading so Proposed Bylaw 40P2018; and
2. Adopt by resolution, amendments to the Calgary Third Party Advertising Sign Guidelines in Attachment 3.

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

On 2017 May 29, Council adopted the Committee Recommendations contained in TT2017-0419:

### **Advertising Signs on Transit Property**

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“That the SPC on Transportation and Transit recommend that Council Direct Administration to bring forward a package of land use amendments designed to accommodate Class F&G signs on sites where those signs generally meet the provisions of the existing sign bylaws and are desired by The City.”

On 2017 April 10, Council adopted the Committee Recommendations contained TT2017-0183:

“That the SPC on Transportation and Transit recommend that Council:

1. Direct Administration to develop and bring forward a Calgary Transit Policy to guide the placement and approval of Sign – Class F and Sign – Class G on City (Transit) owned lands prior to planning applications, and return to the SPC on Transportation and Transit no later than Q2 2017; and
2. Direct Administration to initiate an amendment to the Land Use Bylaw to add Sign – Class F and Sign – Class G as Permitted Uses on City (Transit) owned lands within the Special Purpose – City and Regional Infrastructure (S-CRI) District, and any other affected provisions in the Land Use Bylaw.”

On 2016 July 04, Council adopted the Committee Recommendations contained in TT2016-0523:

“That the SPC on Transportation and Transit recommend that Council:

1. Direct Administration to develop and bring forward a Calgary Transit Policy to guide the placement and approval of Sign – Class F and Sign – Class G on City (Transit) owned lands prior to planning applications, and return to the SPC on Transportation and Transit no later than Q1 2017; and
2. Direct Administration to Amend the Land Use Bylaw to add Sign – Class F and Sign – Class G as Permitted Uses on City (Transit) owned lands within the Special Purpose – City and Regional Infrastructure (S-CRI) District, and any other affected provisions in the Land Use Bylaw.”

Previously, at a 2015 March 30, meeting Council directed (TT2015-0289):

“ADOPT, AS AMENDED, Moved by Councillor Keating, Seconded by Councillor Chu, that the SPC on Transportation and Transit Recommendations contained in Report TT2015-0289 be, adopted, as amended, as follows:

That Council:

1. Receive this report for information; and
2. Direct Administration to develop and bring forward a Calgary Transit Policy to guide the placement and approval of Sign – Class F and Sign – Class G on City (Transit) owned lands prior to planning applications, and return to the SPC on Transportation and Transit no later than Q2 2016; and
3. Direct Administration to Amend the Land Use Bylaw to add Sign – Class F and Sign – Class G as Permitted Uses on City (Transit) owned lands within the Special Purpose – City and Regional Infrastructure (S-CRI) District, and any other affected provisions in the Land Use Bylaw.”

## **Advertising Signs on Transit Property**

### **BACKGROUND**

Signs on Calgary Transit properties are governed by multiple bylaws depending on their locations. The Land Use Bylaw provides direction on where signs on titled property can be located in accordance with land use districts. Transit services, including Light Rail Transit (LRT) stations are designated with the Special Purpose – City and Regional Infrastructure (S-CRI) District. This district is only used for City infrastructure and utility facilities and is not used for lands owned by anyone other than Federal, Provincial and municipal levels of government. This report reviews Calgary Transit properties in the S-CRI District that are subject to the Land Use Bylaw rules. Transit signage for stations, platforms, bus shelters and bus/benches are typically allowed within road rights-of-way and are subject to the Street Bylaw and Traffic Bylaw.

Third Party Advertising Signs market products, businesses or activities that are not located on the property where the sign is located. Sizes vary depending on sign location. The format for these signs can be either conventional posters (Sign – Class F) or digital (Sign – Class G). These types of signs are a discretionary use and require a Development Permit. They are approved for either a three (Sign – Class G) or five-year (Sign – Class F) time period. Any changes to the surrounding neighbourhood are taken into consideration during the Development Permit process prior to a permit being approved in the same location.

Over the last five years, a total of 554 Third Party Advertising Sign applications were approved. Approximately 389 of the applications were for conventional paper signs and 165 applications were for digital signs. Of the 554 applications 55 Development Permits were approved at a corridor scale of 4.6 metres high with a 4.5 square metre sign area. The corridor districts are:

- Commercial – Corridor 1 (C-COR1) District,
- Commercial – Corridor 2 (C-COR2) District,
- Centre City Mixed Use District (CC-X), and
- Centre City Commercial Corridor District (CC-COR).

The remaining 499 Development Permits were approved at a vehicle or billboard scale.

The current Land Use Bylaw rules for Third Party Advertising Signs (both Class F and G) generally accommodate large scaled signs because they are appropriate in their current locations. As commercial areas redevelop and transition, or as neighbourhood character evolves to reflect a pedestrian orientation, these temporary sign uses are not supported for renewal.

### **Policy Background**

Excerpts from Council's existing policies on signage are included in Attachment 4. Current City of Calgary policies suggest that Third Party Advertising Signs are not appropriate in S-CRI Districts, as land for transit purposes should have a strong relationship to the human scale and encourage pedestrian-oriented businesses and access. Current City policy directs the design and mix of land uses surrounding transit stops and stations to support transit usage and emphasize a walkable pedestrian environment. Council direction from 2018 May 29, TT2017-0419 (*Class F & G Signs on Transit Property*), was to look for sites where signs would generally meet City policy and rules, despite being S-CRI parcels. The City is also applying the 2015, Transportation Association of Canada, *Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines* (TAC Guidelines) to assess the risks of driver distraction at the time of a development permit application.

## **Advertising Signs on Transit Property**

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

#### **Site Selection**

Working collaboratively with Calgary Transit, Administration identified twelve Calgary Transit Park & Ride sites that would be viable for Third Party Advertising Signs. The parcels selected are not immediately scheduled for Transit Oriented Development or an Area Redevelopment Plan and Outline Plan process. Until redevelopment occurs around these properties, the amendments are anticipated to have minimal impacts.

The Park & Ride properties identified in Attachment 5, generally meet City policies for Third Party Advertising signs. Of the 12 Calgary Transit properties, vehicle scaled signs are contemplated on three and pedestrian scaled signs are contemplated on all 12. Attachment 2 contains examples of vehicle and pedestrian scaled signs on City properties. To mitigate potential impacts on surrounding homes, new bylaw rules (Attachment 1) for pedestrian scale signs are proposed for these locations. All Park & Ride properties require a sensitive pedestrian treatment to encourage and support ridership.

As part of the site selection process, Transportation Engineers were consulted, and Calgary Transit's proposed sign location diagrams were used to demonstrate the feasibility of adding signs in locations that minimize the potential risks of driver distraction. An Engineering Risk Assessment was conducted using the principles developed by the Transportation Association of Canada, *Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines* (TAC Guidelines). All of Calgary Transit's proposed sign locations are acceptable and will be reviewed again at the time of a Development Permit.

#### **Proposed Policy Amendments**

The proposed amendments to the Third Party Advertising Sign Guidelines (City Policy) and the Land Use Bylaw provide the City with an exclusive ability to place Third Party Advertising Signs in pedestrian and future high-density areas. The proposed policy and Land Use Bylaw amendments try to balance this advantage with new rules that limit sign impacts through a reduced scale (height and sign area) and minimum spacing requirements. Proposed rules requiring pedestrian scale signs to orient away from streets and into the Park & Ride property should ensure that nearby commercial businesses are not competing with Third Party Advertising Signs to identify their building or business. Rules are also proposed that would require a blank or black screen at night between 10 p.m. and 7 a.m., if a digital sign is visible and located within 125 metres of a building containing a dwelling unit. This proposed rule is like the rule for Digital Message Signs located in residential districts.

Amendments are proposed to the Calgary Third Party Advertising Sign Guidelines. This non-statutory policy guides the appropriate use and location of Third Party Advertising Signs in Calgary. This policy is also used in conjunction with other applicable Council-approved policies such as an Area Redevelopment Plan. The proposed amendments are highlighted in Attachment 3 and are intended to support advertising sign opportunities on the 12 selected Calgary Transit properties. The major principles place a priority on:

- not competing with businesses and building identification signs,
- predominately orienting signage to pedestrians and a human scale, and

### **Advertising Signs on Transit Property**

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- recognizing that select Calgary Transit parcels may be appropriate for large Third Party Advertising Signs when the adjacent area has a commercial or industrial character and there are no conflicts with pedestrians.

### **Proposed Land Use Bylaw Amendments**

The proposed amendments to the Special Purpose – City and Regional Infrastructure (S-CRI) District add Sign – Class F and Sign – Class G to the list of discretionary land uses when carried on by, or on behalf of the City. All Third Party Advertising Signs require a Development Permit.

The proposed Land Use Bylaw amendments build on the current sign rules and introduce specific rules to address the potential impacts of Third Party Advertising Signs in proximity to residential dwellings. A new definition for pedestrian scaled third party advertising is proposed. This means that signs have a maximum height of 2.0 metres with a maximum sign area of 2.0 square metres and must not be located within 20.0 metres of any Freestanding Sign, other Third Party Advertising Sign or Digital Third Party Advertising Sign on the same property. Signage must be oriented to pedestrians and can be visible, but not legible from streets. On properties identified for pedestrian scaled Third Party Advertising, the Development Authority must refuse signs that are larger than the maximum height or sign area. The Development Authority must also refuse signs that are closer than the minimum separation requirements.

### **Appropriate Sign Locations**

Third Party Advertising Signs may be located at Spring Gardens Garage and the following Park & Ride facilities: Brentwood (south of Crowchild Trail NW), Dalhousie, Franklin (south of Memorial DR SE), Heritage, Marlborough, North Point, Sandstone, Sirocco, Somerset, Southland, and Tuscany. Any digital sign that is located within 125 metres of a dwelling unit and is visible, must be turned off at night. The current rules for digital displays require ambient light sensors and a 24-hour contact along with prohibiting the appearance of full motion or movement.

The Franklin LRT Park & Ride (north of Memorial DR SE) and the Spring Gardens Garage properties have existing grandfathered vehicle scaled Third Party Advertising Signs. These grandfathered signs may remain on the property with a valid Development Permit. One additional vehicle scaled Sign – Class F or G is proposed for these sites and on the Southland LRT Park & Ride property. A variation from the 300 metre separation requirement is proposed at the Franklin LRT Park & Ride north of Memorial DR SE. A 200.0 metre separation is proposed and will meet the Transportation Association of Canada Guidelines.

### **Transit Signs in Other Municipalities**

A brief scan of third party advertising undertaken by other municipal Transit Departments included the Toronto Transit Commission, City of Edmonton and Société de transport de Montreal. The review found advertising on transit properties was in digital format. Additionally, the number of pedestrian scaled digital signs has increased, however, the size and scale must be conducive to the surroundings. The typical size of the sign has a maximum sign area of approximately 2.0 square metres.

### **Anticipated Benefits**

## **Advertising Signs on Transit Property**

Advertising is an important non-fare revenue stream in Calgary Transit's operating budget. The budget for advertising revenue accounts for approximately 5 per cent of the total revenue budget. Increased advertising revenue and inventory of signs help reduce pressure from transit fares and the property tax base.

The proposed amendments will facilitate new contracts for Third Party Advertising Signs on parcels, providing additional guaranteed minimum payments that contribute to revenues. These amendments will not impact contracts on advertising on vehicles, LRT Stations, shelters and benches.

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

Internal engagement has been done with members of Administration from Calgary Transit, Roads, Community Planning, Customer Advisory Services and Calgary Growth Strategies.

#### **Consultation**

Project information was mailed on February 8, 2018 to 1,893 landowners adjacent to the twelve Park & Ride properties identified in Attachment 5. Administration received nine adjacent landowner responses and one general email supporting generating revenues to offset Transit fares and taxes. The adjacent landowners were predominately concerned with potential digital signs and the management of lighting impacts at night. One commercial developer had no issues, but asked if there would be impacts on future digital signage applications for their site. Two residents felt that it was inappropriate to use City lands for advertising. There were positive comments made related to the pedestrian sign scale and the landscaping at the Tuscany LRT Park & Ride.

General project information was sent to the Federation of Calgary Communities on 2018 January 9, to determine the best way to reach out to Community Associations. The Federation decided they would distribute information. The Federation Blog included information on 2018 February 1. The Federation also reached out to the Community Associations closest to the Park & Ride sites to see if they are interested in receiving Development Permit circulations. The Brentwood Community Association would like to receive circulations related to advertising on the Brentwood LRT Park & Ride. No other responses were received.

Building Industry and Land Development (BILD) Calgary Region and Building Owners & Managers Association (BOMA) received project information on 2018 February 1. They are monitoring the project for their members.

Urban Design reviewed the proposed bylaw rules and advise there are likely no visibility impacts with scale, massing, or compatibility with architecture in vicinity. All sign applications will require a Development Permit and visual impacts can be assessed based on site specific details.

### **Strategic Alignment**

The Municipal Development Plan policies for site and building design are supported by the proposed Land Use Bylaw amendments introducing new rules for pedestrian scaled signs at select Park & Ride locations. The size of the signs is at a pedestrian scale that is sensitive to the public realm.



## **Advertising Signs on Transit Property**

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

#### **Social**

Revenue from Third Party Advertising Signs would provide a public benefit for the citizens of Calgary and would offset the operating cost of improvements to the urban realm and transit service that have Triple Bottom Line benefits.

#### **Environmental**

The proposed sign rules are sensitive to the impacts of potential light spill from signage into adjacent properties. Digital sign rules are designed to ensure that impacts on adjacent dwellings are minimized as they must be turned off at night.

#### **Economic**

Increasing the use of non-fare revenue sources that do not impact property taxes and customer fares is aligned with the direction outlined in Action Plan 2015-2018.

### **Financial Capacity**

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

There are no Operating Budget impacts associated with these recommendations.

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

There are no Capital Budget impacts anticipated.

### **Risk Assessment**

There are risks that these signs may impact potential future development and intensification around Park & Ride properties. The limited term approval for these sign uses will allow the Development Authority to consider new developments in the area and mitigate any signage impacts as surrounding properties redevelop.

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

The proposed policy amendments and rules will provide additional signage opportunities for Calgary Transit and the sign industry. New advertising contracts will contribute to Calgary Transit revenues to potentially offset transit fare increases and augment funding for service delivery. The impacts of Third Party Advertising Signs may be mitigated with proposed rules for a new pedestrian scale and requiring lights be turned off at night.

### **ATTACHMENT(S)**

1. Attachment 1 – **Proposed Bylaw 40P2018**
2. Attachment 2 – Photo Examples of Vehicle and Pedestrian Scaled Signs
3. Attachment 3 – Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines
4. Attachment 4 – Third Party Advertising Sign – Policy Excerpts
5. Attachment 5 – Maps and Descriptions of Calgary Transit Properties



# PROPOSED

PUD2018-0381  
ATTACHMENT 1

## BYLAW NUMBER 40P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007

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**WHEREAS** it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

- (a) Add a new subsection to Section 13 as follows:

**“(103.1) “*pedestrian scaled third party advertising*” means a Sign – Class F or Sign – Class G:**

- (a) with a maximum height of 2.0 metres and a maximum ***sign area*** of 2.0 square metres;
    - (b) that may have ***copy*** visible from a pathway;
    - (c) that must not be located within 20.0 metres of any **Freestanding Sign**, other **Third Party Advertising Signs** or **Digital Third Party Advertising Signs** on the same ***parcel***, when measured from the closest point of the ***sign***, containing the ***digital display*** to the closest point of another ***sign***; and
    - (d) that must be oriented to pedestrians and must not be legible from ***streets***.”

- (b) Add a new subsection to Section 40 as follows, and amend formatting and numbering of Section 40 accordingly:

**“(I) is for a Sign – Class F *pedestrian scaled third party advertising* or a Sign – Class G *pedestrian scaled third party advertising*:**

- (i) higher than the sign heights indicated in subsection 13(103.1);
    - (ii) has a ***sign area*** larger than indicated in subsection 13(103.1); or

# PROPOSED

BYLAW NUMBER 40P2018

- (iii) is located closer to a **Freestanding Sign** or another **Third Party Advertising Sign**, or **Digital Third Party Advertising Sign** than is indicated in subsection 13(103.1).”

(c) Add new subsections to Section 1068 as follows:

“(4) The following **uses** are **discretionary uses** when carried on by, or on behalf of, the **City** where located on **parcels** identified in subsections (5) and (6):

- (a) **Sign – Class F**; and
- (b) **Sign – Class G**.

(5) The **uses** listed in subsection 1068 (4) may be located on a **parcel** identified as one or more of the following:

- (a) Block 1 Plan 7611002 excepting Road Plan 8211009 and Subdivision Plan 8911094;
- (b) Lot 1 Block 13 Plan 7810679; and
- (c) Block C Plan 7811204.

(6) The **uses** listed in subsection 1068 (4) may be located on a **parcel** identified as one or more of the following, if they are **pedestrian scaled third party advertising**:

- (a) That portion of Research Road NW which lies east of 33 Street NW on Plan 8110138;
- (b) Lot 5 Block 5 Plan 8110138;
- (c) Lot 9 Block 5 Plan 9712289;
- (d) Block 4 Plan 9512418;
- (e) Block 1 Plan 7611002 excepting Road Plan 8211009 and Subdivision Plan 8911094;
- (f) Lot 1 Block 1 Plan 8510947;
- (g) Block 14 Plan Haysboro Industrial Calgary 5115HV;
- (h) Block 9 Plan Franklin Park Industrial Calgary 7410806; excepting Street Widening Plan 7811004;
- (i) Lot 10 Block 1 Plan 9912694;
- (j) Lot 1 Block 9 Plan 8211309;
- (k) Block 2 Plan 9911775;
- (l) Lot 106 Block 13 Plan 9710384;
- (m) Lot 1 Block 13 Plan 7810679;
- (n) Block C Plan 7811204; and
- (o) Lot 1 Block 39 Plan 0012045.”

# PROPOSED

BYLAW NUMBER 40P2018

- (d) Add a new Section 1073.1:

**“1073.1 “Sign – Class F and Sign – Class G Rules”**

- (1) The rules contained in Part 3, Division 5: Signs apply to **Sign – Class F** and **Sign – Class G**, except as follows:
- (a) **Sign – Class F *pedestrian scaled third party advertising*** may only be illuminated indirectly in a manner that prevents the trespass of light onto ***adjacent parcels***;
  - (b) Notwithstanding subsections 115.2(6), where a **Sign – Class G *pedestrian scaled third party advertising*** is visible from and located within 125.0 metres of a ***building*** containing a **Dwelling Unit**, the ***sign*** must not operate, or must only display a blank screen between 10 p.m. and 7 a.m.;
  - (c) In addition to any ***sign*** approved under subsections 1068(2), (3) and (5), a maximum of one **Sign – Class F** or **Sign – Class G** larger than a maximum height of 2.0 metres and a maximum ***sign area*** of 2.0 square metres may be located on each ***parcel*** identified in subsection 1068(5); and
  - (d) When a **Third Party Advertising Sign** or **Digital Third Party Advertising Sign** is located on a ***parcel*** identified in subsection 1068(5) (a), it must be a minimum of 200.0 metres from another **Third Party Advertising Sign** or **Digital Third Party Advertising Sign**, facing the same oncoming traffic.”

# PROPOSED

BYLAW NUMBER 40P2018

2. This Bylaw comes into effect two weeks after approval.

READ A FIRST TIME ON \_\_\_\_\_

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

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

\_\_\_\_\_  
MAYOR

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

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

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

## Photo Examples of Vehicle and Pedestrian Scaled Signs

### Vehicle Scaled Advertising Signage Examples



View looking east  
on 9 AV SW



View looking north to  
32 AV NE and Spring  
Gardens Garage



## Photo Examples of Vehicle and Pedestrian Scaled Signs

### Pedestrian Scaled Advertising Signage Examples



View looking south at  
Chinook LRT Station  
signage. Sign is two  
metres high.



View looking south at  
Chinook LRT Station signage.  
Signs are approximately 20  
metres apart.



## Photo Examples of Vehicle and Pedestrian Scaled Signs

### Pedestrian Scaled Advertising Signage Examples continued



View looking northeast at  
Chinook LRT Station



View looking northeast at Chinook LRT  
Station. Sign is 2 metres high with a 2  
square metre signage area.



## Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines



# Calgary Third Party Advertising Sign Guidelines

Originally approved by Council July 30, 2012, PUD2012-0380

June 11, 2018 – PUD2018 - 0381

**Proposed Amendments to the  
Calgary Third Party Advertising Sign Guidelines**

# Table of Contents

<b>1. Purpose of the Guidelines</b>	<b>3</b>
<b>2. Application of the Guidelines</b>	<b>3</b>
<b>3. Approach to Regulating Third Party Advertising Signs</b>	<b>4</b>
<b>4. Principles of Third Party Advertising Sign Regulation</b>	<b>4</b>
(A) Land Use Districts	4
(B) Location and Siting	6
(C) ) Size and Height	7
(D) ) Illumination and Operational Characteristics	8
(E) Development Permit Review Process	9



## Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines

### 1. Purpose of the Guidelines

The purpose of this guideline is to provide support on the appropriate use and location of Third Party Advertising Signs in Calgary.

Third Party Advertising Signs are sometimes referred to as Billboards. These signs contain copy directing attention to a business, commodity, service, or entertainment that is conducted, sold, or offered elsewhere than on the parcel where the sign is located. A Third Party Advertising Sign may or may not contain a digital display to present its copy.



*Third Party Advertising Sign*



*Digital Third Party Advertising Sign*

Third Party Advertising Signs have been a part of Calgary throughout its history. Calgary has grown into a major urban centre and outdoor advertising has evolved alongside the changes in the City. Third Party Advertising Signs are a long- standing part of the Calgary community and economy, supporting businesses and helping keep Calgarians informed.

### 2. Application of the Guidelines

Third Party Advertising Signs are a discretionary use in Calgary's Land Use Bylaw. As such, they are considered generally appropriate for particular Land Use Districts, but of a nature that may not necessarily make them compatible with other uses or development in the district.

The city, in exercising its discretion, can apply considerations to Third Party Advertising Signs by adapting Bylaw rules to the context of the location to achieve greater compatibility. This may involve relaxing the rules governing Third Party Advertising Signs to a lesser or higher standard and attaching conditions to the development permit to address issues.

This guideline should direct the review of development permit applications for Third Party Advertising Signs. The guideline is to be read in its entirety and all relevant principles are to be applied to each situation.

This policy must be used in conjunction with other applicable Council approved policies for Third Party Advertising Signs, such as Entranceway Guidelines, an Area Structure Plan or Area Redevelopment Plan, to help guide decisions on Third Party Advertising Signs. When a new Area Structure Plan or Area Redevelopment Plan is being prepared, these guidelines may be considered to help determine if there are appropriate locations of Third Party Advertising Signs.

## **Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines**

### **3. Approach to Regulating Third Party Advertising Signs**

The Calgary Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP) provide the long-term strategy for managing growth and change in Calgary consistent with Council adopted land use goals and objectives. These include creating a prosperous economy, shaping a more compact urban form, creating great communities, using urban design to create a livable and attractive city, connecting the city, and greening the city.

The policies of the MDP and CTP direct implementation of Calgary's planning processes. This includes tools such as the regulation of land use and the approval of development permits. The principles of this Third Party Advertising Sign guideline are based on these policies and intended to ensure their consistent application in the development approval process.

The Land Use Bylaw rules govern the development of all types of signs in Calgary. The priorities for regulating Third Party Advertising Signs are:

- Promoting community aesthetics and public safety in the approval and development of signs;
- Preventing visual clutter arising from sign proliferation; and
- Protecting Calgary's communities and visual environment from unsuitable signs.

These priorities for Third Party Advertising Signs can be addressed in the Land Use Bylaw by rules dealing with:

- Land Use Districts where Third Party Advertising Sign development is appropriate;
- Requirements for the location and siting of Third Party Advertising Signs;
- Size and height regulations;
- Illumination and operational characteristics; and
- The development permit review process.

The focus of the following principles of Third Party Advertising Sign regulation is to maintain and enhance a high quality urban environment in Calgary and a city that continues to be a desirable community in which to live, work, and visit.

### **4. Principles of Third Party Advertising Sign Regulation**

#### **(A) Land Use Districts**

Third Party Advertising Signs are commercial advertising signs that benefit from high visibility and maximum exposure of their advertising and information to passersby. A Third Party Advertising Sign's success depends on attracting attention.

Third Party Advertising Signs can be among the largest signs in cities and are generally free standing structures on private property. The introduction of digital display screens to Third Party Advertising Signs has changed the traditional visual characteristics with respect to sign brightness and the manner in which sign copy is changed and displayed.

Third Party Advertising Signs are designed to attract attention to their advertising and requires that they be located in appropriate Land Use Districts among compatible development. This reduces

## Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines

the potential for adverse impacts on their surroundings and conflicts with adjacent Land Use Districts with a different land use character and purpose. This basic planning principle applies to all uses and is inherent in all Land Use Districts.

### Principles

- I. The appropriate location for Third Party Advertising Signs is generally in commercial and industrial Land Use Districts, preferably on properties adjoining Arterial Streets, Industrial Arterials, Urban Boulevards and a limited number of Skeletal Roads, as designated in the Calgary Transportation Plan (CTP).
- II. Third Party Advertising Signs are not an appropriate use in districts that promote residential development including: low density, multi, and high density residential land use districts, or in parks, open space and natural areas. When not competing with business and building identification signage, some Third Party Advertising Signs may be appropriate in the Special Purpose – City and Regional Infrastructure District on select Calgary Transit parcels. Third Party Advertising Signs may also be considered in the Special Purpose - Recreation District when associated with sponsorship of sport activities on playing fields.
- III. Any Third Party Advertising on select Calgary Transit parcels should predominately be oriented to pedestrians as these areas should have a strong relationship to the human scale.
- IV. The development of Third Party Advertising Signs in the Commercial – Corridor 1 (C-COR1), Commercial – Corridor 2 (C-COR2), Centre City Mixed Use (CC-X), and Centre City Commercial Corridor (CC-COR) Districts, where residential development is allowed, must have regard to maintaining and protecting quality living environments for residents. When in these districts, Third Party Advertising Signs must have a sign area that is oriented to a pedestrian and copy must be at the eye level of pedestrians. When in areas that have been specifically identified as pedestrian oriented areas, Third Party Advertising Signs are not appropriate as they take away from limited opportunities for businesses to advertise.
- V. Third Party Advertising Signs must not be located at the major road entrance points to Calgary or along thoroughfares that pass through or adjacent to primarily residential communities. This maintains the visual amenity of these points, open and landscaped boulevards and enhances traffic safety.
- VI. A prime objective in locating Third Party Advertising Signs is to maintain views and vistas of Calgary's downtown skyline, the Foothills and Rocky Mountains.
- VII. The character, visual amenity and quality of public parks, escarpments, regional pathways, rivers, and natural areas will be maintained free of the view of copy on Third Party Advertising Signs. Pedestrian scaled and oriented Third Party Advertising Signs on Calgary Transit parcels may be visible from regional pathways leading to Transit facilities or stations.
- VIII. The location of Third Party Advertising Signs will take into consideration maintaining the visibility of and views to landmarks and buildings of historical, cultural or architectural significance.
- IX. Where appropriate in the Centre City, signs with digital displays may be integrated into development and be of a form and quality that contributes to defining a distinct identity for adjacent public space, and enhances the experience of the space through good urban design.



## Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines

### (B) Location and Siting

The appropriate location and placement of a Third Party Advertising Sign in an area produces a compatible relationship with other buildings, signs and the surrounding context. Achieving an appropriate distribution and spacing of Third Party Advertising Signs along a street or corridor promotes visibility, public safety and a sound streetscape. It also avoids creating visual sign clutter from the proliferation of too many signs.

### Principles

- I. The orientation of Third Party Advertising Signs and their distance from residential communities, major parks, natural areas and similar sensitive uses must be suitably regulated to minimize and limit their visual intrusion into these areas.
- II. Third Party Advertising Signs must be located on private property along streets in such a way that their location mitigates or avoids risk to public safety. The location should not create an obstruction to vision or contribute to visual confusion with official traffic control devices.
- III. The placement of a Third Party Advertising Sign on a property must satisfy appropriate minimum setbacks from other buildings and structures on the parcel, street edges and parcel lines, other Freestanding Signs, other Third Party Advertising Signs, and Digital Message Signs. This will reduce sign proliferation and clutter which should be discouraged.
- IV. Priority must always be given to a business owner to advertise on their parcel over the ability to have a Third Party Advertising Sign. Any Third Party Advertising Sign that no longer meets the separation rules from other first party signs should be reviewed and discouraged upon renewal of a permit.
- V. Along a street or corridor, minimum separation distances between Third Party Advertising Signs on different properties will maintain proper visibility of all signs and avoid visual sign clutter along the streetscape including the undue concentration of Third Party Advertising Signs along a street.
- VI. On Calgary Transit parcels, every effort should be made to orient Third Party Advertising Signs into the site and away from surrounding streets, neighbourhoods and businesses so adjacent buildings and businesses do not have to compete for signage opportunities.
- VII. A Third Party Advertising Sign attached or adjacent to the wall of a building may not cover or obscure the openings and windows of the surrounding buildings or architectural features and decorative elements.
- VIII. No Third Party Advertising Sign may be located on a heritage building unless such a sign was originally on the building and is an acknowledged part of the heritage asset.



## Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines

### (C) Size and Height

Third Party Advertising Signs come in a variety of sizes. Third Party Advertising Sign size and height are factors for achieving an appropriate fit between the Third Party Advertising Sign with surrounding buildings and spaces so that it is in scale with its context and the character of the area.

#### Principles

- I. A freestanding Third Party Advertising Sign supported above the ground by a structure may have a height no greater than twice the vertical dimension of the sign area.
- II. It may be appropriate to lower the height of a freestanding Third Party Advertising Sign when it is in proximity to a building to maintain a suitable relationship to its height and scale.



*Third Party Advertising Sign next to a building and below the roofline.*

- III. A Third Party Advertising Sign may not be located above the second floor of a building when it is attached to the wall of a building.
- IV. A Third Party Advertising Sign must not project above the eave or roofline of a building or be located on the roof of a building.
- V. The largest size Third Party Advertising Signs are suited to auto-oriented corridors. These are where access to properties is primarily by automobile and there is little pedestrian circulation. The development fabric is characterised by low density development, relatively large lots, low parcel coverage, and buildings that are well set back from the street edge. Select Calgary Transit parcels may be appropriate for large Third Party Advertising Signs when the adjacent area is generally commercial or industrial in character and signs do not impact pedestrian circulation.
- VI. Pedestal Type Third Party Advertising Signs are smaller in scale than other Third Party Advertising Signs and are suited in districts that have commercial development on both sides of the street, with buildings that are close to each other and have a relationship with the street and public sidewalk.
- VII. Where Council has identified specific pedestrian areas which promote business opportunities, such as Business Revitalization Zones, Third Party Advertising Signs are not appropriate as they provide additional visual clutter that may detract from the local businesses in the immediate vicinity.

## Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines

### (D) Illumination and Operational Characteristics

The technology of a digital display makes the entire Third Party Advertising Sign a direct light source and the sign must emit light both day and night to be visible. The sign's highest luminance levels or brightness are during the day in order to be seen in sunlight. Less luminance is required at night.



*Digital Third Party Advertising Sign at Night*



*Light Overspill from Excessive Sign Illumination*

Digital displays also give signs the flexibility to change sign copy frequently. Single images can be displayed and changed in sequence or full animation video can be shown on the sign as well as other kinds of animation and graphic effects.

These new operational characteristics of signs with digital displays increase their ability to attract attention and potentially distract drivers as they attempt to follow the changing messages and images.

Rapidly changing sign copy can also alter the visual character of an area where, except for the movement of traffic, the visual environment consists predominantly of objects and surfaces that do not move, change or flash. In some settings, this visual excitement from signs may help define or brand a place; in others, it can be disturbing and inappropriate.

### Principles

- I. The illumination of Third Party Advertising Signs must not adversely affect adjacent development, neighbouring residential communities and areas or the character of the streetscape.
- II. The luminance of Digital Third Party Advertising Signs must be suitable to the time of day or night and the surrounding context. Light from signs must not adversely affect adjacent development, neighbouring residential communities, or the character of the streetscape.
- III. Driver distraction is reduced by limiting the frequency of message changes on Digital Third Party Advertising Signs and prohibiting animation, sequential messages, and full motion video on Digital Third Party Advertising Signs.
- IV. Digital Third Party Advertising Signs will include a light sensor to control sign luminance within appropriate levels and incorporate measures to display a blank black screen in the case of a malfunction of the display.

## **Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines**

- V. Minimum separation distances between Digital Third Party Advertising Signs, Digital Message Signs and Third Party Advertising Signs will maintain proper visibility and prevent a proliferation of signs with automatically changing messages that could impact area aesthetics and the streetscape.
- VI. Where a parcel in the City is identified through policy as an area where Third Party Advertising Signs will be a part of the character or design, consideration may be given to the use of various types of Third Party Advertising Signs and the use of full animation and video. This may be considered through careful site design, paying attention to ensuring that signage is oriented to the site, ensuring that digital displays are not oriented to any adjacent residential development or the street, and ensuring that light trespass does not affect adjacent parcels.

### **(E) Development Permit Review Process**

The flexibility inherent in the development permit process for discretionary uses such as Third Party Advertising Signs allows The City to tailor the development permit approval to the specific circumstances of the location of the proposed Third Party Advertising Sign and its surrounding context.

The review of development permit applications involving Third Party Advertising Signs should take into account matters including: any relevant plans or policies, the suitability of the location and parcel for the Third Party Advertising Sign, compatibility and impact of the Third Party Advertising Sign on adjacent development, and principles of good planning.

### **Principles**

- I. The objective for the review of development permits for Third Party Advertising Signs is to maintain and improve the quality of Calgary's communities and its overall visual character.
- II. Applications will be circulated to the Transportation Department for review of visibility and public safety issues.
- III. Where a proposed Third Party Advertising Sign is located in an area that is subject to a specific policy or plan, any applicable policies on signage or urban design will be taken into consideration.
- IV. Prior to making a decision on an application for a Digital Third Party Advertising Sign, the Development Authority must post a notice when the application is adjacent to a parcel that has the potential to contain a dwelling unit.
- V. The public will receive notification of the approval of a development permit for any Third Party Advertising Sign.
- VI. Conventional Third Party Advertising Signs may be approved for a maximum of five years. An application to renew the permit can be granted if the Development Authority is satisfied that the Third Party Advertising Sign remains compatible with its location and the character of the surrounding area.
- VII. Digital Third Party Advertising Signs may be approved for a maximum of three years. This provides a suitable time period to assess the operation of this different type of sign display and illumination technology and implement changes considered appropriate when an application is made for a new development permit.

## **Proposed Amendments to the Calgary Third Party Advertising Sign Guidelines**

- VIII. When reviewing an application for any Third Party Advertising Sign, the Development Authority may consider relaxing bylaw standards provided that the applicant can demonstrate that such relaxations are unique, do not create a clustering of signage on a parcel or lead to sign proliferation in the general area.

## Third Party Advertising Sign – Policy Excerpts

### Municipal Development Plan

#### 1.3 Alignment of the MDP

- 1.3.3 Alignment with other City policies and principles – Key Directions for Land Use and Mobility. These are the strategic moves that need to be accomplished in order to guide Calgary towards the imagineCALGARY vision and the Sustainability Principles for Land Use and Mobility. Key direction 4 below, may apply and represents the strategic moves that are needed to move Calgary towards imagineCalgary and the Sustainability Principles for Land Use and Mobility.

##### Key Direction

4. Link land use decisions to transit (i.e. Transit Oriented Development and higher density uses in proximity to facilities)

#### 2.2 Shaping a more compact urban form

This policy supports key direction 4 above and the long-term pattern for growth and development.

##### 2.2.2 A transit-supportive land use framework – Policies

Objective: Establish a land use framework that optimizes population and job growth with walking distance of transit. Design – Creating a quality pedestrian environment. Distance – Locating the right uses close to transit.

Policies - Design to encourage transit use

- e. Ensure that the design and mix of land uses surrounding transit stops and stations support transit and emphasize a pedestrian oriented environment.

#### 2.4 Urban design

Urban design involves...

- The arrangement, shaping, appearance and functionality of urban public space,
- The complete collaboration and co-ordination of all related disciplines, including land use planning, transportation planning, architecture, engineering and landscape design, to achieve striking and effective results.

##### 2.4.2 Built form

Objective: Promote site and building design that contributes to high quality living environments and attractive, walkable, diverse neighbourhoods and communities.

## Third Party Advertising Sign – Policy Excerpts

### Policies

#### Site and building design...

- b. The ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street.

### Transit Oriented Development Policy Guidelines

#### 6.0 Policy Objective – Pedestrian-Oriented Design

Create convenient, comfortable, direct, and safe pedestrian linkages to and from all Transit Stations in order to support a walkable station area and promote the use of transit.

##### 6.5 TOD Guideline – Human scaled architecture

Buildings should be designed to ensure that pedestrian comfort is of primary importance in station areas. (*This principle for buildings may be appropriate for signs.*)

### Calgary Third Party Advertising Sign Guidelines

This is Council's most recent and relevant policy direction for Third Party Advertising Signs. Some excerpts from this document follow. For complete text please refer to the Calgary Third Party Advertising Sign Guidelines.

#### 4. Principles of Third Party Advertising Sign (TPA) Regulation

##### (A) Land Use Districts

##### Principles

- I. The appropriate location for TPA signs is generally in commercial and industrial Land Use Districts.
- II. May be considered in the Special Purpose – Recreation District when associated with sponsorship of sport activities on playing fields.
- III. Where residential development is allowed, must have regard to maintaining and protecting quality living environments. The sign area must be oriented to a pedestrian and copy must be at the eye level of pedestrians. When in areas that have been specifically identified as pedestrian oriented areas, TPA Signs are not appropriate as they take away from limited opportunities for businesses to advertise.

### **Third Party Advertising Sign – Policy Excerpts**

#### **(B) Location and Siting**

##### **Principles**

- I. Orientation of TPA signs and their distance from residential communities, major parks, natural areas and similar sensitive uses must be suitably regulated to minimize and limit their visual intrusion into these areas.
- III. Must satisfy appropriate minimum setbacks from buildings, street edges and parcel lines, other freestanding, TPA and digital message signs.
- IV. Priority must always be given to a business owner to advertise on their parcel over TPA signs. TPA signs that no longer meet the separation rules should be reviewed and discouraged upon renewal of a permit.
- V. Along a street or corridor, minimum separation distances between TPA signs on different properties will maintain proper visibility of all signs and avoid visual sign clutter along the streetscape.

#### **(D) Illumination and Operational Characteristics**

##### **Principles**

- I. Illumination of TPA signs must not adversely affect adjacent development, neighbouring residential communities and the character of the streetscape.
- III. Driver distraction is reduced by limiting the frequency of message changes.
- V. Minimum separation distance between signs maintains proper visibility and prevents a proliferation of signs with automatically changing messages that could impact area aesthetics and the streetscape.
- VI. Where a parcel in the City is identified through policy as an area where TPA signs will be part of the character or design, consideration may be given to the use of various types of TPA signs and the use of full animation and video. This may be considered through careful site design, paying attention to ensuring that signage is oriented to the site, ensuring that digital displays are not oriented to any adjacent residential development or the street, and ensuring that light trespass does not affect adjacent parcels.

#### **(E) Development Permit Review Process**

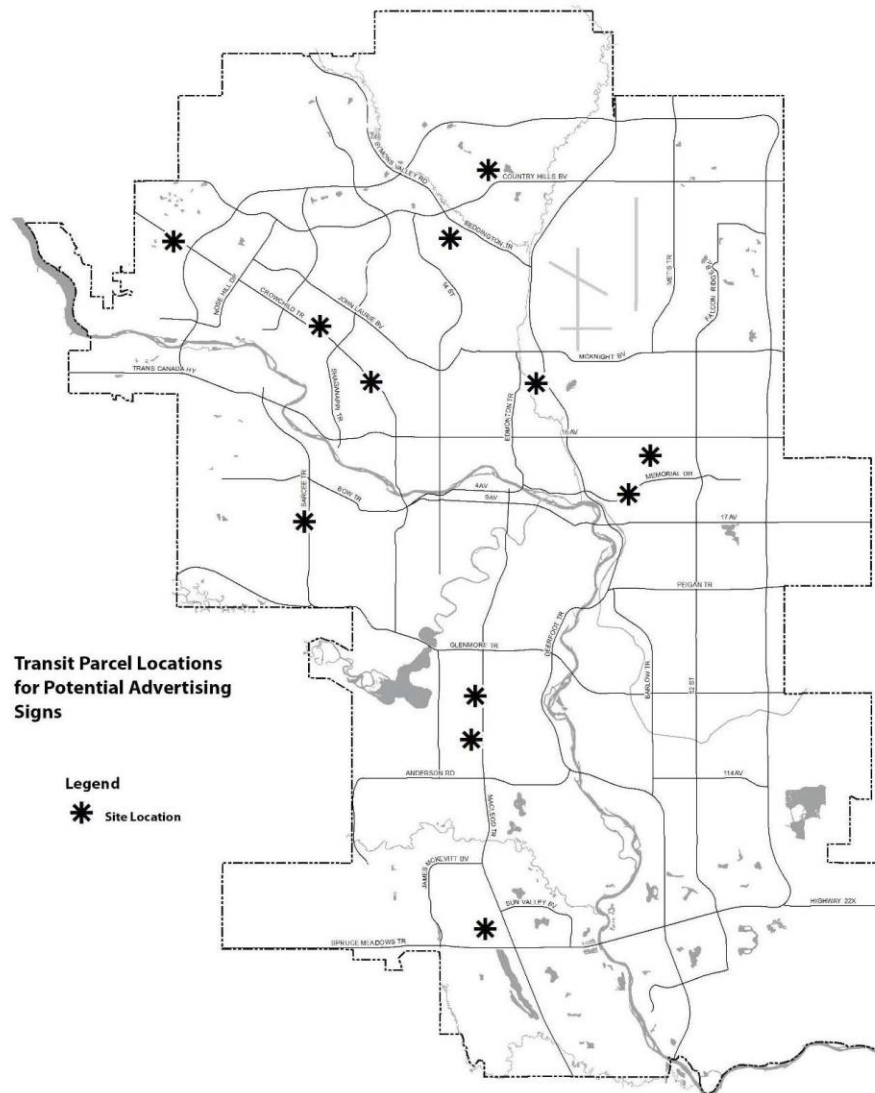
##### **Principles**

- I. The objective for the review of development permits for TPA signs is to maintain and improve the quality of Calgary's communities and its overall visual character.
- II. The Transportation Department reviews applications for visibility and public safety issues.
- IV. Prior to making a decision, the Development Authority must post a notice when the application is adjacent to a parcel that has the potential to contain a dwelling unit.
- VI. Conventional TPA signs may be approved for a maximum of five years.
- VII. Digital TPA signs may be approved for a maximum of three years.





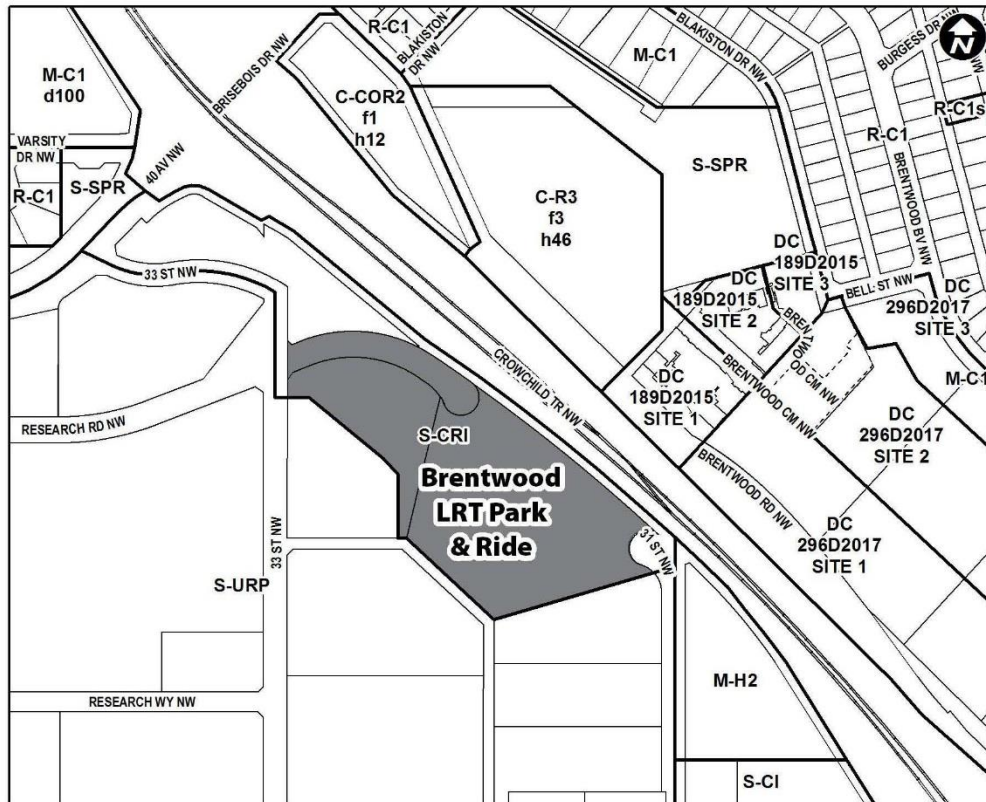
## Maps and Descriptions of Calgary Transit Properties



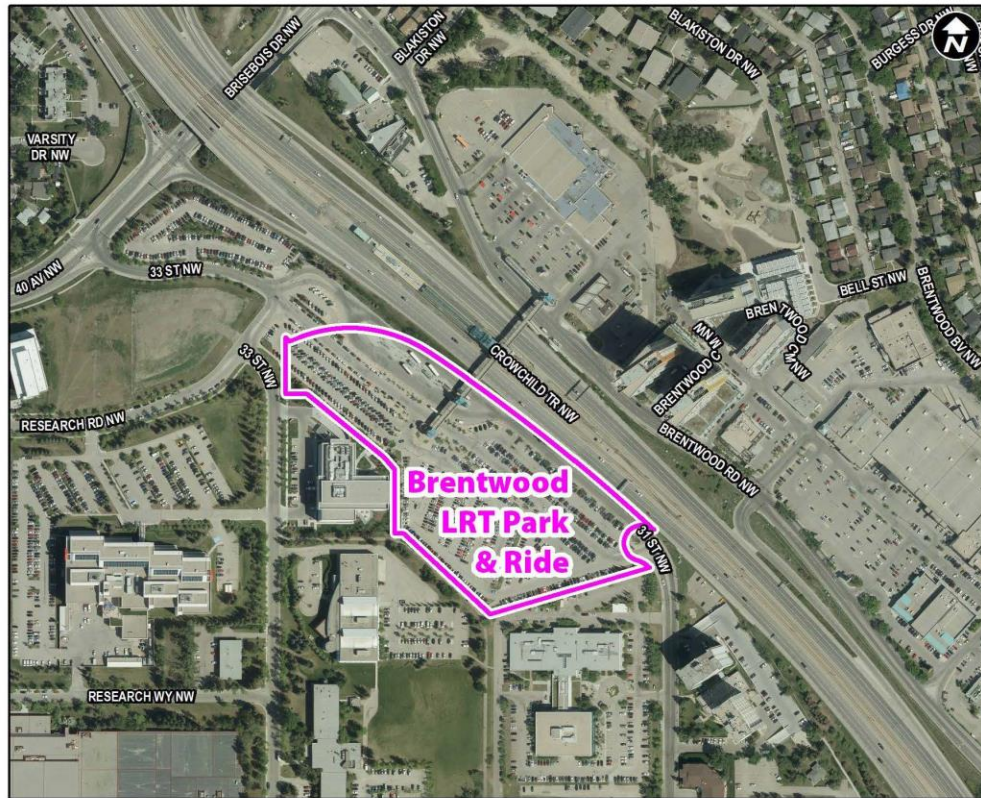
Created on: February 14, 2018  
XJ215\_EUPP\_Support@Business\_Tech\_Serv/kin\_hartley/transportability\_widermad

## Maps and Descriptions of Calgary Transit Properties

**Brentwood LRT Park & Ride**, located at 3802 33 ST NW (That portion of Research Road NW which lies east of 33 Street NW on Plan 8110138), 3211 Research RD NW (Lot 5 Block 5 Plan 8110138), and 3339 Research RD NW (Lot 9 Block 5 Plan 9712289). All addresses are south of Crowchild Trail.

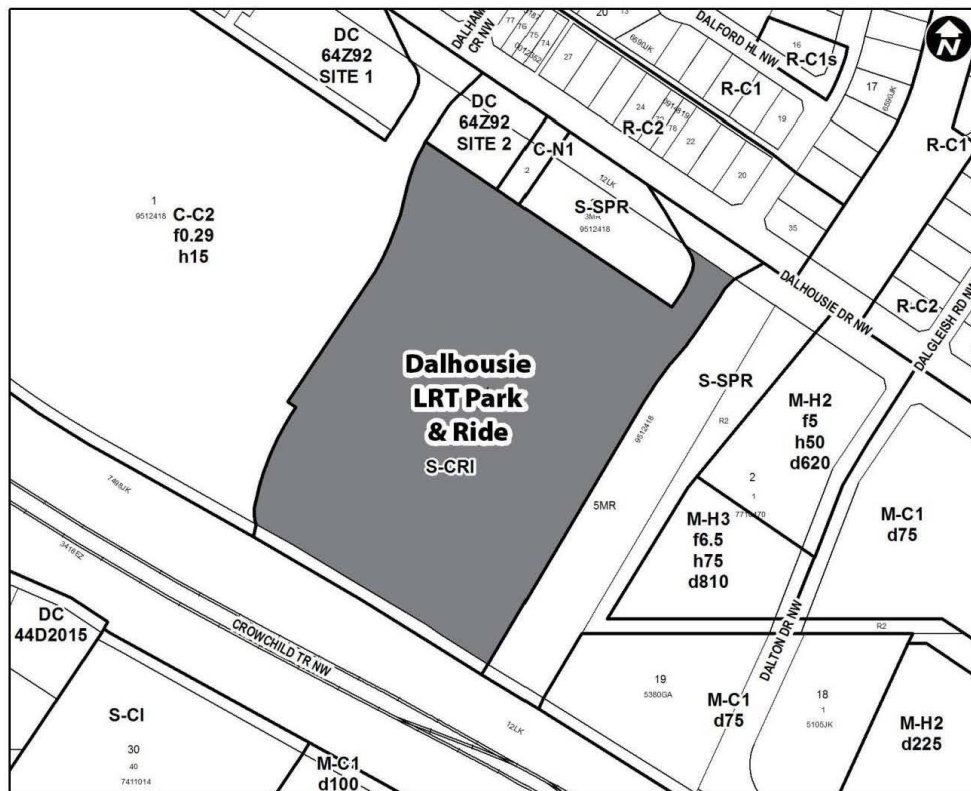


## Maps and Descriptions of Calgary Transit Properties



## Maps and Descriptions of Calgary Transit Properties

Dalhousie LRT Park & Ride, located at 4785 Dalhousie DR NW (Block 4 Plan 9512418).





## Maps and Descriptions of Calgary Transit Properties





## Maps and Descriptions of Calgary Transit Properties









## Maps and Descriptions of Calgary Transit Properties



## Maps and Descriptions of Calgary Transit Properties

**Heritage LRT Station**, located at 16 Haddon RD SW (Block 14 Plan Haysboro Industrial Calgary 5115HV).

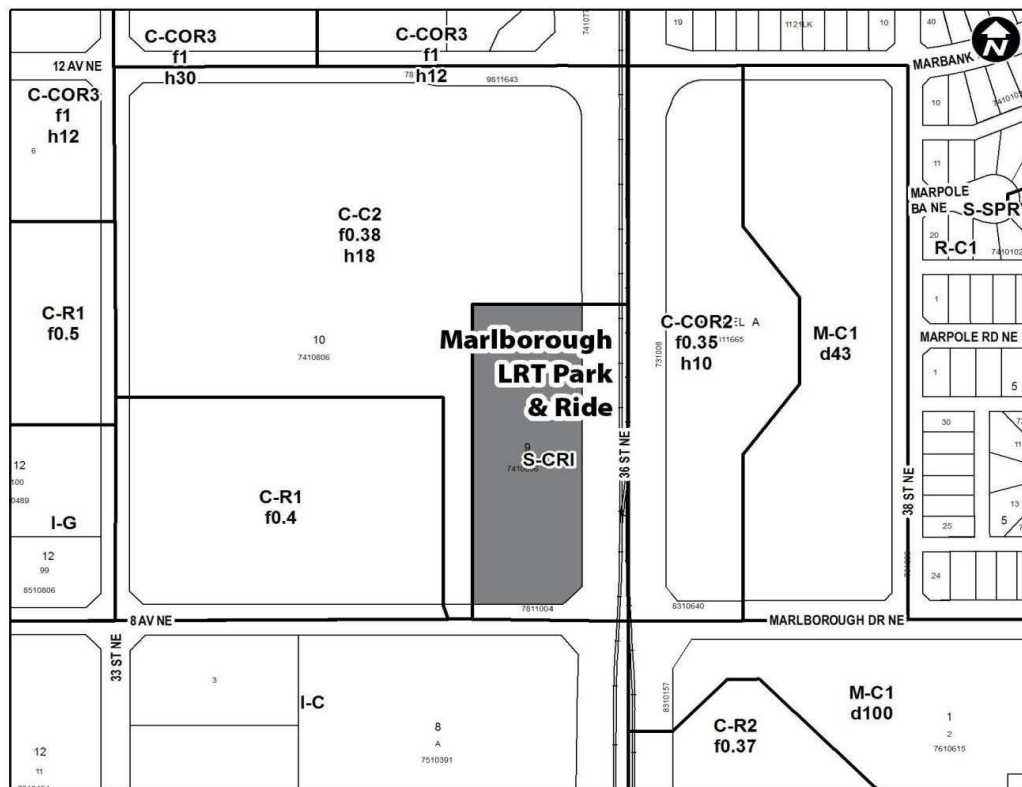


## Maps and Descriptions of Calgary Transit Properties



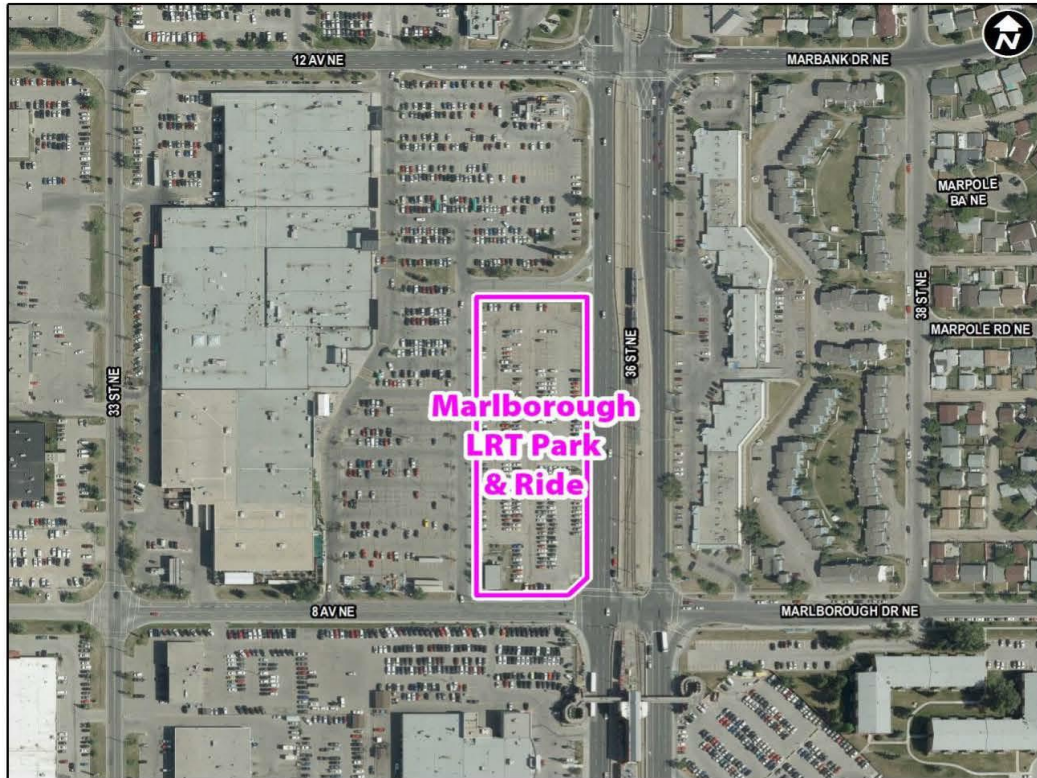
## Maps and Descriptions of Calgary Transit Properties

**Marlborough LRT Park & Ride**, located at 915 36 ST NE (Block 9 Plan Franklin Park Industrial Calgary 7410806; excepting Street Widening Plan 7811004.



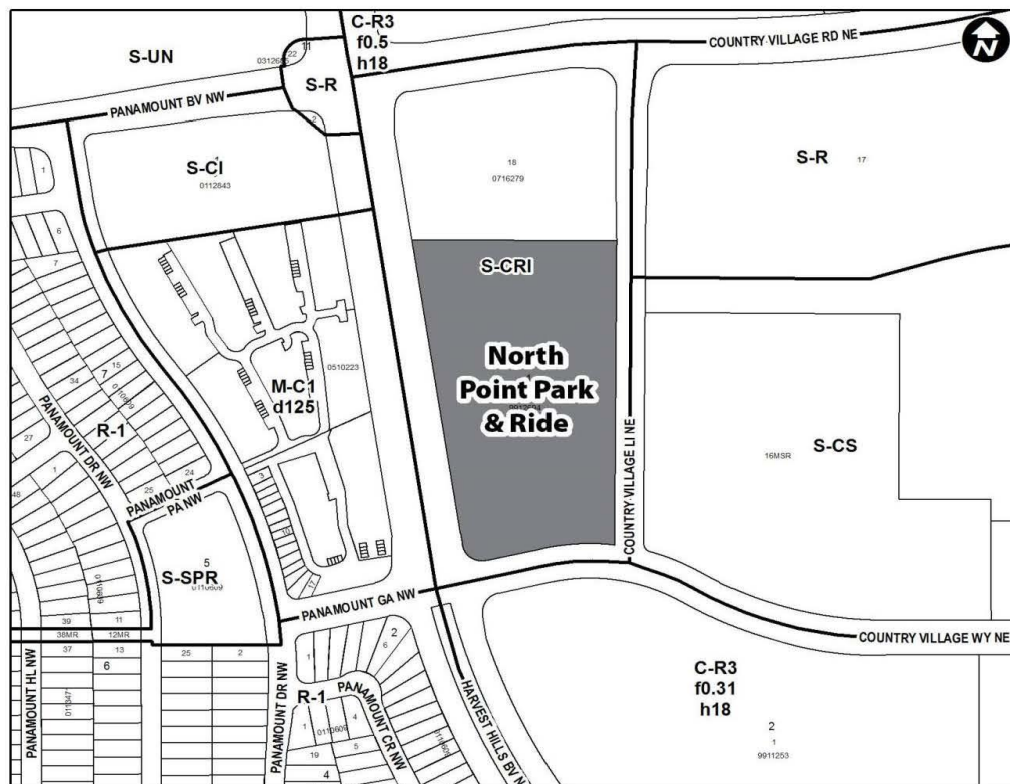


## Maps and Descriptions of Calgary Transit Properties



## Maps and Descriptions of Calgary Transit Properties

North Point Park & Ride, located at 11622 Harvest Hills BV NE (Lot 10 Block 1 Plan 9912694).

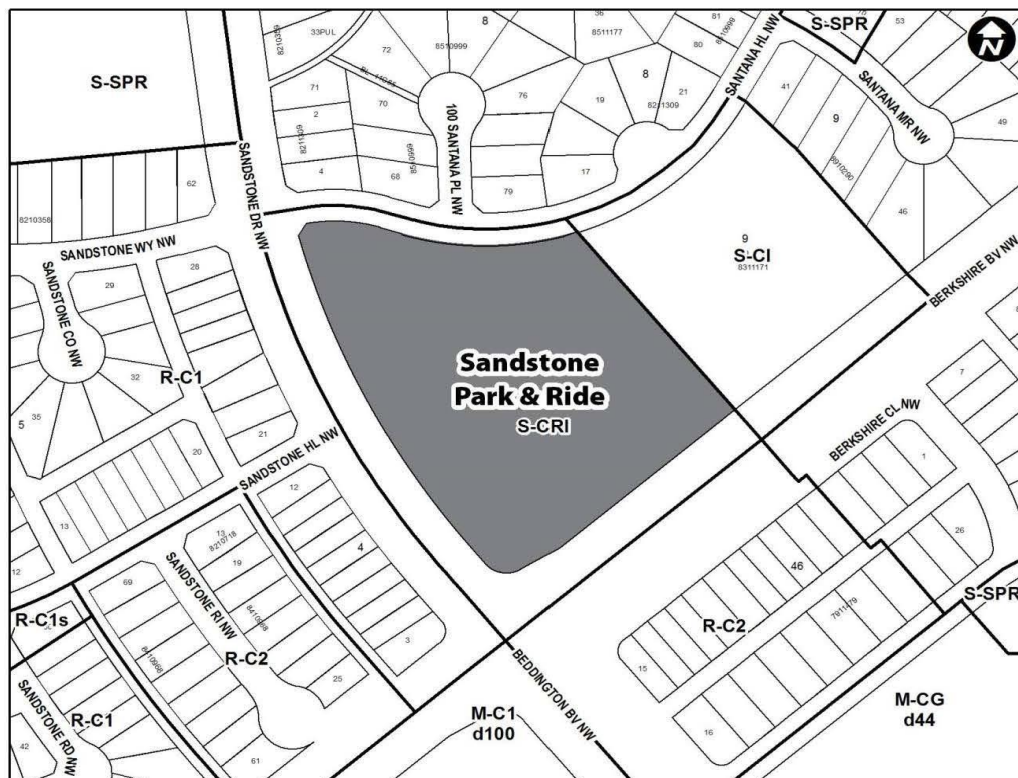


## Maps and Descriptions of Calgary Transit Properties



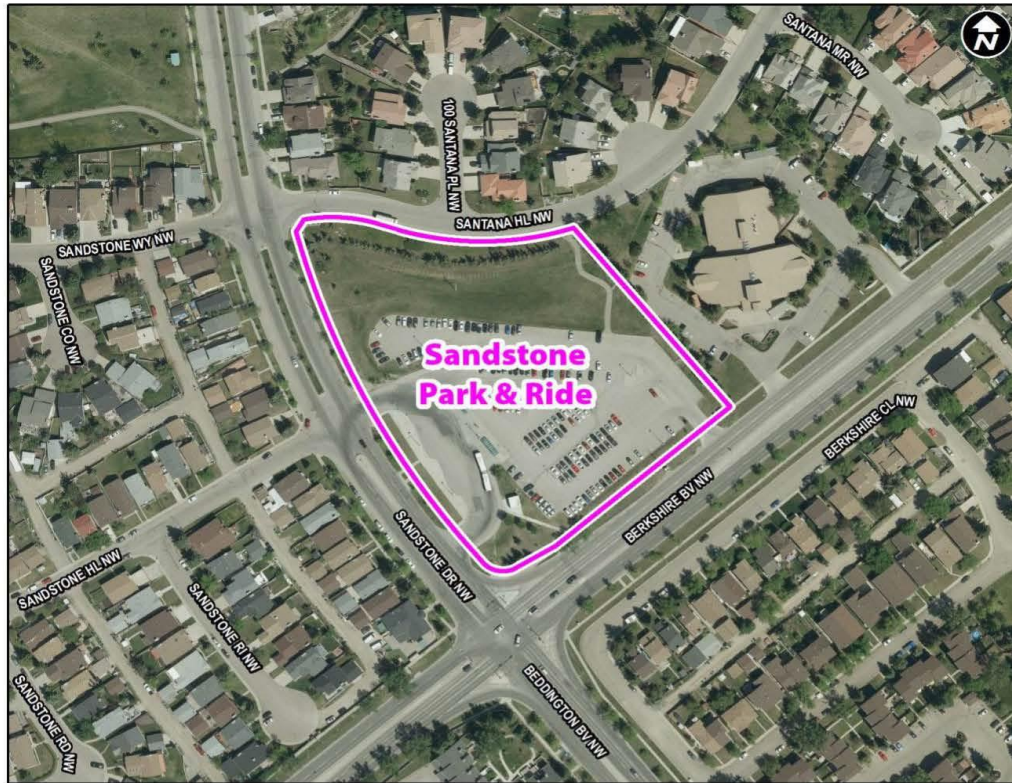
## Maps and Descriptions of Calgary Transit Properties

Sandstone Park & Ride, located at 15 Santana HL NW (Lot 1 Block 9 Plan 8211309).



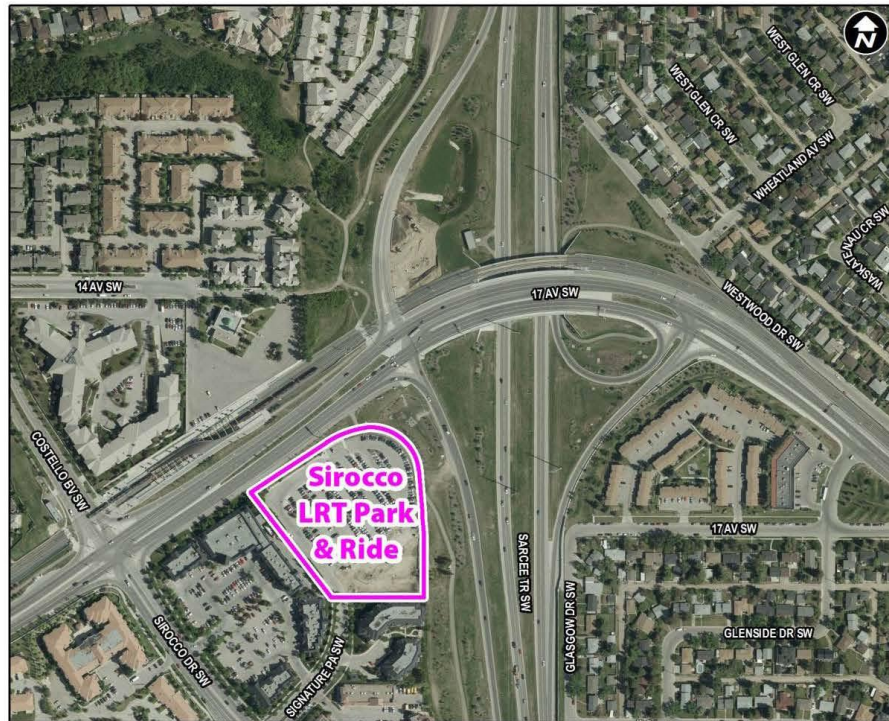


## Maps and Descriptions of Calgary Transit Properties





## Maps and Descriptions of Calgary Transit Properties





## Maps and Descriptions of Calgary Transit Properties

Somerset LRT Park & Ride, located at 17100 6 ST SW (Lot 106 Block 13 Plan 9710384).





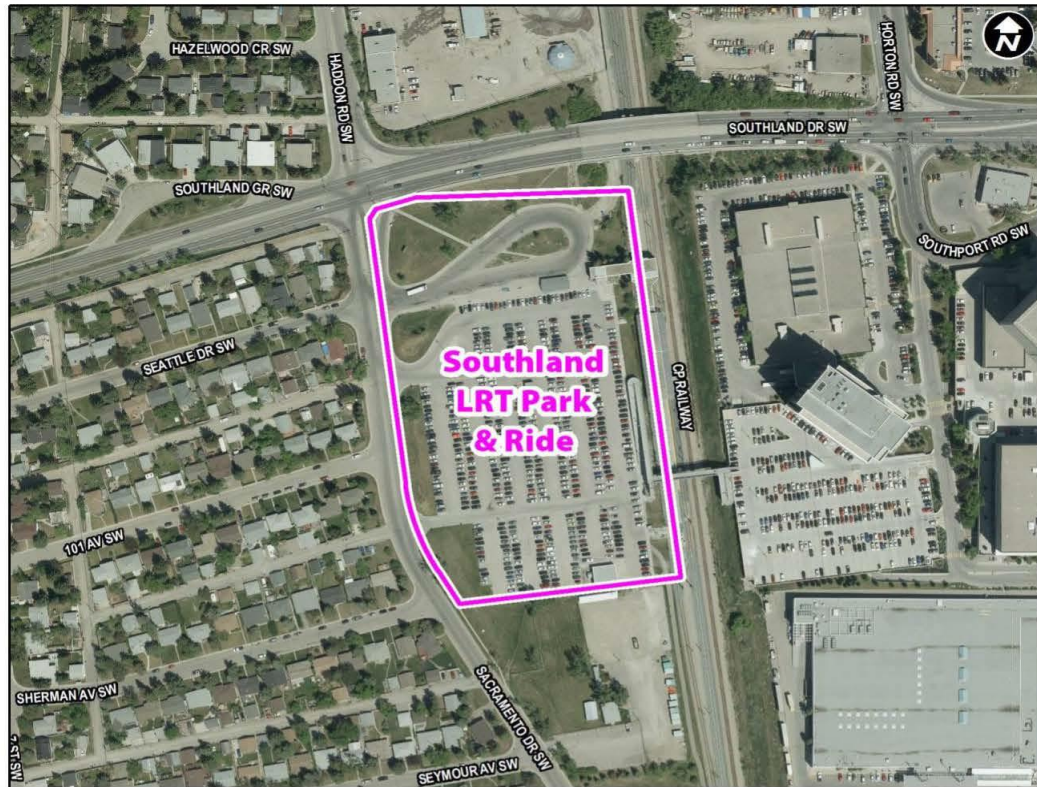
## Maps and Descriptions of Calgary Transit Properties

**Southland LRT Station**, located at 10158 Sacramento DR SW (Lot 1 Block 13 Plan 7810679).



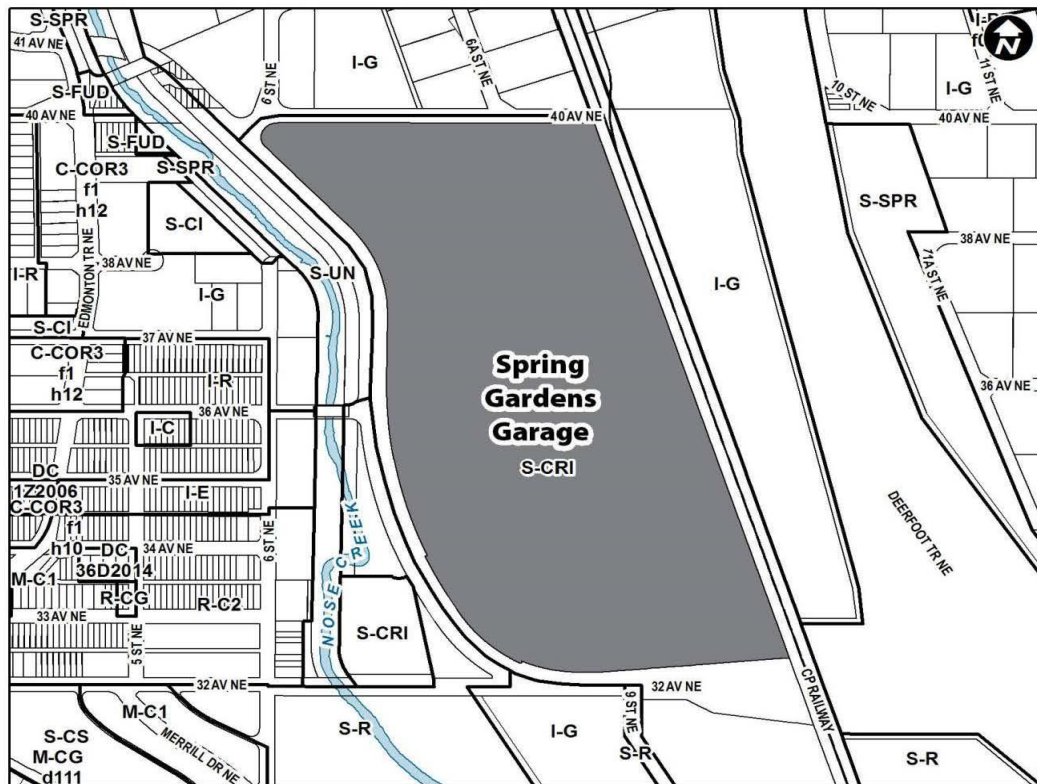


## Maps and Descriptions of Calgary Transit Properties



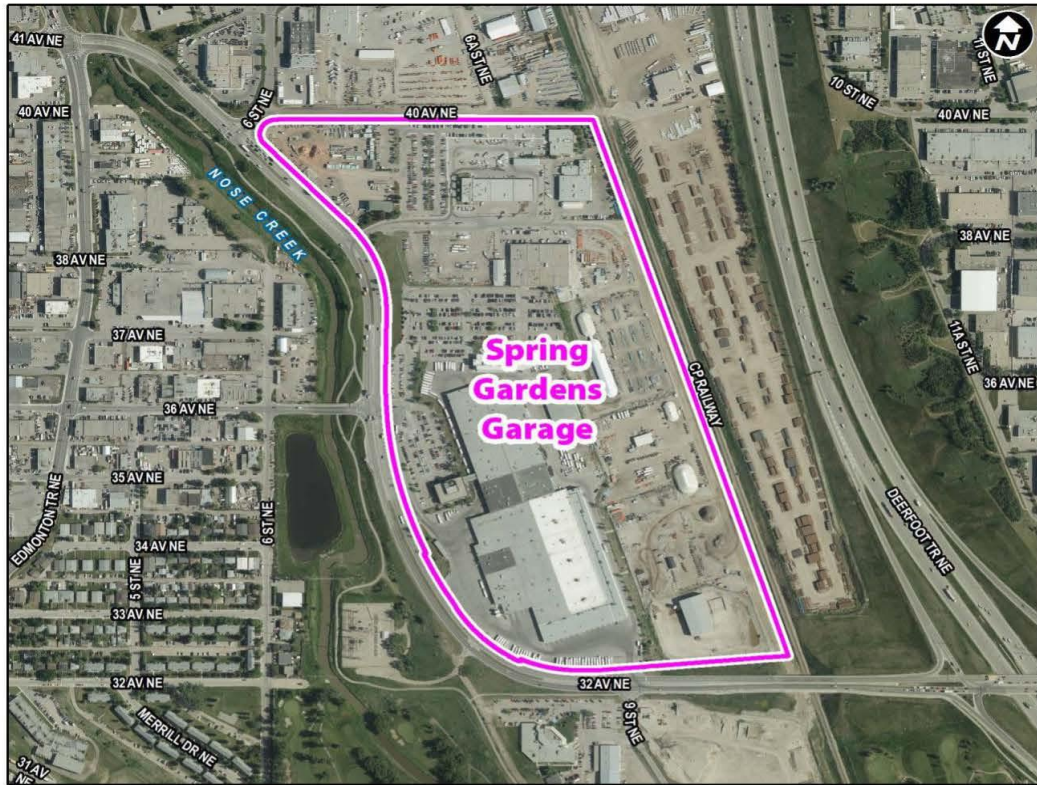
## Maps and Descriptions of Calgary Transit Properties

Spring Gardens Garage, located at 928 32 AV NE (Block C Plan 7811204).



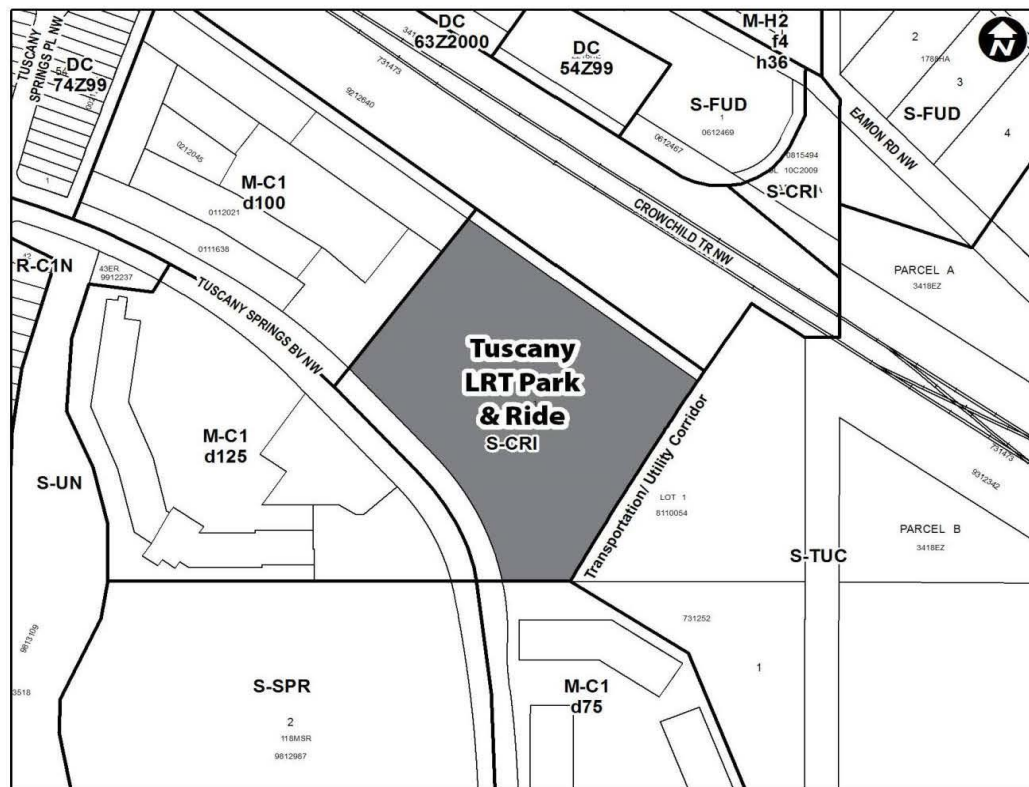


## Maps and Descriptions of Calgary Transit Properties

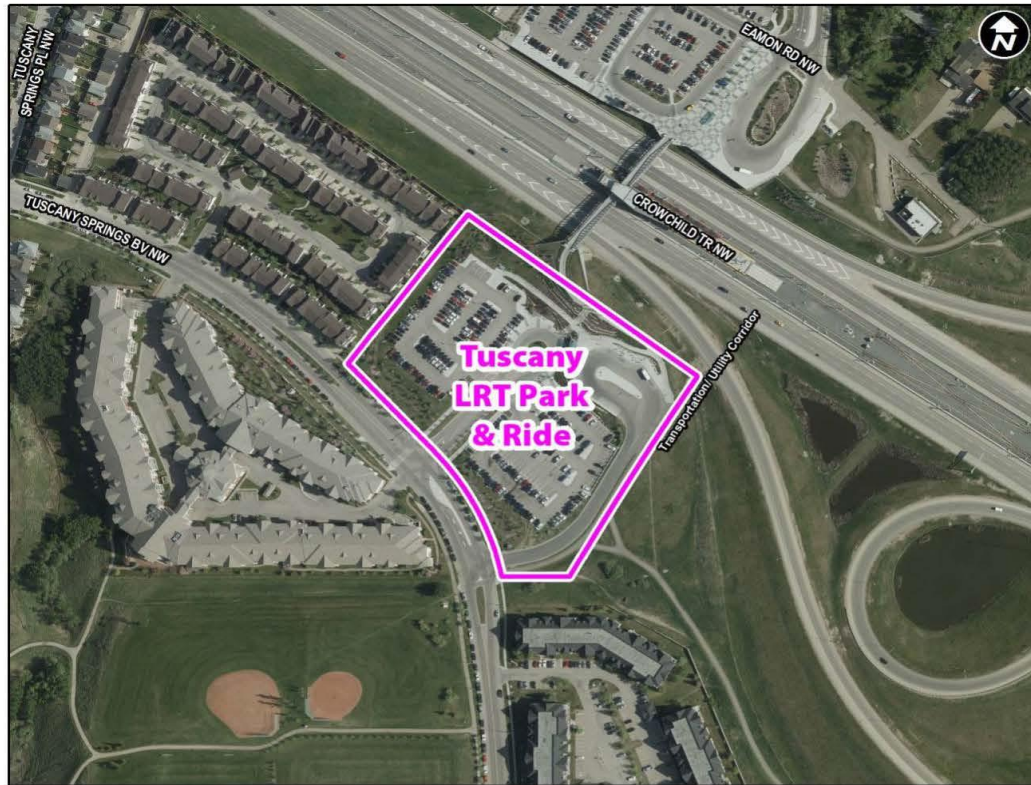


## Maps and Descriptions of Calgary Transit Properties

**Tuscany LTR Park & Ride** (South of Crowchild Trail NW), located at 222 Tuscany Springs BV NW (Lot 1 Block 39 Plan 0012045).



## Maps and Descriptions of Calgary Transit Properties





Select a department Report to  
Select a meeting type  
Click to select the meeting date.

ISC: UNRESTRICTED  
[Report Number]  
Page 1 of 1

**Report Title (Do not use all caps)**

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## EXECUTIVE SUMMARY

### ADMINISTRATION RECOMMENDATION:

[Click here to enter recommendation\(s\).](#)

## PREVIOUS COUNCIL DIRECTION / POLICY

## BACKGROUND

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

Strategic Alignment

Social, Environmental, Economic (External)

Financial Capacity

*Current and Future Operating Budget:*

*Current and Future Capital Budget:*

Risk Assessment

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

## ATTACHMENT(S)

1. Attachment 1 –
2. Attachment 2 –



**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO COUNCIL ON**  
**MONDAY, 2018 JUNE 11**

---

**BYLAW 6P2017**

Being a Bylaw of the City to Amend the North Hill Area  
Redevelopment Plan 7P99

and

**BYLAW 41D2017**

Being a Bylaw of The City of Amend the Land Use Bylaw 1P2007  
(Land Use Amendment LOC2016-0236)

Second Reading

Third Reading

**NOTE:**

Second and third reading were withheld on 2017 February 14 and Administration was directed to return to Council pending the submission of a concurrent development permit application, with community consultation. This tabulation is to advise that the applicant has consulted with the community and Administration is ready to recommend approval of the concurrent development permit subject to Council giving second and third reading of Bylaws 6P2017 and 41D2017.

Since first reading was given to Bylaw 6P2017, other land use changes have been approved by Council in the area shown on the map in Schedule A. The updated version of Schedule A (Attachment 3) which reflects these changes must be introduced and voted on prior to second and third readings of Bylaw 6P2017.

---

Background:	The public hearing and first reading of Bylaws 6P2017 and 41D2017 was held on 2017 February 14.
Ineligible to Vote:	Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas and Councillor Gondek

---

Excerpt from the Minutes of the Regular Public Hearing Meeting of Council, held  
2017 February 13 and 14:

“ADOPT, Moved by Councillor Carra, Seconded by Councillor Pincott, that with respect to Report CPC2017-037, the following be adopted:

That Council:

1. ADOPT the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration’s recommendation;
2. Give first reading to the proposed Bylaw 6P2017; and
3. Withhold second and third readings of proposed Bylaw 6P2017, pending the submission of a concurrent development permit application, with community consultation.
4. ADOPT the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 201 – 23 Avenue NW (Plan 2129O, Block 30, Lots 57 and 58) from Residential – Contextual One /Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (MCG) District, in accordance with Administration’s recommendation;
5. Give first reading to the proposed Bylaw 41D2017; and
6. Withhold second and third readings of proposed Bylaw 41D2017, pending the submission of a concurrent development permit application, with community consultation.

ROLL CALL VOTE:

For:

D. Farrell, R. Jones, S. Keating, J. Magliocca, B. Pincott, G-C. Carra, N. Nenshi

Against:

S. Chu, P. Demong, R. Pootmans, J. Stevenson, W. Sutherland, E. Woolley

CARRIED

INTRODUCE, Moved by Councillor Carra, Seconded by Councillor Pincott, that Bylaw 6P2017, Being a Bylaw of The City of Calgary to Amend the North Hill Area Redevelopment Plan Bylaw 7P99, be introduced and read a first time.



ROLL CALL VOTE:

For:

G-C. Carra, D. Farrell, R. Jones, S. Keating, J. Magliocca, B. Pincott, N. Nenshi

Against:

R. Pootmans, J. Stevenson, W. Sutherland, E. Woolley, S. Chu, P. Demong

CARRIED

INTRODUCE, Moved by Councillor Carra, Seconded by Councillor Pincott, that Bylaw 41D2017, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2016-0236), be introduced and read a first time.

ROLL CALL VOTE:

For:

G-C. Carra, D. Farrell, R. Jones, S. Keating, J. Magliocca, B. Pincott, N. Nenshi

Against:

J. Stevenson, W. Sutherland, E. Woolley, S. Chu, P. Demong, R. Pootmans

CARRIED"

**ATTACHMENT**

1. Development Permit (DP2017-1782) Summary
2. Proposed Bylaw 6P2017
3. Amendment to Bylaw 6P2017 – Updated Schedule A
4. Proposed Bylaw 41D2017



## Development Permit (DP2017-1782) Summary

The public hearing and first reading of Bylaws 6P2017 and 41D2017 (policy and land use amendment for 201 – 23 Avenue NW) was held on 2017 February 13. The applicant submitted a concurrent development permit on 2017 May 02 for a four unit rowhouse/townhouse building. One of the units has frontage along 23 Avenue NW with the other three units front on 1 Street NW. Parking is accommodated off the lane in a detached garage and includes one visitor parking stall adjacent to the garage. In terms of community consultation, the applicant met with the Tuxedo Park Community Association and the neighbour on 2018 March 8. At the meeting concerns were raised regarding the potential for this to set a precedent for the area, parking, and the desire for families in the area. The applicant addressed these concerns by indicating that all future land use amendments would be reviewed on their own merit and are subject to a Council decision, that parking for the units is provided on site, and that these type of units provide for a new opportunity for a family to purchase in this area.

### Administration's Reason(s) for Recommendation

The development permit has been reviewed by Administration and the applicant has incorporated suggested changes, including providing a unit entrance along 23<sup>rd</sup> Avenue NW, enhancing the architectural details along this frontage, and moving the building closer to First Street NE. The proposed building meets the intent of the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District as it provides all the units with direct access to grade and is smaller in size and density than what could be allowed under the proposed land use in order to fit with the surrounding low density residential development. The proposed development represents a modest increase in density for this inner city parcel of land, the subject parcel is located within walking distance of several transit stops, and has direct lane access.

Figure 1: Development Permit Rendering (View along First Street NW)



Figure 2: Development Permit Landscape Plan



# PROPOSED

BYLAW TABULATION  
ATTACHMENT 2

## BYLAW NUMBER 6P2017

### 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. This Bylaw may be cited as the “North Hill Area Redevelopment Plan Amendment Number 18 Bylaw.”
2. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo”, attached hereto as Schedule A.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON FEBRUARY 14 2017

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

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

\_\_\_\_\_  
MAYOR

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

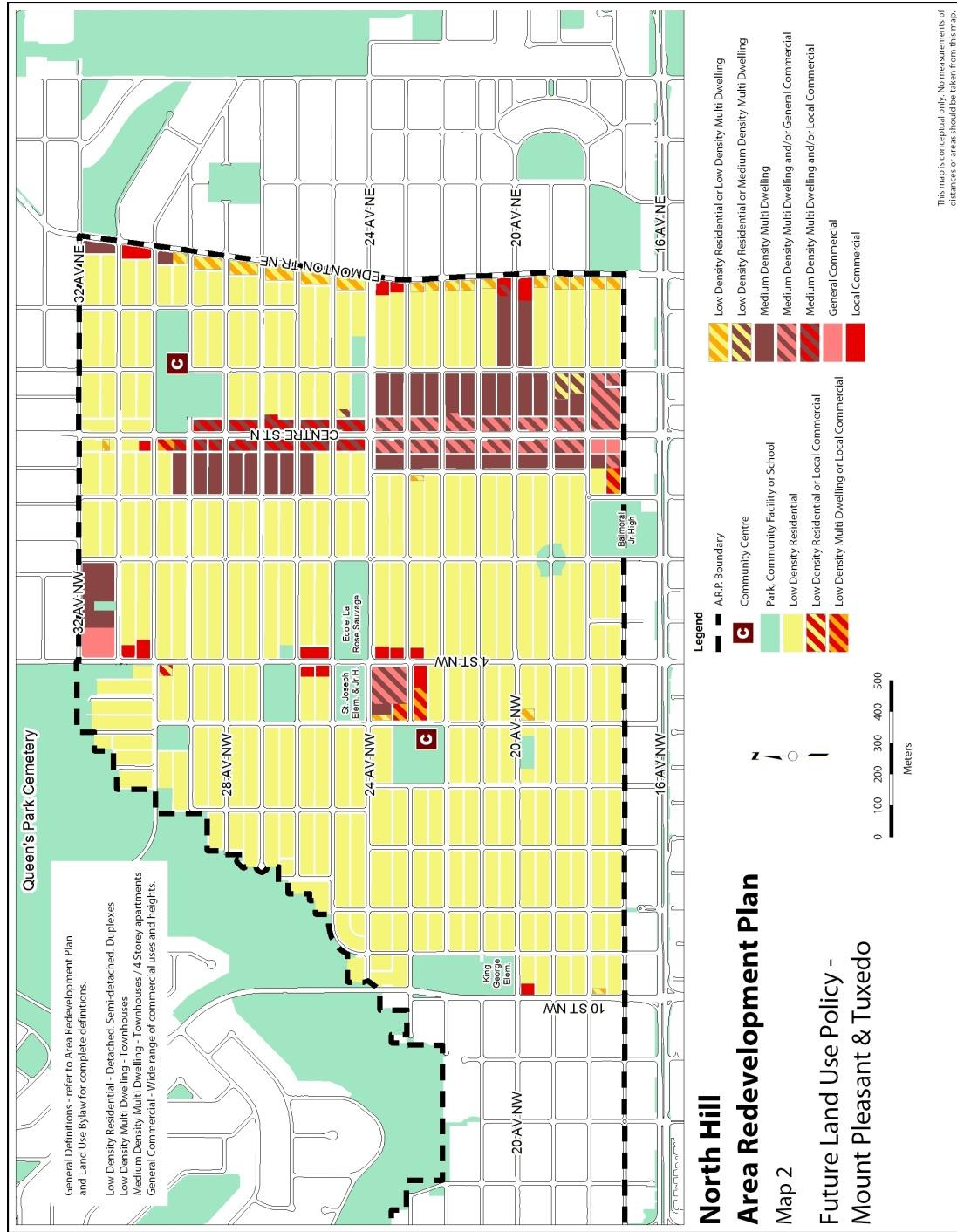
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

BYLAW NUMBER 6P2017

## Schedule A



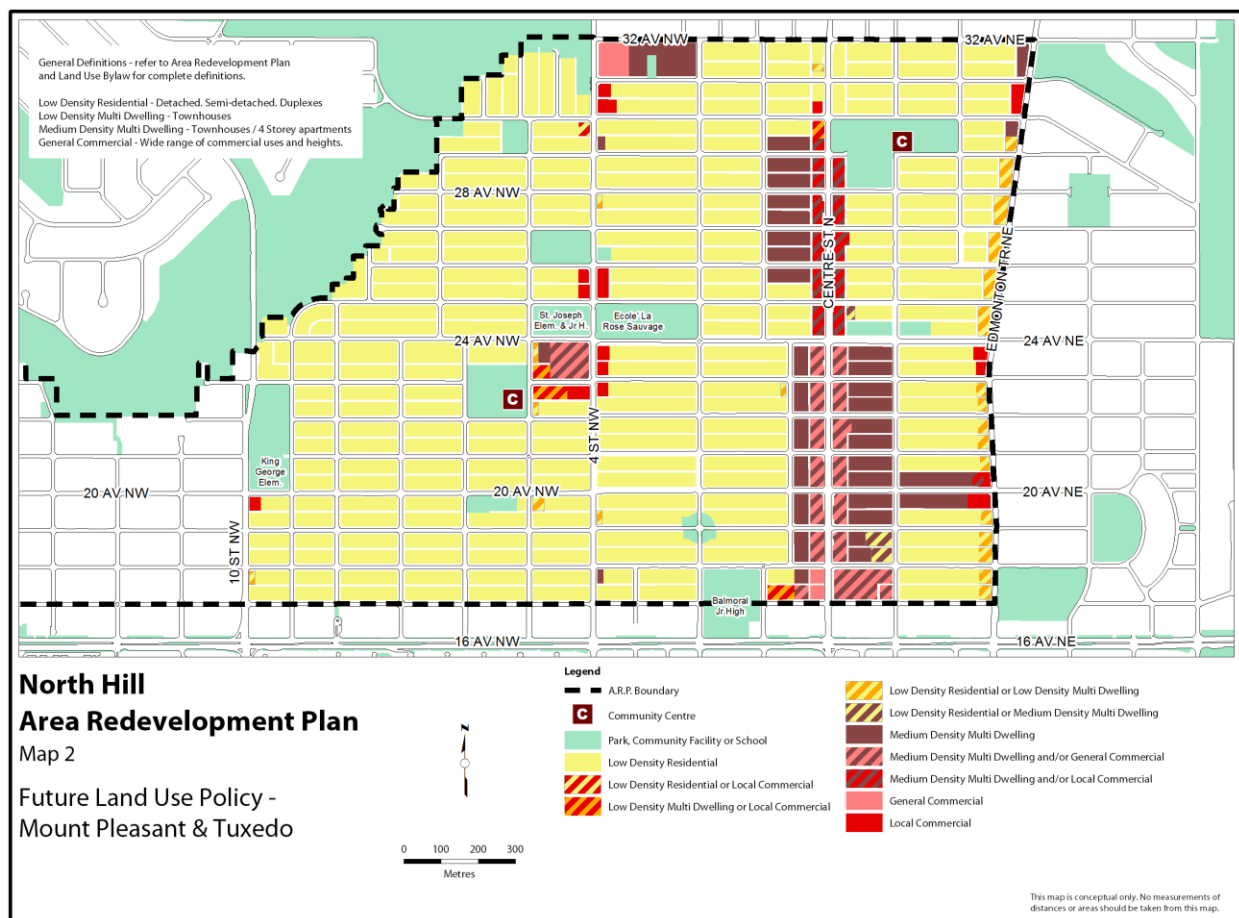
## Amendment to Bylaw 6P2017 - Updated Schedule A

Legal instructions for Council:

Introduce the following proposed amendment prior to Second Reading of Bylaw 6P2017:

1. MOVE that Bylaw 6P2017 be amended by replacing the existing Schedule A with a new Schedule A, attached below:

### SCHEDULE A







# PROPOSED

BYLAW TABULATION  
ATTACHMENT 4

## BYLAW NUMBER 41D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2016-0236)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME ON FEBRUARY 14 2017

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

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

\_\_\_\_\_  
MAYOR

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

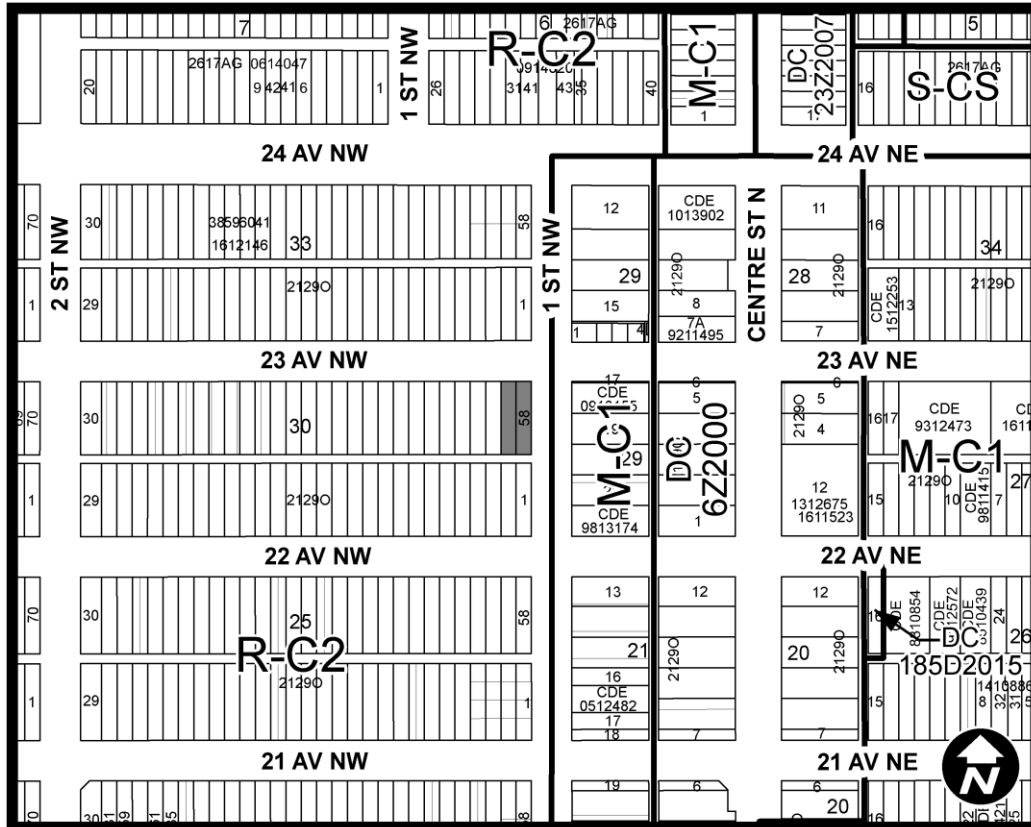
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2016-0236  
BYLAW NUMBER 41D2017

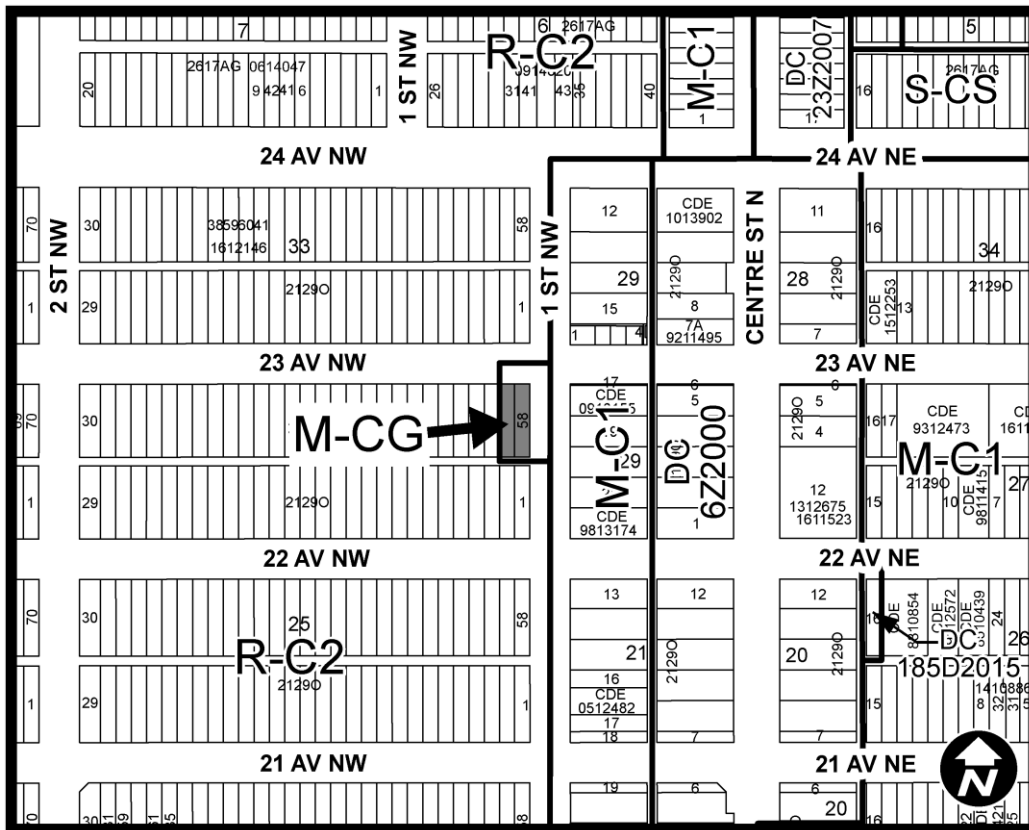
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2016-0236  
BYLAW NUMBER 41D2017

## SCHEDULE B





**THE CITY OF CALGARY**  
**TABULATION OF BYLAW(s)**  
**TO BE PRESENTED TO COUNCIL ON**  
**MONDAY, 2018 JUNE 11**

---

BYLAW 2C2018  
Being a Bylaw of The City Of Calgary for a Closure of a Road (Plan 1712377, Area A) (Closure LOC2017-0093)

and

BYLAW 29D2018  
Being a Bylaw of The City Of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2017-0093)

Second Reading  
Third Reading

**NOTE:** Second and third reading of Bylaws 2C2018 (road closure) and 29D2018 (land use amendment) were withheld and Administration was directed to work with the applicant, and the area Councillor on potential development permit issues and potential amendments to the land use and return to Council when the Calgary Planning Commission has recommended approval of the development permit application. This tabulation is to advise that Administration has worked with the applicant and area Councillor on potential development permit issues and on 2018 May 17, Calgary Planning Commission recommended approval of the development permit subject to Council giving second and third reading of Bylaws 2C2018 and 29D2018, and this has therefore met Council's direction for a conditional approval.

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Background:	The public hearing and first Reading of Bylaws 2C2018 and 29D2018 was held on 2018 January 22.
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Ineligible to Vote:	Councillor Demong, Councillor Keating
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Excerpt from the Minutes of the Regular Public Hearing Meeting of Council, held 2018 January 22 and 23:

**“ Moved by** Councillor Sutherland  
**Seconded by** Councillor Farkas

That with respect to Report CPC2018-029, the following be adopted:  
That Council:

1. ADOPT the proposed closure of 0.03 hectares  $\pm$  (0.08 acres  $\pm$ ) of road (Plan 1712377, Area A) adjacent to 84 Silvercreek Crescent NW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 2C2018.
3. ADOPT the proposed redesignation of 0.35 hectares  $\pm$  (0.87 acres  $\pm$ ) located at 84 Silvercreek Crescent NW and the closed road (SW1/4 Section 10-25-2-5; Plan 1712377, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Multi-Residential – Contextual Low Profile (M-C1d95) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 29D2018.

ROLL CALL VOTE

For: (7) Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Farkas, Councillor Farrell, and Councillor Gondek

Against: Councillor Chu, Councillor Magliocca, and Councillor Sutherland  
(3)

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Farkas

That Bylaw 2C2018 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Farkas

That Bylaw 29D2018 be introduced and read a first time.

**MOTION CARRIED**

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

That Council refer second and third readings of Bylaws 2C2018 and 29D2018 to the Administration 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 return to Council when the Calgary Planning Commission has conditionally approved the development permit application.

**ROLL CALL VOTE**

Councillor Chahal, Councillor Chu, Councillor Davison, Councillor  
For: (7) Farkas, Councillor Gondek, Councillor Magliocca, and Councillor  
Sutherland

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

**MOTION CARRIED"**

**ATTACHMENT:**

1. Development Permit (DP2017-4795) Summary
2. Proposed Bylaw 2C2018
3. Proposed Bylaw 29D2018





## **Development Permit (DP2017-4795) Summary**

The development permit application (DP2017-4795) was submitted by Gravity Architecture on 2017 October 18 on behalf of Habitat for Humanity Southern Alberta Society. This development permit along with the associated road closure (Bylaw 2C2018) and land use amendment (Bylaw 29D2018) application is intended to accommodate redevelopment of two parcels in the community of Silver Springs for multi-residential development, specifically affordable housing.

The public hearing for Bylaws 2C2018 and 29D2018 was held on 2018 January 22. Following the public hearing, Council gave first readings to these two bylaws and then directed Administration to work with the applicant and the area Councillor on potential development permit issues and potential amendments to the land use. As directed by Council, Administration has worked with Habitat for Humanity and the area Councillor on changes to the development permit. These changes include reduction in the overall building height from 14 metres to 12 metres and redesigning the site plan to provide for a central amenity space for use by the development's residents.

Review of the development permit identified three bylaw relaxations including the dimension of private amenity spaces, retaining wall height, and encroachment of the asphalt parking area into the west setback area. Due to the minor nature of these relaxations, modifications to the proposed land use amendment bylaw 29D2018 were deemed not necessary.

### **Administration's Reason(s) for Recommendation**

The road closure and land use amendment application enables the comprehensive redevelopment of a site located in an established community. The proposed development meets the overall intent and policies of the Municipal Development Plan (MDP) and provides for a modest increase in density on a site that is well-supported by public transit and in close proximity to services and amenities. As a result of several engagement events and in response to feedback from area residents, the applicant has revised their proposal to provide for a design that is sensitive to adjoining low-density residential uses and creates new pedestrian connections to adjoining streets. In addition, the development permit meets the intent of the Land Use Bylaw, with minor supportable relaxations.

### **Calgary Planning Commission Comments and Decision**

On 2018 May 17, Calgary Planning Commission recommended "that the Development Authority, without having to return to Calgary Planning Commission, APPROVE, the Development Permit DP2017-4795, subject to Council giving second and third reading of Bylaws 2C2018 and 29D2018, in accordance with Administration's recommendation."

Discussion on the development permit focused on issues relating to: site layout, amenity space, and provision of vehicle parking stalls. Commissioners voted unanimously to recommend approval of the proposed development permit.

## Development Permit (DP2017-4795) Summary



Figure 1: Development Permit Site Plan



Figure 2: Development Permit Rendering

# PROPOSED

## BYLAW TABULATION ATTACHMENT 2

### BYLAW NUMBER 2C2018

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 1712377, AREA A)  
(CLOSURE LOC2017-0093)**  
\*\*\*\*\*

**WHEREAS** The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

**AND WHEREAS** the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

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

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 1712377  
AREA A  
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON JANUARY 23 2018

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

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

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

## BYLAW TABULATION ATTACHMENT 3

### BYLAW NUMBER 29D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2017-0093)**  
\*\*\*\*\*

**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 23 2018

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

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

\_\_\_\_\_  
MAYOR

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

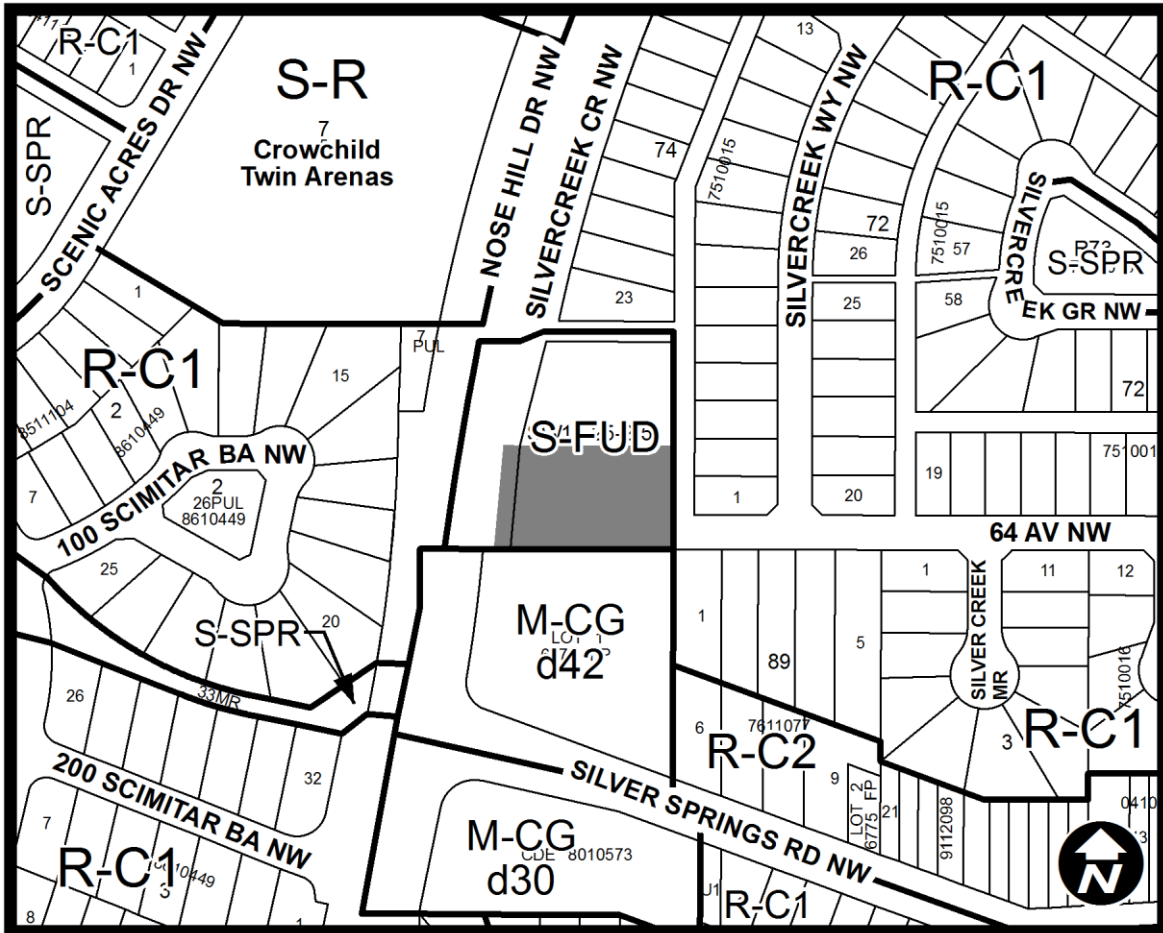
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CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0093  
BYLAW NUMBER 29D2018

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0093  
BYLAW NUMBER 29D2018

## SCHEDULE B

