



## AGENDA

### COMBINED MEETING OF COUNCIL

July 23, 2018, 9:30 AM  
IN THE COUNCIL CHAMBER

1. CALL TO ORDER
2. OPENING REMARKS
3. QUESTION PERIOD
4. CONFIRMATION OF AGENDA
5. CONFIRMATION OF MINUTES
  - 5.1 Minutes of the Regular Meeting of Council, 2018 June 25
  - 5.2 Minutes of the Strategic Meeting of Council, 2018 July 04
6. PRESENTATION(S) AND RECOGNITION(S)  
(None)
7. CONSENT AGENDA  
(None)
8. 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.

  - 8.1 CALGARY PLANNING COMMISSION REPORTS
    - 8.1.1 Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW, LOC2018-0035, Bylaw 193D2018, CPC2018-0637
    - 8.1.2 Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW, LOC2018-0036, Bylaw 194D2018, CPC2018-0636
    - 8.1.3 Land Use Amendment in Kingsland (Ward 11) at 719 – 75 Avenue SW, LOC2018-0046, Bylaw 195D2018, CPC2018-0538
    - 8.1.4 Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2018-0053, Bylaw 199D2018, CPC2018-0640

- 8.1.5 Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE, LOC2018-0056, Bylaw 196D2018, CPC2018-0588
- 8.1.6 Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018, CPC2018-0632
- 8.1.7 Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW, LOC2018-0051, Bylaw 206D2018, CPC2018-0728
- 8.1.8 Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE, LOC2018-0054, Bylaw 197D2018, CPC2018-0568
- 8.1.9 Land Use Amendment in Inglewood (Ward 9) at 1421 – 16 Street SE, LOC2018-0063, Bylaw 211D2018, CPC2018-0699
- 8.1.10 Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW, LOC2017-0340, Bylaw 198D2018, CPC2018-0592
- 8.1.11 Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 – 38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018, CPC2018-0641
- 8.1.12 Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW, LOC2018-0017, Bylaw 201D2018, CPC2018-0648
- 8.1.13 Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 – 21A Street SW, LOC2018-0042, Bylaws 41P2018 and 202D2018, CPC2018-0653
- 8.1.14 Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015, Bylaw 203D2018, CPC2018-0587
- 8.1.15 Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE, LOC2018-0052, Bylaw 204D2018, CPC2018-0634
- 8.1.16 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018, CPC2018-0651
- 8.1.17 Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW, LOC2018-0077, Bylaw 207D2018, CPC2018-0672
- 8.1.18 Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018, CPC2018-0703
- 8.1.19 Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE, LOC2018-0065, Bylaw 209D2018, CPC2018-0612
- 8.1.20 Land Use Amendment in Mahogany (Ward 12) at 18007 – 88 Street SE, LOC2018-0061, Bylaw 210D2018, CPC2018-0700



- 8.1.21 Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE, LOC2018-0070, Bylaw 212D2018, CPC2018-0705
- 8.1.22 Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 – 36 Street SE, LOC2017-0359, Bylaw 43P2018 and 213D2018, CPC2018-0698
- 8.1.23 Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 – 36 Street SE and 3725 – 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018, CPC2018-0661
- 8.1.24 Land Use Amendment in Renfrew (Ward 9) at 1107 – 8 Avenue NE, LOC2018-0058, Bylaw 214D2018, CPC2018-0675
- 8.1.25 Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018, CPC2018-0719
- 8.1.26 Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R – 55 Avenue SW, LOC2017-0367, Bylaw 218D2018, CPC2018-0679
- 8.1.27 Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018, CPC2018-0673
- 8.1.28 Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018, CPC2018-0722
- 8.1.29 Policy and Land Use Amendment in Richmond (Ward 8) at 2040 – 25A Street SW, LOC2018-0007, Bylaws 46P2018 and 220D2018, CPC2018-0702
- 8.1.30 Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29 Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018, CPC2018-0693
- 8.1.31 Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018, CPC2018-0694
- 8.1.32 Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW, LOC2018-0079, Bylaw 224D2018, CPC2018-0690
- 8.1.33 Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5) at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018, CPC2018-0704
- 8.1.34 Land Use Amendment in Highland Park (Ward 4) at 304 – 32 Avenue NE, LOC2018-0067, Bylaw 226D2018, CPC2018-0652
- 8.1.35 Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 – 8 Avenue SW, LOC2018-0113, Bylaw 227D2018, CPC2018-0658

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

- 8.2.1 Amendment to Keystone Hills Area Structure Plan – Transportation Cap Increase ,  
PFC2018-0598  
Bylaw 50P2018
- 8.2.2 Development Next to Freight Rail Corridors Policy , PUD2018-0663  
Bylaw 51P2018
- 8.2.3 Update on the Centre City Enterprise Area, PUD2018-0627  
Bylaw 52P2018
- 8.2.4 Electronic Notices for Property Assessment and the Assessment Review Board,  
PFC2018-0753  
Bylaw 2H2018
- 8.2.5 Delegation Bylaw to support the Compassionate Tax Penalty Relief Program,  
PFC2018-0761  
Bylaw 1H2018

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

- 9.1.1 Proposed Street Names in West Springs (Ward 6), SN2018-0004, CPC2018-0665
- 9.1.2 Street Name Change in West Springs (Ward 6), SN2018-0003, CPC2018-0666

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING  
(None)

9.3 BYLAW TABULATIONS  
*(related to planning matters)*

- 9.3.1 Bylaw Tabulation Enabling Cannabis Retail Stores and Facilities  
Bylaw 26P2018, second and third reading.
- 9.3.2 Bylaw Tabulation for Land Use Amendment Capitol Hill (Ward 7) 17 Street NW  
And 17 Avenue NW  
Bylaw 7D2017, second and third reading.

10. POSTPONED REPORTS  
*(including related/supplemental reports)*

(None)

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 OFFICER OF COUNCIL REPORTS

- 11.1.1 City Hall Relocation (Verbal), C2018-0933  
Time specific request for 1 p.m. on 2018 July 23.

## 11.2 ADMINISTRATION REPORTS

- 11.2.1 Request for Reconsideration – South Shepard Reports, C2018-0929

## 11.3 COMMITTEE REPORTS (None)

## 12. ITEMS DIRECTLY TO COUNCIL

### 12.1 NOTICE(S) OF MOTION

- 12.1.1 Bike Share in Calgary, C2018-0934  
Councillor Woolley

### 12.2 BYLAW TABULATIONS (None)

### 12.3 MISCELLANEOUS BUSINESS (None)

## 13. URGENT BUSINESS

## 14. CONFIDENTIAL ITEMS

### 14.1 CONSENT AGENDA (None)

### 14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 14.2.1 Naming of a City Park, PFC2018-0789  
Held confidential subject to Sections 23 and 24 of *FOIP*.
- 14.2.2 Calgary Police Commission – Resignation and Appointment, C2018-0875  
Held confidential subject to Sections 17 and 19 of *FOIP*.

### 14.3 URGENT BUSINESS

## 15. ADMINISTRATIVE INQUIRIES

## 16. ADJOURNMENT





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

**June 25, 2018, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

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

**ALSO PRESENT:**

City Manager J. Fielding  
Deputy City Manager B. Stevens  
City Solicitor and General Counsel G. Cole  
Chief Financial Officer E. Sawyer  
General Manager S. Dalgleish  
General Manager D. Duckworth  
General Manager K. Hanson  
General Manager R. Stanley  
General Manager M. Thompson  
Acting City Clerk B. Hilford  
Legislative Assistant M. A. Cario  
Legislative Assistant J. Lord Charest  
Legislative Assistant T. Rowe  
Legislative Assistant D. Williams

**1. CALL TO ORDER**

Deputy Mayor Davison called the Meeting to order at 9:33 a.m.

**2. OPENING REMARKS**

Deputy Mayor Davison provided opening remarks at today's Meeting.

Mayor Nenshi assumed the Chair at 9:34 a.m.

3. QUESTION PERIOD

1. Councillor Chu

Topic: Review of the Responsible Pet Ownership Program

2. Councillor Keating

Topic: Condominium Parking Issues on a Specific Area

3. Councillor Jones

Topic: Tax Increase in Suburban Businesses

Subject to Section 6(1) of Procedure Bylaw 35M2017, Section 62(1)(a) was suspended by general consent to allow a fourth question from a Member of Council to be added to the Question Period section.

4. Councillor Colley-Urquhart

Topic: Canadian Olympic Committee Session Update

4. CONFIRMATION OF AGENDA

**Moved by** Councillor Sutherland

**Seconded by** Councillor Davison

That the Agenda for today's Meeting be amended, by bringing forward and postponing Item 12.2.10, Rivers District Community Revitalization Levy Discussion Update, C2018-0816, to the 2018 July 04 Strategic Meeting of Council.

**MOTION CARRIED**

**Moved by** Councillor Sutherland

**Seconded by** Councillor Colley-Urquhart

That the Agenda for today's Meeting, as amended, be further amended by adding an item of Confidential Urgent Business, entitled "Declaration of Surplus Land - Bowness - Ward 01 (3504 and 3508 69 ST NW), C2018-0839".

**MOTION CARRIED**

**Moved by** Councillor Farkas

**Seconded by** Councillor Chu

That the Agenda for today's Meeting, as amended, be further amended by adding an item of Urgent Business, entitled "Discussion on Pension Plans for Elected Officials (Verbal)".

ROLL CALL VOTE

For: (6): Mayor Nenshi, Councillor Carra, Councillor Chu, Councillor Davison, Councillor Farkas, and Councillor Sutherland

Against: (9): Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Davison

That the Agenda for today's Meeting, as amended, be further amended by bringing forward and postponing the following items to the Call of the Chair:

- 9.2.2. Cannabis Legalization – Public Consumption, C2018-0754
- 9.3.2. Cannabis Legalization – Festivals and Events, CPS2018-0718

**MOTION CARRIED**

**Moved by** Councillor Farrell

**Seconded by** Councillor Colley-Urquhart

That the Agenda for today's Meeting, as amended, be further amended by adding an item of Confidential Urgent Business, entitled "Personnel Matter (Verbal), VR2018-0055".

**MOTION CARRIED**

**Moved by** Councillor Woolley

**Seconded by** Councillor Demong

That the Agenda for today's Meeting, as amended, be further amended by bringing forward and postponing Item 12.2.9, 2026 Olympic and Paralympic Winter Games International Olympic Committee Update (Verbal), C2018-0817 to be dealt with as the first item of new business following the afternoon recess.

**MOTION CARRIED**

**Moved by** Councillor Sutherland

**Seconded by** Councillor Woolley

That the Agenda for today's Meeting, as amended, be further amended by bringing forward and postponing Item 7.27, Summary of Real Estate Transactions for the First Quarter 2018, UCS2018-0746, to the Section 9.3, Committee Reports of today's Agenda.

**MOTION CARRIED**

**Moved by** Councillor Demong

**Seconded by** Councillor Chahal

That the Agenda for today's Meeting, as amended, be further amended by bringing forward and postponing the following items to be dealt with as the first items of new business following the lunch recess:

- 9.1.1. Integrity and Ethics Office Annual Report, C2018-0811
- 9.1.2. Code of Conduct For Elected Officials Bylaw - Context and Commentary, C2018-0810

**MOTION CARRIED**

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

That the Agenda for today's Meeting, as amended, be further amended by adding an item of Urgent Business, entitled "Amendments to the Event Centre Assessment Committee Terms of Reference, ECA2018-0766".

**MOTION CARRIED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Colley-Urquhart

That the Agenda for today's Meeting, as amended, be further amended by adding an item of Urgent Business, entitled "Change Council Meeting Dates to Combined for 2018 July 23, July 30 and September 10 Meetings (Verbal), VR2018-0053".

**MOTION CARRIED**

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

That the Agenda for today's Meeting, as amended, be further amended by bringing forward and postponing Item 12.2.8, New Community Growth Strategy, Verbal Update, C2018-0804, to be dealt with immediately following the Confirmation of Minutes.

**MOTION CARRIED**

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

That the Agenda for the 2018 June 25 Regular Meeting of Council be confirmed, **as amended.**

**MOTION CARRIED**

## 5. CONFIRMATION OF MINUTES

A clerical correction was noted to the minutes for the Regular Meeting of Council, held 2018 May 28, on page 3, under Item 7, Consent Agenda, fifth line, by deleting the words "Motion Defeated".



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

That the Minutes of the following Meetings be confirmed:

5.1 Minutes of the Regular Meeting of Council, 2018 May 28, **as corrected**

5.2 Minutes of the Public Hearing Meeting of Council, 2018 June 11

**MOTION CARRIED**

6. PRESENTATION(S) AND RECOGNITION(S)

None

7. CONSENT AGENDA

**Moved by** Councillor Keating  
**Seconded by** Councillor Chahal

That the Committee Recommendations contained in the following Reports be adopted in an omnibus motion:

- 7.1 Status of Emergency Preparedness in Calgary, EM2018-0667
- 7.2 The Calgary Exhibition and Stampede Limited - 2017 Credit Facility Update, PFC2018-0599
- 7.3 10 Year Economic Strategy Update and Refresh, PFC2018-0668
- 7.4 Corporate Affordable Housing Strategy Q2 2018 Update, PFC2018-0584
- 7.5 ZBR Program Update – June 2018, PFC2018-0647
- 7.6 Compassionate Property Tax Penalty Relief, PFC2018-0325
- 7.7 Calgary Police Services Annual Report, CPS2018-0618
- 7.10 Green Line City Shaping Implementation Strategy - Deferral, CPS2018-0404
- 7.11 Albert Park Radisson Heights Community Lands Parking Solution, TT2018-0557
- 7.12 Hyperloop Development and Testing in Calgary – Deferral Request, TT2018-0629
- 7.15 Complete Streets Policy and Residential Street Design Policy – Three Year Update, TT2018-0628
- 7.17 Green Line Transit Oriented Development Implementation Strategy – Deferral Request, PUD2018-0549
- 7.20 East Inglewood Residual Lands (NM2017-25), PUD2018-0576
- 7.21 Centre City Levy Update: Program Summary 2017, PUD2018-0389
- 7.22 Banff Trail Station Area Redevelopment Plan Mobility Network Implementation, PUD2018-0633

7.24 Integrated Civic Facility Planning Program 2017 Status Update Deferral, UCS2018-0739

7.25 Climate Resilience Strategy and Action Plans, UCS2018-0688

**MOTION CARRIED**

7.8 Recommendation on Amendments to the Corporate Public Art Policy, CPS2018-0359

**Moved by** Councillor Woolley

**Seconded by** Councillor Sutherland

That Item 7.8, Report CPS2018-0359 be postponed to the end of today's Agenda.

**MOTION CARRIED**

**Moved by** Councillor Farrell

**Seconded by** Councillor Demong

That Recommendation 3 be amended, by deleting the first bullet, as follows:

- rename the board to the Public Arts Advisory Committee

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Sarra

That with respect to Report CPS2018-0359, the following be approved, **as amended:**

That Council direct Administration to:

1. Pool the per-cent for public art from all eligible capital projects and create a capital program for public art to enable flexibility and improved reporting;
2. Develop a parallel procurement strategy better suited to encourage applications from local, national and international artists;
3. As relates to the public art board:
  - engage the external consultant to work with the board on reviewing its mandate, membership, and terms of reference to reflect best practices in other cities and to return to Council prior to the 2018 Organizational Meeting.
4. Form a temporary Public Art Administration Committee inviting representative stakeholders like: artists, Members of Council, CADA and Public Art Advisory Committee to develop a Public Art Strategy, governance model and four-year Action Plan that ties to the Infrastructure Calgary's priorities.
5. Implement a suite of engagement strategies to enable public engagement throughout all stages of public art projects;
6. Dedicate communications and engagement resources to maintain to ensure ongoing, timely, information for the public;

7. Direct Administration to work with the external consultant to engage with members of Calgary's arts community, including but not limited to, members of the Calgary Public Arts Alliance and Calgary Arts Development Authority.
8. Investigate placement, ownership, and funding approaches to partner with nongovernment sectors as a means to increase value-for-dollar and accessibility; and
9. Report back to Council with refinements based on further engagement and an update on progress toward implementation no later than Q1 2019, at which time if progress is satisfactory, the suspension of the Public Art Policy should be lifted.

Against: Councillor Keating

**MOTION CARRIED**

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

That Councillor Farkas postpone a proposed Motion Arising, to Report CPS2018-0359, as follows, to the call of the Chair:

"That with respect to Report CPS2018-0359, the following Motion Arising be adopted:

City Council apologize for the mishandling of the Corporate Policy Art Program."

**MOTION CARRIED**

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

That proposed Motion Arising with Report CPS2018-0359 be lifted from the table and dealt with at this time.

Against: Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Keating  
**Seconded by** Councillor Jones

That Council bring forward and postpone Councillor Farkas's proposed Motion Arising to the Closed Meeting.

ROLL CALL VOTE

For: (6): Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Keating

Against: (5): Councillor Carra, Councillor Chu, Councillor Farkas, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

**Moved by** Councillor Keating  
**Seconded by** Councillor Jones

That Council move into Closed Meeting, at 1:35 p.m., to consider confidential matters with respect to Councillor Farkas's proposed Motion Arising with respect to Report CPS2018-0359 subject to Section 24 of the *Freedom of Information and Protection of Privacy Act*.

**ROLL CALL VOTE**

For: (9): Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Sutherland

Against: (2): Councillor Farkas, and Councillor Magliocca

**MOTION CARRIED**

Mayor Nenshi returned to the Closed Meeting at 1:45 p.m.

Council reconvened in public meeting at 2:08 p.m. with Deputy Mayor Davison in the Chair.

**Moved by** Councillor Chahal  
**Seconded by** Councillor Farrell

That Council rise and report and that the confidential discussions with respect to Councillor Farkas's proposed Motion Arising to Report CPS2081-0359 remain confidential pursuant to Sections 24 of the *Freedom of Information and Protection of Privacy Act*.

Against: Councillor Keating and Councillor Magliocca

**MOTION CARRIED**

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

That with respect to Report CPS2018-0359, the following Motion Arising be adopted:

City Council apologize for the mishandling of the Corporate Policy Art Program.

**RECORDED VOTE**

For: (2): Councillor Chu, and Councillor Farkas

Against: (9): Mayor Nenshi, Councillor Chahal, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION DEFEATED**

7.9 Golf Sustainability Work Plan Update, CPS2018-0349

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Sutherland

That with respect to Report CPS2018-0349, the following be adopted:

That Council:

1. Direct that Administration report back to Council on results, indicators and performance measures by Q2 of the final year of each planning cycle to inform a plan for the next cycle;
2. Direct that Attachment 6 remain confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* (and that Council consider content therein in camera if requested by Council); and
3. Direct that Administration report back to Council through the One Calgary budget process with options that reflect the overall Golf Course Operations to break even in terms of revenue and operating expenses.

**MOTION CARRIED**

7.13 RouteAhead Update, TT2018-0617

**Moved by** Councillor Keating

**Seconded by** Councillor Magliocca

That with respect to Report TT2018-0617, the following be approved:

That Council:

1. Direct Administration to use the attached Fare and Revenue Framework in the development of transit fares as part of One Calgary 2019-2022.

ROLL CALL VOTE

For: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Woolley

Against: (4): Councillor Chu, Councillor Demong, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

**Moved by** Councillor Keating

**Seconded by** Councillor Magliocca

That with respect to Report TT2018-0617, the following be approved:

That Council:

2. Direct Administration to use the attached prioritization framework for major transit growth projects, and provide an update to Council through the SPC on Transportation & Transit by Q1 2019.

Against: Councillor Farkas

**MOTION CARRIED**

7.14 Improving Accessibility and Reducing Injuries through Snow and Ice Control, TT2018-0467

A document entitled "Assumptions for One Calgary 2019-2022 deliberations", was distributed with respect to Report TT2018-0467.

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Report TT2018-0467, the following be adopted:

That Council:

1. File the Administration Recommendation contained in Report TT2018-0467;
3. Develop a funding strategy for the One Calgary 2019 to 2022 budget to further enhance service including the development of high priority pedestrian networks.
4. Prepare amendments to the Street Bylaw 20188 to:
  - (a) Add minimum and specified penalties for offences related to owners or occupants failing to remove ice and snow from the required portion of the sidewalk or pathway within 24 hours after ice and snow has been deposited;
  - (b) Create an escalating fine schedule for offences indicated in subsection (1), that would increase the minimum and specified penalties for any second or third offence occurring within a 12-month period;
  - (d) Report back to Council on July 30 with respect to the Bylaw.
5. Organize an advisory panel that includes business improvement areas, accessibility groups, seniors, public health providers, and other stakeholders for feedback and continual improvement.
6. Direct Administration to provide Council with additional detail on the snow and ice control options related to the high-priority network that could be achieved this 2018/2019 winter season. This information would be made available to Council on 2018 June 25.

**MOTION CARRIED**

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Report TT2018-0467, the following be adopted, **after amendment:**

That Council:

**2. Direct Administration to transfer funds of up to 9.5 million from the Fiscal Stability Reserve to the SNIC for the 2018-2019 season to accomplish the following:**

- Provide SNIC services to additional 100 km of pathway - \$0.5-1 million (operating)

- Clear all sidewalks adjacent to City property within 24 hours - \$3-5 million (operating)
- Plow windrows away from high priority wheelchair ramp locations. -\$2-3 million (operating).

Against: Councillor Woolley

**MOTION CARRIED**

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Report TT2018-0467, the following be adopted:

That Council direct Administration to:

4. Prepare amendments to the Street Bylaw 20M88 to:

(c) Require owners or occupants of a private parcel of land adjacent to a sidewalk or pathway, where the sidewalk or pathway contains a curb cut or crosses a laneway, responsible for the removal of snow and ice on the sidewalk that crosses the laneway, proportionate to any other private parcel of land that is adjacent to same sidewalk;

**ROLL CALL VOTE**

For: (6): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farrell, Councillor Gondek, and Councillor Woolley

Against: (9): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION DEFEATED**

**Moved by** Councillor Farrell

**Seconded by** Councillor Farkas

That with respect to Report TT2018-0467, the following Motion Arising be adopted:

That Council direct Administration to bring back options for managing snow and ice removal on sidewalks or pathways where the sidewalk or pathway contains a curb cut or crosses a laneway, to return to Council during the budget deliberations on 2018 November.

**MOTION CARRIED**

7.16 2026 Olympic and Paralympic Winter Games Vision Update, OPC2018-0683

Council recessed at 3:38 p.m. and reconvened at 4:08 p.m. with Mayor Nenshi in the Chair.

Distributions made with respect to Reports OPC2018-0683, OPC2018-0738 and OPC2018-0784:

- A PowerPoint presentation entitled “Presentation on Public Reports: OPC2018-0683, OPC2018-0738 and OPC2018-0784, dated 2018 June 25;
- A document entitled “ Biographies: Calgary2026 Consultants”; and
- A document entitled “R. Scott Hutcheson.

**Moved by** Councillor Woolley

**Seconded by** Councillor Demong

That Council move into Closed Meeting, at 4:33 p.m., in the Council Boardroom, to discuss confidential matters with respect to the following items subject to Sections 17, 19, 23, and 24 of *Freedom of Information and Protection of Privacy Act*:

- 7.16, 2026 Olympic and Paralympic Winter Games Vision Update, OPC2018-0683
- 12.1.2, 2026 Olympic and Paralympic Winter Games Draft Concept, OPC2018-0691
- 12.2.9, 2026 Olympic and Paralympic Winter Games International Olympic Committee Update (Verbal), C2018-0817

ROLL CALL VOTE

For: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (1): Councillor Farkas

**MOTION CARRIED**

Council moved into public meeting at 5:49 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Woolley

**Seconded by** Councillor Colley-Urquhart

That Council rise and report.

**MOTION CARRIED**

**Moved by** Councillor Davison

**Seconded by** Councillor Farkas

That subject to Section 6(1) of the Procedure Bylaw 35M2017, Council suspend Section 78(1)(c) in order that Council may complete the following items prior to the scheduled recess:

- 7.16, 2026 Olympic and Paralympic Winter Games Vision Update, OPC2018-0683;
- 7.28, 2026 Olympic and Paralympic Winter Games Bid Book Overview, OPC2018-0738;



- 7.29, 2026 Olympic and Paralympic Winter Games Sustainability, OPC2018-0784;
- 9.3.1, Council Innovation Fund Application - Springbank Hill Community Park, PFC2018-0717;
- 12.1.2, 2026 Olympic and Paralympic Winter Games Draft Concept, OPC2018-0691; and
- 12.2.9, 2026 Olympic and Paralympic Winter Games International Olympic Committee Update (Verbal), C2018-0817

Against: Councillor Keating

**MOTION CARRIED**

Administration in attendance during the Closed Meeting discussions with respect to Report OPC2018-0683:

Clerk: L. Kennedy, B. Hilford, M. A. Cario and J. Lord Charest. Advice: J. Fielding. Observer: K. Hanson, B. Stevens, H. Domzal, C. Smillie and C. Dornan. Legal: G. Cole, S. Steeves and M. Tolfree. External: S. Hutcheson, T. Wright, P. Ballem, M. Conibear and F. Duff.

**Moved by** Councillor Woolley

**Seconded by** Councillor Demong

That with respect to Report OPC2018-0683, the following be adopted:

That Council:

1. Receive Report OPC2018-0683 for information; and
2. Keep Attachment 3 to Report OPC2018-0683 and the closed meeting discussions confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

7.18 Chinatown Area Redevelopment Plan Phase 1 Update, PUD2018-0514

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farrell

That with respect to Report PUD2018-0514 Council refer b), as follows, to Administration to develop funding options including a potential Council Innovation Fund application and external partnerships including but not limited to the Urban Alliance to return to Council through the Priorities and Finance Committee as soon as possible:

"That Council direct Administration to:

b) include the costs associated with Option 3, as identified in this report, in The City Planning & Policy 2019-2022 service plan and budget, for Council's review and approval in 2018 November."

**MOTION CARRIED**

**Moved by** Councillor Farrell  
**Seconded by** Councillor Chu

That with respect to Report PUD2018-0514 a) and c) be adopted, **after amendment:**

That Council direct Administration to:

a) proceed with Option 3 Chinatown Cultural Plan / Culturally-based Local Area Plan, as presented;

c) report back to Council, through the Standing Policy Committee on Planning & Urban Development, with a detailed scope of work for Option 3 by no later than 2019 July, if budget for Option 3 is approved.

**MOTION CARRIED**

7.19 Municipal Development Plan/Calgary Transportation Plan 2018 Monitoring Progress Report, PUD2018-0696

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

That with respect to Report PUD2018-0696, the following be adopted,

That Council refer Councillor Demong's proposed Amendment, as follows, and the original Administration Recommendation 2, as contained in Report PUD2018-0696, to the Administration to bring forward a discussion on the MDP/CTP review to the next 2018 July 17 Regular Meeting of the Priorities and Finance Committee

**"Moved by:** Councillor Demong  
**"Seconded by:** Councillor Magliocca

That with respect Report PUD2018-0696, Recommendation 2 be deleted in its entirety and be substituted with a new Recommendation 2, as follows:

**"2. Direct Administration to adjust timelines for the planned 10-year review of the Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP) and report back with a completed MDP/CTP review report to Council, through the SPC on Planning and Urban development meeting, no later than Q1 2022 to be able to inform the next four-year budget cycle."**

**ROLL CALL VOTE**

For: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Woolley

Against: (5): Councillor Chu, Councillor Colley-Urquhart, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

**Moved by** Councillor Magliocca

**Seconded by** Councillor Jones

That with respect to Report PUD2018-0696, Recommendation 1 be adopted, as follows:

That Council:

1. Receive this report for information.

**MOTION CARRIED**

**7.23 Separation Distances from Cannabis Stores to Places of Worship, Pawn Shops and Payday Loans, PUD2018-0520**

Council recessed at 6:55 p.m. to reconvene at 7:59 p.m. with Deputy Mayor Davison in the Chair.

That the following, be lifted from the table and dealt with at this time, by general consent:

- 7.23 Separation Distances from Cannabis Stores to Places of Worship, Pawn Shops and Payday Loans, PUD2018-0520;
- 9.2.2 Cannabis legalization – public Consumption, C2018-075 Bylaw 30M2018; and
- 9.3.2 Cannabis Legalization – Festivals and Events, CPS2018-0718
  - Bylaw 29M2018.

Mayor Nenshi assumed the Chair at 8:00 p.m. and Councillor Davison returned to his regular seat in Council.

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Magliocca

That Council adopt, by resolution, the amendment to the Cannabis Store Guidelines shown in **amended** Attachment 1.

Against: Councillor Demong and Councillor Jones

**MOTION CARRIED**

**7.26 Energy Reporting for Commercial Buildings, UCS2018-0314**

A clerical correction was noted on Page 1 of 1 under section Previous Council Direction/Policy, first paragraph, last sentence, by deleting the quarter "Q2" following the words "no later than" and by substituting the quarter "Q4".

**Moved by** Councillor Demong

**Seconded by** Councillor Chahal

That with respect to Report UCS2018-0314 the following be adopted, **after amendment**:

**That Council endorse Option 2: Voluntary Energy Benchmarking - no financial incentives.**

Against: Councillor Farrell and Mayor Nenshi

**MOTION CARRIED**

- 7.27 Summary of Real Estate Transactions for the First Quarter 2018, UCS2018-0746

**Moved by** Councillor Sutherland

**Seconded by** Councillor Demong

That with respect to Report UCS2018-0746, the following be approved:

That Council receive this report for information.

**MOTION CARRIED**

- 7.28 2026 Olympic and Paralympic Winter Games Bid Book Overview, OPC2018-0738

**Moved by** Councillor Woolley

**Seconded by** Councillor Demong

That with respect to Reports OPC2018-0738 and OPC2018-0784, the following be adopted:

That the Committee recommendations contained in Reports OPC2018-0738 and OPC2018-0784 be approved in an omnibus motion.

**MOTION CARRIED**

- 7.29 2026 Olympic and Paralympic Winter Games Sustainability, OPC2018-0784

Council decision with respect to Item 7.29, Report OPC2018-0784 is contained in Item 7.28, Report OPC2018-0738.

8. POSTPONED REPORTS

None.

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 OFFICER OF COUNCIL REPORTS

9.1.1 Integrity and Ethics Office Annual Report, C2018-0811

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

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Jones

That with respect to Report C2018-0811, the following be adopted:

That Council:

1. Receive for information the Annual Report of the Ethics Advisor and Integrity Commissioner.

**MOTION CARRIED**

- 9.1.2 Code of Conduct For Elected Officials Bylaw - Context and Commentary, C2018-0810

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farrell

That with respect to Report C2018-0810, the following be adopted:

That Council:

1. Receive for information the Context and Commentary to the *Code of Conduct for Elected Officials Bylaw* (Attachment 1).

**MOTION CARRIED**

## 9.2 ADMINISTRATION REPORTS

- 9.2.1 Referral of CPC2017-109 – Land Use Amendment in Mount Pleasant (Ward 7) at 2305 – 5 Street NW, Bylaw 110D2017, C2018-0660

Subject to Section 184(a) of the *Municipal Government Act*, Councillors Chahal, Davison, Gondek and Farkas were absent from the public hearing on Bylaw 110D2017, and therefore were ineligible to vote and participate in debate on second and third readings of Bylaw 110D2017 and left the Council Chamber at 3:06 p.m.

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Report C2018-0660, the following be adopted:

That Council give second and third readings to Bylaw 110D2017 contained in Attachment 1.

**MOTION CARRIED**

That Bylaw 110D2017 be read a second time.

**MOTION CARRIED**

That Bylaw 110D2017 be read a third time.

**MOTION CARRIED**

Councillors Chahal, Davison, Gondek and Farkas returned to their regular seats in the Council Chamber at 3:08 p.m.

- 9.2.2 Cannabis Legalization – Public Consumption, C2018-0754

Distributions made with respect to Report C2018-0754:

- a letter, dated 2018 June 24 from Les Hagen;
- a letter, dated 2018 June 22 from Dr. Brent T. Friesen, Alberta Health Services; and
- a letter, dated 2018 June 14 from Roger Chaffin, Calgary Police Service.

**Moved by** Councillor Gondek

**Seconded by** Councillor Magliocca

That Reports C2018-0754 and CPS2018-0718 be referred to Administration to examine Edmonton's Model and to return to Council as soon as possible.

ROLL CALL VOTE

For: (3): Councillor Farkas, Councillor Gondek, and Councillor Magliocca

Against: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Jones, and Councillor Keating

**MOTION DEFEATED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Magliocca

That with respect to Report C2018-0754, Recommendation 1, the following be adopted:

That Council:

1. Give three readings to the proposed Bylaw 30M2018 to amend the Cannabis Consumption Bylaw 24M2018 (Attachment 1).

ROLL CALL VOTE

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

Against: (5): Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Magliocca

That with respect to Report C2018-0754, Recommendation 2, the following be adopted:

That Council:

2. Approve the guiding principles and potential site criteria in Attachment 2.

ROLL CALL VOTE

For: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Farrell, and Councillor Jones

Against: (6): Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 30M2018 be introduced and read a first time.

ROLL CALL VOTE

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

Against: (5): Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

That Bylaw 30M2018 be read a second time.

VOTE WAS AS FOLLOWS

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

Against: (5): Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

That authorization now be given to read Bylaw 30M2018 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 30M2018 be read a third time.

VOTE WAS AS FOLLOWS

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

Against: (5): Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

9.2.3 Elections Bylaw, C2018-0799

Subject to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(1)(c) was suspended by general consent in order that Council may complete the Report C2018-0799, prior to the scheduled recess.

**Moved by** Councillor Gondek

**Seconded by** Councillor Demong

That the Recommendations contained in Report C2018-0799 be amended by adding a Recommendation 3 as follows:

"3. If the cost of the Bylaw change exceeds the vote of electors, then the City Clerk return to Council to seek additional funding."

**MOTION CARRIED**

**Moved by** Councillor Keating

**Seconded by** Councillor Woolley

That with respect to Report C2018-0799, the following be adopted, **as amended**:

That Council:

1. Give three readings to proposed Bylaw 35M2018 (Elections Bylaw) in Attachment 1;
2. Rescind Resolution C94-138 Advance Vote as provided in Attachment 3; **and**
3. **If the cost of the Bylaw change exceeds the vote of electors, then the City Clerk return to Council to seek additional funding.**

**MOTION CARRIED**

That Bylaw 35M2018 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 35M2018 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 35M2018 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 35M2018 be read a third time.

**MOTION CARRIED**

### 9.3 COMMITTEE REPORTS

#### 9.3.1 Council Innovation Fund Application - Springbank Hill Community Park, PFC2018-0717



Distributions made with respect to Report PFC2018-0717:

- a PowerPoint presentation entitled "Springbank Hill Community Park Council Innovation Fund Application, Councillor Jeff Davison - Ward 6", dated 2018 June 25; and
- a packet of five letters.

**Moved by** Councillor Woolley

**Seconded by** Councillor Keating

That Councillor Davison's proposed motion with respect to Report PFC2018-0717 be amended by deleting it in its entirety and substituting with the following:

"That Council:

1. Approve the application to utilize the Fiscal Stability Reserve for the Springbank Hill Community Park in the amount of \$250,000; and
2. Direct Administration to engage with Council around the possibility of developing a fund to support community driven projects similar to this application and report back through Priority and Finance Committee with an update no later than Q1 2019."

ROLL CALL VOTE

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Colley-Urquhart, Councillor Demong, and Councillor Gondek

**MOTION CARRIED**

**Moved by** Councillor Davison

**Seconded by** Councillor Chu

That with respect to Report PFC2018-0717, the following be adopted, **as amended:**

That Council:

- 1. Approve the application to utilize the Fiscal Stability Reserve for the Springbank Hill Community Park in the amount of \$250,000; and**

ROLL CALL VOTE

For: (12): Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (3): Mayor Nenshi, Councillor Colley-Urquhart, and Councillor Gondek

**MOTION CARRIED**

**Moved by** Councillor Davison  
**Seconded by** Councillor Chu

That with respect to Report PFC2018-0717, the following be adopted, **as amended**:

That Council:

**2. Direct Administration to engage with Council around the possibility of developing a fund to support community driven projects similar to this application and report back through Priority and Finance Committee with an update no later than Q1 2019.**

Against: Councillor Colley-Urquhart

**MOTION CARRIED**

9.3.2 Cannabis Legalization – Festivals and Events, CPS2018-0718

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Davison

That with respect to Report CPS2018-0718, the following be adopted:

That Council:

1. Give three readings to the proposed Bylaw 29M2018 to amend the Cannabis Consumption Bylaw 24M2018 contained in Attachment 1; and
2. Direct Administration to work with stakeholders to monitor cannabis consumption areas at festivals and events and report back to Council through the SPC on Community and Protective Services in 2019 Q4.

**MOTION CARRIED**

That Bylaw 29M2018 be introduced and read a first time.

**MOTION CARRIED**

Mayor Nenshi left the Chair at 9:12 p.m. in order to participate in debate with respect to Bylaw 29M2018 and Deputy Mayor Davison assumed the Chair.

**Moved by** Mayor Nenshi  
**Seconded by** Councillor Magliocca

That Bylaw 29M2018 be amended, under Events, Section 4.1, (4), (a), by deleting the words "and fenced off" following the words "cannabis is only permitted in a designated area, separate".

ROLL CALL VOTE

For: (5): Mayor Nenshi, Councillor Chu, Councillor Gondek, Councillor Jones, and Councillor Magliocca

Against: (8): Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, and Councillor Keating

**MOTION DEFEATED**

**Moved by** Mayor Nenshi  
**Seconded by** Councillor Magliocca

That Bylaw 29M2018 be amended, under Events, Section 4.1, (4), (b), by deleting the words "and tobacco" following the word "alcohol".

ROLL CALL VOTE

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Gondek, Councillor Jones, and Councillor Magliocca

Against: (5): Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell, and Councillor Keating

**MOTION CARRIED**

Mayor Nenshi assumed the Chair at 9:24 p.m. and Councillor Davison returned to his regular seat in Council.

That Bylaw 29M2018 be read a second time, **as amended**.

Against: Councillor Carra

**MOTION CARRIED**

That authorization now be given to read Bylaw 29M2018 a third time, **as amended**.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 29M2018 be read a third time, **as amended**.

Against: Councillor Carra

**MOTION CARRIED**

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

Subject to Section 6(1) of the Procedure Bylaw 35M2017, Section 79 be suspended, in order that Council may continue after the scheduled adjournment time to complete the remainder of the agenda today.

ROLL CALL VOTE

For: (3): Mayor Nenshi, Councillor Carra, and Councillor Keating

Against: (10): Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, and Councillor Magliocca

**MOTION DEFEATED**

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Farkas

That Council bring forward and postpone, Item 12.2.6, Report UCS2018-0791, to be dealt with prior to the evening recess.

ROLL CALL VOTE

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: (4): Councillor Chu, Councillor Demong, Councillor Jones, and Councillor Magliocca

**MOTION CARRIED**

**Moved by** Councillor Gondek

**Seconded by** Councillor Carra

That Council bring forward and postpone, Item 7.8, Report CPS2018-0359, to be dealt with prior to the evening recess.

ROLL CALL VOTE

For: (6): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: (7): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, and Councillor Magliocca

**MOTION DEFEATED**

**Moved by** Councillor Chahal

**Seconded by** Councillor Gondek

That Councillor Demong be allowed to change his vote from the negative to an affirmative.

Against: Councillor Chu and Councillor Magliocca

**MOTION CARRIED**

For: (7): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Keating

Against: (6): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Jones, and Councillor Magliocca

**MOTION CARRIED**

9.3.3 Secondary Suite Registry Bylaw Amendments, PUD2018-0782

**Moved by** Councillor Farrell  
**Seconded by** Councillor Gondek

That Council give three readings to the proposed bylaw 32M2018 to amend Bylaw 11M2018 to provide for a registration renewal requirement after five years as set out in Attachment 2.

**MOTION CARRIED**

That Bylaw 32M2018 be introduced and read a first time.

**MOTION CARRIED**

That Bylaw 32M2018 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 32M2018 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 32M2018 be read a third time.

**MOTION CARRIED**

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

That Council file and abandon proposed bylaws 31M2018 and 33M2018.

**MOTION CARRIED**

10. ITEMS DIRECTLY TO COUNCIL

10.1 NOTICE(S) OF MOTION

None

10.2 BYLAW TABULATIONS

10.2.1 Bylaw Tabulation to Repeal and Amend Various Bylaws By Reducing Surplus Borrowing Authority

**Moved by** Councillor Keating  
**Seconded by** Councillor Chahal

That Bylaw 1B2018 be read a second time.

**MOTION CARRIED**

That Bylaw 1B2018 be read a third time.

**MOTION CARRIED**

### 10.3 MISCELLANEOUS BUSINESS

None

## 11. URGENT BUSINESS

### 11.1 Amendments to the Event Centre Assessment Committee Terms of Reference, ECA2018-0766

A clerical correction was noted to Attachment 5, Page 1 of 3, under C. Composition, by deleting the words "Eight (8)" following the words "ECAC consists of the" and by substituting the words "Eleven (11)".

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

That with respect to Report ECA2018-0766, the following be adopted:

That Council adopt the proposed Draft Event Centre Assessment Committee Terms of Reference (Attachment 5), **as corrected**.

Against: Councillor Farrell

**MOTION CARRIED**

### 11.2 Change Council Meeting Dates to Combined for 2018 July 23, July 30 and September 10 Meetings (Verbal), VR2018-0053

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

That the Verbal Report VR2018-0053 be amended to include the September 24 Regular Meeting of Council to be revised to a Combined Meeting of Council.

**MOTION CARRIED**

**Moved by** Councillor Demong  
**Seconded by** Councillor Magliocca

That with respect to Verbal Report VR2018-0053, the following be adopted, **as amended**:

That the following meetings of Council be revised to Combined Meetings of Council:

- 2018 July 23 Regular Public Hearing Meeting of Council

- 2018 July 30 Regular Meeting of Council
- 2018 September 10 Regular Public Hearing Meeting of Council
- **2018 September 24 Regular Meeting of Council**

**MOTION CARRIED**

## 12. CONFIDENTIAL ITEMS

**Moved by** Councillor Magliocca

**Seconded by** Councillor Davison

That Council move into Closed Meeting, at 2:19 p.m., to consider confidential matters with respect to the following items subject to Sections 17, 19, 23, 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*:

- 12.2.1. Proposed Lease (Downtown East Village) – Ward 07 (800 3 ST SE), UCS2018-0740
- 12.2.2. Proposed Sale (Bridlewood) – Ward 13 (249 Bridlewood PL SW), UCS2018-0741
- 12.2.3. Proposed Extension to Building Commitment and Exercise of Option to Repurchase Ward 2 (2 Royal Vista Lf NW), UCS2018-0743
- 12.2.4. Proposed Extension to Building Commitment (Lincoln Park) – Ward 08 (50 Peacekeepers DR SW), UCS2018-0744
- 12.2.5. Surplus School Sites, UCS2018-0745
- 12.2.7. Calgary Downtown Association Business Improvement Area – Board Appointments, C2018-0760
- 12.3.1 Declaration of Surplus Land - Bowness - Ward 01 (3504 and 3508 69 ST NW) - C2018-0839
- 12.3.2 Personnel Matter (Verbal), VR2018-0055
- 12.3.3 Personnel Matter #2 (Verbal) VR2018-0056

For: (11): Mayor Nenshi, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

Council moved into public meeting at 3:36 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Demong

**Seconded by** Councillor Chahal

That Council rise and report.

**MOTION CARRIED**

## 12.1 CONSENT AGENDA

12.1.1 Item Removed, Placed on Agenda in Error.

12.1.2 2026 Olympic and Paralympic Winter Games Draft Concept, OPC2018-0691

Administration in attendance during the Closed Meeting discussions with respect to Report OPC2018-0691:

Clerk: L. Kennedy, B. Hilford, M. A. Cario, J. Lord Charest. Advice: J. Fielding. Observer: K. Hanson, B. Stevens, H. Domzal, C. Smillie, C. Dornan. Legal: G. Cole, S. Steeves, M. Tolfree. External: S. Hutcheson, T. Wright, P. Ballem, M. Conibear, F. Duff.

**Moved by** Councillor Woolley

**Seconded by** Councillor Demong

That with respect to Report OPC2018-0691, the following be adopted:

That Council:

1. Receive Report OPC2018-0691 for information; and
2. Keep Report OPC2018-0691, Attachment 1 (Draft Games Concept) and closed session discussions confidential pursuant to Sections 23, 24, and 25 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

## 12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

### 12.2.1 Proposed Lease (Downtown East Village) – Ward 07 (800 3 ST SE), UCS2018-0740

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2018-0740:

Clerk: B. Hilford and D. Williams. Advice: B. Stevens and L. Kerr. Legal: G. Cole.

**Moved by** Councillor Farrell

**Seconded by** Councillor Woolley

That with respect to Report UCS2018-0740, the following be adopted:

That Council:

1. Adopt Administration Recommendation 1 contained in Report UCS2018-0740; and
2. Direct that the Recommendations, Report, Attachments and confidential discussions with respect to Report UCS2018-0740 remain confidential subject to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* until the lease is executed.

**MOTION CARRIED**

### 12.2.2 Proposed Sale (Bridlewood) – Ward 13 (249 Bridlerange PL SW), UCS2018-0741

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2018-0741:

Clerk: B. Hilford and D. Williams. Advice: B. Stevens Legal: G. Cole.



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

That with respect to Report UCS2018-0741, the following be adopted:

That Council:

1. Adopt Administration Recommendation 1 contained in Report UCS2018-0741; and
2. Direct that the Recommendations, Report, Attachments and confidential discussions with respect to Report UCS2018-0741 remain confidential subject to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* until the sale has closed except for Attachments 4 and 5 which shall remain confidential.

**MOTION CARRIED**

12.2.3 Proposed Extension to Building Commitment and Exercise of Option to Repurchase Ward 2 (2 Royal Vista LI NW), UCS2018-0743

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2018-0740:

Clerk: B. Hilford and D. Williams. Advice: B. Stevens Legal: G. Cole.

**Moved by** Councillor Demong  
**Seconded by** Councillor Magliocca

That with respect to Report UCS2018-0743, the following be adopted:

That Council:

1. Adopt Administration Recommendations 1 and 2 contained in Report UCS2018-0743; and
2. Direct that the Recommendations, Report, Attachments and confidential discussions with respect to Report UCS2018-0743 remain confidential subject to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* until the building commitment has been satisfied or the exercise of the option to repurchase has closed except for Attachment 4, page 8 of 8, Attachment 5, pages 13 of 17 and 14 of 17, and Attachments 6, 7 and 8 which shall remain confidential.

**MOTION CARRIED**

12.2.4 Proposed Extension to Building Commitment (Lincoln Park) – Ward 08 (50 Peacekeepers DR SW), UCS2018-0744

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2018-0744:

Clerk: B. Hilford and D. Williams. Advice: B. Stevens. Legal: G. Cole.

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

That with respect to Report UCS2018-0744, the following be adopted:

That Council:

1. Reconsider its decision contained in the Minutes of the 2015 July 27 Regular Meeting of Council with respect to a portion of LAS2015-28;
2. Adopt Administration Recommendation 2 contained in Report UCS2018-0744; and
3. Direct that the Report, Recommendations, Attachments and confidential discussions with respect to Report UCS2018-0744 remain confidential subject to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act* except for Attachment 4 which shall remain confidential.

**MOTION CARRIED**

#### 12.2.5 Surplus School Sites, UCS2018-0745

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2018-0745:

Clerk: B. Hilford and D. Williams. Advice: B. Stevens. Legal: G. Cole.

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

That with respect to Report UCS2018-0745, the following be adopted:

That Council:

1. Adopt Administration Recommendation 1 contained in Report UCS2018-0745; and
2. Direct that the Recommendations, Report, Attachments and confidential discussions with respect to Report UCS2018-0745 remain confidential subject to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Jones

That subject to Sections 16, 23 and 24 of *Freedom of Information and Protection of Privacy Act*, Council now move into Closed Meeting, in the Council Lounge, at 9:55 p.m. to discuss confidential matters with respect to the following item:

12.2.6 Proposed Acquisition - (Great Plains) - Ward 09 File No: 5750 76 Ave SE (JM), UCS2018-0791

ROLL CALL VOTE

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Farrell, and Councillor Gondek

Against: (4): Councillor Demong, Councillor Jones, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

Council reconvened in public meeting at 10:27 p.m. with Mayor Nenshi in the Chair.

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

That Council rise and report.

**MOTION CARRIED**

12.2.6 Proposed Acquisition - (Great Plains) - Ward 09 File No: 5750 76 Ave SE (JM), UCS2018-0791

Administration in attendance during the Closed Meeting discussions with respect to Report UCS2018-0791:

Clerk: B. Hilford, D. Williams and T. Rowe. External: M. Moran, S. Allen and P. McLeod. Advice: B. Stevens. Observer: L. Kerr, C. Male, K. Hanson, J. Fielding and E. Sawyer. Legal: G. Cole.

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

That with respect to Report UCS2018-0791, the following be adopted:

That Council:

1. Adopt Administration Recommendations 1 and 2 contained in Report UCS2018-0791; and
2. Direct that the Recommendations, Report, Attachments and confidential discussions with respect to Report UCS2018-0791 remain confidential subject to Sections 16, 23 and 24 of the *Freedom of Information and Protection of Privacy Act*.
3. Information on the Recommendation will be released when a communication plan to the satisfaction of the Mayor and General Counsel is approved.

**MOTION CARRIED**

Council recessed 10:29 p.m. and reconvened on Tuesday at 1:04 p.m. with Deputy Mayor Davison in the Chair.

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

That Council add an item of Confidential Urgent Business entitled "Personnel Matter #2 (Verbal), VR2018-0056".

**MOTION CARRIED**

12.2.7 Calgary Downtown Association Business Improvement Area – Board Appointments, C2018-0760

Administration in attendance during the Closed Meeting discussions with respect to Report C2018-0760:

Clerk: B.Hilford and D. Williams. Advice: B. Stevens. Legal: G. Cole.

**Moved by** Councillor Woolley

**Seconded by** Councillor Farrell

That with respect to Report C2018-0760, the following be adopted:

That Council:

1. Appoint board members to the Calgary Downtown Association BIA as indicated in the Attachment, as follows, for terms expiring on 2020 December 31; and

- Danielle Doll
- Kelly L. Ewasiuk
- Colton Harding Lewis
- Matt Luik
- Joe Mack

2. Request that the Mayor thank retiring board members for their service.

3. Direct that Report C2018-0760 become a public document.

4. Keep the confidential discussions confidential subject to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

12.2.8 New Community Growth Strategy, Verbal Update, C2018-0804

**Moved by** Councillor Davison

**Seconded by** Councillor Gondek

That Council move into Closed Meeting, at 10:04 a.m., in the Council Lounge, to consider confidential matters with respect to Item 12.2.8, Verbal Report C2018-0804 subject to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act*.

**ROLL CALL VOTE**

For: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

Council reconvened in public meeting at 10:31 a.m. with Mayor Nenshi in the Chair.

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

That Council rise and report.

**MOTION CARRIED**

Councillor Farkas raised a Question of Privilege with respect to Council Member comments made during the Closed Meeting.

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report C2018-0804.

Clerk: B. Hilford and M. A. Cario. Advice: J. Fielding, K. Davies Murphy and S. Dalgleish. Observer: B. Stevens, E. Sawyer, K. Hanson, M. Thompson, R. Stanley, M. Tita and D. Duckworth. Legal: G. Cole, J. Floen.

**Moved by** Councillor Chu  
**Seconded by** Councillor Magliocco

That with respect to Verbal Report C2018-0804, the following be adopted:

That Council direct that the closed meeting discussions with respect to Verbal Report C2018-0804 remain confidential pursuant to Sections 23 and 24 of the *Freedom of Information and the Protection of Privacy Act*.

Against: Councillor Farkas

**MOTION CARRIED**

12.2.9 2026 Olympic and Paralympic Winter Games International Olympic Committee Update (Verbal), C2018-0817

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report C2018-0817:

Clerk: L. Kennedy, B. Hilford, M. A. Cario and J. Lord Charest. Advice: J. Fielding. Observer: K. Hanson, B. Stevens, H. Domzal, C. Smillie and C. Dornan. Legal: G. Cole, S. Steeves, M. Tolfree. External: S. Hutcheson, T. Wright, P. Ballem, M. Conibear and F. Duff.

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

That with respect to Verbal Report C2018-0817, the following be adopted:

That Council:

1. Approve the recommendations as presented during the Closed Meeting; and

2. Direct that the closed meeting discussions with respect to Verbal Report C2018-0817 remain confidential pursuant to Section 17, 19, 23, 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

12.2.10 Rivers District Community Revitalization Levy Discussion Update - C2018-0816

Item 12.2.10, Report C2018-0816 was postponed to the 2018 July 04 Strategic Meeting of Council during Confirmation of Agenda.

12.3 URGENT BUSINESS

12.3.1 Declaration of Surplus Land - Bowness - Ward 01 (3504 and 3508 69 ST NW) - C2018-0839

Administration in attendance during the Closed Meeting discussions with respect to Report C2018-0839:

Clerk: B. Hilford and D. Williams. Advice: B. Stevens. Legal: G. Cole.

**Moved by** Councillor Demong

**Seconded by** Councillor Magliosca

That with respect to Report C2018-0839, the following be adopted:

That Council determine that 3504 69 ST NW (4790JK;D;1) and 3508 69 ST NW (4790JK;D;2) (the "Property") are surplus to civic requirements of The City of Calgary.

**MOTION CARRIED**

12.3.2 Personnel Matter (Verbal), VR2018-0055

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report VR2018-0055:

Clerk: B. Hilford.

**Moved by** Councillor Farrell

**Seconded by** Councillor Carra

That with respect to Verbal Report VR2018-0055, the following be adopted:

That Council direct that the closed meeting discussions with respect to Report VR2018-0055 remain confidential subject to Sections 19 and 24 of the *Freedom of Information and the Protection of Privacy Act*.

**MOTION CARRIED**

12.3.3 Personnel Matter #2 (Verbal), VR2016-0056

Administration in attendance during the Closed Meeting discussions with respect to Verbal Report VR2018-0056:

Clerk: B. Hilford

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

That with respect to Verbal Report VR2018-0056, the following be adopted:

That Council direct that the closed meeting discussions with respect to Verbal Report VR2018-0056 remain confidential subject to Sections 17 and 24 of the *Freedom of Information and the Protection of Privacy Act*.

Against: Councillor Farkas

**MOTION CARRIED**

13. ADMINISTRATIVE INQUIRIES

None

14. ADJOURNMENT

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

That this Council adjourn at 3:48 p.m. on Tuesday, 2018 June 26.

ROLL CALL VOTE

For: (11): Mayor Nenshi, Councillor Garra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, and Councillor Magliocca

**MOTION CARRIED**

CONFIRMED BY COUNCIL ON

---

MAYOR

---

CITY CLERK







**MINUTES**  
**STRATEGIC MEETING OF COUNCIL**

**July 4, 2018, 9:30 AM**  
**IN THE COUNCIL CHAMBER**

**PRESENT:**

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

**ALSO PRESENT:**

Acting City Manager B. Stevens  
City Solicitor and General Counsel G. Cole  
Chief Financial Officer E. Sawyer  
General Manager S. Dalglish  
General Manager D. Duckworth  
General Manager M. Thompson  
Acting General Manager R. Hinse  
City Clerk L. Kennedy  
Legislative Assistant D. Williams  
Legislative Assistant T. Rowe

**1. CALL TO ORDER**

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

**2. OPENING REMARKS**

Mayor Nenshi provided opening remarks at today's Meeting.

**3. QUESTION PERIOD**

1. Councillor Farkas

Topic: Parking Ban Policy Gap On Street Cleaning

2. Councillor Sutherland

Topic: Gas Price impacts on Transportation Operating Budget

4. CONFIRMATION OF AGENDA

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Demong

That the Agenda for today's Meeting be amended, by bringing forward and add a public presentation from Administration with respect to Item 12.2.1, One Calgary Program Update – Financial Situation Awareness - C2018-0848.

**MOTION CARRIED**

**Moved by** Councillor Demong

**Seconded by** Councillor Sutherland

That the Agenda for today's Meeting, as amended, be further amended by adding the following items, as Confidential Urgent Business:

12.3.1 Police Commission Matters (Verbal), VR2018-0057

12.3.2 Legal Briefing (Verbal), VR2018-0058

12.3.3 Legal Briefing #2 (Verbal), VR2018-0059

12.3.4 Legal Briefing #3 (Verbal), VR2018-0060

**MOTION CARRIED**

**Moved by** Councillor Sutherland

**Seconded by** Councillor Magliocca

That the Agenda for today's Meeting, as amended, be further amended by bringing forward and postponing Item 12.2.2, Rivers District Community Revitalization Levy Discussion Update, C2018-0816 to be dealt with as the first item of new business following the lunch recess.

**MOTION CARRIED**

**Moved by** Councillor Keating

**Seconded by** Councillor Magliocca

That the Agenda for the 2018 July 04 Strategic Meeting of Council be confirmed, **as amended.**

**MOTION CARRIED**

5. CONFIRMATION OF MINUTES

5.1 Minutes of the Strategic Meeting of Council, 2018 June 18

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

That the Minutes of the Strategic Meeting of Council held on 2018 June 18, be confirmed.

**MOTION CARRIED**

6. PRESENTATION(S) AND RECOGNITION(S)

None

7. CONSENT AGENDA

None

8. POSTPONED REPORTS

None

9. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1 OFFICER OF COUNCIL REPORTS

None

9.2 ADMINISTRATION REPORTS

9.2.1 Remote Participation in Council and Committees - C2018-0788

That Report C2018-0788 be postponed to be dealt with immediately following the Closed Meeting, by general consent.

**Moved by** Councillor Demong  
**Seconded by** Councillor Gondek

That with respect of Report C2018-0788, Recommendation 1, be amended, as follows:

- by adding the words "with exception of participation in a Closed Meeting" following the words "Adopt the remote participation process outlined in Attachment 2"; and
- in Attachment 2, on Page 2 of 3, Section "Steps to be Followed for Remote Participation", by deleting Section 9 in its entirety and renumber the Sections accordingly.

Against: Councillor Farkas and Mayor Nenshi

**MOTION CARRIED**

**Moved by** Councillor Farkas  
**Seconded by** Councillor Magliocca

That with respect to Report C2018-0788, the following be adopted, as amended:

That Council:

1. Adopt the remote participation process outlined in Attachment 2, **as amended**, for immediate use by Members of Council; and
2. Direct Administration to include this process in upcoming amendments to Procedure Bylaw 35M2017 and return to Council with those amendments no later than Q4 2018.

Against: Councillor Jones

**MOTION CARRIED**

9.3 COMMITTEE REPORTS

None

10. ITEMS DIRECTLY TO COUNCIL

10.1 NOTICE(S) OF MOTION

None

10.2 BYLAW TABULATIONS

10.3 MISCELLANEOUS BUSINESS

11. URGENT BUSINESS

12. CONFIDENTIAL ITEMS

**Moved by** Councillor Colley-Urquhart

**Seconded by** Councillor Jones

That Council move into Closed Meeting, at 11:46 a.m., to consider confidential matters with respect to the following items subject to Sections 16, 17, 19, 23, 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*:

- 12.2.1 One Calgary Program Update – Financial Situation Awareness, C2018-0848
- 12.2.2 Rivers District Community Revitalization Levi Discussion Update, C2018-0816
- 12.3.1 Police Commission Matters (Verbal), VR2018-0057
- 12.3.2 Legal Briefing (Verbal), VR2018-0058
- 12.3.3 Legal Briefing #2 (Verbal), VR2018-0059
- 12.3.4 Legal Briefing #3 (Verbal), VR2018-0060

ROLL CALL VOTE

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (1): Councillor Farkas

**MOTION CARRIED**

Council reconvened into Public Meeting at 12:44 p.m. with Mayor Nenshi in the Chair.

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

That Council rise without reporting.

**MOTION CARRIED**

**Moved by** Councillor Demong  
**Seconded by** Councillor Chu

Subject to Section 6(1) of Procedure Bylaw 35M2017, Section 78(1)(b) of Procedure Bylaw 35M2017, be suspended to change the lunch recess to occur from 12:40 p.m. to 1:40 p.m.

**MOTION CARRIED**

Council recessed at 12:40 p.m. and reconvened at 1:40 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Demong  
**Seconded by** Councillor Gondek

That Council move into Closed Meeting, at 1:44 p.m., to consider confidential matters with respect to the following items subject to Sections 16, 17, 19, 23, 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*:

- 12.2.1 One Calgary Program Update – Financial Situation Awareness, C2018-0848
- 12.2.2 Rivers District Community Revitalization Levi Discussion Update, C2018-0816
- 12.3.1 Police Commission Matters (Verbal), VR2018-0057
- 12.3.2 Legal Briefing (Verbal), VR2018-0058
- 12.3.3 Legal Briefing #2 (Verbal), VR2018-0059
- 12.3.4 Legal Briefing #3 (Verbal), VR2018-0060

Against: Councillor Farkas

**MOTION CARRIED**

Council recessed in Closed Meeting at 3:15 p.m. and reconvened at 3:45 p.m.

Council reconvened into Public Meeting at 5:44 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Carra  
**Seconded by** Councillor Colley-Urquhart

That Council rise and report.

**MOTION CARRIED**

12.1 CONSENT AGENDA

12.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

12.2.1 One Calgary Program Update – Financial Situation Awareness - C2018-0848

A PowerPoint presentation entitled "One Calgary Update - Financial Situation Awareness", dated 2018 July 04, was presented during the Public portion of the Meeting.

A Confidential PowerPoint, dated 2018 July 04, with respect to Report C2018-0848, was distributed during the Closed Meeting Portion of today's Meeting.

Administration in attendance during the Closed Meeting discussions with respect to Report C2018-0848:

Clerk: L. Kennedy, D. Williams. Advice: C. Male Observer: D. Duckworth, M. Thompson, E. Sawyer, S. Dalgleish, R. Hinse, B. Stevens S. Pickles, H. Kathol, K. Potts, C. Jacyk, T. Nguyen, J. Clarke, K. Black, M. Dietrich, N. Schaefer.

**Moved by** Councillor Chu

**Seconded by** Councillor Sutherland

That with respect to Report C2018-0848, Recommendations 1 and 2 be adopted as follows:

That Council:

1. Receive public presentation for information; and
2. Make Report C2018-0848 and Attachments public documents.

Against: Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Chu

**Seconded by** Councillor Sutherland

That with respect to Report C2018-0848, Recommendation 3 be adopted as follows:

That Council:

3. Direct that the confidential discussions and distribution with respect to Report C2018-0848 remain confidential subject to Sections 23 and 24 of the *Freedom of Information and Protection of Privacy Act*.

**ROLL CALL VOTE**

For: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (3): Councillor Demong, Councillor Farkas, and Councillor Farrell

**MOTION CARRIED**

12.2.2 (Postponed) Rivers District Community Revitalization Levy Discussion Update - C2018-0816

A clerical correction was noted in the header of the Report C2018-0816, by deleting the year and date of "2017 July 25" and by substituting the date "2018 June 25".

A confidential PowerPoint presentation, dated 2018 July 04 was distributed and Presentation was given in Closed Meeting, with respect to Report C2018-0816.

Administration in attendance during the Closed Meeting discussions with respect to Report C2018-0816:

Clerk: L. Kennedy, D. Williams. Advice: B. Stevens. Legal: G. Cole. Observer: D. Duckworth, M. Thompson, E. Sawyer, S. Dalgleish, R. Hinse, C. Male, M. Perpeluk, K. Black, C. Barry, L. Kerr, J. Clarke. External Advice: W. Connell, M. Brown, T. Bornhorst External Observer: S. Veres, M. Tobias-Antal, K. Court.

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Magliocca

That with respect to Report C2018-0816, Recommendation 1 be adopted as follows:

1. Receive the Rivers District Community Revitalization Levy Discussion Update Report for information.

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Magliocca

That with respect to Report C2018-0816, Recommendations 2, be adopted as follows:

That Council:

2. Direct Administration to proceed with the directions as discussed on slides 24 to 26 (Administration Recommendation contained in Report C2018-0816) and in Addendum A of the Closed Meeting presentation.

Against: Councillor Farrell

**MOTION CARRIED**

**Moved by** Councillor Sutherland  
**Seconded by** Councillor Magliocca

That with respect to Report C2018-0816, Recommendation 3, be adopted as follows:

That Council:

3. Direct that the Recommendations, Report, Attachments, confidential discussions, PowerPoint distribution and Addendum A with respect to Report C2018-0816 remain confidential subject to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

## 12.3 URGENT BUSINESS

### 12.3.1 Police Commission Matters (Verbal), VR2018-0057

Administration in attendance during the Closed Meeting discussions with respect to Report VR2018-0057:

Clerks: L. Kennedy, D. Williams. Legal: G. Cole Observer: B. Stevens D. Duckworth, M. Thompson, E. Sawyer, S. Dalglish, R. Hinse.

**Moved by** Councillor Gondek

**Seconded by** Councillor Sutherland

That with respect to Verbal Report VR2018-0057, the following be adopted:

That Council:

1. Thank Tyler Shandro for his service on the Calgary Police Commission;
2. Direct the City Clerk's Office to advertise for the completion of a two-year term citizen member position on the Calgary Police Commission, expiring October 31, 2019;
3. Direct City Clerk's Office to provide the applications to Councillor Gondek and Councillor Sutherland for review and interviews to return to the 2018 July 23 Combined Meeting of Council, with the selected candidate, subject to an enhanced Policy Security Clearance, for approval by Council; and
4. Direct that the confidential discussions remain confidential subject to Sections 17 and 19 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

### 12.3.2 Legal Briefing (Verbal), VR2018-0058

Administration in attendance during the Closed Meeting discussions with respect to Report VR2018-0058:

Clerk: L. Kennedy. Legal: G. Cole



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

That with respect to Verbal Report VR2018-0058, the following be adopted:

That Council direct that the closed meeting discussions with respect to Report VR2018-0058 remain confidential pursuant to Section 27 of the *Freedom of Information and the Protection of Privacy Act*.

**MOTION CARRIED**

#### 12.3.3 Legal Briefing #2 (Verbal), VR2018-0059

Administration in attendance during the Closed Meeting discussions with respect to Report VR2018-0059:

Clerk: L. Kennedy. Legal: G. Cole

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Jones

That with respect to Verbal Report, VR2018-0059, the following be adopted:

That Council direct that the closed meeting discussions with respect to Report VR2018-0059 remain confidential pursuant to Section 27 of the *Freedom of Information and the Protection of Privacy Act*.

**MOTION CARRIED**

#### 12.3.4 Legal Briefing #3 (Verbal), VR2018-0060

Administration in attendance during the Closed Meeting discussions with respect to Report VR2018-0060:

Clerk: L. Kennedy. Legal: G. Cole

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Chahal

That with respect to Verbal Report, VR2018-0060, the following be adopted:

That Council direct that the closed meeting discussions with respect to Report VR2018-0060 remain confidential pursuant to Section 27 of the *Freedom of Information and the Protection of Privacy Act*.

**MOTION CARRIED**

Subject to Section 6(1) of Procedure Bylaw 35M2017, Section 78 (1)(c) was suspended, by general consent, to allow Council to complete the remainder of today's Agenda.

13. ADMINISTRATIVE INQUIRIES

None

14. ADJOURNMENT

**Moved by** Councillor Jones

**Seconded by** Councillor Farkas

That this meeting adjourn at 6:10 p.m.

ROLL CALL VOTE

For: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

**MOTION CARRIED**

---

MAYOR

CITY CLERK

UNCONFIRMED

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0637  
Page 1 of 7**

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation was submitted by Lighthouse Studios on 2018 February 20 on behalf of the landowner Brent Schille. This application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) or 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 5914 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 7 – 1**

Opposed: M. Foht

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 193D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 5914 Bowwater Crescent NW (Plan 1810183, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 193D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018, March 12, Council re-instated 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 two years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0637  
Page 2 of 7**

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

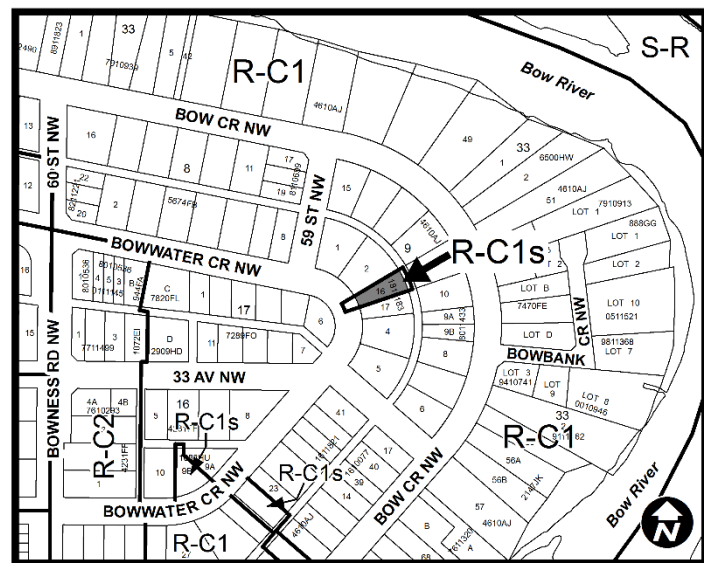
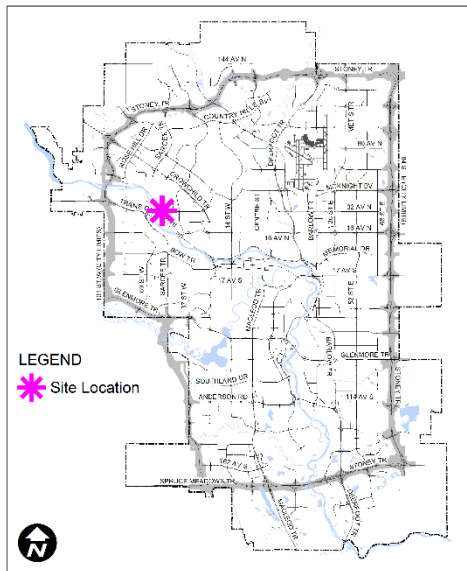
---

**BACKGROUND**

To Administration's knowledge, there is no 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 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

**Location Maps**



**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

---

**Site Context**

The subject site is located in the northwest community of Bowness. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is on average 13 metres wide and 38 metres deep and is developed with a two-storey, single detached dwelling. A detached garage (with suite above) is proposed for development in the rear yard, with access for both the parking and the suite from the lane.

*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**

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

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from Bowwater Crescent NW and the rear lane. The area is served by Calgary Transit bus service, with a stop located approximately 265 metres walking distance away on Bowness Road, with service to the downtown core and Brentwood LRT station. This is also the location of a Primary Transit Network, approximately 265 metres walking distance away from the subject site. On-street parking adjacent to the site is not subject to any parking zone regulation.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0637  
Page 5 of 7**

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

---

***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 depending on the type of secondary suite proposed. This would be determined 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 received an email from the Bowness Community Association (Attachment 2) in regards to this application. While the Community Association acknowledged that this application meets all requirements of the Bylaw, they also expressed concerns over the increase in density in an area that experienced significant damage in the 2013 flood. In addition, the Community Association was concerned that subdivision of larger lots and development of suites could occur elsewhere along Bowwater Crescent, creating traffic and parking problems. They also cited the need for a larger, community-wide discussion as to best location for increased densities that would consider the local context.

Administration received two letters of opposition to the application. Reasons stated for opposition are summarized below:

- Concern over densification of the neighbourhood
- Concern over increased traffic
- Concern over an increase in on-street parking
- Lack of communication with residents as to the proposed development

Administration has reviewed these concerns. Through the development permit process, Administration will be requiring that parking for the suite and principal dwelling be provided on-site which would address any additional on-street parking which may occur. In addition, in regards to development in an area impacted by the 2013 flood, conditions will be included with any subsequent development permit that outline minimum standards that are to be met.

***Engagement***

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

---

**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 of the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment and housing diversity and choice.

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

The site is within the ‘Residential: Low Density, Conservation and Infill’ area as identified on Map 2: Land Use Policy Areas in the *Bowness Area Redevelopment Plan* (ARP). The ARP makes no reference to this specific site, but does outline general policy statements that are applicable to this land use amendment application. For example:  
Residential Land Use (Section 7.0)

- Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.
- Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form.

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

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

**Financial Capacity**

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

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



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0637  
Page 7 of 7

**Land Use Amendment in Bowness (Ward 1) at 5914 Bowwater Crescent NW,  
LOC2018-0035, Bylaw 193D2018**

---

***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 complimentary to the established character of the community. The proposal conforms to relevant policies of the *Municipal Development Plan* and the *Bowness 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 Submission
2. Community Association Letter
3. Important Terms
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 193D2018
6. **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?

- Higher Density
- AFFORDABLE HOUSING OPTION

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

- DEVELOPER TO DISCUSS W/ NEIGHBORS

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

- 2 CAR GARAGE FOR DWELLING.
- 1 CAR FOR SUITE
- 1 VISITOR PARKING PAD

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

NO

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

ISC: Protected



## Community Association Letter



# Community Association Feedback Form

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

**File Number:** DP2018-0035 5914 Bowwater Cr NW

**Name of Planning Representative/s who completed this form:** Sydney Empson

**Community Association:** Bowness Community Association

**Date returned:** Mar 22, 2018

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

☒ Yes ☐ No

### Questions

Please provide your Community Association perspective and respond to the following questions.:

1. What are the strengths and challenges of the proposed development?
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
  - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
  - b. The site design
  - c. The building design
4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
5. Please provide any additional comments or concerns regarding the proposed development.

**Take as much space as you need to answer the questions. If mailing, use separate paper.**

**Please number your responses to correspond to the question being asked**

P l e a s e   s e e   a t t a c h e d   d o c u m e n t

## Community Association Letter

This application is for a land use amendment to accommodate a backyard suite at 5912 Bowwater Cr NW. In February 2017 we received an application for subdivision of 5912 (SB2017-0012) into two parcels. There were no objections to this application. Following this was DP2017-1564 and DP2017-1565 which were applications to build a new single detached dwelling on each lot. The plans indicated a parking pad off the alley for vehicles to park. The community responded with comments that referred to the visual curb appeal of the developments so that each unit had some unique features rather than be mirror copies of each other. This DP was approved by the authority.

Now we are responding to an application that will allow for a secondary suite (backyard suite) on each lot. We have now increased the density from 1 residential unit to 4 residential units if this LOC application is approved. As there are no bylaw infractions with this application I cannot see why this application will not be approved.

This lot is located in the flood fringe and Bowwater Cr. was heavily impacted during the flood of 2013. Many homes were damaged to the point that they were inhabitable and many residents relocated for several months. We are concerned that increasing density will expose even more residents to a risk that cannot be mitigated in the near future. As well, all properties along this curve are of suitable size to subdivide and repeat what is occurring at 5912 Bowwater which could result in a very dense situation that would have traffic and parking problems.

While this application meets all bylaw requirements and could thus be approved, we would request that the community be allowed to have a plan that would allocate varying densities in a thoughtful, contextual manner according to planning practices and principles as well as knowledge of the community and its idiosyncrasies.

## Important Terms

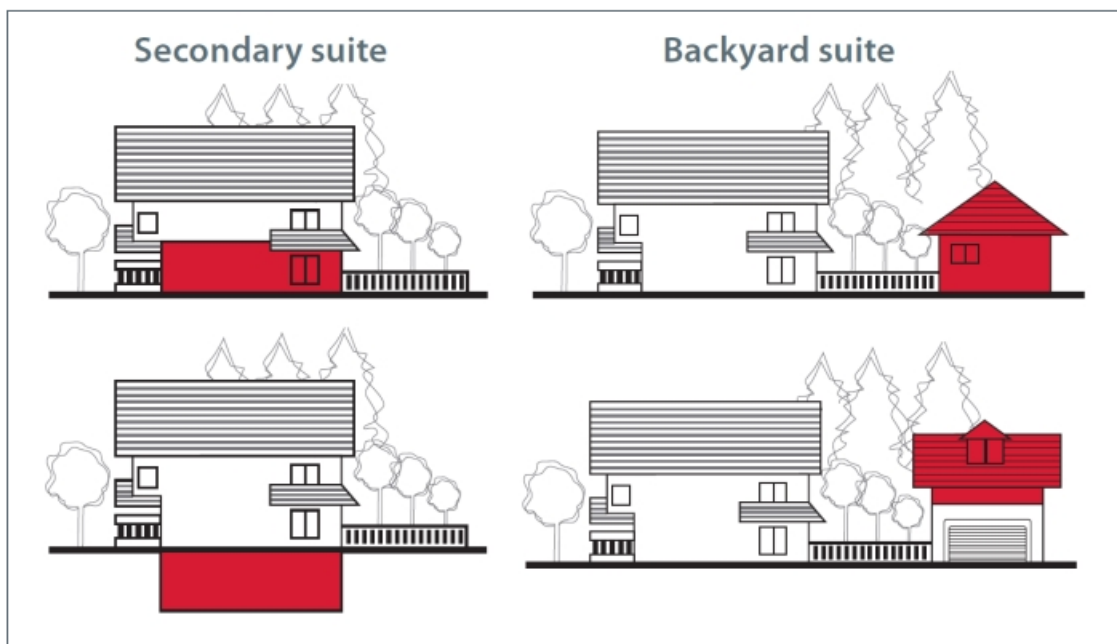
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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







## **Calgary Planning Commission Member Comments**

Reasons for Opposition from Mr. Foht:

- I opposed the application for a land use amendment to change the land use from R-C1 to R-C1s for the following reason:
  - The lot's frontage on the street is very narrow which will reduce parking options to the residents of the property.



# PROPOSED

CPC2018-0637  
ATTACHMENT 5

## BYLAW NUMBER 193D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0035/CPC2018-0637)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

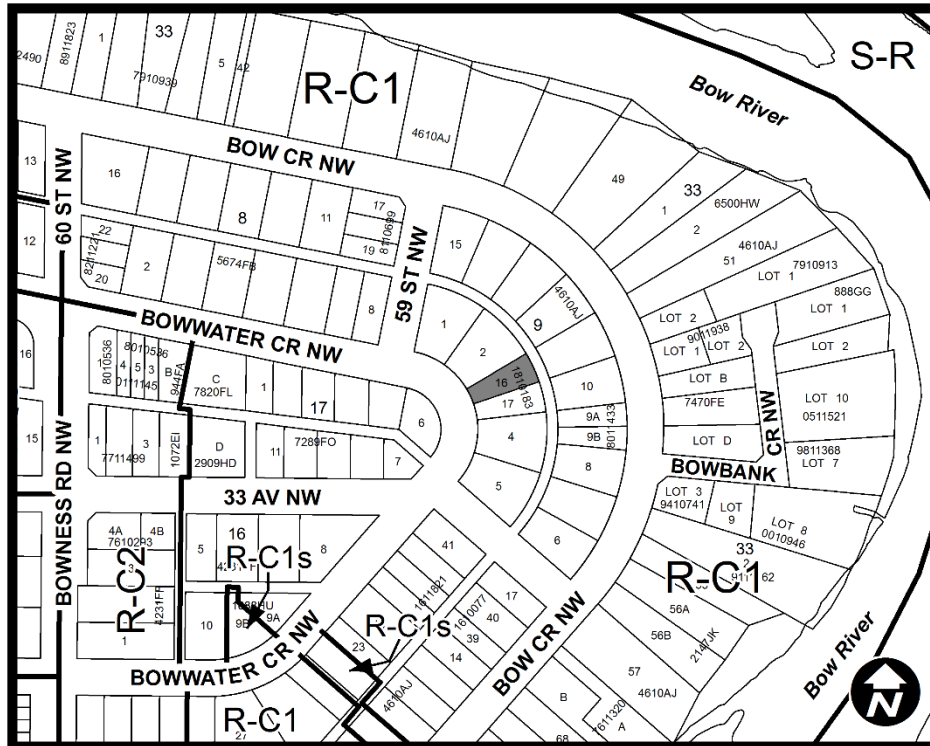
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0035/CPC2018-0637  
BYLAW NUMBER 193D2018

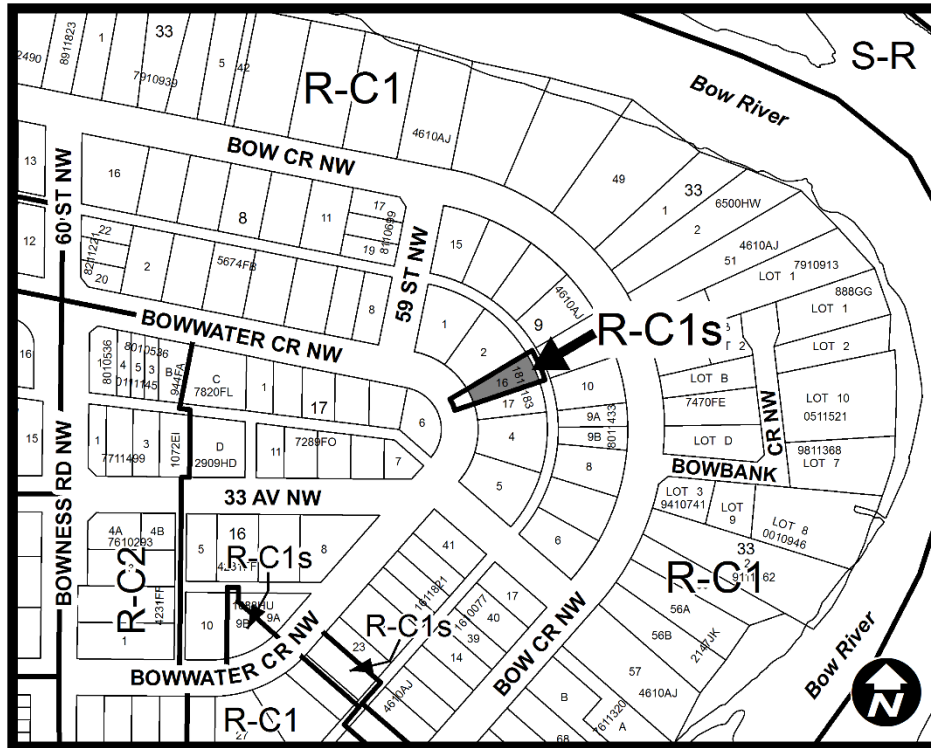
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0035/CPC2018-0637  
BYLAW NUMBER 193D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** Alf Youngberg <alf@mycan.ca>  
**Sent:** Thursday, July 12, 2018 1:11 PM  
**To:** Public Submissions  
**Subject:** [EXT] Office of The City Clerk Re: 5912 & 5914 Bowwater Cres NW

To the OFFICE OF THE CITY CLERK  
City of Calgary  
700 Macleod Trail SE

I have Included both properties in this letter , as it will apply to both.

This email is in regards to the land use amendment  
For LOC 2018 -0035 and LOC 2018 -0036  
5912 & 5914 Bowwater Cres NW  
Calgary, Ab

To start this was at one time a R1 property that has been sub-divided into two lots.  
At the time I was opposed to this sub-division of this lot as it is not a good fit for our area.  
There were a lot of our residences in this area that felt the same way that I did at the time.  
When we opposed this sub-division of this property it went on deaf ears, there was no review  
And was processed as the developer wanted this.  
Contacted my city counselor ( Ward Sutherland ) He could not be bothered to even reply to our concerns.

Now the developer wants to add suites to each of these properties

R1 Property 1 residence ( suits the area)

Now is a R1 Property divided into 2 residences

If this proposal goes through

R1 Property 4 residences .

This is like allowing a 4 Plex in the middle of a block of single family housing.

According to the letter I received

The 1<sup>st</sup> point

Higher density - We live in a flood Plain ( under water in 2013) with no mitigation for another 6 years  
If you travel 1 block west of this location there is a lot of high density housing already.(  
Apartments and Multi-family housing)  
Bowness already has a lot of high density properties, and a new multi-family project was  
just built on the corner of 34 ave & 69 street NW  
We have already had one public school closed in the area.

Affordable Housing - This property (5912 Bowwater Cres)when a single family R-1 , was affordable housing in the  
price range of \$400,000.00 - \$450,000.00 for property and house.

This property ( 5912 & 5914 ) with new homes are each in the price range of \$800,000.00 -  
\$1,000,000.00. Not affordable to average family.

The R-1 properties in the Bowness and Montgomery area, at one time were affordable, now they are being rezoned and being priced at twice the value for half the property.

The 2 new homes are in the million dollar price range ( Not the definition of affordable )

The developer is only approaching this to allow him to sell these 2 home for more money ( stating they have income with them)

2 The developer to discuss with neighbors ,

This developer has never taken the time to discuss with me the proposed sub-division. Signs were place on the wrong properties , and removed before the time line was up. And now has not taken the time to discuss the proposed suites at these locations. The developer has only notified the fewest number of area residences that is required. When the sign for this was delivered it was removed and taken inside one of the new

buildings

This way the area residences that did not receive a letter would not be informed of this I feel that everyone that will be impacted should be notified, so they are allowed to have their

view heard.

This would be all residences in the area.

3 Parking required.

At the present there is only 1 parking spot in front of these 2 residences Since this property was a R1 single family residence , and is now 2 properties with garages on

both properties

I do not see there is room for a parking pad on each location beside a garage in the back. I am not sure where he is getting all this proposed space to park. Please carefully review this Since the new homes will be parking on the street this will put them directly in front of my

home.

Please provide on how much of the property can have stuctures on it, at one 65% I can see

this has now changed

This developer has built 3 homes on the block south of this location and now there are cars parked on the street everyday

Even though we were informed there was parking in the back.

Allowing all of the properties to be rezoned from R1 is turning our city roads into parking lots.

4 Potential Negative

rebuilding.

The developer has never lived in this area, and has only started acquiring properties and

The developer built 3 new home on the block south of this location, had procession of one for a year till he could sell without capital gains.

The developer has informed another resident of the area that he will live in one, again procession for a year then sell ( no Capital gains)

Since this developer will not be living in this area for any length of time he will never see a negative to building this 4 Plex in the middle of the block

The developer with only be in the area until he can get out and move onto some other area.

The developer will only be concerned with his financial gain and not the actual area.

In closing I would really like a review of this proposal.

I would have been in favor of 1 Residence on this R1 parcel of land , and a suite in in the 1 residence



So

Like I said

Was R1 Single family residence      R1 - 1 home

Now R1 sub-divided                      R1 – 2 Homes

New proposal                              R1 – 4 Homes

Thank you

Alf Youngberg

6003 Bowwater Cres NW

Calgary, Alberta

T3B2E5



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0636  
Page 1 of 7

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation was submitted by Lighthouse Studios on 2018 February 20 on behalf of the landowner Brent Schille. This application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District to allow for the additional uses of Secondary Suite (e.g. basement suite) or 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 5912 Bowwater Crescent NW (Plan 1810183, Block 9, 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: J. Scott**

**Carried: 7 – 1**

Opposed: M. Foht

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 194D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 5912 Bowwater Crescent NW (Plan 1810183, Block 9, 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 194D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018, March 12, Council re-instated 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 two years.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0636  
Page 2 of 7**

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018**

---

**BACKGROUND**

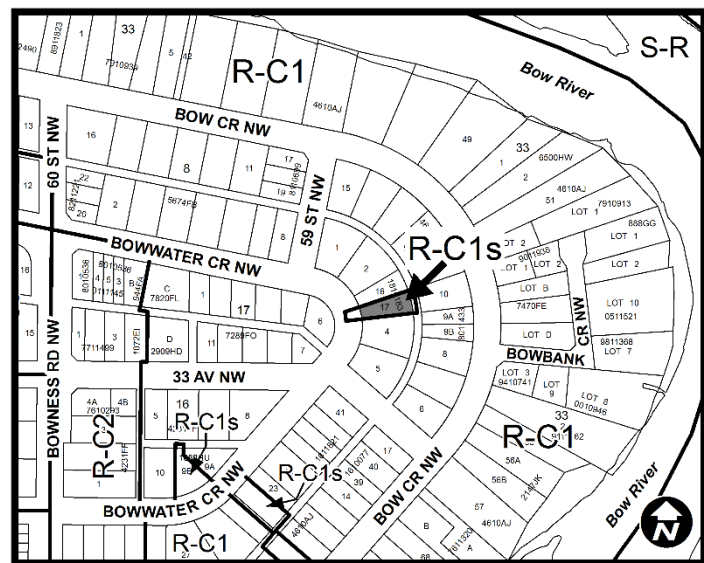
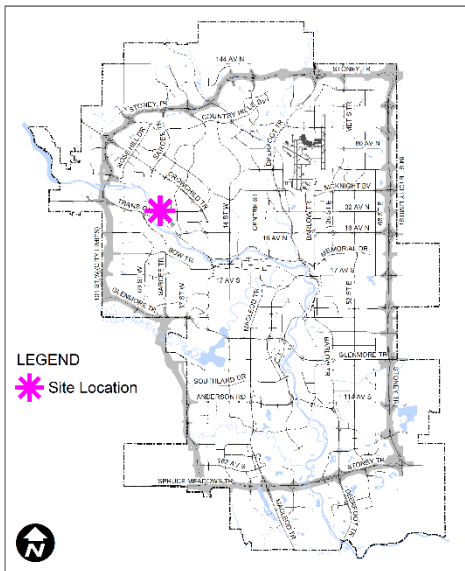
To Administration's knowledge, there is no existing suite located on the parcel, and the application was not submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0636  
Page 3 of 7

Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018

Location Maps



**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018**

---

**Site Context**

The subject site is located in the northwest community of Bowness. Surrounding development consists of low-density residential development to the north, east, south and west of the site. The site is on average 13 metres wide and 38 metres deep and is developed with a two-storey, single detached dwelling. A detached garage (with suite above) is proposed for development in the rear yard, with access to parking and to the suite from the lane.

*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**

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

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from Bowwater Crescent NW and the rear lane. The area is served by Calgary Transit bus service, with a stop located approximately 265 metres walking distance away on Bowness Road, with service to the downtown core and Brentwood LRT station. This is also the location of a Primary Transit Network, approximately 265 metres walking distance away from the subject site. On-street parking adjacent to the site is not subject to any parking zone regulation.

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018**

---

***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 depending on the type of secondary suite proposed. This would be determined 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 received an email from the Bowness Community Association (Attachment 2) in regards to this application. While the Community Association acknowledged that this application meets all requirements of the Bylaw, they also expressed concerns over the increase in density in an area that experienced significant damage in the 2013 flood. In addition, the Community Association was concerned that subdivision of larger lots and development of suites could occur elsewhere along Bowwater Crescent, creating traffic and parking problems. They also cited the need for a larger, community-wide discussion as to best location for increased densities that would consider the local context.

Administration received two letters of opposition to the application. Reasons stated for opposition are summarized below:

- Concern over densification of the neighbourhood
- Concern over increased traffic
- Concern over an increase in on-street parking
- Lack of communication with residents as to the proposed development

Administration has reviewed these concerns. Through the development permit process, Administration will be requiring that parking for the suite and principal dwelling be provided on-site which should hopefully minimize any additional on-street parking which may occur. In addition, in regards to development in an area impacted by the 2013 flood, conditions will be included with any subsequent development permit that outline minimum standards that are to be met.

***Engagement***

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018**

---

**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 of the *Municipal Development Plan* (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is consistent with MDP policies regarding Developed Residential Areas, neighbourhood infill and redevelopment and housing diversity and choice.

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

The site is within the Residential: Low Density, Conservation and Infill area as identified on Map 2: Land Use Policy Areas in the *Bowness Area Redevelopment Plan* (ARP). The ARP makes no reference to this specific site, but does outline general policy statements that are applicable to this land use amendment application. For example:  
Residential Land Use (Section 7.0)

- Maintain and provide within the community a variety of housing types capable of accommodating different age groups, household types, and income levels.
- Promote land use stability through the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infills of similar density and form.

**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.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0636  
Page 7 of 7

**Land Use Amendment in Bowness (Ward 1) at 5912 Bowwater Crescent NW,  
LOC2018-0036, Bylaw 194D2018**

---

**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 the *Bowness 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 Submission
2. Community Association Letter
3. Important Terms
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 194D2018
6. **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?

- HIGHER DENSITY
- AFFORDABLE HOUSING OPTION

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

- DEVELOPER TO DISCUSS w/ NEIGHBORS

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

- 2 CAR GARAGE FOR DWELLING
- 1 CAR FOR SUITE
- 1 VISITOR PARKING PAD

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

NO

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

ISC: Protected



## Community Association Letter



# Community Association Feedback Form

By providing feedback on the proposed development that is enclosed in this package, you are providing your community association's perspective as the "eyes of the community." This helps City staff better understand what is important to your community as we work with the applicant who has proposed this development, and it enables us to make an informed decision about whether to issue this development permit. In the course of this development permit evaluation, the planning department will review all relevant statutory plans including the Municipal Development Plan, Area Redevelopment or Area Structure Plans as well as the Land Use Bylaw.

**File Number:** DP2018-0036 5912 Bowwater Cr NW

**Name of Planning Representative/s who completed this form:** Sydney Empson

**Community Association:** Bowness Community Association

**Date returned:** Mar 22, 2018

I commit to the Planning System core values: innovation, collaboration, transparency, accountability, trust, and responsibility.

☒ Yes ☐ No

### Questions

Please provide your Community Association perspective and respond to the following questions:

1. What are the strengths and challenges of the proposed development?
2. Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?
3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.
  - a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)
  - b. The site design
  - c. The building design
4. Has the applicant discussed the development permit application with the Community Association? If yes, what information was provided?
5. Please provide any additional comments or concerns regarding the proposed development.

**Take as much space as you need to answer the questions. If mailing, use separate paper.**

**Please number your responses to correspond to the question being asked**

P l e a s e   s e e   a t t a c h e d   d o c u m e n t

## Community Association Letter

This application is for a land use amendment to accommodate a backyard suite at 5912 Bowwater Cr NW. In February 2017 we received an application for subdivision of 5912 (SB2017-0012) into two parcels. There were no objections to this application. Following this was DP2017-1564 and DP2017-1565 which were applications to build a new single detached dwelling on each lot. The plans indicated a parking pad off the alley for vehicles to park. The community responded with comments that referred to the visual curb appeal of the developments so that each unit had some unique features rather than be mirror copies of each other. This DP was approved by the authority.

Now we are responding to an application that will allow for a secondary suite (backyard suite) on each lot. We have now increased the density from 1 residential unit to 4 residential units if this LOC application is approved. As there are no bylaw infractions with this application I cannot see why this application will not be approved.

This lot is located in the flood fringe and Bowwater Cr. was heavily impacted during the flood of 2013. Many homes were damaged to the point that they were inhabitable and many residents relocated for several months. We are concerned that increasing density will expose even more residents to a risk that cannot be mitigated in the near future. As well, all properties along this curve are of suitable size to subdivide and repeat what is occurring at 5912 Bowwater which could result in a very dense situation that would have traffic and parking problems.

While this application meets all bylaw requirements and could thus be approved, we would request that the community be allowed to have a plan that would allocate varying densities in a thoughtful, contextual manner according to planning practices and principles as well as knowledge of the community and its idiosyncrasies.

## Important Terms

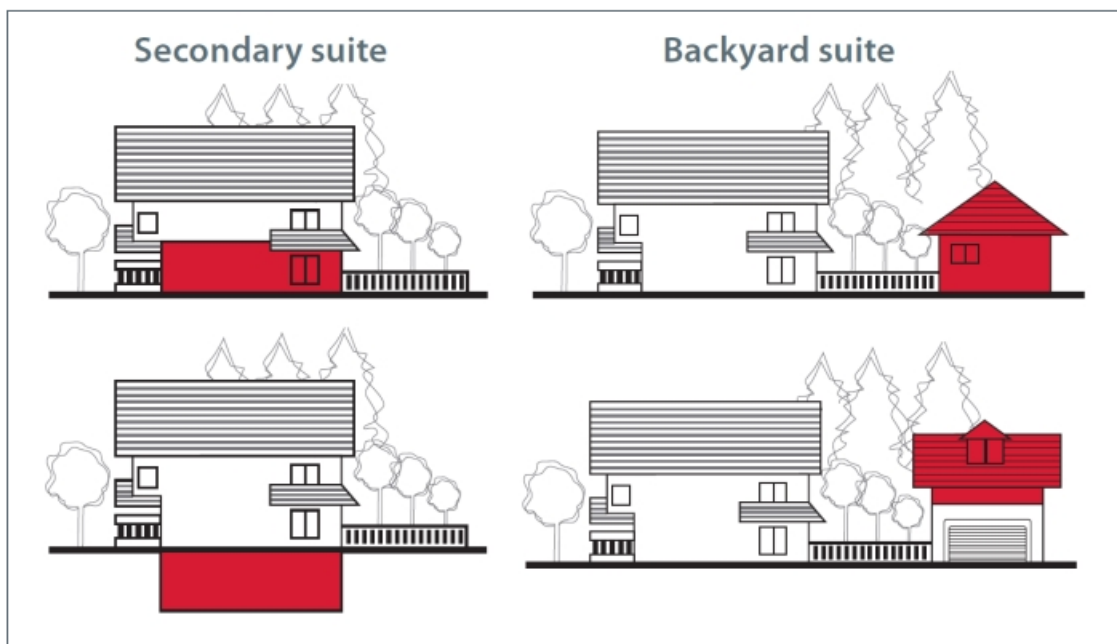
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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







## **Calgary Planning Commission Member Comments**

Reasons for Opposition from Mr. Foht:

- I opposed the application for a land use amendment to change the land use from R-C1 to R-C1s for the following reason:
  - The lot's frontage on the street is very narrow which will reduce parking options to the residents of the property.



# PROPOSED

CPC2018-0636  
ATTACHMENT 5

## BYLAW NUMBER 194D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0036/CPC2018-0636)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

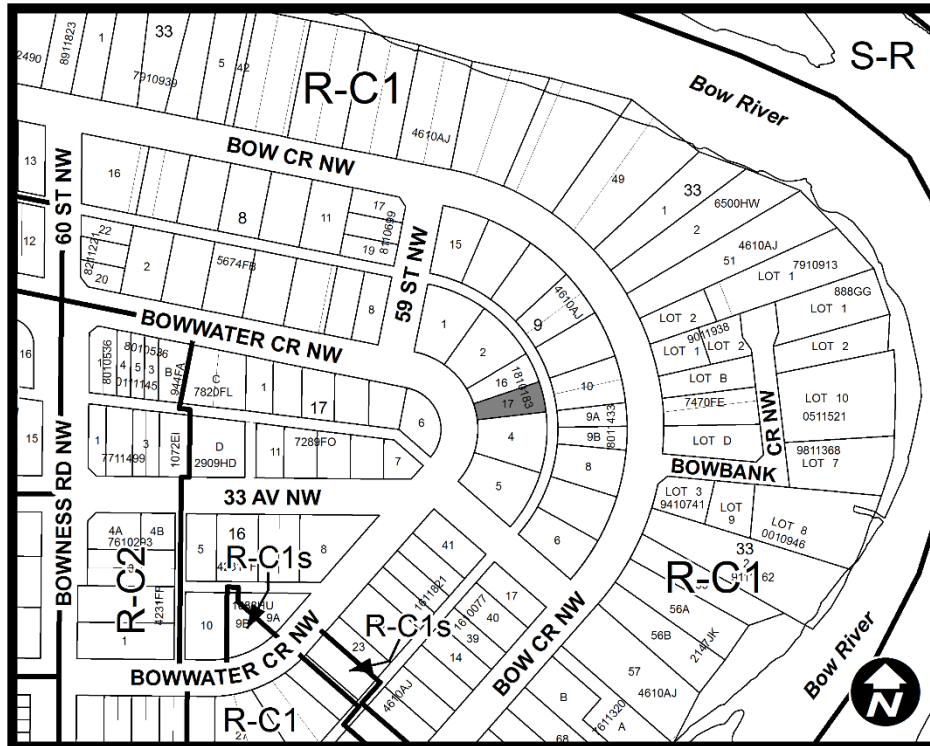
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0036/CPC2018-0636  
BYLAW NUMBER 194D2018

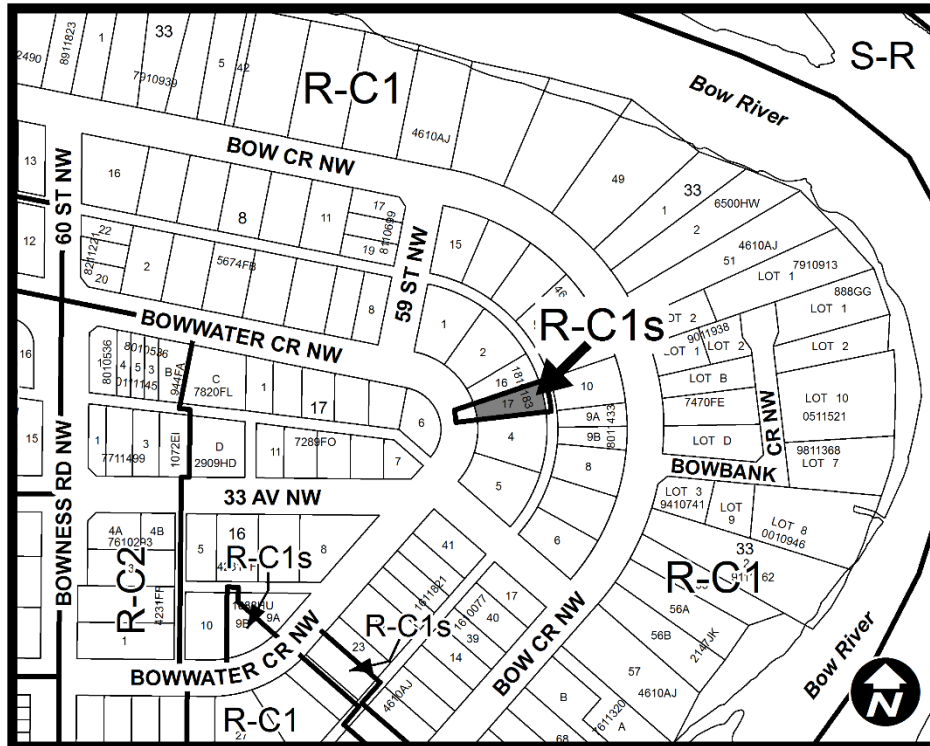
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0036/CPC2018-0636  
BYLAW NUMBER 194D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** Alf Youngberg <alf@mycan.ca>  
**Sent:** Thursday, July 12, 2018 1:11 PM  
**To:** Public Submissions  
**Subject:** [EXT] Office of The City Clerk Re: 5912 & 5914 Bowwater Cres NW

To the OFFICE OF THE CITY CLERK  
City of Calgary  
700 Macleod Trail SE

I have Included both properties in this letter , as it will apply to both.

This email is in regards to the land use amendment  
For LOC 2018 -0035 and LOC 2018 -0036  
5912 & 5914 Bowwater Cres NW  
Calgary, Ab

To start this was at one time a R1 property that has been sub-divided into two lots.  
At the time I was opposed to this sub-division of this lot as it is not a good fit for our area.  
There were a lot of our residences in this area that felt the same way that I did at the time.  
When we opposed this sub-division of this property it went on deaf ears, there was no review  
And was processed as the developer wanted this.  
Contacted my city counselor ( Ward Sutherland ) He could not be bothered to even reply to our concerns.

Now the developer wants to add suites to each of these properties

R1 Property 1 residence ( suits the area)

Now is a R1 Property divided into 2 residences

If this proposal goes through

R1 Property 4 residences .

This is like allowing a 4 Plex in the middle of a block of single family housing.

According to the letter I received

The 1<sup>st</sup> point

Higher density - We live in a flood Plain ( under water in 2013) with no mitigation for another 6 years  
If you travel 1 block west of this location there is a lot of high density housing already.(  
Apartments and Multi-family housing)  
Bowness already has a lot of high density properties, and a new multi-family project was  
just built on the corner of 34 ave & 69 street NW  
We have already had one public school closed in the area.

Affordable Housing - This property (5912 Bowwater Cres)when a single family R-1 , was affordable housing in the  
price range of \$400,000.00 - \$450,000.00 for property and house.

This property ( 5912 & 5914 ) with new homes are each in the price range of \$800,000.00 -  
\$1,000,000.00. Not affordable to average family.

The R-1 properties in the Bowness and Montgomery area, at one time were affordable, now they are being rezoned and being priced at twice the value for half the property.

The 2 new homes are in the million dollar price range ( Not the definition of affordable )

The developer is only approaching this to allow him to sell these 2 home for more money ( stating they have income with them)

2 The developer to discuss with neighbors ,

This developer has never taken the time to discuss with me the proposed sub-division.

Signs were place on the wrong properties , and removed before the time line was up.

And now has not taken the time to discuss the proposed suites at these locations.

The developer has only notified the fewest number of area residences that is required.

When the sign for this was delivered it was removed and taken inside one of the new

buildings

This way the area residences that did not receive a letter would not be informed of this

I feel that everyone that will be impacted should be notified, so they are allowed to have their

view heard.

This would be all residences in the area.

3 Parking required.

At the present there is only 1 parking spot in front of these 2 residences

Since this property was a R1 single family residence , and is now 2 properties with garages on

both properties

I do not see there is room for a parking pad on each location beside a garage in the back.

I am not sure where he is getting all this proposed space to park. Please carefully review this

Since the new homes will be parking on the street this will put them directly in front of my

home.

Please provide on how much of the property can have stuctures on it, at one 65% I can see

this has now changed

This developer has built 3 homes on the block south of this location and now there are cars

parked on the street everyday

Even though we were informed there was parking in the back.

Allowing all of the properties to be rezoned from R1 is turning our city roads into parking lots.

4 Potential Negative

rebuilding.

The developer has never lived in this area, and has only started acquiring properties and

The developer built 3 new home on the block south of this location, had procession of one for a year till he could sell without capital gains.

The developer has informed another resident of the area that he will live in one, again procession for a year then sell ( no Capital gains)

Since this developer will not be living in this area for any length of time he will never see a negative to building this 4 Plex in the middle of the block

The developer with only be in the area until he can get out and move onto some other area.

The developer will only be concerned with his financial gain and not the actual area.

In closing I would really like a review of this proposal.

I would have been in favor of 1 Residence on this R1 parcel of land , and a suite in in the 1 residence



So

Like I said

Was R1 Single family residence      R1 - 1 home

Now R1 sub-divided                      R1 – 2 Homes

New proposal                              R1 – 4 Homes

Thank you

Alf Youngberg

6003 Bowwater Cres NW

Calgary, Alberta

T3B2E5



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0538  
Page 1 of 6**

**Land Use Amendment in Kingsland (Ward 11) at 719 – 75 Avenue SW, LOC2018-0046,  
Bylaw 195D2018**

**EXECUTIVE SUMMARY**

This land use redesignation was submitted by Ronald D'Mello on 2018 February 28 on behalf of the landowners Ronald D'Mello, Andrea D'Mello and Kyle D'Mello. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or 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 719 – 75 Avenue SW (Plan 3215HG, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**  
Absent: E. Woolley

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 195D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 719 – 75 Avenue SW (Plan 3215HG, Block 9, Lot 16) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 195D2018.

**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 1. 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 July 23**

**ISC: UNRESTRICTED  
CPC2018-0538  
Page 2 of 6**

**Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046,  
Bylaw 195D2018**

---

## **BACKGROUND**

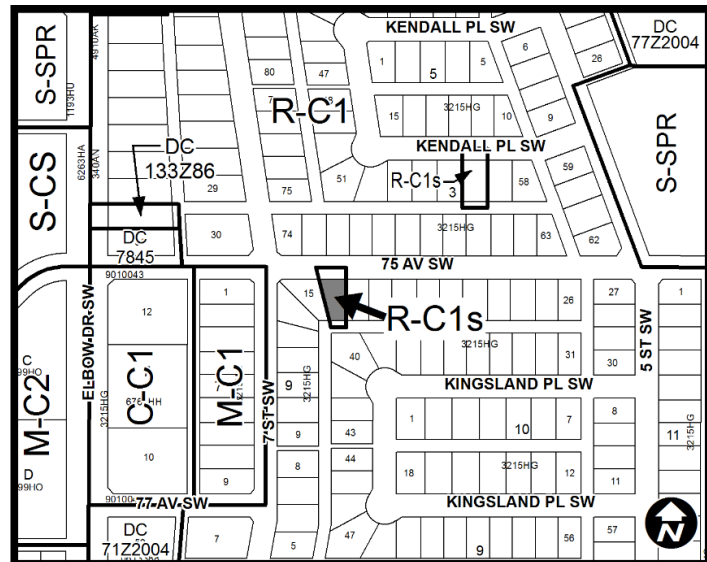
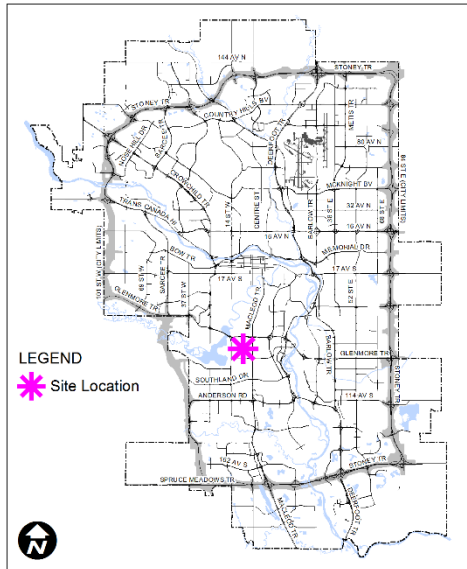
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0538  
Page 3 of 6

Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046,  
Bylaw 195D2018

Location Maps



**Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046,  
Bylaw 195D2018**

---

**Site Context**

The subject site is located in the southwest community of Kingsland. Surrounding development consists of low-density residential to the north, east, south and west of the site. The parcel is located approximately 210 metres from Elbow Drive SW. The site is approximately 16 metres by 31 metres in size and is developed with a one-storey single detached dwelling, a detached garage that can be accessed from the rear lane, and driveway that is accessed from 75 Avenue SW.

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

*Figure 1: Community Peak Population*

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,699
Difference in Population (Number)	-642
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 [Kingsland](#) 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 75 Avenue SW and from the rear lane. The area is served by Calgary Transit Frequent Bus Service which is located approximately 200 metres from the site on Elbow Drive SW. The Heritage LRT station is located approximately 1.4 kilometres from the site. 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 Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046,  
Bylaw 195D2018**

---

**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 in opposition to the application from the Kingsland Community Association (Attachment 2). Reasons stated for opposition are summarized below:

- negative impacts on residents;
- lack of community engagement;
- parking; and
- non-compliance with the Kingsland Community Plan. This is a community based plan and not a statutory document approved by Council.

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

***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.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0538  
Page 6 of 6**

**Land Use Amendment in Kingsland (Ward 11) at 719 - 75 Avenue SW, LOC2018-0046,  
Bylaw 195D2018**

---

**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:***

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 195D2018



## Applicant's Submission

LOC 2018-0046



### 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?

*- Helps low income Calgarians in the future.  
- Provides accomodation for my son who is in school extra income  
- Provides a low rent for mentally handicapped challenged.*

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

*No negative effect as long as it is legal use.*

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

*Int driveway will accept. 2 cars rear 2 car 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

ISC: Protected



## Community Association Response



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)

March 28, 2018

Michelle Bussiere - File Manager  
Planning, Development and Assessment #8201  
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE  
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5  
Phone: (403) 268-1225

Re: LOC2018-0046 719 75 Av SW R-C1 to R-C1s Application

Dear Ms. Bussiere,

Kingsland Community Association (KCA) response to the land use amendment application is to oppose suite applications in the R-C1 district for the following reasons:

1. LUB and Administration criteria for suites disregard community concerns and do not sufficiently protect residents from negative impacts. Council heard many concerns raised by residents, and we wonder how Administration missed so many of these points with the proposed implementation for suites.
2. The application is not compliant with Kingsland Community Plan and represents inappropriate spot rezoning. This application sets a broad precedent for suites in the residential area, and hence a high standard of engagement is expected but the submission was accepted despite zero engagement with the community.
3. The absentee applicant has a garage but the LUB does not require such stalls to be occupied by tenants, hence this is a risk for double rented properties. The parcel has a driveway wide enough for one vehicle, and tandem stalls do not count.
4. The application is devoid of important conceptual level details upon which we could make a more informed decision and have early discussions with the applicant, for example:
  - name, contact info and address of the applicant
  - current status of the dwelling with proof photos

Page 1 of 2

## Community Association Response

- preliminary stakeholder engagement
  - identified land use objective
  - conceptual plan for main dwelling and backyard suite (RPR/photo markup) and discussion of the scale of the redevelopment
  - discussion on physical challenges for the parcel such as overhead or underground electrical lines, poles or boxes, water drains, or general grade or retaining wall issues to name a few
  - discussion on potential privacy issues with the adjacent homes, with an explanation as to how these might be mitigated
  - discussion as to whether there is off street parking for visitors, and whether the applicant will provide more than the minimum stalls
5. Suite applications should be rejected until Administration can provide a better implementation since the current process is too simplistic and leaves our community exposed to the risk of negative development, while recognizing that we have demonstrated a willingness to support respectful, quality redevelopment.
6. KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled.

We thank you for the opportunity to provide feedback on this application.

Regards,

*Darren MacDonald*

Darren MacDonald, KCA Planning Director

## Important Terms

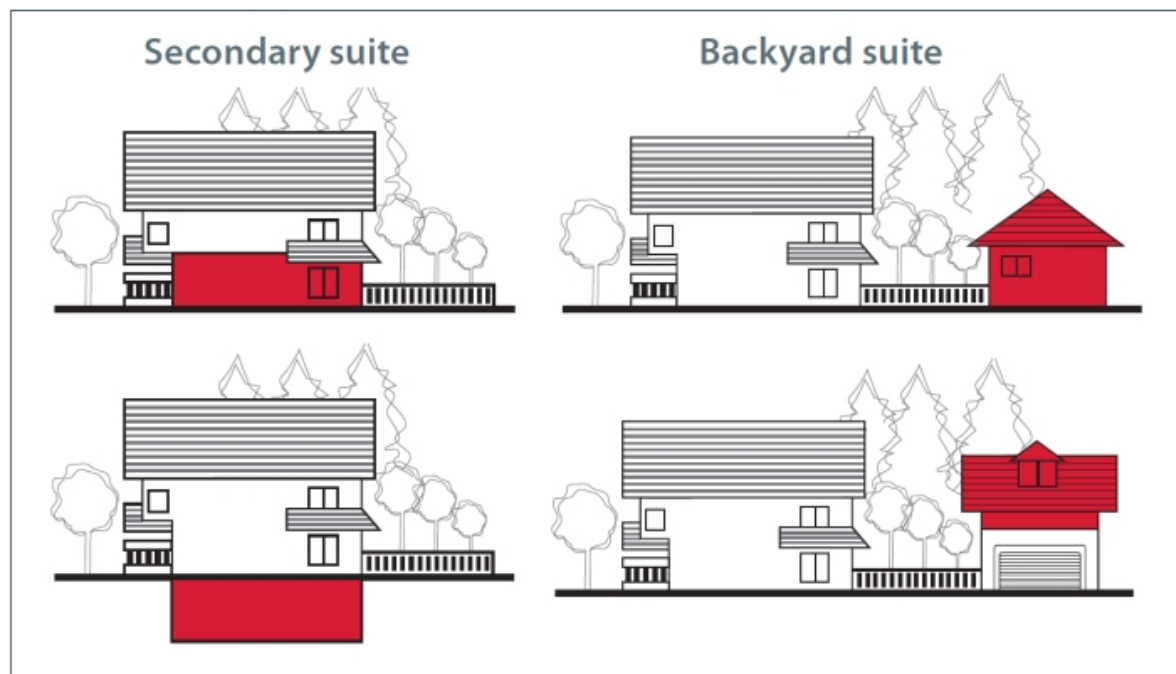
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0538  
ATTACHMENT 4

## BYLAW NUMBER 195D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0046/CPC2018-0538)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

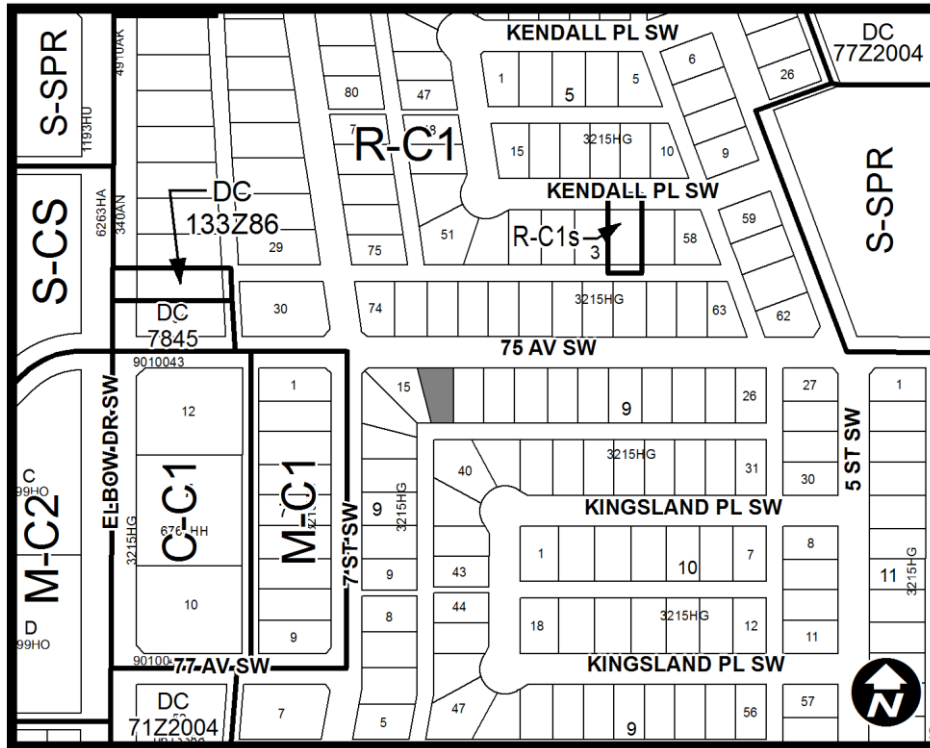
SIGNED ON \_\_\_\_\_

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

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

**AMENDMENT LOC2018-0046/CPC2018-0538  
BYLAW NUMBER 195D2018**

**SCHEDULE A**

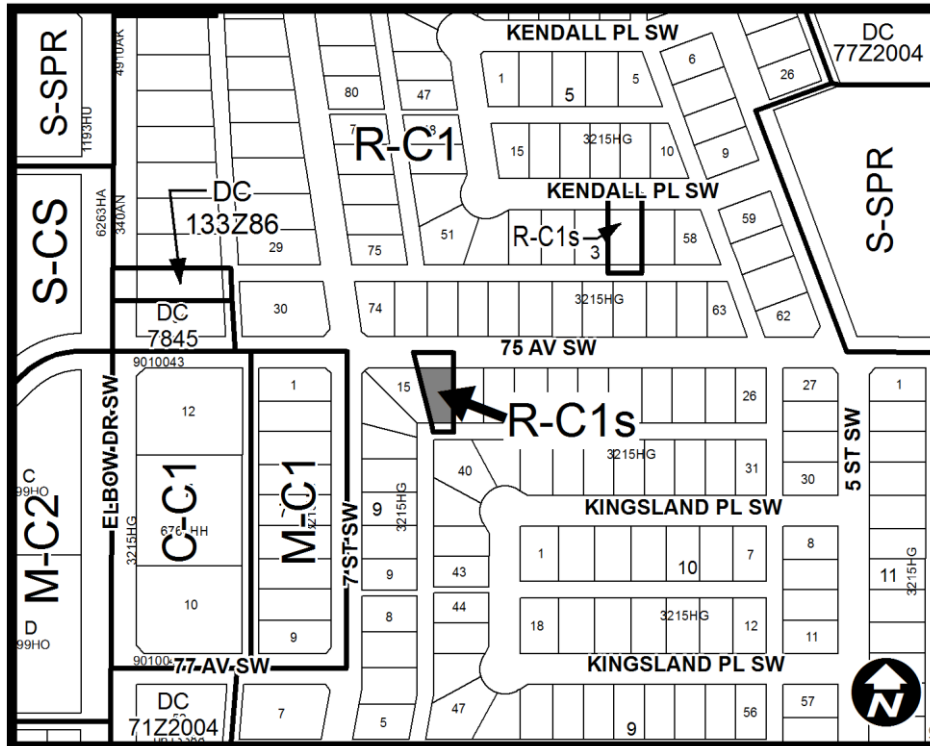




# PROPOSED

AMENDMENT LOC2018-0046/CPC2018-0538  
BYLAW NUMBER 195D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0640  
Page 1 of 6**

**Land Use Amendment in Kingsland (Ward 11) at 7204 – 5 Street SW, LOC2018-0053,  
Bylaw 199D2018**

**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Michael Wieczorek on 2018 March 19 on behalf of the landowner Michael Wieczorek. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or 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  $\pm$  (0.13 acres  $\pm$ ) located at 7204 - 5 Street SW (Plan 3215HG, Block 1, Lot 10) 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: J. Scott**

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaw 199D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 7204 - 5 Street SW (Plan 3215HG, Block 1, Lot 10) 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 199D2018.

**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.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0640  
Page 2 of 6**

**Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053,  
Bylaw 199D2018**

---

## **BACKGROUND**

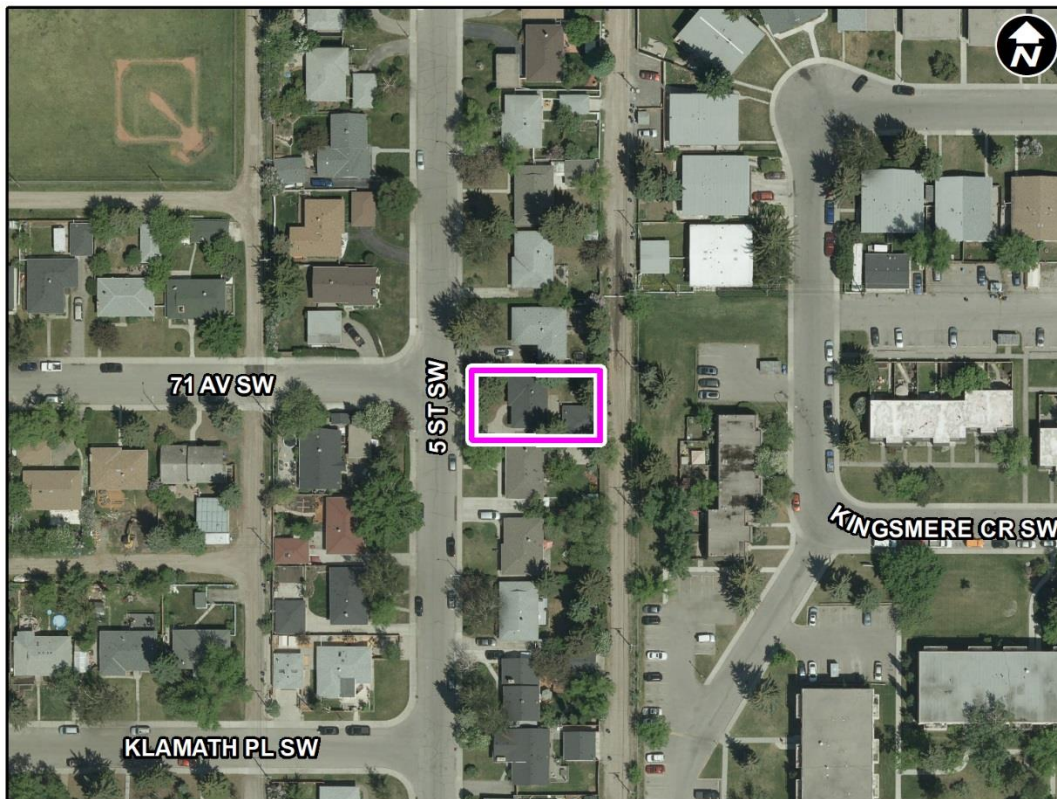
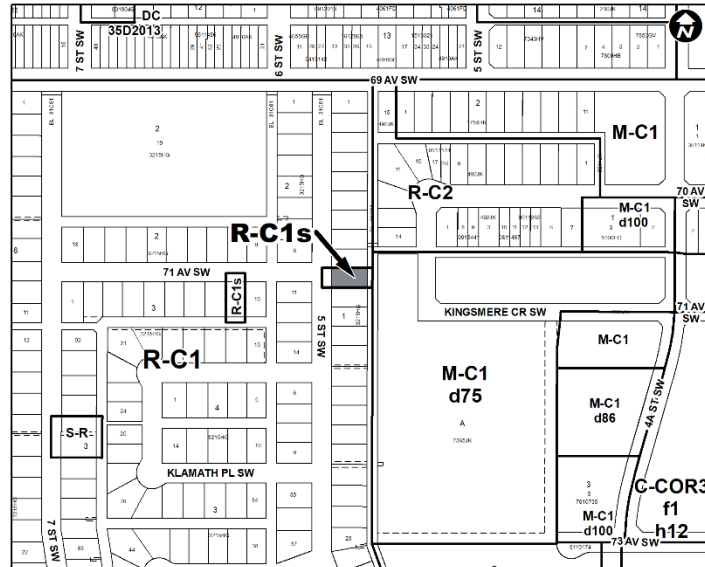
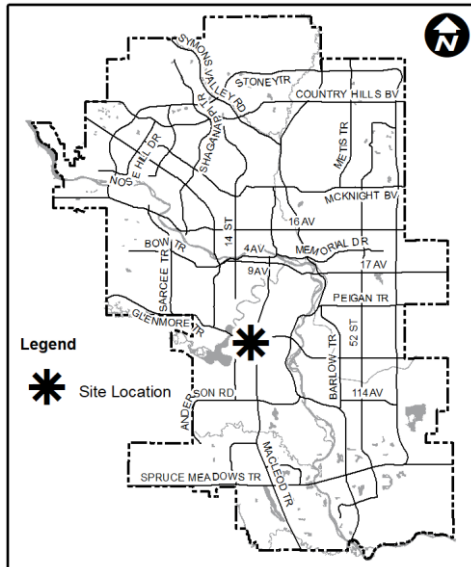
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0640  
Page 3 of 6

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053,  
Bylaw 199D2018

Location Maps



**Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053,  
Bylaw 199D2018**

---

**Site Context**

The subject site is located in the southwest community of Kingsland. Surrounding development consists of low-density residential to the north, west and south of the site. A multi-residential development exists to the east of the site. The parcel is approximately 16 metres by 30 metres in size and is developed with a one storey single detached dwelling. A detached double vehicle width garage exists, with access from the rear lane. A single vehicle width driveway exists with access from 5 Street SW.

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

*Figure 1: Community Peak Population*

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2017 Current Population	4,667
Difference in Population (Number)	-674
Difference in Population (Percent)	-13%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Kingsland](#) 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 5 Street SW 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 600 metres walking distance on Elbow Drive SW. The Heritage LRT Station is approximately 1.5 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.

**Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053,  
Bylaw 199D2018**

---

**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 a letter of objection to the application from the Kingsland Community Association (Attachment 2): Reasons stated for opposition are summarized below:

- No engagement was conducted by the applicant;
- Application is not compliant with the Kingsland Community Plan; and
- Parking concerns.

Administration did not receive any letters from the public 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.

***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)**

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 July 23

ISC: UNRESTRICTED  
CPC2018-0640  
Page 6 of 6

Land Use Amendment in Kingsland (Ward 11) at 7204 - 5 Street SW, LOC2018-0053,  
Bylaw 199D2018

---

## 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 Comments
3. Important Terms
4. Proposed Bylaw 199D2018



## 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?

A additional safe and legal secondary suite will be added to the rental pool. Over time, single family homes with secondary suites should be worth more and generate more property tax for the city. Affordable rental properties make Calgary one of the top cities in the world to live and work in. Additional density in this central SW community help to take advantage of the already-established transit options such as the #3 bus line on Elbow Drive and the C-Train line. The Heritage train station is a mere 15 minute walk away. Adding more density in established areas is one of the key plans of the MDP and council's vision for the future growth of Calgary. Being able to accommodate another suite within an established area prevents the need to develop a greenfield unit somewhere on the outskirts of town. Kingsland's population is projected by the city to grow at a slower rate than the rest of the city so secondary suite applications such as this one can help bridge the gap.

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

No engagement done prior to the time of application. There have been three approved RC-1 to RC-1s applications in Kingsland at the time of report submission, all with inferior parking capacity on their lots.

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

There is an oversized double detached that is accessible from the back lane. There is an oversized front driveway accessible from 5 Street SW. This driveway can accommodate an oversized vehicle due to its length. The lot has 55 ft. of frontage so it can accommodate additional vehicles at the front in the case of either suite occupants having guests or visitors over. The property dimensions are 55 ft. x 100 ft. which is 10% larger than an average 50 ft. x 100 ft. city lot in established areas.

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

None that can be thought 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



## Community Association Comments



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)

April 7, 2018

Jeff Quigley - File Manager  
Planning, Development and Assessment #8201  
The City of Calgary, 5th Floor, Municipal Building, 800 Macleod Trail SE  
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5  
Phone: (403) 268-4759

Re: LOC2018-0053 7204 5 St SW R-C1 to R-C1s Application

Dear Mr. Quigley,

Kingsland Community Association (KCA) response to the land use amendment application is to oppose suite applications in the R-C1 district for the following reasons:

1. LUB and Administration criteria for suites disregard community concerns and do not sufficiently protect residents from negative impacts. Council has heard many concerns raised by residents, and we wonder how Administration missed so many of these points with the proposed implementation and criteria for preliminary suites assessment.
2. This application is not compliant with Kingsland Community Plan and represents inappropriate spot rezoning. The application sets a broad precedent for suites in the residential area, and hence a high standard of engagement is expected, but the submission was accepted with no community or immediate neighbor engagement.
3. KCA observes younger families repopulating the R-C1 district and our higher density areas is seeing growth as well. KCA is aware of recent DP applications such as 110 condo building, 94 seniors building, and a 550 seniors / apartment complex. Kingsland population will be growing, and the City needs to consider improved pedestrian access to LRT stations as part of our broader growth plan.
4. The applicant has a garage but the LUB does not require such stalls to be occupied by tenants, hence there is a risk for double rented properties with parking spillover to curb. The parcel has a driveway for one vehicle since tandem stalls do not count.

## Community Association Comments

5. The parcel is only slightly larger than a new suburb lot but suites are generally opposed in neighborhoods where lots are double the area.
6. The application is devoid of conceptual level details upon which we could make a more informed decision and have early discussions with the applicant, for example:
  - name, contact info and address of the applicant
  - current status of the dwelling with proof photos and identified land use objective
  - preliminary stakeholder engagement summary
  - conceptual plan for main dwelling and backyard suite (RPR/photo markup) and discussion of the scale of the redevelopment
  - discussion on physical challenges such as overhead or underground electrical lines, poles or boxes, water drains, or general grade or retaining wall issues
  - discussion on potential privacy issues with adjacent homes, with an explanation on mitigations
  - identification for off street parking for visitors, and whether the applicant will provide more than the LUB minimum stalls
7. Suite applications in R-C1 should be rejected until Administration can provide better implementation. The current process is simplistic and leaves our community exposed to the risks of negative development.
8. Note that KCA supports a recent application for basement suite in R-C2 /R-OG since we see this as an appropriate use in that area and the applicant has been collaborative.
9. KCA requests the file manager to notify me when the CPC meeting and public hearing dates are scheduled.

We thank you for the opportunity to provide feedback on this application.

Regards,

*Darren MacDonald*

Darren MacDonald, KCA Planning Director

## Important Terms

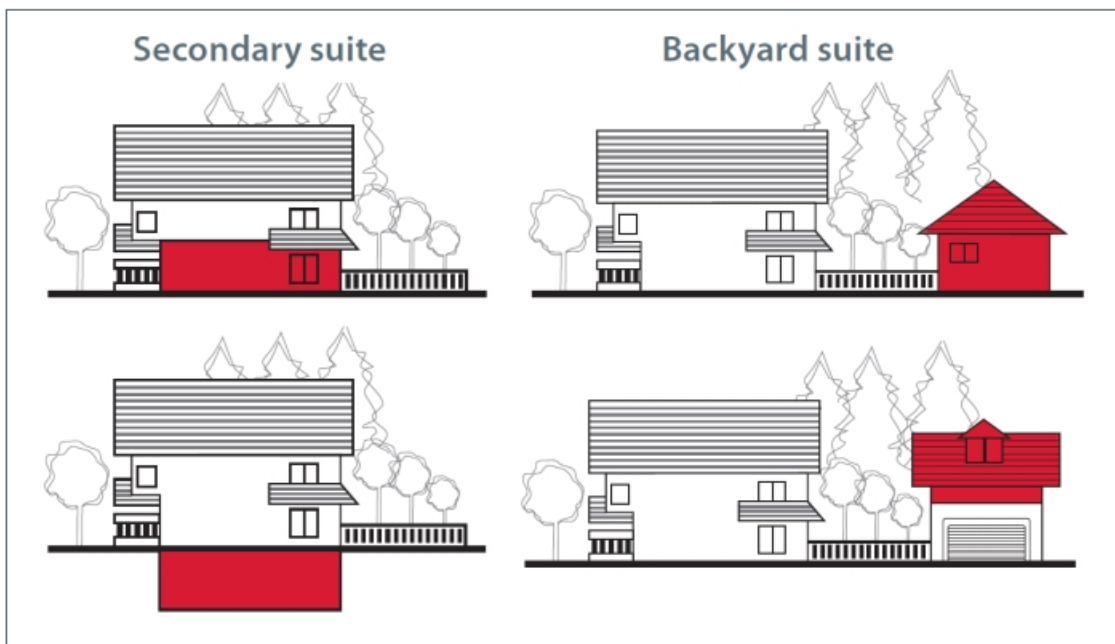
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simplify and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### 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

CPC2018-0640  
ATTACHMENT 4

## BYLAW NUMBER 199D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0053/CPC2018-0640)**  
\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

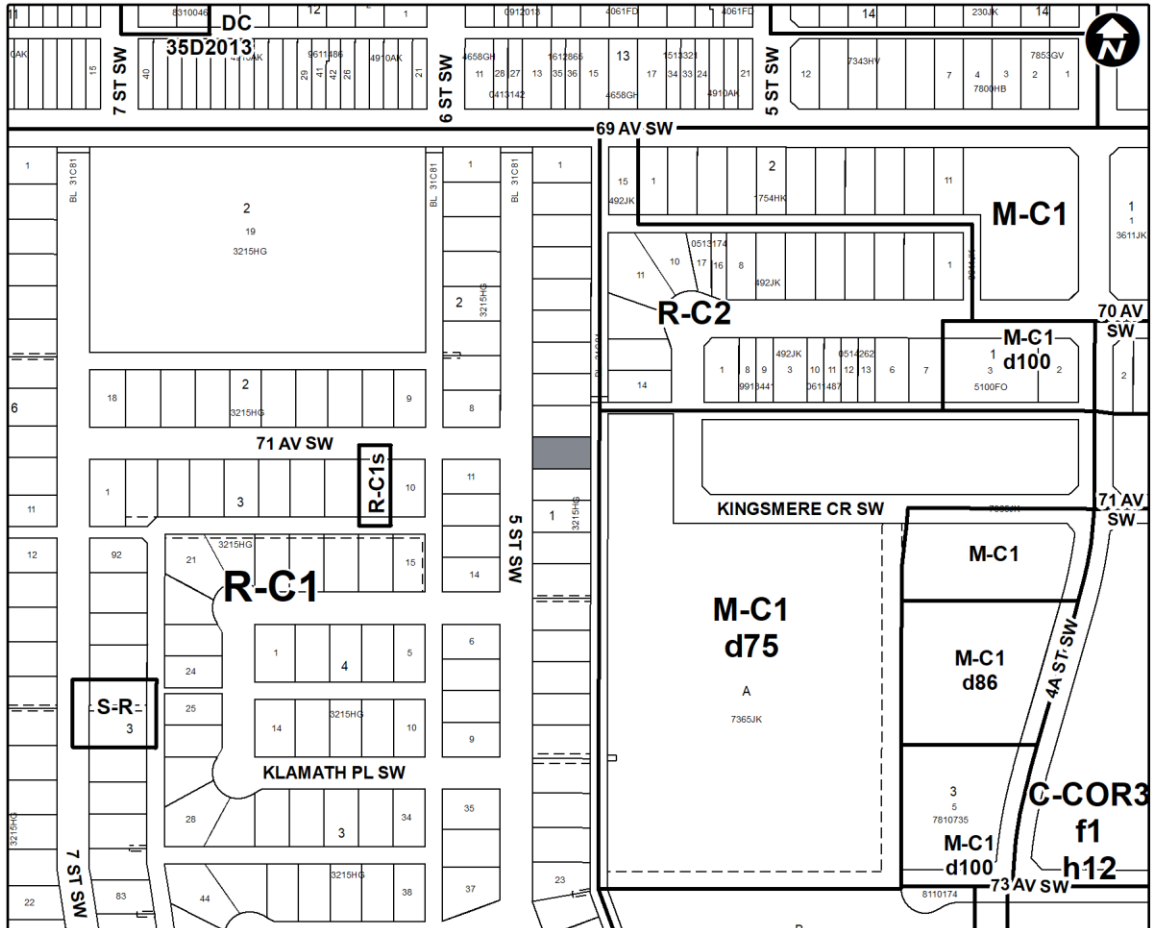
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0053/CPC2018-0640  
BYLAW NUMBER 199D2018

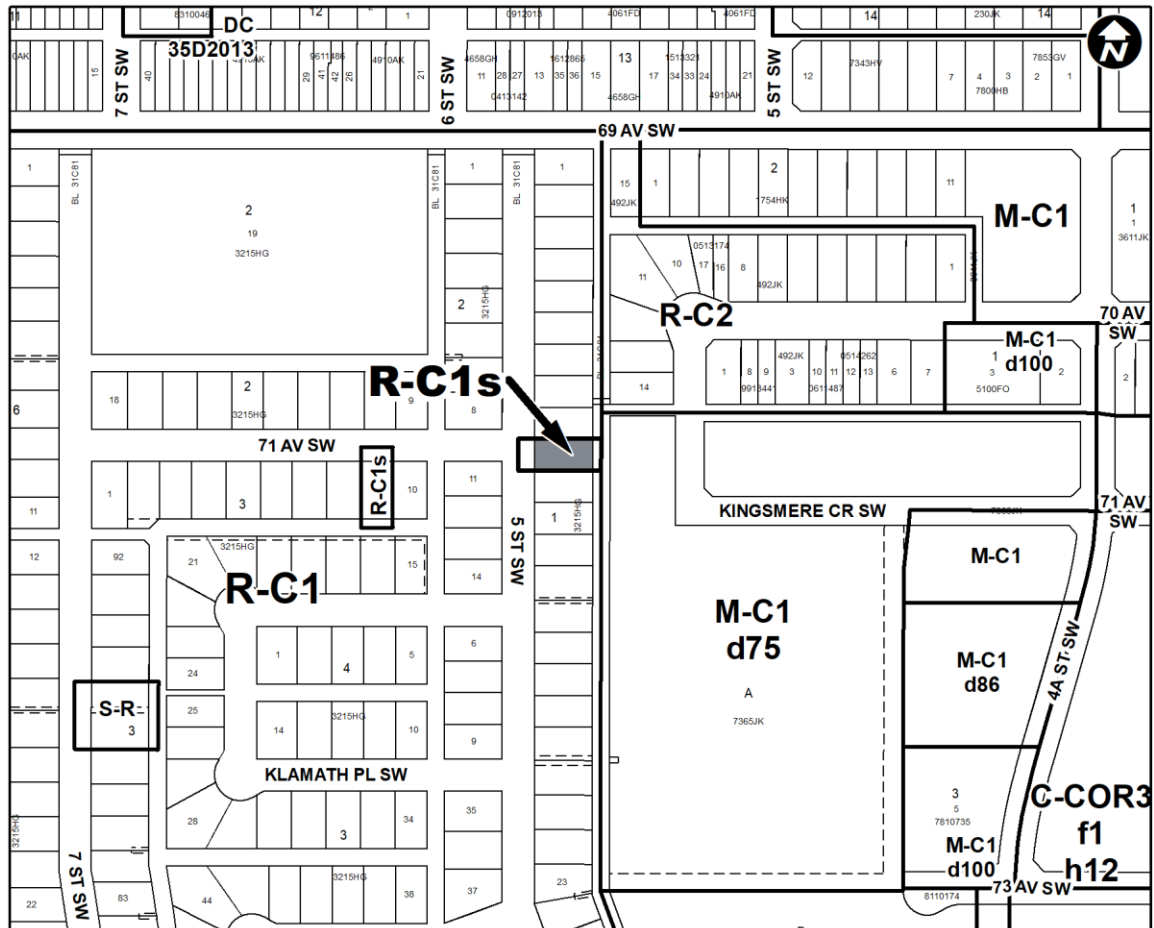
## SCHEDULE A





**AMENDMENT LOC2018-0053/CPC2018-0640  
BYLAW NUMBER 199D2018**

## **SCHEDULE B**





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0588  
Page 1 of 6**

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation was submitted by Kit Davies on 2018 March 12 on behalf of the landowners Kit Davies and Barbara Davies. This application proposes to change the designation of this property to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or 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 95 Rivervalley Drive SE (Plan 9012574, Block 17, Lot 83) 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: L. Juan**  
Absent: E. Woolley

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 196D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 95 Rivervalley Drive SE (Plan 9012574, Block 17, Lot 83) 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 196D2018.

**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 July 23**

**ISC: UNRESTRICTED  
CPC2018-0588  
Page 2 of 6**

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

---

**BACKGROUND**

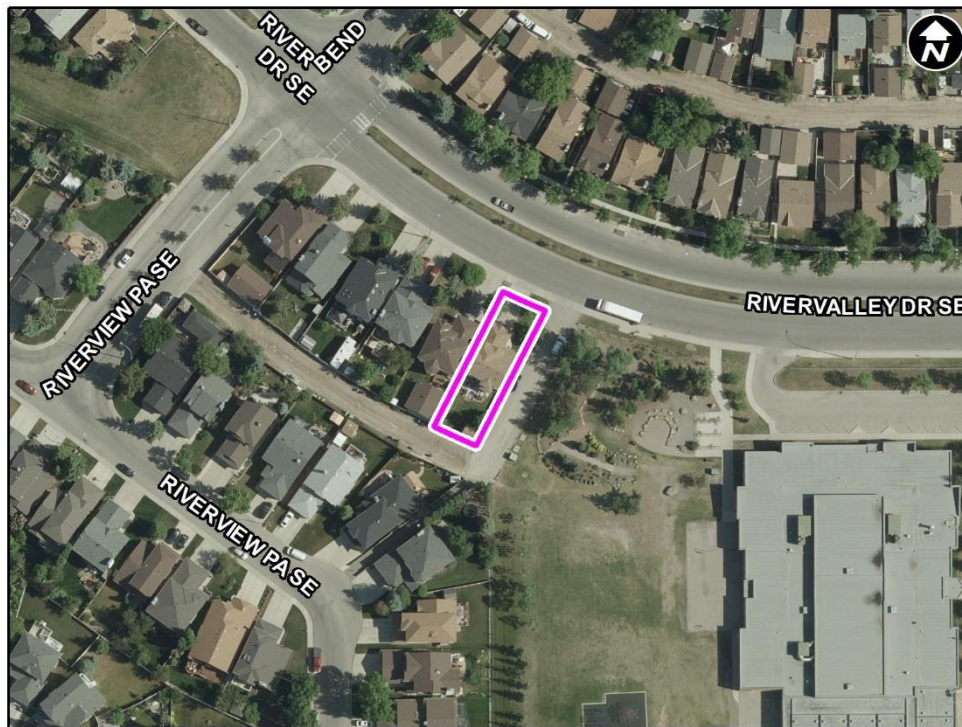
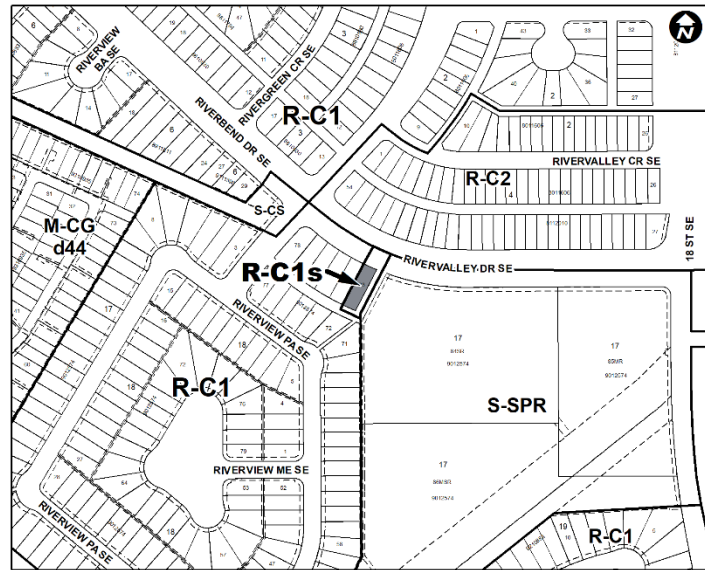
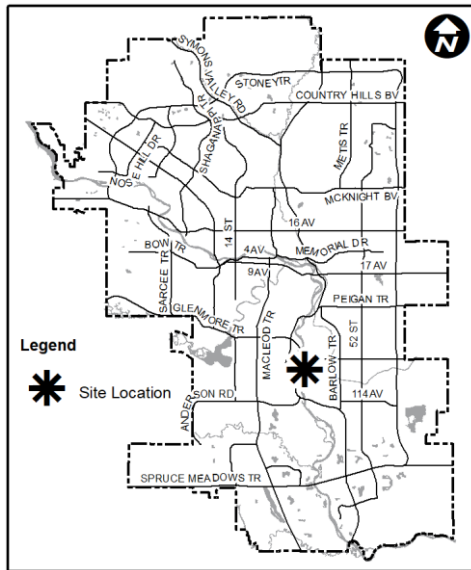
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0588  
Page 3 of 6

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

**Location Maps**



**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

---

**Site Context**

The subject site is located in the southeast community of Riverbend. Surrounding development consists of low-density residential to the north, west and south of the site. Riverbend Elementary School is located to the east. The parcel is approximately 12.3 metres by 40.1 metres in size and is developed with a two-storey single detached dwelling with an attached two car garage accessed from Rivervalley Drive SE. A lane also exists to the side and rear of the property.

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

*Figure 1: Community Peak Population*

<b>Riverbend</b>	
Peak Population Year	2002
Peak Population	10,773
2017 Current Population	9,338
Difference in Population (Number)	-1,435
Difference in Population (Percent)	-13%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Riverbend](#) 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 Rivervalley Drive SE and the rear lane. The area is served by Calgary Transit bus service Route 36 Riverbend with a bus stop within approximately 50 metre walking distance of the site at Rivervalley Drive SE. On-street parking adjacent to the site is unregulated although Rivervalley Drive SE is designated a Snow Route.

***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 July 23**

**ISC: UNRESTRICTED  
CPC2018-0588  
Page 5 of 6**

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

---

**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 Riverbend Community Association responded with an email supporting the application. (Attachment 2)

Administration did not receive any letters objecting to the application.

***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 (MDP) – (Statutory – 2009)***

The subject site is located within the Residential Developed – Established Area as identified on Map 1 in the Municipal Development Plan (MDP).

Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP. More specifically, the general *Residential – Developed Residential Area* policies (Section 3.5.1) support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The *Neighbourhood Infill and Redevelopment* policies (Section 2.2.5) of the MDP generally encourage higher residential densities and redevelopment that is similar in scale and that increases the mix of housing choices, including accessory suites (secondary suites).

**Land Use Amendment in Riverbend (Ward 12) at 95 Rivervalley Drive SE,  
LOC2018-0056, Bylaw 196D2018**

---

***Riverbend Area Structure Plan (Statutory – 1979):***

The subject site is located within the “Residential” area as identified on Map 2 of the Riverbend Area Structure Plan (ASP). The Riverbend ASP does not address secondary suites specifically, but states that the community enjoys excellent access to downtown Calgary and the southeast employment areas, and therefore, may experience a demand for a variety of housing types. It also states that The City should be willing to exceed standard densities where site conditions warrant it.

**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 *Riverbend Area Structure 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 Comments
3. Important Terms
4. Proposed Bylaw 196D2018



## 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?

TO CARE FOR BROTHER IN LAW  
MORE TAXES FOR CITY

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

ONLY ONE NEIGHBOR AND IS FINE, GOOD  
RELATIONSHIP

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

DRIVEWAY CAN ACCOMMODATE FOUR VEHICLES

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

NOT THAT I CAN THINK 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



## Community Association's Comments

From: **RCA President** <[president@riverbendcommunity.ca](mailto:president@riverbendcommunity.ca)>  
Date: Thu, Apr 12, 2018 at 3:29 PM  
Subject: LOC2018-0056  
To: CPAG Circ <[CPAGCirc@calgary.ca](mailto:CPAGCirc@calgary.ca)>  
Cc: Community Liaison Ward 12 <[CAWard12@calgary.ca](mailto:CAWard12@calgary.ca)>

**My apologies for not sending this in yesterday, so, I hope it is OK to still send in as it is only a day off.**

Looking at the proposed plan, we have no immediate concerns with the project.

In fact, it would be fair to say that the way it is described meets all of our key requirements to make this an ideal situation for all.

**1) The effort will see the home owner remain with the property.**

One of our concerns on any project is having the home owner remain with the [property. Why? The reason is that by definition, in order to have a secondary suite, you have to have a primary suite which we define to be the home owner. In cases, where the home owner moves out, then, you have two secondary suites, which really is a defacto duplex.

We know that this can not be mandated, but, we still think there are things that could be done with any project to encourage it.

**2) The effort is not intended to add to the foot print of the property.**

This is not always going to be the case though, and in those instances where the footprint will change, we believe that there will likely be additional sensitivities that need to be addressed. For example, in cases, where there will be an second level garage suite, it may impact things like privacy, sunshine/shading, plants/trees, accessibility, etc.

**3) The effort will provide benefits for the renter as well as the home owner.**

**4) There appears to be no issue with parking.**

**5) There are no issues with any neighbors around that are appropriate.**

We know that not everyone is necessarily for secondary suites, But what we try and do is determine if any concerns are reasonable.

**6) We did talk to Riverbend School and they too had no issues or concerns.**

As such, for these reasons - we wanted to let the City know that it has the blessing of the community, and wish the people well in their endeavor.

Thank you and have a great day.

Douglas Ratke  
President  
Riverbend Community Association  
19 Rivervalley Drive S.E.  
Calgary, Alberta T2C 3S1  
Tel: (403) 236-7270



## Important Terms

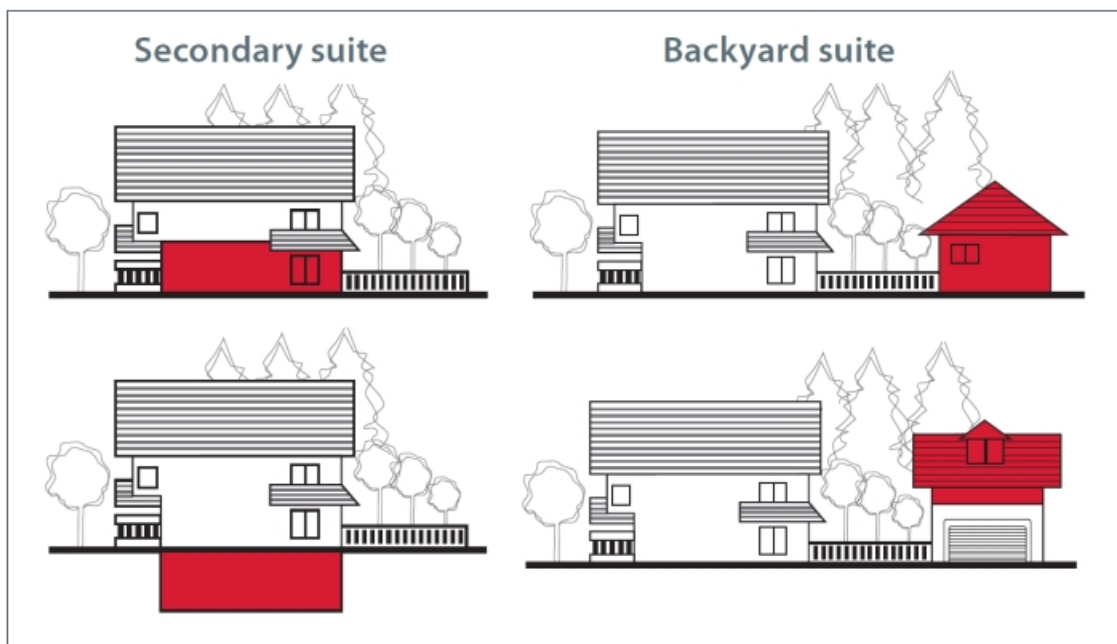
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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





# PROPOSED

CPC2018-0588  
ATTACHMENT 4

## BYLAW NUMBER 196D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0056/CPC2018-0588)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

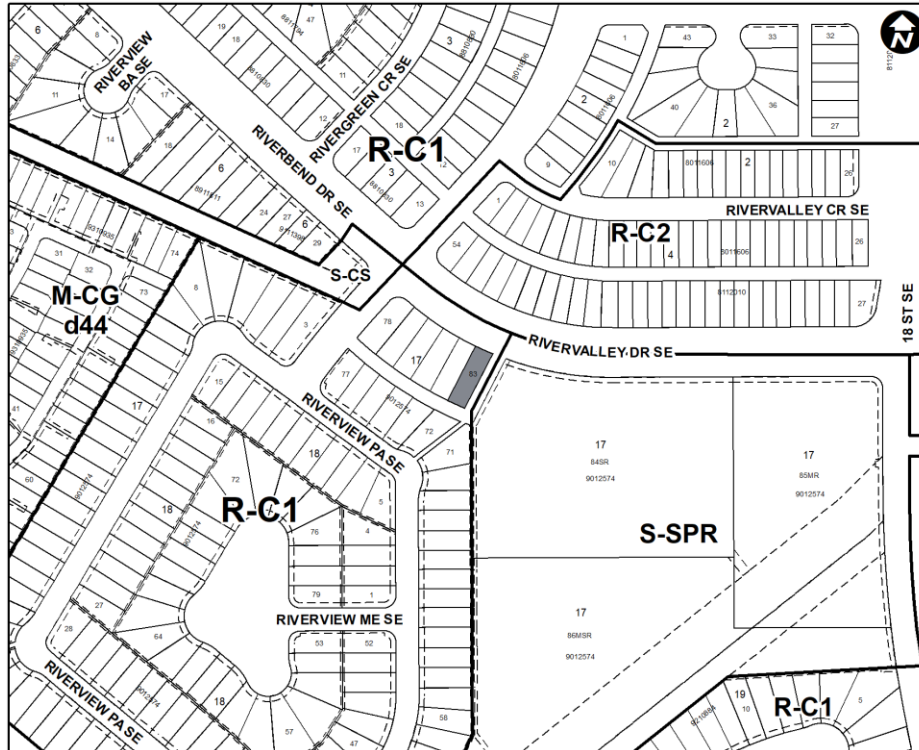
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0056/CPC2018-0588  
BYLAW NUMBER 196D2018

## SCHEDULE A

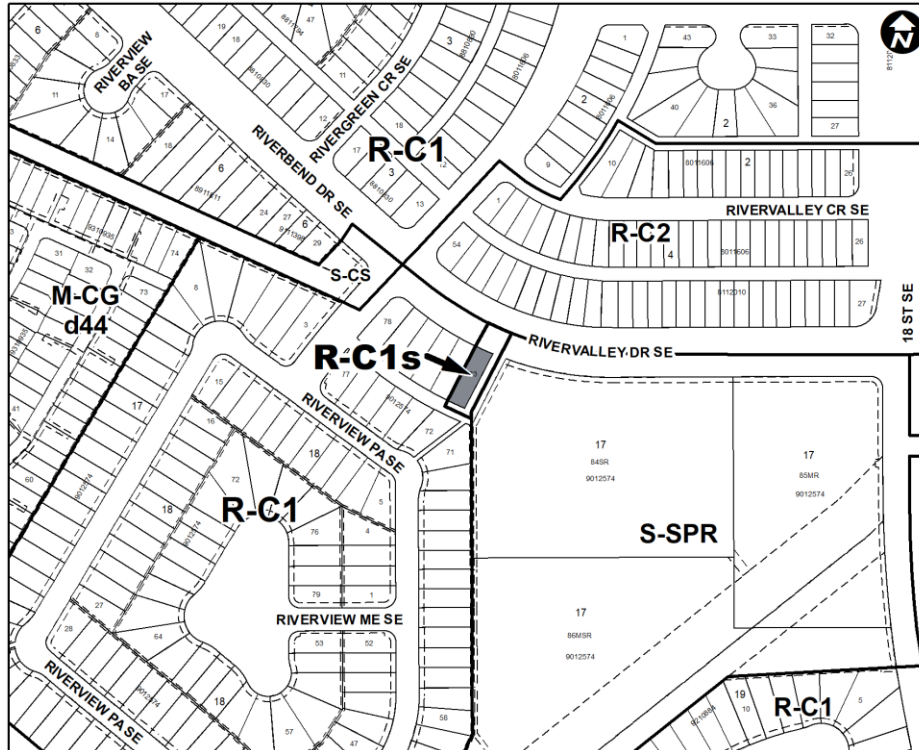




# PROPOSED

AMENDMENT LOC2018-0056/CPC2018-0588  
BYLAW NUMBER 196D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0632  
Page 1 of 8

## Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

### EXECUTIVE SUMMARY

This land use amendment application was submitted by Sara Karimiavval on 2018 January 10 on behalf of the landowner Zdzislaw Butkiewicz. This application proposes to change the designation of this property to allow for a Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite) under a different land use district and regulations than the existing DC Direct Control District.

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached homes that may include a secondary suite on narrow or small parcels.

#### 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 25 Elgin Meadows Green SE (Plan 0812876, Block 60, Lot 7) from DC Direct Control District **to** Residential – Narrow Parcel One Dwelling (R-1N) District; and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 7 – 0**

#### RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 216D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 25 Elgin Meadows Green SE (Plan 0812876, Block 60, Lot 7) from DC Direct Control District **to** Residential – Narrow Parcel One Dwelling (R-1N) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 216D2018.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

The community of McKenzie Towne is subject to the policies of the *Revised East McKenzie Area Structure Plan* (ASP) which provides direction on the development of McKenzie Towne, New Brighton, and Copperfield.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0632  
Page 2 of 8**

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green  
SE, LOC2018-0005, Bylaw 216D2018**

---

A development permit (DP2017- 4481) application for a Studio Suite was submitted on 2017 October 02. The development permit proposes a Backyard Suite that does not meet the regulations for a Studio Suite within the existing DC Direct Control District, but does meet the regulations for Backyard Suites within the Residential – Narrow Parcel One Dwelling (R-1N) District. A previous development permit for a Studio Suite was refused in 2015.

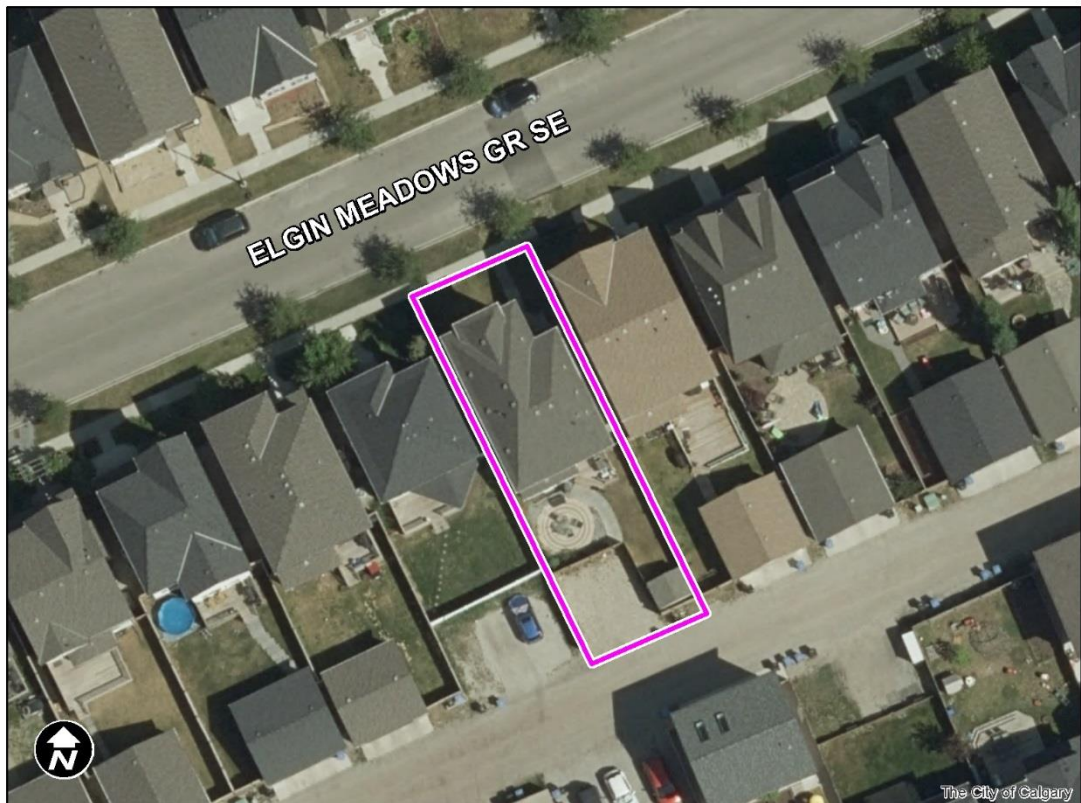
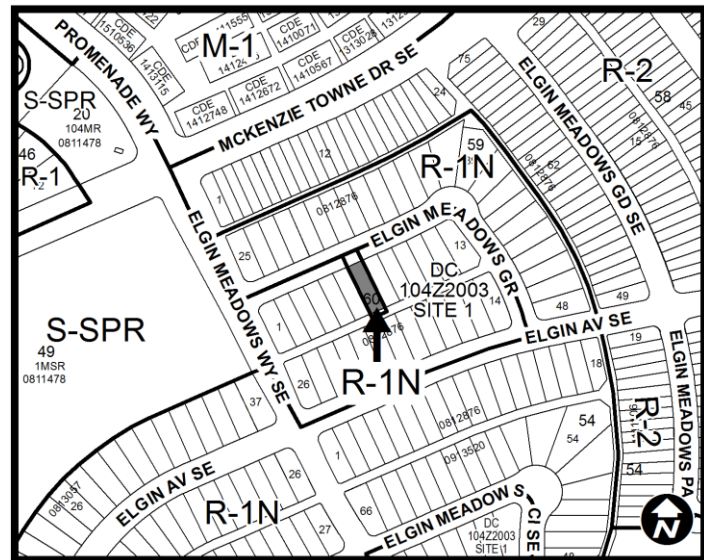
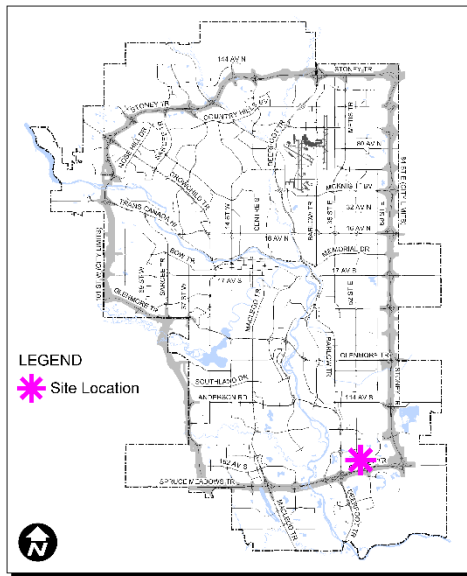
Administration's review of the development permit (DP2017-4481) will determine the final building design, and site layout details such as parking and amenity space. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0632  
Page 3 of 8

Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green  
SE, LOC2018-0005, Bylaw 216D2018

Location Maps



## Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

### Site Context

The subject site is located in the southeast community of McKenzie Towne. Surrounding development consists of low-density residential to the north, east, south and west of the site, including two exiting Backyard Suites south of the site across the rear lane. A Municipal School Reserve site (S-SPR) is located east of the parcel across Elgin Meadows Way SE. The site is approximately 10 metres by 34 metres in size and is developed with a two-storey single detached dwelling that is accessed from the rear lane.

As identified in *Figure 1*, McKenzie Towne has had a stable population from its peak in 2016.

*Figure 1: Community Peak Population*

<b>McKenzie Towne</b>	
Peak Population Year	2016
Peak Population	18,124
2017 Current Population	18,106
Difference in Population (Number)	-18
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 [McKenzie Towne](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows single detached homes that may include a Secondary Suite or Backyard Suite on narrow or small parcels, under the Land Use Bylaw 1P2007 rules.

### Land Use

The existing DC Direct Control District is a residential designation for single detached, semi-detached and duplex homes with the additional use of Studio Suite. Specific development guidelines are included for Studio Suites. While the DC district allows for semi-detached and duplex homes, the lot width of the parcels within the district do not meet the minimum width requirement of 15 metres for these uses.

The original land use amendment application proposed a redesignation to the Residential – One Dwelling (R-1s) District. The parcels surrounding the subject site are designated Residential – Narrow Parcel One Dwelling (R-1N) District. Thus, through the application review process it was recommended to the applicant to amend the application to the R-1N district to better reflect the surrounding context.

## Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018

The proposed Residential – Narrow Parcel One Dwelling (R-1N) District is a residential designation in developing areas that is primarily for single detached homes that may include a Secondary Suite or Backyard Suite on narrow or small parcels. The rules for suites are contained within the General Rules for Low Density Residential Land Use Districts of Land Use Bylaw 1P2007.

A chart summarizing the differences between the rules for Studio Suites and Backyard Suites in the existing DC Direct Control District and the proposed Residential – Narrow Parcel One Dwelling (R-1N) District is below.

LUB Requirements	Existing DC	Proposed R-1N
min. parcel width	11 m	9 m
min. parcel depth	33 m	22 m
min. parcel area	363 m <sup>2</sup>	233 m <sup>2</sup>
min. rear yard	1.5 m	1.5 m
min. side yard	1.2 m	1.2 m
max. building height	9 m	7.5 m
max. floor area	70 m <sup>2</sup>	75 m <sup>2</sup>
min separation from principle dwelling	5 m	3 m
min. outdoor amenity space	25 m <sup>2</sup> *	7.5 m <sup>2</sup> **

\*no dimension less than 5 m

\*\*no dimension less than 1.5 m

The applicant has provided a building massing diagram comparing the allowable built form for a Studio Suite and Backyard Suite within the existing DC and proposed R-1N districts respectively (Attachment 2). The diagram demonstrates that while more building mass is allowable between the Backyard Suite and the principle dwelling in the R-1N district, this is balanced by the lower allowable height. Overall, the potential increase in impact from building mass on neighbouring parcels from a Backyard Suite under the proposed R-1N district compared to the existing DC district is minimal.

### Implementation

The landowner is interested in developing a Backyard Suite on the site. Administration's review of the development permit (DP2017-4481) will determine the final building design, and site layout details such as parking and amenity space. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

### Infrastructure

#### Transportation Networks

Pedestrian and vehicular access to the site is available from Elgin Meadows Green 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 250 metres walking distance on McKenzie Towne Drive SE.

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green  
SE, LOC2018-0005, Bylaw 216D2018**

---

***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 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 McKenzie Town Community Association was circulated, and provided no formal comments in response to the proposal. Administration followed-up with the association on 2018 February 27 to confirm that the circulation was received. It was confirmed that the circulation was received and that the association has no comments.

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

- potential impact on property value;
- potential parking conflicts in the rear lane;
- potential encroachments into the rear lane from additional waste and recycling bins; and
- concerns with past renters of the existing property and that the issues may increase with the addition of a Backyard Suite.

***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 McKenzie Towne (Ward 12) at 25 Elgin Meadows Green SE, LOC2018-0005, Bylaw 216D2018**

---

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

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

***Revised East McKenzie Area Structure Plan (Statutory – 2001)***

The site is located within the “Residential” area as identified on the Land Use Concept Map (Map 3) of the *East McKenzie Area Structure Plan* (ASP). The ASP makes no specific reference to this site, but this proposal is consistent with the Residential Area policies (subsection 5.1.2.1 and 5.1.2.2) which call for a predominant land use of low and medium density residential development and a diversity of housing forms.

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

This proposal has the potential to improve the 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 budget 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 risks associated with this proposal.

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

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

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0632  
Page 8 of 8

**Land Use Amendment in McKenzie Towne (Ward 12) at 25 Elgin Meadows Green  
SE, LOC2018-0005, Bylaw 216D2018**

---

**ATTACHMENT(S)**

1. Applicant's Submission
2. Building Massing Diagram
3. Proposed Bylaw 216D2018
4. **Public Submission**

### **Applicant's Submission**

**Applicant:** Sara Karimiavval

**Date application was submitted:** January 10, 2018

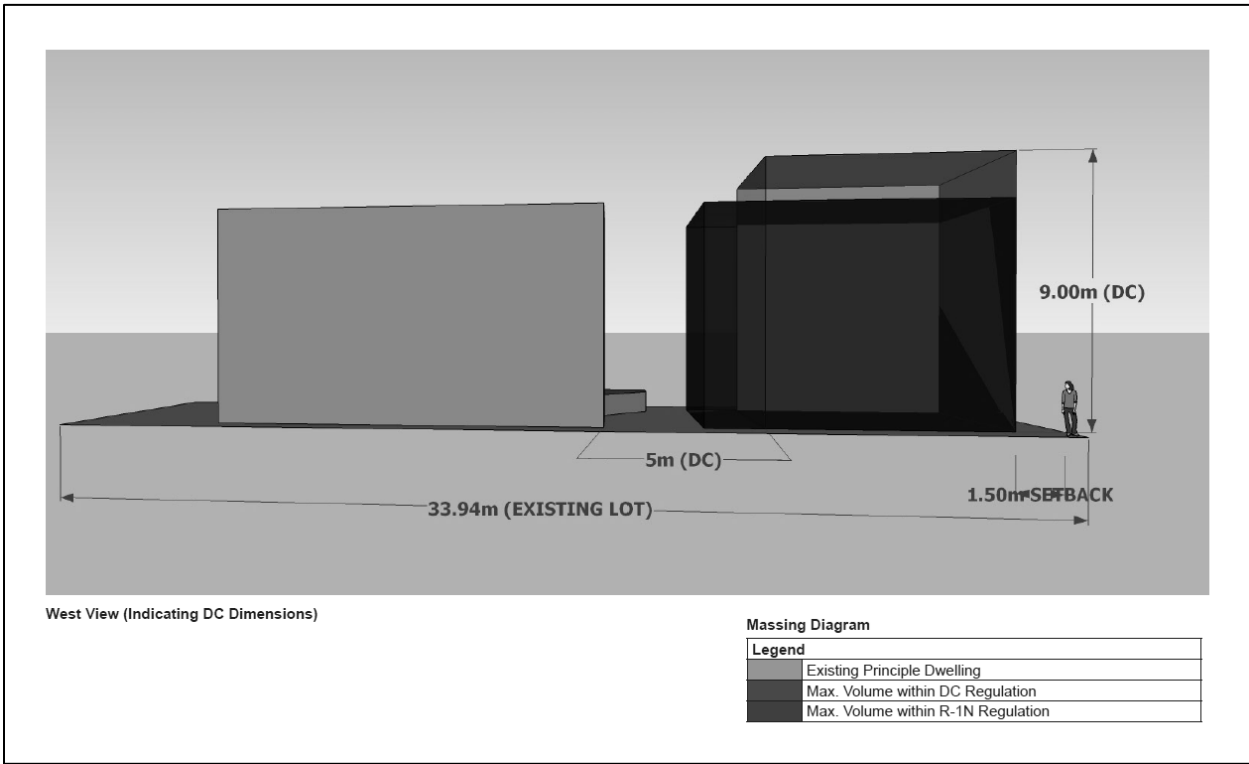
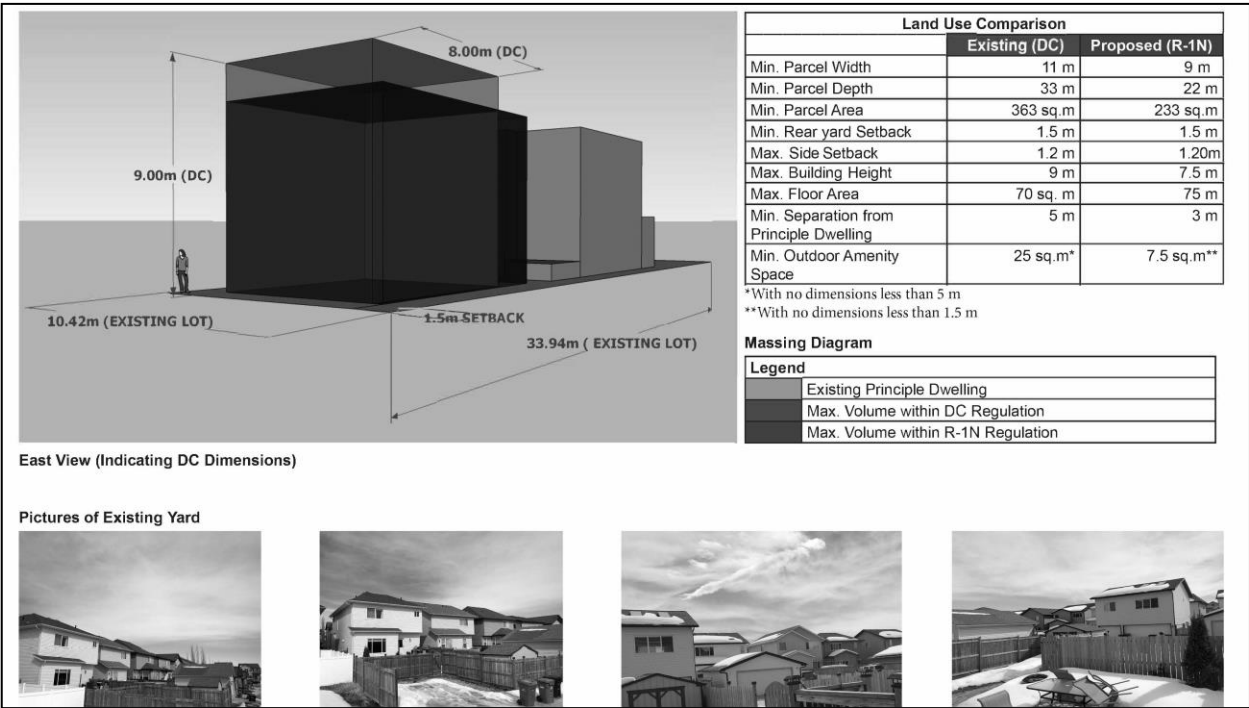
**Date application was amended to R-1N:** April 17, 2018

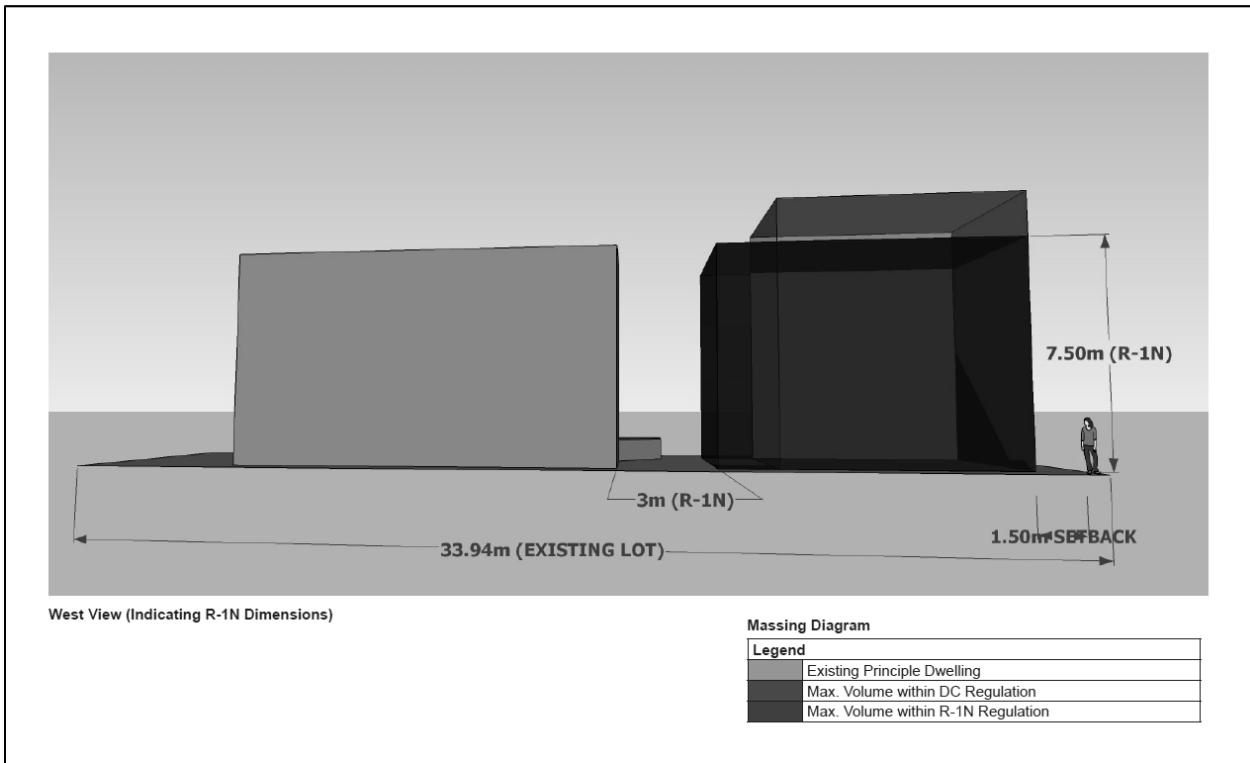
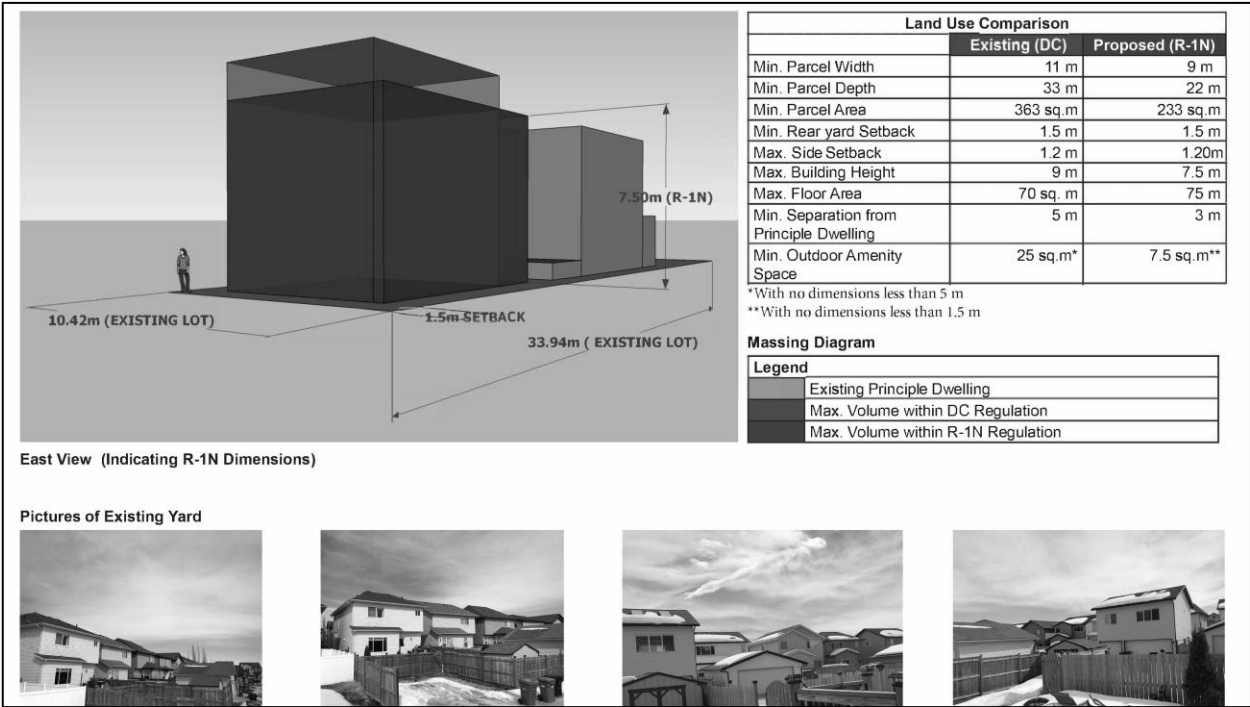
We would like to have a backyard suit on the top of the garage.

Because this parcel width and area doesn't meet the rules, and based on DC zoning there is no relaxation in this case. We would like to change the zoning from DC to R-1N to have a legal back yard suite.



Building Massing Diagram





# PROPOSED

CPC2018-0632  
ATTACHMENT 3

## BYLAW NUMBER 216D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0005/CPC2018-0632)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

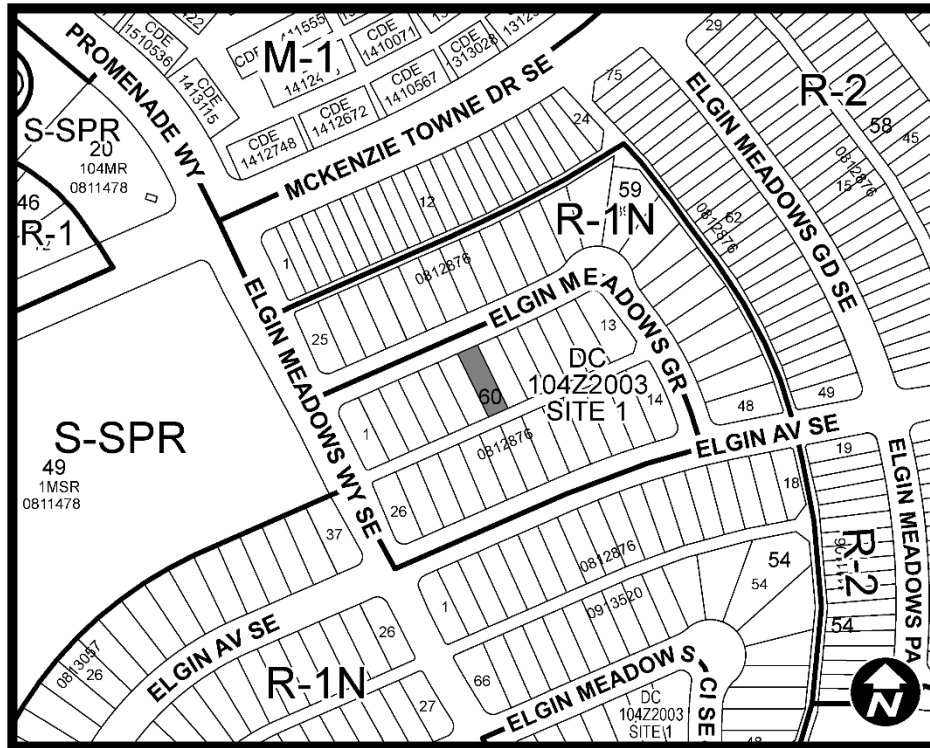
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0005/CPC2018-0632  
BYLAW NUMBER 216D2018

## SCHEDULE A

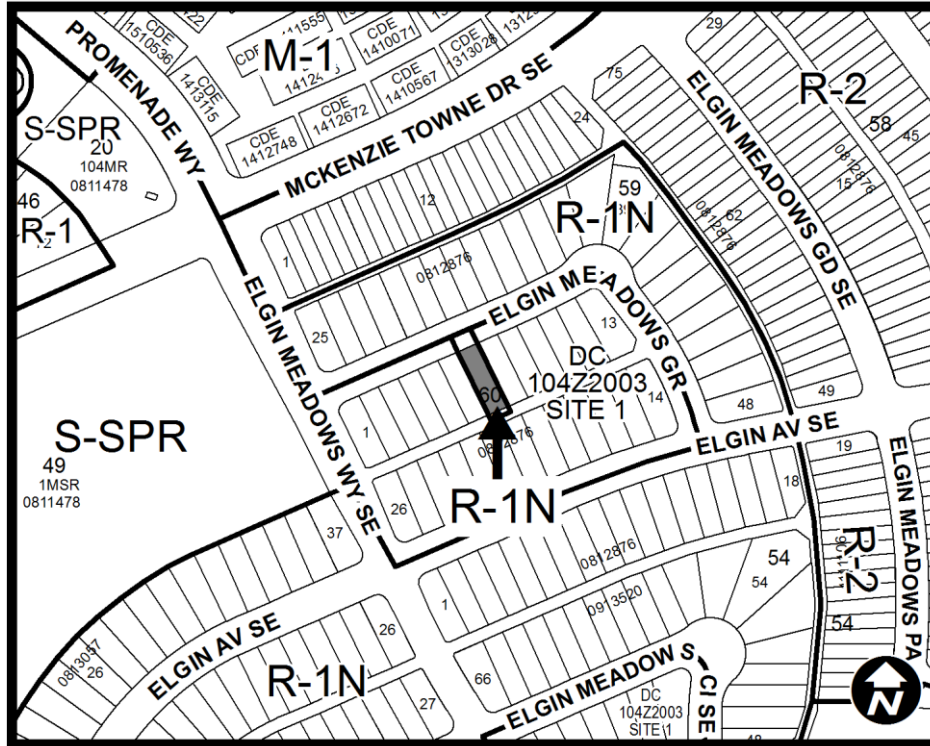




# PROPOSED

AMENDMENT LOC2018-0005/CPC2018-0632  
BYLAW NUMBER 216D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** Jorge Moskovic <jmoskovic@hotmail.com>  
**Sent:** Friday, July 13, 2018 9:32 PM  
**To:** Public Submissions  
**Subject:** [EXT] Redesign 25 Elgin Meadows Green SE

To Office of the City Clerk  
Dear officer,

The writer; Jorge Moskovic, owns the property adjacent to the property subject of this application. I am strongly opposed to the redesignation requested, for the following reasons:

- 1) The construction of a garage with a rental suite upstairs reduces the amount of sunlight my property gets.
- 2) Owners do not screen properly the people renting their property. We have all kind of problems with people renting houses around, including a crime in the property right in front of mine. Once the property adjacent to mine was rented to someone who was receiving visitors all night long, most likely dealing with some kind of illegal substance.
- 3) The construction of a secondary suite in the adjacent property reduces de reselling value of my property.
- 4) Visitors to people living in secondary suites often park cars on the back alley, complicating the access of other people to their garages.

Thanks for your consideration.

Jorge Moskovic  
Sent from my iPad



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0728  
Page 1 of 6

## Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW, LOC2018-0051, Bylaw 206D2018

### EXECUTIVE SUMMARY

This land use amendment application was submitted by Wendy Huang on 2018 March 08 on behalf of Wendy Huang, Siou Vinh Chhi and Jian Wei Huang and proposes to change the land use designation of this property from Residential – One Dwelling (R-1) District to Residential – One Dwelling (R-1s) District to allow for the additional permitted use of Secondary Suite (e.g. basement suite) or discretionary use of Backyard Suite (e.g. carriage house, garage suite).

#### ADMINISTRATION RECOMMENDATIONS

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.04 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 570 Panatella Boulevard NW (Plan 0714119, Block 70, Lot 78) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**  
Opposed: M. Foht

**Carried: 6 – 1**

#### RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 206D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 570 Panatella Boulevard NW (Plan 0714119, Block 70, Lot 78) from Residential – One Dwelling (R-1) District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 206D2018.

### 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 1. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

### BACKGROUND

This application was submitted prior to 2018 March 12 when Council approved new rules for Secondary Suites and Backyard Suites.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0728  
Page 2 of 6**

**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,  
LOC2018-0051, Bylaw 206D2018**

---

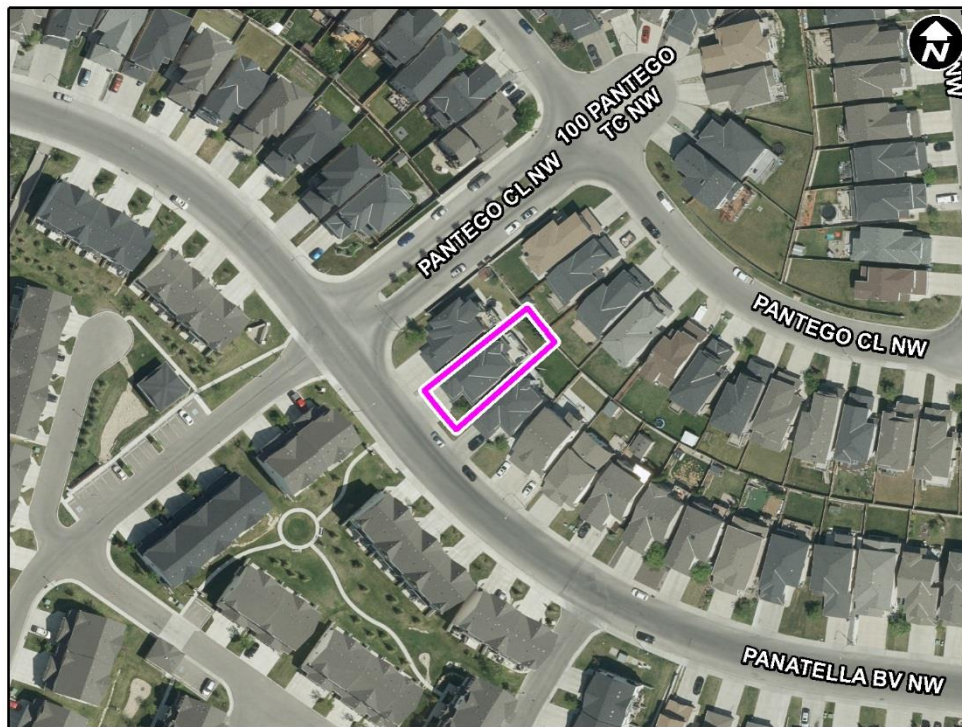
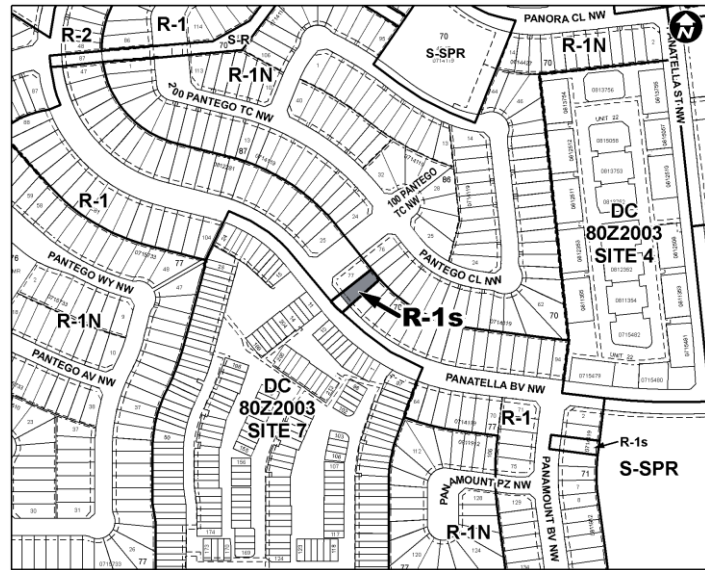
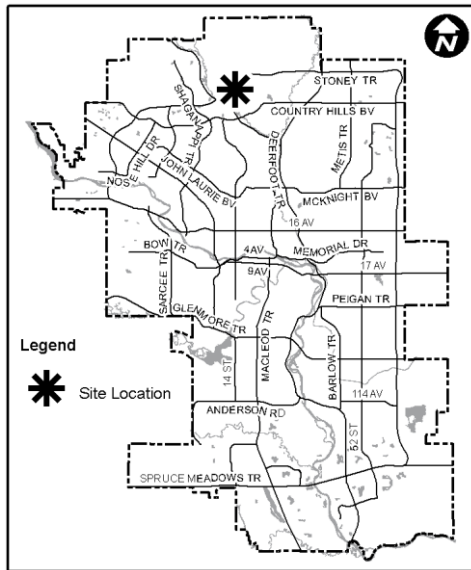
To Administration's knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0728  
Page 3 of 6

Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,  
LOC2018-0051, Bylaw 206D2018

Location Maps



**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,  
LOC2018-0051, Bylaw 206D2018**

---

**Site Context**

The subject site is located in the northwest community of Panorama Hills. Surrounding development consists of low-density residential to the north, east and west of the site, while multi-residential dwellings are situated across Panatella Boulevard NW from the subject site. A school and community parks are situated within walking distance of the subject site.

The site is approximately 12.5 metres by 35 metres in size and is developed with a double storey single detached dwelling with a double attached garage with vehicular access from Panatella Boulevard NW. The single detached dwelling is developed with a walk-out basement.

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

*Figure 1: Community Peak Population*

<b>Montgomery</b>	
Peak Population Year	2015
Peak Population	25,993
2017 Current Population	25,925
Difference in Population (Number)	-68
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 [Panorama Hills](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Land Use District**

The proposed Residential – One Dwelling (R-1s) District is a low density residential designation in developing areas that is primarily for single detached homes that may include a secondary suite.

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 Panatella Boulevard NW. On-site parking is provided in a double attached garage and on-street parking adjacent to the site is unregulated.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0728  
Page 5 of 6**

**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,  
LOC2018-0051, Bylaw 206D2018**

---

The area is served by Calgary Transit bus service with a stop located directly in front of the house. This bus route provides access from North Pointe transfer station via Bus Rapid Transit to downtown Calgary.

***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 was advertised on the Planning and Development On-line Map.

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 no objection to the application from the Panorama Hills Community Association. Administration did not receive any letters of objections to the application from the public.

***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 – Developing – Planned Greenfield with Area Structure Plan' 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 Developing Residential Areas, neighbourhood infill and redevelopment, and housing diversity and choice.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0728  
Page 6 of 6

**Land Use Amendment in Panorama Hills (Ward 3) at 570 Panatella Boulevard NW,  
LOC2018-0051, Bylaw 206D2018**

---

***Local Community and Area Plans***

There is no local area plan for Panorama Hills.

**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 risks associated with this proposal.

**REASONS FOR RECOMMENDATION:**

The proposed R-1s 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 can meet the intent of *Land Use Bylaw 1P2007*.

**ATTACHMENTS**

1. Applicant's Submission
2. Important Terms
3. Proposed Bylaw 206D2018

## 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 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?

To provide more housing in Calgary.

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

We've notified our adjacent neighbours and checked with the community association.

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

Parking on driveway or street parking.

- 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

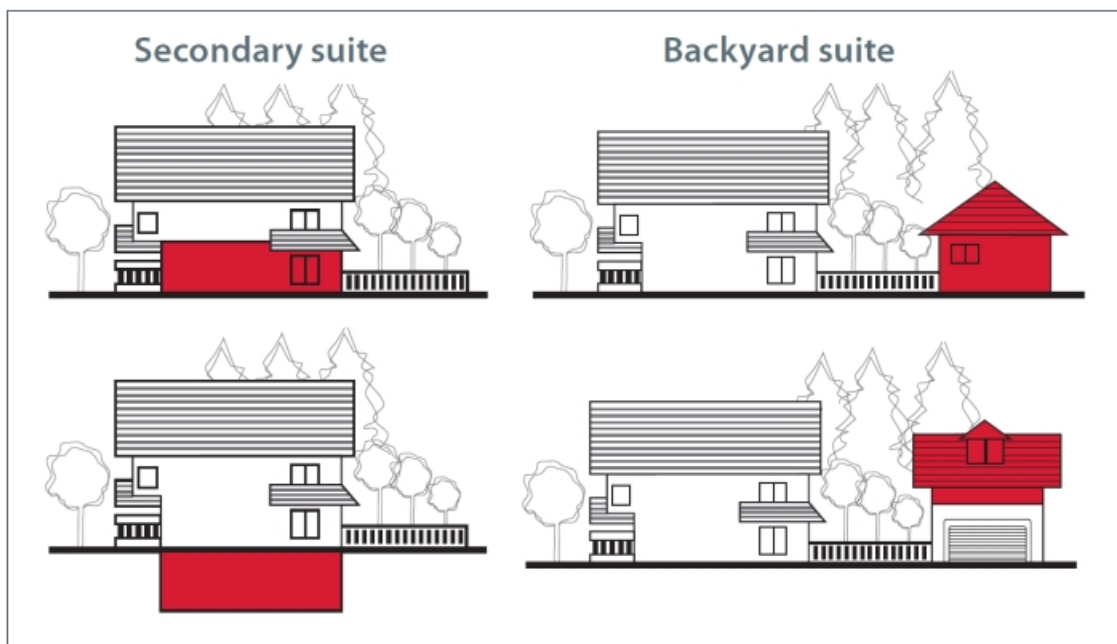
While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

### Important terms



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

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





# PROPOSED

CPC2018-0728  
ATTACHMENT 3

## BYLAW NUMBER 206D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0051/CPC2018-0728)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

AMENDMENT LOC2018-0051/CPC2018-0728  
BYLAW NUMBER 206D2018

## SCHEDULE A





**AMENDMENT LOC2018-0051/CPC2018-0728  
BYLAW NUMBER 206D2018**

**SCHEDULE B**





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0568  
Page 1 of 9**

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

**EXECUTIVE SUMMARY**

This land use amendment application was submitted on 2018 March 09, by Alpine Vaults Holding Corporation, representing Next Steps Investments Inc. The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f3.0h20) District to allow for:

- mixed-use development on Inglewood's 9 Avenue SE main street;
- a maximum floor area ratio (FAR) of 3.0;
- a maximum building height of 20.0 metres; and
- a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

The proposal is in keeping with applicable policies of the Municipal Development Plan and the Inglewood Area Redevelopment Plan.

**ADMINISTRATION'S 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 1309 – 9 Avenue SE (Plan A3, Block 6, Lot 5) from DC Direct Control District **to** Mixed Use – Active Frontage (MU-2f3.0h20) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 197D2018; and

1. **ADOPT** the proposed redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 1309 – 9 Avenue SE (Plan A3, Block 6, Lot 5) from DC Direct Control District **to** Mixed Use – Active Frontage (MU-2f3.0h20) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 197D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0568  
Page 2 of 9**

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

**BACKGROUND**

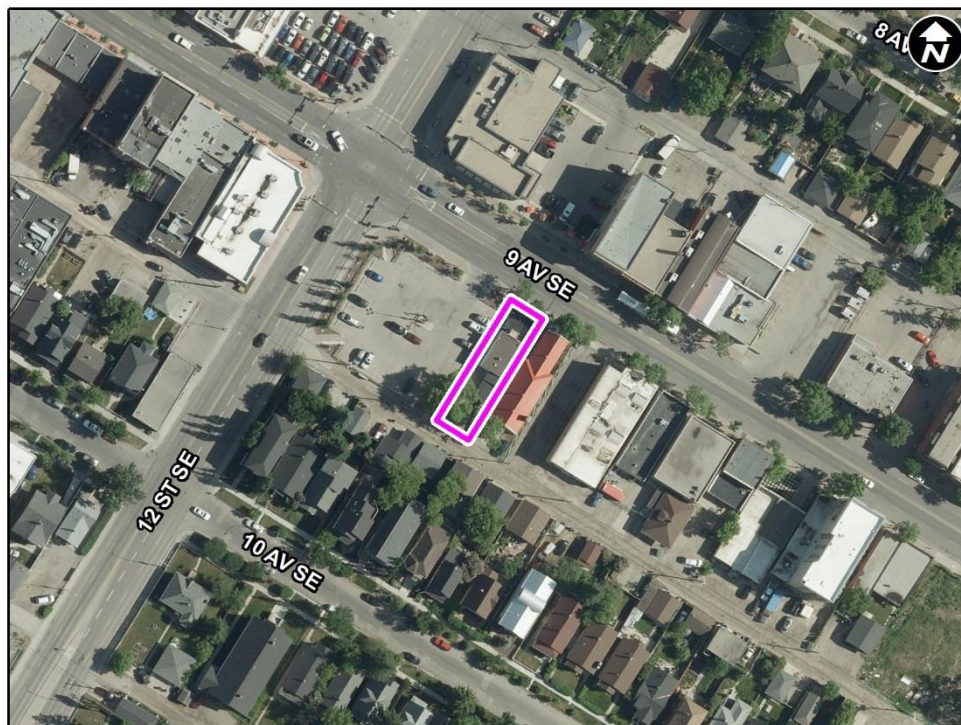
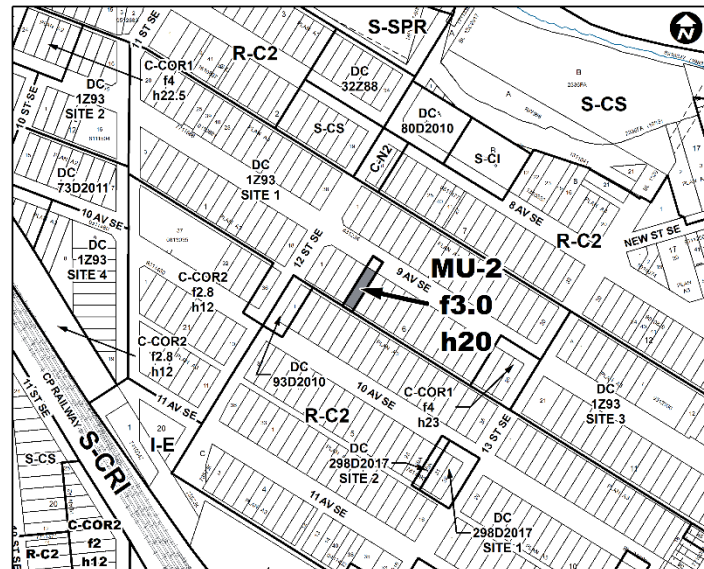
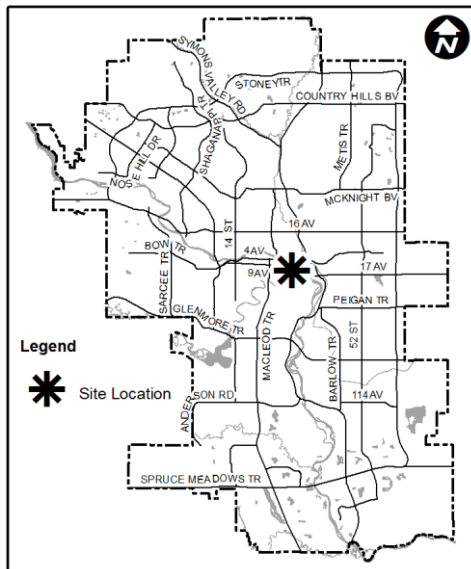
The applicant is contemplating the future use of Cannabis Store and is seeking the redesignation to provide flexibility for future redevelopment. At this time, the applicant is not considering demolition and redevelopment of the site, but rather the allowable uses within the land use district.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0568  
Page 3 of 9

Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018

Location Maps



**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

**Site Context**

The subject site is located along the south side of 9 Avenue SE, the historic main street and commercial heart of Inglewood. The 9 Avenue SE main street contains a wide variety of retail stores, restaurants, residential and other commercial developments. The majority of the main street, from 11 Street SE to 15 Street SE, are designated the same DC Direct Control District (Bylaw 1Z93) as the subject site. Lands to the south of the site consist of existing low density residential development. Presently, the site comprises a single storey vacant building, previously used as a retail store. On-site parking is accessed via the rear lane.

As identified in *Figure 1*, Inglewood's peak population was in 2017, reaching 4,008 residents.

*Figure 1: Community Peak Population*

<b>Inglewood</b>	
Peak Population Year	2017
Peak Population	4,008
2017 Current Population	4,008
Difference in Population (Number)	0
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 [Inglewood](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for mixed-use development on Inglewood's 9 Avenue SE main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 1Z93) to Mixed Use – Active Frontage (MU-2f3.0h20) District. The subject site is identified as 'Site 1' within the existing DC. The existing DC from 1993 restricts a number of automotive uses, such as automotive sales and retail, auto-body and paint shops, automotive services, and automotive specialities. The existing DC allows for buildings up to 15 metres to the eaveline and 20 metres to the roof peak; the proposed amendment is not requesting changes to the height of what is currently allowed. The proposed MU-2f3.0h20 District is intended to:

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0568  
Page 5 of 9**

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

- promote development with storefronts along a continuous block face on 9 Avenue SE;
- allow a maximum floor area ratio (FAR) of 3.0; and
- allow a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

**Implementation**

The applicant's submission indicates they are interested in using the existing building for cannabis retail use. On 2018 April 5, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the MU-2 District. Cannabis Store is not being contemplated in any pre-1P2007 Bylaw DC Districts. The existing DC from 1993 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district. A discretionary development permit is also required for change of use, subject to Council's decision on this land use redesignation and contingent on Cannabis Store use being added to the MU-2 district in Bylaw 1P2007.

Administration has received the associated change of use development permit for Cannabis Store on 2018 April 24. The overall development impact, use area, required parking and any other site planning consideration will be evaluated during the development permit review.

**Infrastructure**

***Transportation Networks***

A transportation impact assessment (TIA) and parking study were not required as part of this land use amendment. At the development permit stage, access is anticipated to be from the lane to protect the pedestrian realm along 9 Avenue SE. Ninth Avenue SE is classified as a Neighbourhood Boulevard street type and is also a frequent bus service route for transit. The parcel is also located within 400 metres of the future Inglewood / Ramsay LRT station along the Green Line alignment.

***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.

The Inglewood Community Association indicated general support for the proposed land use redesignation in a letter received on 2018 April 10 (Attachment 2).



**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

Administration also received four letters in response to the notice posting. One letter was seeking clarification on the application; one letter raised concerns with the proposal, and two letters stated support for the land use redesignation. Administration followed up with the resident who was seeking additional information and no further comments were provided. Reasons stated for opposition:

- Concerns with loss of historic building and character of the community (*The applicant is not intending to redevelop the site at this time and the existing building is not designated as a historic building*);
- Concerns with loss of convenient surface parking in Inglewood (*The subject site is not currently used as a surface parking lot*); and
- Does not support underground parking due to safety issues (*The associated development permit is for change of use within the existing building, no new building or underground structure is being proposed at this time*).

Reasons stated for support:

- Residents have met with the applicant to discuss the application;
- Redesignations are necessary in order to encourage a diversity of business; and
- Proposed height and density is similar to what the current land use allows;

***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 'Neighbourhood Main Street' area as identified on Map 1: Urban Structure Map in the Municipal Development Plan (MDP). The MDP also identifies 9 Avenue SE as part of the Primary Transit Network. Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment.

The land use policies in section 3.4.3 encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings within the Neighbourhood Main Streets, with the highest densities occurring in close proximity to transit stops. The policy discourages auto-oriented uses and designs that generate high volume of traffic, consume large amounts of lands in low density

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

form, require extensive surface parking, and create negative impacts for pedestrian travel and access.

The subject site is located within a 400 metre radius of the future Inglewood / Ramsay LRT Station along the Green Line alignment. The proposed land use amendment application is to allow for the site to develop with higher intensity mixed-use development that is transit-oriented and is in keeping with the above MDP policies.

***Inglewood Area Redevelopment Plan (Statutory, 1993)***

The existing Inglewood Area Redevelopment Plan (ARP) identifies the site as located within the 'Commercial Area' on the Generalized Land Use – Future Map (Map 6). The overall objective of the commercial policies is the development of an attractive pedestrian-oriented retail / residential strip which encourages a business and residential mix with building design reflecting the historic traditions of the area.

Section 3.3.1.g states, "Residential development is encouraged along 9 Avenue SE in low rise apartment form above grade level retail."

Section 3.3.1.h states, "New development designed to serve or sell vehicles, except on currently operating sites, will be discouraged. Any continuation of auto related uses shall be considered on the merit of each application having regard to the quality of the site development and its ability to enhance the retail and pedestrian environment along 9 Avenue SE. No change of use to auto sales lots will be permitted. Any changes to the use of existing auto-related uses (particularly auto body / paint shops) must not result in negative impacts on nearby housing."

The proposed MU-2 District is in keeping with the ARP policies, and promotes development of buildings that are scaled to the street and the surrounding neighbourhood provided in the form of mixed-use buildings with a variety of uses along the street. The district also provides building design requirements to orient both commercial and residential uses to the street, promoting the interaction of ground level businesses and housing with people moving along the sidewalk and along the 9 Avenue SE Main Street. The MU-2 District does not include major auto-oriented uses and facilitates development at a walkable scale that supports cycling and transit use.

It should be noted that there are several other City projects underway in Inglewood, including a new ARP for the community of Inglewood and Ramsay, and the 9 Avenue SE Streetscape Master Plan. The new ARP will account for the new Green Line LRT station. Draft policies and land uses are being developed and reviewed. Even though the proposal was assessed under the current Inglewood ARP, it is anticipated the proposed land use district will comply with the new ARP policies, which are anticipated to be presented to Council by 2018 December. As part of the implementation phase of the Main Streets initiative, The City is also developing a streetscape master plan for 9 Avenue SE. The plan design is focusing on pedestrian and transit and is exploring the visual elements of the street including sidewalks, street furniture, trees and open spaces, parking lanes, and public art opportunities.

**Land Use Amendment in Inglewood (Ward 9) at 1309 - 9 Avenue SE,  
LOC2018-0054, Bylaw 197D2018**

---

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

The recommended land use district will help to implement policy goals of providing more compact, complete communities with a diversity of housing and a variety of shops and services that meet daily needs. The district will help promote high quality walking environments along the main street, which serve as a focal point for neighbourhood activity. The district also allows for a broad range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

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 proposal is consistent with the applicable policies of the Municipal Development Plan (MDP) and the Inglewood Area Redevelopment Plan (ARP). The site is located within close proximity to the proposed Inglewood / Ramsay Greenline LRT station and is within the Neighbourhood Main Street intended to support a greater mix of uses to serve changing community needs.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Proposed Bylaw 197D2018



## Applicant Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

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

Inglewood is one of Calgary's most historic, vibrant communities with a well-developed urban personality and lifestyle. We recognize Inglewood as a top retail and business destination with unparalleled appeal to consumers and entrepreneurs; it has been our goal since the inception of aylmer&nelson to enter into a lease in Inglewood. Currently, the majority of 9th Avenue S.E. is designated as DC 1Z93. Due to the nature of the current designation, the land use "cannabis store" will not be added to the direct control district, leaving Inglewood as an under served area.

aylmer&nelson personifies the profile of a small business that thrives in Inglewood and contributes to the community as whole. As a company we are dedicated to expanding perspectives; we are focused on creating a unique and welcoming cannabis retail experience for consumers that sheds the 'stoner' culture historically associated with cannabis. aylmer&nelson has strong ties to the Alberta Cannabis Collective ('ABCC'), Alberta's leading cannabis retail industry association. The mission of the ABCC is to help establish Alberta as a world recognized cannabis retail environment characterized by integrity, respect, and prosperity. aylmer&nelson's vision aligns with the objectives of the ABCC, making the commitment to uphold the ABCC's standards for membership that go above and beyond the base requirements for licensing set out by the AGLC.

The vision of aylmer&nelson is to be a top retail brand known for developing leaders in design through our company pipeline and taking an innovative approach to cannabis education. The space of aylmer&nelson will be clean, bright, welcoming and secure. The interior will be professionally designed and the exterior will preserve the character of the building. The space will align with the unique and aesthetically pleasing spaces that set the standard for Inglewood.

Inglewood's development plan means big changes on the horizon. The re-designation of this parcel aligns with the proposed zoning specifications and intangible covenants of the Inglewood 9th ave streetscape master plan. Re-designating 1309 9 Avenue SE in conjunction with the federal legalization of cannabis will allow for aylmer&nelson, a unique small business, to establish it's roots in the Inglewood community.

We thank you for taking the time to consider our application for the re-designation of 1309 9 Ave SE.

ISC: Protected



## Community Association Letter



*INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)*

April 10, 2018

Development Circulation Controller  
Development and Building Approvals #8201  
Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Dear Christine Leung:

Re: LOC2018-0054, 1309 9 Avenue SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from DC to MU-2f3h20 at the above location. We have met previously with the applicants and have no issues with their proposed retail cannabis shop as we expect that the industry will be highly regulated when the final rules are rolled out. We understand that the rezoning is necessary since DC does not contemplate the proposed use. As such, a motion was proposed by the PC to support the permit and was passed by the April 9 general meeting.

I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION  
Planning Committee



L.J. Robertson, Chair





## Letters Received by Calgary Planning Commission

5/15/2018

EXT May 17 CPC LOC2018-0054 (AylmerNelson Cannabis).htm

**From:** Jeffrey Noble [REDACTED]  
**Sent:** Tuesday, May 15, 2018 3:38 PM  
**To:** CPC  
**Cc:** Vanderputten, Ryan; Tita, Matthias; Gondek, Jyoti; Woolley, Evan V.; Foht, Melvin; Friesen, Colin; Palmiere, Andrew; Juan, Lourdes; Scott James (PBA Land & Development)  
**Subject:** [EXT] May 17 CPC | LOC2018-0054 (Aylmer&Nelson Cannabis)  
**Attachments:** Silver Threads Letter of Support.pdf

Good Afternoon,

Please accept the attached letter of support from Inglewood Silver Threads Association for LOC2018-0054 (Aylmer&Nelson Cannabis) , signed up for the May 17 CPC.

If there are any further questions, please reach out to myself or Mack Andrews [REDACTED]

All the best,

Jeffrey Noble  
[REDACTED]

## Letters Received by Calgary Planning Commission

### **Inglewood Silver Threads Assoc.**



**1311 9<sup>th</sup> Ave S.E.  
Calgary Alberta  
T2G 0T2  
Ph: 403-264-1006  
Fax: 403-261-2987**

**May 10, 2018**

**Re: Licence Application**

**To whom it may concern:**

**On behalf of Inglewood Silver Threads Association, I am pleased to offer support for the retail cannabis store license application for Aylmer & Nelson.**

**Inglewood Silver Thread understands that the proposed retail outlet would not only benefit the future landscape of Inglewood, but be an asset to the community and surrounding area.**

**Inglewood Silver Threads has been an active Senior Centre since 1975. We are a community based organization that offers services not only within the community of Inglewood but the surrounding areas as well. As a community based organization, Silver Threads has a history of working in cooperation with other local organizations and businesses.**

**We are very much re-assured that Aylmer & Nelson recognize and respect the uniqueness of seniors and fully support their opportunity for a retail cannabis licence.**

**Sincerely**

**Wendy Myshyniuk  
Program Coordinator  
Inglewood Silver Threads Association**

## Calgary Planning Commission Motions and Amendments

**2018 May 17**

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- Inglewood Sliver Threads Association dated 2018 May 15;

as distributed, and directs it to be included in the report as Attachment 3.

**Moved by: M. Foht**

Absent: E. Woolley

**Carried: 7 – 0**



# PROPOSED

CPC2018-0568  
ATTACHMENT 5

## BYLAW NUMBER 197D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0054/CPC2018-0568)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

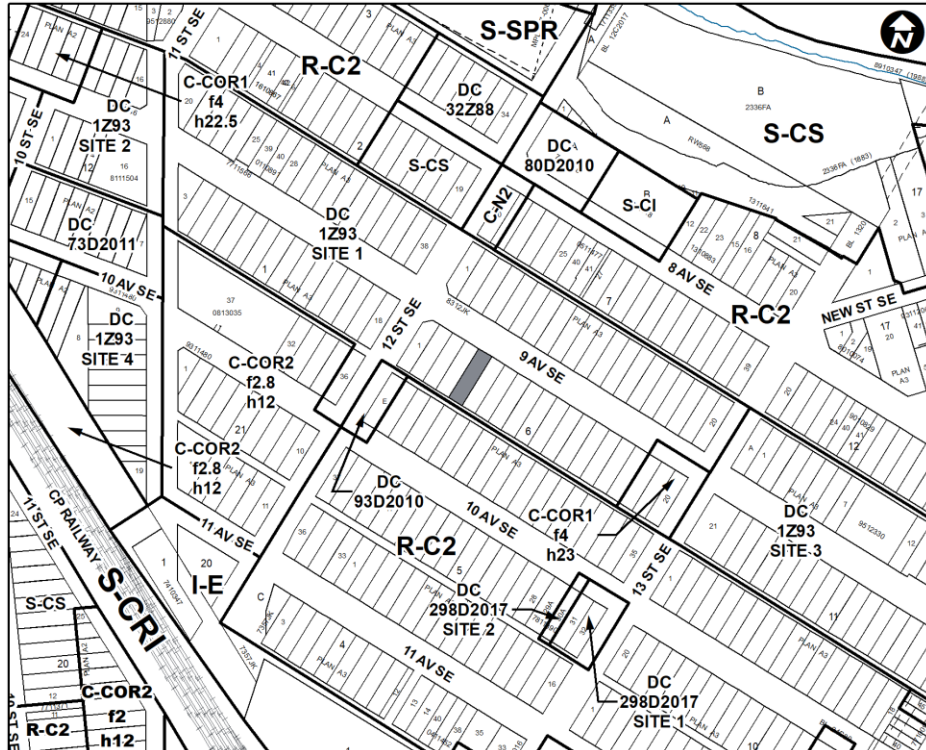
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

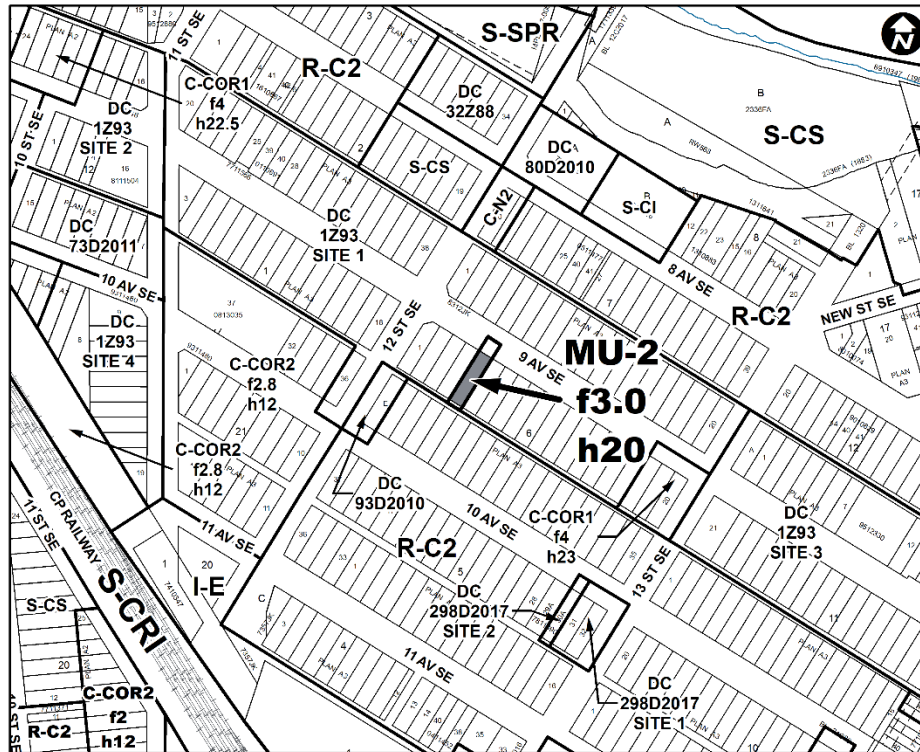
AMENDMENT LOC2018-0054/CPC2018-0568  
BYLAW NUMBER 197D2018

## SCHEDULE A



**AMENDMENT LOC2018-0054/CPC2018-0568  
BYLAW NUMBER 197D2018**

**SCHEDULE B**







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0699  
Page 1 of 10

**Land Use Amendment in Inglewood (Ward 9) at 1421 – 16 Street SE,  
LOC2018-0063, Bylaw 211D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by the landowner, James Burke on 2018 March 20. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. Single Detached Dwellings, Semi-detached Dwellings, Duplex homes, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG designation.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan* (ARP).

**ADMINISTRATION'S RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1421 – 16 Street SE (Plan 4646N, Block E, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District;
2. Give first reading to the proposed bylaw;
3. **WITHHOLD** second and third reading until The City of Calgary, the Province of Alberta and Calgary's Airport Authority have determined a process for making amendments to the Calgary International Airport Vicinity Protection Area Regulation; and
4. **AUTHORIZE** Administration, once an agreed upon new process in recommendation 3 is established, to make an application to the Minister of Municipal Affairs for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (The Regulation), after receiving an applicable development permit and conducting all necessary public consultation in accordance with the requirements of The Regulation, to allow for residential development.

**Moved by: L. Juan**

**Carried: 7 – 0**

**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 211D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1421 – 16 Street SE (Plan 4646N, Block E, Lots 1 and 2) 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 first reading to the proposed Bylaw 211D2018;
3. **WITHHOLD** second and third reading until The City of Calgary, the Province of Alberta and Calgary's Airport Authority have determined a process for making amendments to the Calgary International Airport Vicinity Protection Area Regulation; and
4. **AUTHORIZE** Administration, once an agreed upon new process in recommendation 3 is established, to make an application to the Minister of Municipal Affairs for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (The Regulation), after receiving an applicable development permit and conducting all necessary public consultation in accordance with the requirements of The Regulation, to allow for residential development.

**PREVIOUS COUNCIL DIRECTION / POLICY**

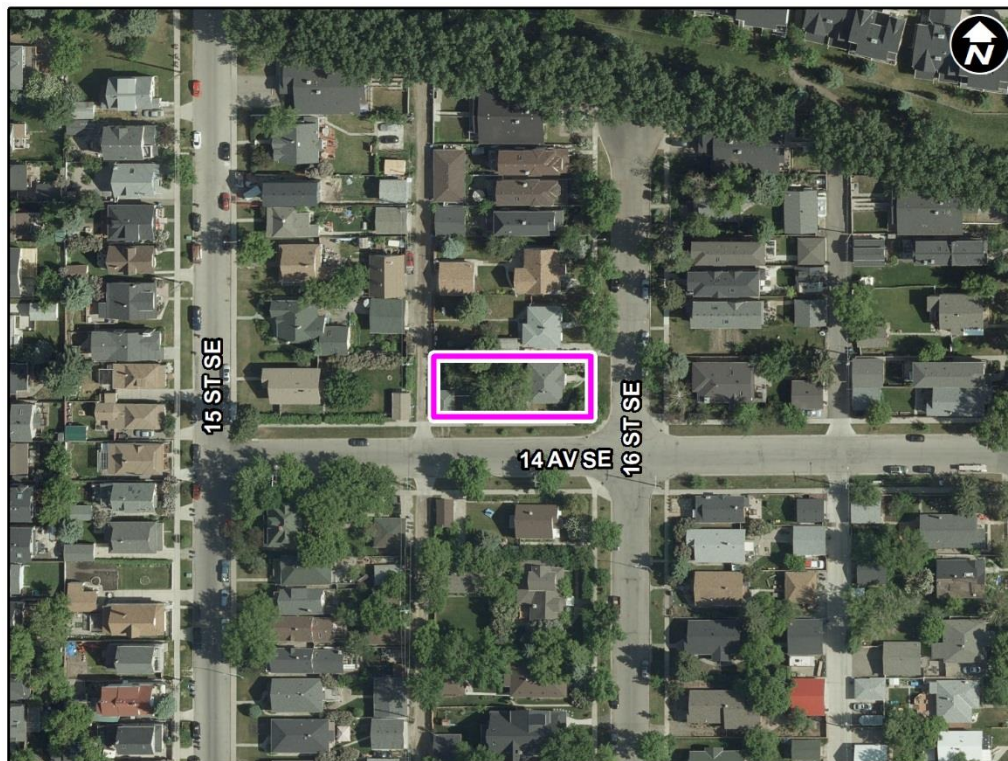
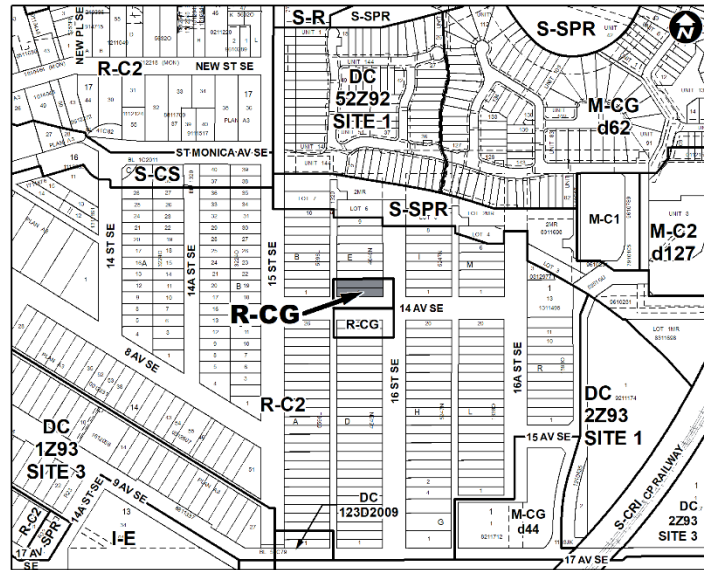
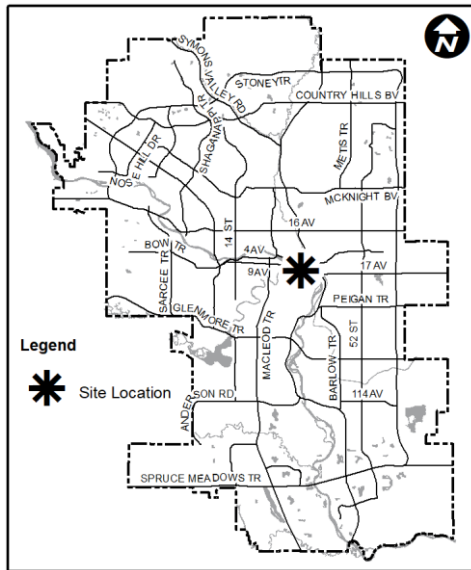
None.

**BACKGROUND**

This application is the second of its kind on 16 Street SE in Inglewood. The first land use amendment application from R-C2 to R-CG on the street was submitted by the same land owner in 2016, under LOC2016-0192, and approved in 2017 June. The site is located within the 30-35 Noise Exposure Forecast (NEF) Area of the Airport Vicinity Protection Area (AVPA). Within this contour, residential intensification is prohibited. Notwithstanding, in accordance with Section 3 of the AVPA Regulation, only an application for the subdivision of land or a development permit relating to land in the protection area must comply with the Regulation. An application for land use redesignation is not subject to the Regulation.

**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

## Location Maps



## Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018

### Site Context

Located in a low density residential setting in the southeast community of Inglewood, the R-C2 designated parcel is developed with a one storey, Single Detached Dwelling and detached single car garage accessed from 14 Avenue SE. Single Detached Dwellings exist to the north, east and west on land designated as R-C2. To the south, the parcel has recently been redesignated to R-CG.

The parcel is located approximately 200 metres north of 9 Avenue SE, a Main Street destination with retail, community and recreational services. A regional pathway is located approximately 170 metres to the north which connects west to the city centre, and southeast to the Inglewood Bird Sanctuary and beyond.

As identified in *Figure 1*, Inglewood's peak population was in 2017, reaching 4,008 residents.

*Figure 1: Community Peak Population*

<b>Inglewood</b>	
Peak Population Year	2017
Peak Population	4,008
2017 Current Population	4,008
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

*Source: The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal 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 Dwellings, Semi-detached Dwellings and Duplex Dwellings. Single Detached Dwellings 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 development 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 dwelling units on the subject site.

## **Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

---

The R-CG District also allows for a range of other low density housing forms such as Single Detached Dwellings, Semi-detached Dwellings 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.

### **Implementation**

At the time of Calgary Planning Commission, a development permit had not been submitted. As the intent of this application is to allow for a Rowhouse Building, should a development permit for a Rowhouse Building that fully meets the rules of the Land Use Bylaw be submitted, the application will be reviewed as a permitted use. If any relaxations are required, the application will be reviewed as a discretionary use.

Further to this, a development permit that proposes to increase the number of residential units from what exists on the parcel will require an amendment to the AVPA Regulations, as detailed in the Strategic Alignment section of this report.

### **Infrastructure**

#### ***Transportation Networks***

A Transportation Impact Assessment (TIA) and parking study was not required for the proposed land use amendment.

Vehicular access to the parcel is available and anticipated from the rear lane. Access will not be permitted on 16 Street SE or 14 Avenue SE. due to the low density context and pedestrian environment in the immediate area.

Bike paths exist within close proximity to the north, adjacent to Nellie Breen Park.

The area is well served by Calgary Transit via routes 1, 125, and 411 located approximately 350 metres south on 9 Avenue SE. The parcel is also located approximately 750 metres from the future 17 Avenue SE BRT station at Blackfoot Trail and 19 Street SE, and approximately 1.4 kilometres walking distance east of the future Inglewood / Ramsay LRT station along the Green Line alignment.

#### ***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.

Groundwater and geotechnical studies may be required at the development permit stage as the parcel is located within the flood fringe area.

**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

---

**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.

The Inglewood Community Association was circulated and provided comments objecting to the proposal, specifically regarding excessive density, traffic and parking, the potential for massing and shadowing and the degradation of community character by potentially allowing a Rowhouse Building. The Community Association's comments can be found in Attachment 2.

An objection letter signed by 15 residents (from eight separate addresses) was submitted with the following concerns:

- excessive density for a single-family area, especially across from another proposed rowhouse;
- potential for zone "creep";
- parking and traffic congestion;
- potential for shadowing;
- contravention of the AVPA regulations; and
- the potential for loss of heritage trees.

Administration received five letters of objection from residents, highlighting the following concerns:

- on-street parking and general congestion, with a potential loss of sight lines;
- density that is not in keeping with the surrounding area;
- a rowhouse would change the nature of the area in a bad way;
- people already drive too quickly through the intersection and the proposed building would make it more unsafe;
- spot zoning constitutes poor planning;
- coupled with the YWCA, this will create too much road congestion;
- a rowhouse would not make a positive contribution to the streetscape;
- a rowhouse does not fit with the MDP's policies to create more distinctive neighbourhoods, and is more suited to fringe communities;
- this is the second proposal for a rowhouse on the street, which will negatively impact the aesthetics of the street;
- the parcel could accommodate a maximum of two units with likely support from the community; and
- the parcel contains one of the finest trees in the community, which should be protected during redevelopment of the site.

**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

---

Administration received one letter of support, stating that this type of development would encourage growth within the neighbourhood.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Compliance with relevant policies and bylaws for permitted uses, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access will be reviewed at the development permit stage. If a development permit for a Rowhouse building that meets all the rules of the Land Use Bylaw is submitted, it will be reviewed as a permitted use.

***Engagement***

No public meetings were held by the applicant or Administration.

**Strategic Alignment**

***Calgary International Airport Vicinity Protection Area Regulation (2009)***

The subject site is located within the Calgary International Airport Vicinity Protection Area (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed in close proximity to airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. Due to potential impacts from aircraft flying overhead as they arrive and depart from the airport, as a result, residential intensification is prohibited in certain NEF areas.

The parcel is located within the 30-35 Noise Exposure Forecast (NEF) Area of the AVPA. Within this contour, residential intensification is prohibited, however the existing dwelling is grandfathered as it was constructed before the adoption of the AVPA Regulation. As defined by the AVPA Regulation, any increase in the number of residential units is not allowed and would be refused at the development permit stage.

In accordance with Section 3 of the AVPA Regulation, only an application for the subdivision of land or a development permit relating to land in the Protection Area must comply with the Regulation. An application for land use redesignation is not subject to the Regulation. Notwithstanding, this application was circulated to the Calgary Airport Authority for information and comment (Attachment 3).

Administration is recommending approval of the land use amendment and is requesting that Council provide authorization for Administration to apply for an amendment to the Calgary International AVPA Regulation in order consider intensification through a development permit that would otherwise contravene the provisions of the AVPA. This would involve an application by Administration to the Minister of Municipal Affairs upon receiving the relevant development permit application. Such amendment requests will not be considered by the Minister unless the Minister is satisfied that reasonable consultation with respect to the proposed amendment has taken place with any affected municipality and landowners, the Airport Operator and the general public. Only a council of a municipality may apply to the Minister for an amendment to the Regulation. However, at this time The City, The Province and Calgary's Airport Authority are

**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

---

endeavoring to create a mutually beneficial process for amendments to the AVPA. Until an amendment to the AVPA is granted, Administration cannot consider a development permit that would increase the number of residential units on the site.

***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 (MDP) (Statutory, 2009)***

The parcel is located within the Developed Residential – Inner City Area as identified on Map 1: Urban Structure Map of the *Municipal Development Plan* (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 such as semi-detached, townhouses, cottage housing, and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

The application is in keeping with relevant MDP policies as the provision of the R-CG District allow for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

***Inglewood Area Redevelopment Plan (ARP) (Statutory, 1993)***

In accordance with Maps 5 and 6, Generalized Land Use Maps of the *Inglewood Area Redevelopment Plan* (ARP), the site is located within the current and future residential area. The Inglewood ARP speaks to the dependency of local retail and community services on an increase in population within the community. The plan sets goals that are consistent with the MDP and support the provision of a variety of housing types that serve a range of households, age groups and income levels while encouraging housing intensification that is sensitive to the established character of the area.

One mechanism is in place to encourage appropriate placement of higher density residential uses, specifically through policy item 2.4.6, which provides conditions which should be met for land use redesignations from low density detached housing to low density/family oriented townhousing. These conditions include:

- area residents should be fully involved in the redesignation and development permit process;
- the site should be vacant, underdeveloped or developed with housing which has substantially deteriorated and the site is not completely surrounded by lower density areas;



**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

---

- traffic and other impacts are thoroughly analyzed and can be minimized; and
- new development should be compatible with existing nearby development, with particular attention being paid to the edges of new developments.

While some of these conditions will require review at development permit stage, the proposed land use redesignation is capable of meeting the majority of the above requirements, and is supplemented through alignment with the MDP.

The draft Historic East Calgary Area Redevelopment Plan will apply to this site upon adoption by Council, however has no status at this point.

***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 following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- along or in close proximity to an existing or planned corridor or activity centre; and
- direct lane access.

The proposed land use satisfies a number of the locational criteria for multi-residential infill housing.

**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.

**Land Use Amendment in Inglewood (Ward 9) at 1421 - 16 Street SE, LOC2018-0063, Bylaw 211D2018**

---

***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 application is to allow for the development of a Rowhouse Building. As any future development permit for the intensification of the site is subject to approval by the Province through an amendment to the AVPA, there is the possibility that the intended development will not be realized. Notwithstanding, in accordance with the uses listed under the proposed R-CG District, the existing Single Detached Dwelling on the site will be maintained as an allowable use.

The City is undertaking discussions with The Province and Calgary's Airport Authority in terms of the process for making applications for amendments to the AVPA. The recommendations in this report were drafted to recognise and align with these discussions.

There is also a risk of the first reading of the proposed bylaw expiring if an agreed upon new process is not achieved in sufficient time for second and third reading of the bylaw to occur (within 2 years).

**REASONS FOR RECOMMENDATIONS:**

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Inglewood Area Redevelopment Plan*, both of which advocate for communities with a variety of housing types to meet a range of citizen needs. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on an inner city parcel and in a form that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Calgary Airport Authority comments
4. Proposed Bylaw 211D2018
5. **Public Submissions**

## Applicant's Submission

The intention of this proposal is to rezone 1421 16 St SE from its current zoning of R-C2 to R-CG in order to redevelop the land and build a 4 dwelling rowhouse.

Inglewood is one of the most sought after neighborhoods to live in Calgary. Due to its proximity to downtown, its charm, and the increasing residential & commercial development, it has made it near impossible for the most important demographic, the younger generation, to own new property in the community.

This development would create affordable housing so the younger generation are able to live in Inglewood. It would have positive effects on the entire community including helping the struggling schools in the area, commercial 9th Ave, as well as help increase the population. With the zoo, the Inglewood pool, numerous parks, and a daycare only a block away, it is also an ideal location for young families.

I believe this development would be a great addition to the growth of the community of Inglewood and would align with the City of Calgary's objectives. It follows many of the city goals in regards to development including densifying the inner city and functional housing. It follows Inglewood's current ARP initiatives including affordable housing, densifying, all while keeping the heritage of the community intact.

There were concerns related to the re-zoning of the lot across the street (1601 16 St SE) including parking, traffic, streetscape/character, and spot zoning. These were addressed during that process but are reiterated below.

Concerns relating to parking and traffic, the location provides multiple alternatives to vehicles that will only increase with the city's infrastructure investments into the area. The location is only 200m from Calgary's pathway system, 300m from the nearest bus stop, 600m from the BRT site currently under construction on Blackfoot trail, and only 1km from the proposed green c-train line. In regards to spot zoning and the blocks character, this development would fit seamlessly with the corner lot directly to the south which is already zoned R-CG and has the same intention, to be redeveloped with a 4 dwelling rowhouse oriented North/South. This will provide much better continuity on the block face as there will be two 4 unit rowhouses across the street from one another. The design will be created to compliment this other development to ensure the blocks character stays intact and provides a good standard for future redevelopment in the area.

---



## Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION  
1740 24<sup>TH</sup> AVE SE  
CALGARY, ALBERTA  
T2G 1P9  
PHONE: 403-264-3835  
EMAIL: [info@icacalgary.com](mailto:info@icacalgary.com)

April 10, 2018

Development Circulation Controller  
Development and Building Approvals #8201  
Box 2100, Station M  
Calgary, Alberta  
T2P 2M5

Dear Stephanie Loria:

Re: LOC2018-0063, 1421 16 Street SE

The Planning Committee (PC) has reviewed the application regarding Rezoning from R-C2 to R-CG at the above location. We did meet with applicant to ensure that we understood the proposal and determined that it is fair to say that the application is a rerun of LOC2016-0192. That application was (as you are aware) strongly opposed by not only many neighbors but the Inglewood Community Association as well. This opposition was based upon the effect that the changed orientation would have upon the character of the street as well as impacts on parking and traffic. It is also in the AVPA regulation area and cannot be developed any further under current rules. At the time, it was noted that within certain parameters, the ICA would support rowhouses as specifically outlined in the draft ARP guidance 3.6.3. We are happy to support, and have supported, applications that comply with those rules.

This application differs from LOC2016-0192 only in that it exacerbates the impact of the negative precedent of contra street orientation, further strains the problems of too much density in an area not designed for it, parking and traffic. In this location on the north side of the avenue, it has additional implications for the neighbors to the north whose quality of life will be impacted by shading created by a large unbroken mass. There is still no planning reason to support this development form. Therefore, a motion to not to support the permit was proposed by the PC and was passed at the April 9 general meeting. I would appreciate receiving a written copy of the formal decision on the permit. If you have any questions, please call me at 403-263-4896.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION  
Planning Committee

L.J. Robertson, Chair



## Calgary Airport Authority Letter



April 10, 2018

File: YYC 1543

The City of Calgary  
Development & Building Approvals #8201  
P.O. Box 2100 Station "M"  
Calgary, Alberta, T2P 2M5

Attention: Stephanie Loria  
Land Use Amendment LOC2018-0063  
Land Use Change at 1421 16 Street SE

Dear Stephanie Loria:

The purpose of this letter is to reply to your request of March 26, 2018, to review the Land Use Amendment LOC2018-0063 with respect to the proposed Land Use Change at 1421 16 Street SE.

The proposal does not comply with the Airport Vicinity Protection Area (AVPA) Regulation as the site currently has one residence which is proposed to be demolished and replaced with additional (four) residential units.

### *Calgary International Airport Vicinity Protection Area (AVPA) Regulation*

The proposed development is located within the 30-35 NEF (Noise Exposure Forecast) contours. Residences are considered prohibited uses within this area.

- Section 4(4) *"Where the use of an improvement continues to be valid after the coming into force of this regulation under subsection (1) and the improvement is destroyed or demolished, the improvement may be replaced and may continue to be used for the prohibited use if the portion so replaced complies with the acoustical requirements set out in the Alberta Building Code."*
- Section 4(5) *"The replacement of a residential improvement under subsection (4)*
  - *(a) is limited to the number of residential units destroyed or demolished, and*
  - *(b) must be built on a lot in a subdivision plan registered under the Land Titles Act before the coming into force of this Regulation."*

The proposal does not conflict with any other areas of our review.

I trust that the above comments will be of use to you in your review of this proposal. If you have any questions or require further information regarding these comments, please do not hesitate to contact me at 403.735.5343 or [stefank@yyc.com](mailto:stefank@yyc.com).

Yours truly,

A handwritten signature in blue ink, appearing to read "Stefan Kutac", is located below the "Yours truly," text.

Stefan Kutac  
Development Coordinator

Cc: Gord Falk, Calgary Airport Authority





# PROPOSED

CPC2018-0699  
ATTACHMENT 4

## BYLAW NUMBER 211D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0063/CPC2018-0699)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

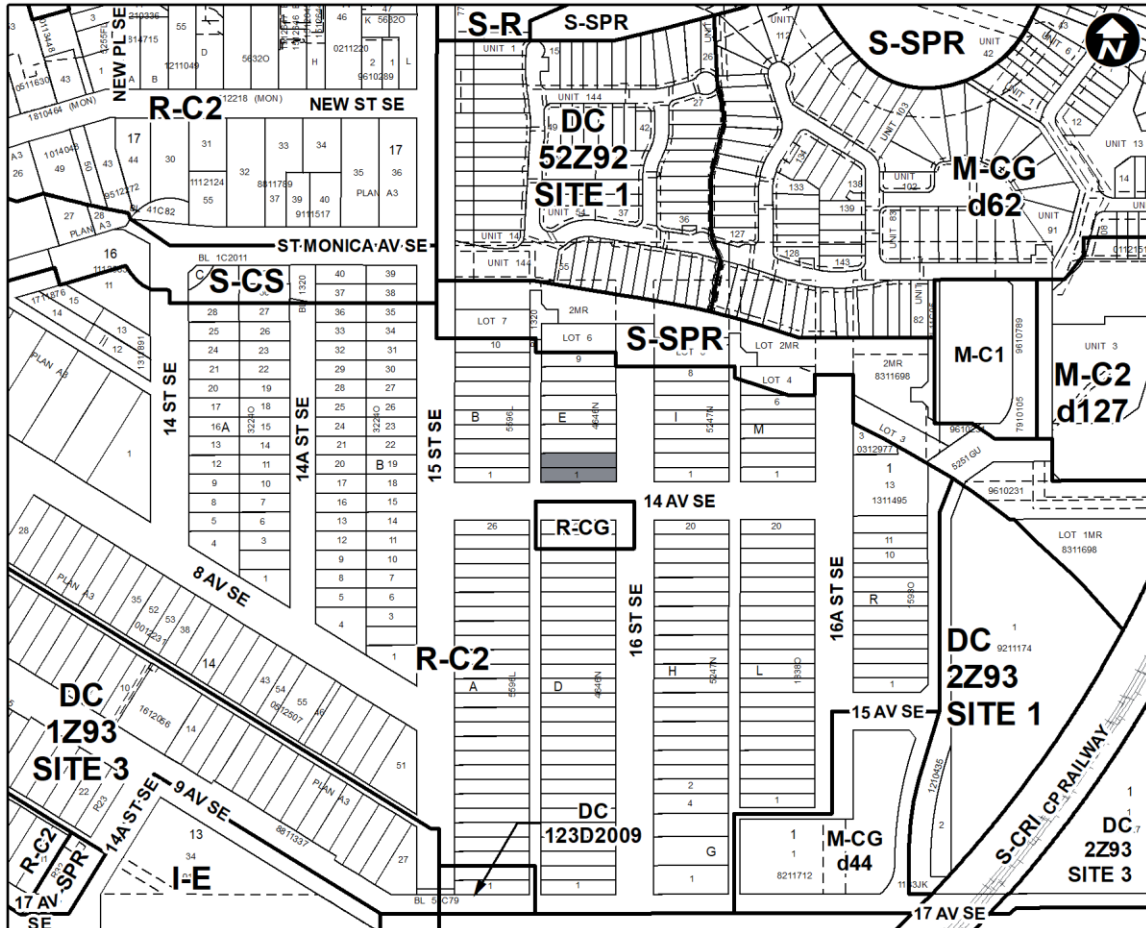
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0063/CPC2018-0699  
BYLAW NUMBER 211D2018

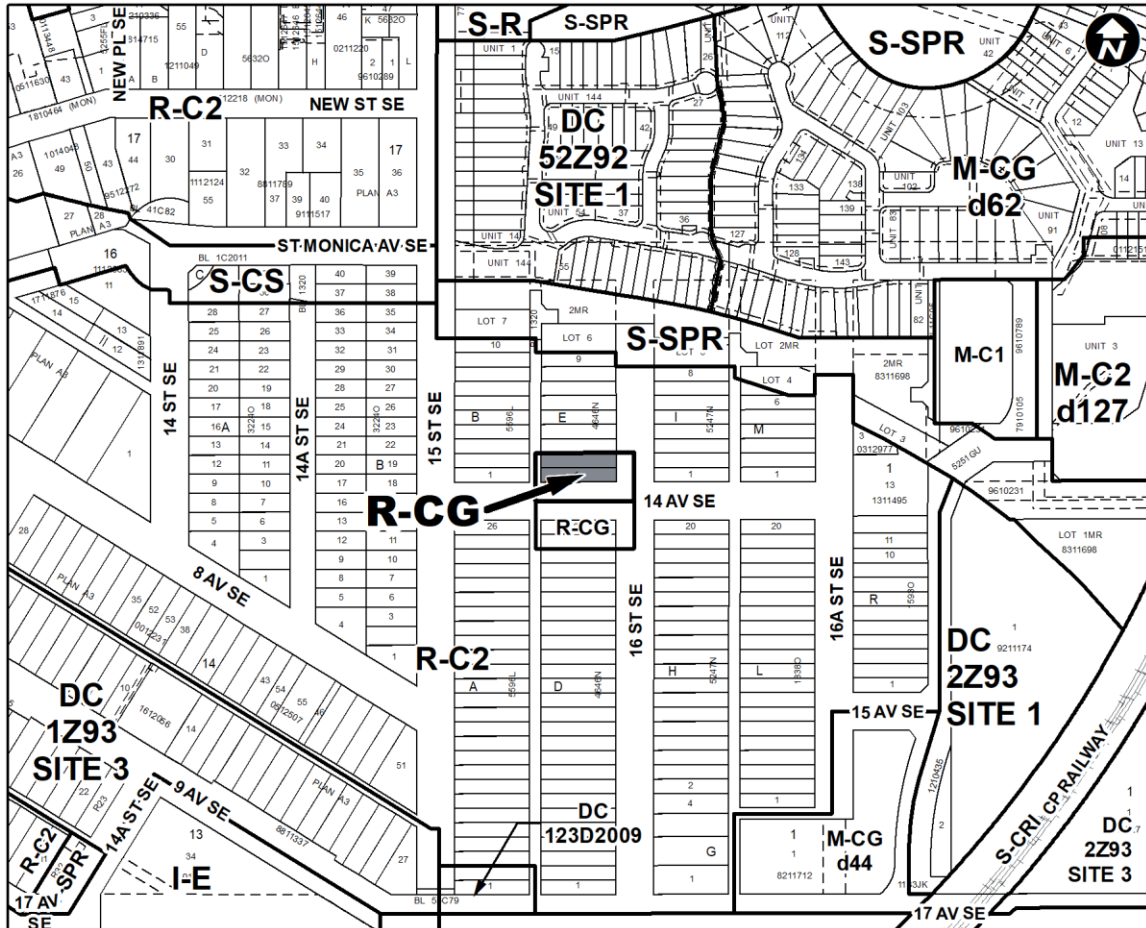
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0063/CPC2018-0699  
BYLAW NUMBER 211D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** caseypeterson54@gmail.com  
**Sent:** Thursday, July 05, 2018 5:48 PM  
**To:** Public Submissions  
**Subject:** July 23, <web submission> LOC2018-0063

July 5, 2018

Application: LOC2018-0063

Submitted by: Casey Peterson

Contact Information

Address: 1427 15 Street SE

Phone: (403) 560-1460

Email: caseypeterson54@gmail.com

Feedback:

I fully support my neighbor in having the designation of his property changed to R-CG and look forward to a tastefully designed rowhouse structure at that location.

**Rowe, Timothy S.**

---

**From:** Chan, Kristine  
**Sent:** Tuesday, July 10, 2018 7:59 AM  
**To:** Council Clerk  
**Subject:** FW: [EXT] LOC2018-0063

Good morning,

Are you able to assist with this email?

Thank you,

Kristine Chan  
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: kristine.chan@calgary.ca

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

From: Casey Peterson [mailto:caseypeterson54@gmail.com]  
Sent: Monday, July 09, 2018 7:12 PM  
To: City Clerk <CityClerk@calgary.ca>  
Cc: Loria, Stephanie A. <Stephanie.Loria@calgary.ca>  
Subject: [EXT] LOC2018-0063

Good day,

I'm unable to attend the council meeting in regard to this rezoning application from R-M2 to R-CG so wish to submit my viewpoint.

I'm a resident located exactly one street west of the said application, my address being 1427 15 Street SE. My partner and I also own 1429 15 Street SE which we maintain as a rental and future development potential.

We would like to state that we fully support the applicant and application to R-CG and look forward to the applicant Mr Burke, submitting a tasteful and suitable rowhouse proposal for this site.

Per: Thomas M Materi &  
Casey Peterson

Regards,  
Casey Peterson  
403.560.1460  
Sent from my iPhone

## **Neighbourhood Response to the Re-zoning Proposal 1421 – 16<sup>th</sup> St SE (LOC2018-0063)**

This document is a response by residents of the surrounding neighbourhood to James Burke's re-zoning application for this property.

### **Executive Summary**

Inglewood is a historically distinctive, attractive community with a strong sense of place. Part of the City of Calgary's Principles of Great Communities is a stated sensitivity to such local character. The Inglewood community has a high level of engagement relating to the preservation of the neighbourhoods that make up the community. Although we are opposed to this application for the reasons set out below, it's also our position that this re-zoning application is, at a minimum, premature. It should be deferred until after the Inglewood Area Redevelopment Plan (ARP) has been published, and after the Airport Vicinity Protection Area (AVPA) changes have either been approved or denied.

As you are aware, this developer has been granted a similar application in LOC2016-0192, across the street from the location of the current re-zoning application. The previous application was granted despite widespread opposition by surrounding neighbours and the Inglewood Community Association. The current application exacerbates the problems associated with the developer's project across the street due to a cumulative effect in a localized area.

It's our position that this application is inappropriate for the location for the following reasons:

- Excessive density for single-family area
- Potential for zone "creep"
- Parking and traffic considerations
- Large shadowing configuration
- AVPA regulations
- Heritage trees

## **Density and Location**

Although Inglewood does indeed as a whole have a diversity of zoning, the areas which have been densified and which are appropriate for densification are the areas on the corridor of 9<sup>th</sup> Ave and 17<sup>th</sup> Ave SE, not internal locations such as this site.

We submit that this site is not “on the edge of a lower density area” as has been claimed by the applicant. We suggest this site is very much in an internal location, which is inappropriate for a potential fourplex. The proposed development location is over a kilometre away from the future Green Line station, not “proximate” for the purposes of re-zoning.

The applicant has indicated in his previous application that his developments will provide housing that will be “affordable to young families.” There is no evidence put forward that the very small footprint of these dwellings with little to no usable outside space will be attractive or affordable for young families; we suggest that this is mere speculation.

To the developer’s previous assertion that such developments are characteristic of the neighbourhood, we submit that Inglewood Cove and existing row houses are exceptional developments that are not characteristic of the neighbourhood, and in fact, Inglewood Cove presents traffic and parking problems to the residents of 16<sup>th</sup> St., which would only be exacerbated by increased densification.

It’s also our position that planning authorities and Council should consider other permitted projects, specifically the developer’s project across the street in making its decision for the current application. This would mean taking into account two R-CG lots across from one another, instead of one, in an area that already has access and parking issues. The fact that one has been zoned should not mean the second is appropriate – in fact we would argue that its existence is an argument against it. Considering the impact of other approved buildings could prevent the potential for zone “creep” and dramatically increased density.

## **Traffic and Parking**

Parking and traffic are important factors for the neighbourhood because we already have issues with traffic due to the fact that 16<sup>th</sup> and 17<sup>th</sup> streets provide the only egress to 17<sup>th</sup> Avenue SE, not only for the surrounding streets but also for the large multi-family development, Inglewood Cove. If there has been a traffic analysis by the applicant or the City, it has not been shared with the residents of the neighbourhood. The applicant’s statement that 16<sup>th</sup> street has “minimal” traffic is not supported by any evidence and would be strongly refuted by neighbours.

Parking is a fundamental concern of the residents as we already have parking pressures as a result of overflow parking from the Inglewood Cove. Additionally, there is a parking issue



on 14<sup>th</sup> Avenue and on 15<sup>th</sup> Street due to the historic rooming house directly across the alley from the proposed site.

The residents of the handicapped housing on 15<sup>th</sup>, 16<sup>th</sup>, and 16A streets require frequent, easy access and parking for emergency vehicles.

The only way to get out of the neighbourhood is to drive “within the block” down 16<sup>th</sup> St towards 17<sup>th</sup> Ave, which is what Mr. Burke indicates his previous development would avoid, and this development exacerbates these parking and traffic issues even further.

Finally, the opening of the new YWCA at the end of 16<sup>th</sup> Street, just one block away, has the potential to dramatically worsen the parking situation, depending on the availability of parking on that site.

## **Orientation and Shadowing**

While we recognize the current application is for re-zoning, we wish to comment on the development design in order to respond fully to the applicant’s proposal. The proposed design is to put a fourplex with a total site area of 605.36 m<sup>2</sup> (6,512.75 sq. ft.) The distance from the existing sidewalk facing 14<sup>th</sup> Ave SE would be less than 11 feet and the setback on 16<sup>th</sup> St would be just less than 19 ft. The planned development is two stories. It is our submission that this building does not complement the massing patterns, character or context of the neighbourhood.

Because of its location on the north side of the avenue, the quality of life of the neighbours to the north will be significantly affected by the shading created by this large unbroken mass.

The proposed fourplex across the street will create shading on the road that will increase the number of frozen piles of snow in the winter. This will impact parking and emergency vehicle access.

## **AVPA Regulations**

We agree with the interpretation that the proposal would be in contravention of the AVPA Regulations and disagree with the applicant’s request for an application to the Minister for an exemption.

## **Heritage Trees**

Finally, although this is an issue for a development permit, residents are alarmed at the wholesale destruction of many heritage trees in our neighbourhood at the hands of developers. In this case the concern is with a mature, mountain ash, on the SE corner of the lot. It is one of the finest in the neighbourhood and adds greatly to the streetscape. This tree should be protected during **any** redevelopment on this lot.

## Conclusion

Development of the subject location WITHIN the current R-C2 zoning (e.g. duplex, 2 single family homes, a suited development) would be acceptable and in character.

This proposed fourplex development is not appropriate for this inner location in the community. Such developments are more appropriate for boundary roads and areas.

This re-zoning application would give rise to the potential for significant changes in the existing dwelling pattern that would not complement the massing patterns, character or context of the surrounding streets. The potential for creating a very different and unwelcome streetscape is very real and, with the approval of the developer's identical application across the street, presents the potential for zone "creep" on established single-family dwelling or duplex lots.

Yours Sincerely:

Dann McCann 1615 - 16 Street S.E.

Justine Cooke 1615 - 16 Street S.E.

Ethne Dickinson 1617 - 16 Street S.E.

Geoff Dickinson 1617 - 16 Street S.E.

Mary Ross 1417 - 16 Street S.E.

James O'Keefe 1417 - 16 Street S.E.

Todd Frankel 1411 - 16 Street S.E.

Theresa Frankel 1411 - 16 Street S.E.

Corinne Dickson 1414 - 16 Street S.E.

Denise Jones 1413 - 16 Street S.E.

Dean Jones 1413 - 16 Street S.E.

Pat Magnan 1420 - 16 Street S.E.

Catherine Magnan 1420 - 16 Street S.E.

Jeanine Robinson 1612 - 16 Street S.E.

Allan Boyartchuk 1612 - 16 Street S.E.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0592  
Page 1 of 11**

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

**EXECUTIVE SUMMARY**

This application (LOC2017-0340) has been submitted by B&A Planning Group on behalf of Anderson Builders Group and the landowner, Sage Hill Developments Inc. The subject parcel is 4.75 hectares located in the community of Sage Hill. The land use amendment proposes to change the designation of the property from Commercial – Community 2 (C-C2f5.0h95) District to Mixed Use – General (MU-1f4.0h40) District, Mixed Use – General (MU-1f4.0h45) District, Mixed Use – Active Frontage (MU-2f4.0h45) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. This proposal provides for:

- a mixed-use development in the form of eight six to ten storey apartment buildings anticipating a total of 719 dwelling units (MU-2, MU-1);
- building heights of 40 to 45 metres (reduced from 95 metres);
- a minimum of 5,770 square metres of commercial floor space; and
- approximately 0.4 hectares of public park space (S-SPR).

The proposed Mixed Use Districts are intended to accommodate grade-oriented commercial and residential uses in a mid-rise building form. The Special Purpose District will provide a public amenity space through the dedication of municipal reserve (a public park) within the development. This application is being considered under the policies of the statutory *Symons Valley Community Plan* and the *Municipal Development Plan*.

This application has been applied for with the support of an outline plan application to provide the subdivision layout and public infrastructure development obligations (Attachment 3).

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 4.08 hectares  $\pm$  (10.09 acres  $\pm$ ) located at 3645 Sage Hill Drive NW (Portion of Plan 1310597, Block 1, Lot 3) from Commercial – Community 2 (C-C2f5.0h95) District **to** Mixed Use – General (MU-1f4.0h40) District, Mixed Use – General (MU-1f4.0h45) District, Mixed Use – Active Frontage (MU-2f4.0h45) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**

**Carried: 8 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 17:**

That Council hold a Public Hearing on Bylaw 198D2018; and

1. **ADOPT** the proposed redesignation of 4.08 hectares  $\pm$  (10.09 acres  $\pm$ ) located at 3645 Sage Hill Drive NW (Portion of Plan 1310597, Block 1, Lot 3) from Commercial –

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

Community 2 (C-C2f5.0h95) District to Mixed Use – General (MU-1f4.0h40) District, Mixed Use – General (MU-1f4.0h45) District, Mixed Use – Active Frontage (MU-2f4.0h45) 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 198D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The subject lands are part of an area annexed to The City of Calgary in 1989. While under the jurisdiction of the Municipal District of Rocky View, this parcel was subdivided from the balance of the quarter section. Outstanding municipal reserves were deferred at that time.

Given the initial growth pressure in the area after annexation, the *Symons Valley Community Plan* was drafted and adopted in 2001. The plan envisioned a predominantly residential area with five distinct communities with over 54,000 residents.

Since that time, several amendments of the *Symons Valley Community Plan* were undertaken which affected the subject parcel. In 2008, Council approved amendments to establish a Transit Oriented Planning Area around a future bus transit hub. These amendments included policies enabling regional commercial and high density residential land uses, as well as encouraging significant suburban office development. The *Municipal Development Plan* in 2009 identified this area as a Community Activity Centre. Initial development of the Transit Oriented Planning Area, based on the 2008 vision, was completed, including the commercial area, construction of most of the roads and the roundabouts that are currently in place (with portions of Sage Hill Boulevard NW remaining unfinished). Remnant land created from the alignment of Sage Hill Boulevard NW was added to the subject parcel.

Nine years later, several parcels in this area had yet to realize development. This led to the policy amendment that was approved by Council in 2017 September (Bylaw 55P2017). The *Symons Valley Community Plan* was amended modifying the vision with new policies enabling multi-residential, civic, and mixed-use areas which more closely aligned with landowners' current development expectations as supported through market studies.

There is a development permit for the northwest portion of this parcel currently under review by Administration (DP2016-5200). It was submitted under the current Commercial –Community 2 (C-C2f5h96) District in 2016, prior to the policy amendment (Bylaw 55P2017) and this land use and outline plan application. There is no land use change proposed for this portion of the site and thus this portion of the site will remain as C-C2f5.0h96. The development permit proposes a six-storey wood frame mixed-use building and does conform to the approved policy and the development expectations for this parcel as a whole.



**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

**Site Context**

Located in the developing community of Sage Hill, between Sage Hill Boulevard NW and Sage Hill Drive NW, north of Sage Hill Link NW, the subject site is approximately 4.75 hectares  $\pm$  (11.74 acres  $\pm$ ) in size and currently contains an existing single detached dwelling and several associated outbuildings. The site is sloped, with a change in elevation of 14 metres over 220 metres, a grade of approximately 6 percent from west to east. It is covered in non-native vegetation and grass. A narrow environmental reserve parcel is immediately adjacent to the site on the south and forms a portion of the coulee system that runs from the west to the east in this area.

To the north and west of the parcel, the lands are currently vacant. These lands are anticipated for multi-residential development and a mixed-use town centre through a separate outline plan and land use application currently under review (LOC2017-0404). To the south of the subject site, across Sage Hill Link NW is a vacant parcel owned by The City of Calgary. A public library and bus transit hub is planned for that site, although a formal application has not yet been submitted.

Further south, beyond the City-owned site, there is an existing regional commercial centre (Sage Hill Crossing) offering a mix of large and medium format retail uses.

Further east of the subject parcel and across Sage Hill Drive NW, a townhouse development has been approved (DP2015-0237) and is awaiting construction.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use application, along with the associated outline plan, will facilitate the development of a mixed-use multi-residential area that will meet the intensities required by the *Municipal Development Plan* for a Community Activity Centre. This future development will also meet the intent of the Mixed Use Area policies of the *Symons Valley Community Plan*. Pedestrian connections through and around the site link it to the future civic facilities and transit hub to the south and to the regional pathway along the east and south of the site. A new public street through the site provides connection to existing infrastructure and forms a logical extension of the future transportation network that is planned to the west. A master concept plan has also been submitted in support of the application, which at a non-statutory level, provides conceptual information on how the site is expected to be developed in the future (Attachment 4).

**Land Use**

The existing land use district on the subject site is Commercial – Community 2 (C-C2f5.0h95) District. This district is intended for large commercial development on the boundary of several communities. It allows for commercial uses to be combined with office and residential uses in the same development. This land use district was applied to the parcel in 2008 to accommodate a previous proposal that had planned for significant suburban office and community scale commercial uses. The significant number of existing retail developments in the area (including both the Creekside and Beacon Hill shopping centres), and the struggling office market led

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

directly to the 2017 area structure plan amendment (Bylaw 55P2017) and this land use redesignation application.

This land use amendment application proposes to redesignate the subject site into three different Mixed Use Districts, while retaining the existing C-C2f5.0h95 land use district for the northwest portion of the site (Attachment 3, Site 1) for which a development permit is already under review (DP2016-5200). That land use still meets the intent of the Mixed Use Area policies in the *Symons Valley Community Plan* as it provides opportunities for commercial and residential within the same development.

The proposed Mixed Use – General (MU-1f4.0h40) District (1.8 hectares  $\pm$ , 4.46 acres  $\pm$ ) (Attachment 3, Site 2) and Mixed Use – General (MU-1f4.0h45) District (1.46 hectares $\pm$ , 3.61 acres $\pm$ ) (Attachment 3, Site 4) support a mix of commercial and residential uses at grade facing the commercial street and accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. Buildings in these districts are intended to be of moderate height, generally not exceeding ten storeys. Anticipated development (based on the accompanying master concept plan) is expected to be six-storeys; however, the proposed district modifiers allow for slightly higher forms to align with policy and to accommodate topography. The height modifier for the parcel north of the new Sage Hill Road NW is 40 metres. On the south side of Sage Hill Road NW, the height modifiers are 45 metres as the lower elevation of the land will be able to accommodate taller buildings without as much impact to surrounding sites. A floor area ratio of 4 has been applied to the Mixed Use Districts.

The Mixed Use – Active Frontage (MU-2f4.0h45) District (0.4 hectares  $\pm$ , 0.98 acres  $\pm$ ) (Attachment 3, Site 3) is recommended for the west portion of the site, immediately south of the new proposed street. This district does not allow residential uses at grade in buildings facing a commercial street. As Sage Hill Boulevard NW is the main commercial street in the Community Activity Centre, development on this site will include at-grade retail and commercial uses to facilitate pedestrian activity on the street.

A portion of the site will be dedicated as a municipal reserve parcel at the time of subdivision, and will be used as a public park. The Special Purpose – School, Park, and Community Reserve (S-SPR) District (0.42 hectares  $\pm$ , 0.98 acres  $\pm$ ) will be applied to this parcel. The municipal reserve site was selected to complement and enhance the existing environmental reserve parcel located immediately south of the subject site. It will provide active, passive, and educational programming, as well as pathway amenities that tie into the regional pathway network and provide a direct link to the transit facilities along Sage Hill Link NW.

***Land Use Evaluation***

Administration and the applicants worked together during the review process to develop an appropriate mixture of land uses that support the development aspirations of the applicant and respects the future land use strategy envisioned in the *Symons Valley Community Plan*. While the C-C2f5.0h95 District provides the opportunity to build a mixed-use building, the Mixed Use Districts detailed above provide a more appropriate selection of permitted and discretionary uses and regulations regarding building setbacks and form which helps establish a more pedestrian-friendly environment.

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

The MU-1 and MU-2 Districts provide for a variety of residential and commercial uses which will allow development to move with market demand as this site redevelops over a number of years.

***Density***

This area is identified as a Community Activity Centre in the urban structure map of the *Municipal Development Plan* (Map 1). Community Activity Centres must achieve a minimum intensity of 150 people and jobs per hectare. While it is to be confirmed at future development permit stages, this application generally proposes eight six-storey mixed-use buildings that will accommodate approximately 719 dwelling units and 5,770 square metres of commercial uses. Together, this will provide an estimated 357 people and jobs per hectare thus exceeding the minimum requirements of 150 people and jobs per hectare specified in the *Municipal Development Plan*.

***Implementation***

A master concept plan was submitted in support of this outline plan and land use amendment application as required by the *Symons Valley Community Plan* (Attachment 4). The purpose of the master concept plan was to ensure that the proposed land use districts and outline plan provided a comprehensively planned land use and infrastructure design required to achieve the desired outcomes envisioned in the area structure plan. For this application, this means a focus on site design and built form including: open space provision, pedestrian connectivity, public realm interfaces, orientation of parking spaces, location of waste and recycling facilities, vehicle and emergency accesses, and adequately accounting for the significant topographical variations on the site. This master concept plan has no official approval status; however, is fully intended to be referenced during future discretionary development permit applications, with the aforementioned objectives being further reviewed and implemented at these future development stages.

Slope adaptive solutions that will be employed in this area include: lining otherwise-exposed parkade walls with commercial and/or residential units ("liner units"), terracing of grade in areas such as the central north-south public access easement and the municipal reserve, and providing overland drainage between lots (in addition to onsite capture), which will allow for more gradual grade transitions than accommodating all stormwater on each individual site.

Private and public open spaces were considered in the plan. A publicly accessible pedestrian connection is provided through the centre of the parcel on the north and south sides of the proposed Sage Hill Road NW to increase permeability through and within the site. Gathering plazas are proposed on each side where the central pathways meet the sidewalk. On the south side of the street, the central pathway provides a link to the public open space and playground in the south of the plan area. Through slope adaptive built form, private space will be provided through roof-top amenity areas. The municipal reserve parcel will contain a public park that features a naturalized play area structure. It adds to the public lands in the area (the existing environmental reserve parcel) to improve the effectiveness of use and access through this park area.



**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

Connectivity to the transit hub south of this site is increased through provision of a pathway through the future municipal reserve and environmental reserve parcels to transit along Sage Hill Link NW. This development also contains good connections to the wider regional path located along the coulee and down to West Nose Creek as well as north and south along Sage Hill Drive NW. Connectivity within the site is provided where the north and south central pathways meet at Sage Hill Road NW. A mid-block crossing is proposed at this location which employs curb extensions within Sage Hill Road NW to improve visibility of the crossing, reduces the width of the street, and defines the parking lanes provided on the east side.

***Design Review***

While outline plan and stock district land use amendment applications do not normally go to the Urban Design Review Panel, Administration did present the master concept plan to the panel as part of the review process. The first was an informal review in the context of the development permit (DP2016-5200), which highlighted the site challenges with regards to the slopes, pedestrian connections, and building interfaces. The second was a formal review from the panel of the master concept plan as part of a pre-application process. The panel recommended additional review of location connections, the public realm in terms of spaces for moving through as well as spending time, the relationship between parking/vehicle circulation and the relation between building massing/public spaces/green spaces and site contours.

These comments influenced the site design. Changes that were made to address these concerns included more detailed work into building forms to address the grades, such as the “liner units”, improved site connections such as the municipal reserve and environmental reserve pathway link and improved connections to the north, tying into a future sidewalk along that boundary. The new Sage Hill Road NW provides a separated sidewalk with street trees and on-street parking for a more main street-type environment. Plaza space along the future Sage Hill Road NW has been added to provide a gathering space for people in the area.

**Infrastructure**

***Transportation Networks***

The outline plan includes a new collector standard roadway (Sage Hill Road NW) connecting from the roundabout on Sage Hill Boulevard NW eastward to Sage Hill Drive NW. This new collector road will provide access to the adjacent parcels to the north and south.

Parking lanes will be included on Sage Hill Road NW on the east side of a proposed mid-block pedestrian crossing, with parking prohibited west of the pedestrian crossing.

Curb extensions will define the parking lanes east of the crossing. The curb extensions and parking restriction will improve visibility and increase awareness of proposed pedestrian crossing.

The outline plan is located within approximately 300 metres of the Sage Hill Transit Hub via Sage Hill Boulevard and Sage Hill Drive (37 Street NW), with some of the development sites being within 150 metres of the transit hub. The transit hub currently provides access to several

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

routes including the 82 (service to Brentwood LRT Station and the University), 115 (service to Tuscany LRT Station), 123 (service to North Pointe, BRT route 301, future Green Line), and 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and the Glacier Ridge Area Structure Plan areas build out, the transit hub is planned to facilitate access to enhanced transit service and high frequency buses, including one BRT service connecting the transit hub itself to Brentwood/University and another BRT service running between North Pointe and Tuscany LRT stations.

A Transportation Impact Assessment (TIA) submitted with this application was reviewed and accepted by Administration.

***Utilities and Servicing***

Services for the subject site are available from Sage Hill Drive NW. Main extensions for sanitary and storm along Sage Hill Drive NW will be required at the relevant tentative plan/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, notification 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.

This application was circulated to the Sage Hill Community Association but they provided no comments.

No citizen comments were received by 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)*. 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 Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

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

Map 1 “Urban Structure” of the *Municipal Development Plan* identifies the subject lands as part of the Residential Developing Planned Greenfield Area subject to an Area Structure plan. Additionally, it is located within a Community Activity Centre.

Community Activity Centres should be locations for a mix of medium and higher density employment and residential uses. They should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population (section 3.3.3(e)). Intensities in the Community Activity Centre should be a minimum of 150 people and jobs per hectare (Table 3-1). The proposed outline plan and associated land use districts complement the Community Activity Centre by adding to the range of housing options and the provision of local-scale commercial uses. The proposed land use districts will allow the development to meet the required intensities.

***Symons Valley Community Plan (Statutory, 2001)***

The subject site is located in the Transit Oriented Planning Area as identified in Map 3 Land Use Concept. Within this area, the subject parcel is also identified as the Mixed Use Area. Development within this area is to be pedestrian-oriented and transit supportive.

As per section 5.14.2(1), composition of the Mixed Use Area will allow for mid-rise buildings of four to ten storeys which should contain commercial uses at the ground level with residential above. Residential and live-work uses may locate on the main floor where they are determined to be subordinate to the ground floor commercial uses and take their primary access from grade.

The proposed and existing land use districts will allow for a mix of residential and commercial uses, with a requirement for commercial uses on the main floor in the Commercial – Community 2 (C-C2f5.0h95) and Mixed Use – Active Frontage (MU-2f4.0h45) Districts. The flexibility of the Mixed Use - General (MU-1f4.0h40, MU-1f4.0h45) District with regard to allowing residential uses on the ground floor combined with the policy will allow for ground floor residential where appropriate.

The Mixed Use Area should contain as part of its design, well-defined pedestrian-oriented features in accordance with the Design Guidelines in Appendix 1; these features are to achieve strong and direct connectivity to adjacent areas and internally throughout the site (section 5.14.2(2)(b)). The proposed public street in combination with the proposed pedestrian corridors (protected by public access easements) provides pedestrian connections within the future development as well as connections to surrounding areas.

Public open space and amenities shall be provided within the area and integrated with the portion of the environmental reserve along the southern boundary of the site (section 5.14.2(1)(vi)). The proposed plan contemplates a public park within the municipal reserve and a path connection to transit through the environmental reserve.

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

A master concept plan was submitted in support of the proposed outline plan and land use amendment as required in section 5.14.2(3)(a). This allowed the application to be reviewed taking into consideration the urban design, interface of future development with the street and adjacent properties, and evaluation of slope adaptive approaches which can be employed to achieve the best interface with the public realm.

Future development permit applications will need to demonstrate compliance with the Design Guidelines in Appendix 1 of the *Symons Valley Community Plan* and the master concept plan developed in support of this outline plan and land use amendment (section 5.14.2 (3)(a)). The Design Guidelines provide flexible guidance for design features in the Transit Oriented Planning Area. Provisions qualitatively address building form, pedestrian connectivity, building setbacks, and amenity space.

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

***Social***

The recommended land use framework will provide for a mix and intensity of uses that supports active modes of transportation and makes an efficient use of land and infrastructure. The development area anticipates approximately 719 dwelling units and approximately 5,770 square metres of commercial floor area for a total intensity of 357 people and jobs per hectare. This will allow a more efficient use of this undeveloped land and introduce additional services, housing types and associated amenities to this community as well as supporting the transit hub.

Although encouraged by policy, no additional sustainability measures were proposed by the applicant. They have proposed to revisit this issue at the time of subsequent development permits.

***Environmental***

The application was reviewed by the Environmental and Safety Management group at The City of Calgary and no environmental issues were identified.

***Economic (External)***

The proposed land use and associated outline plan provide the framework to provide realistic and efficient development outcomes to allow for additional population and jobs in this area. This will enable a more efficient use of the land, will contribute to the development of supporting infrastructure, and provide additional populations to be utilizing the anticipated additional transit and public amenities which are being proposed for this area.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0592  
Page 11 of 11

**Land Use Amendment in Sage Hill (Ward 2) at 3645 Sage Hill Drive NW,  
LOC2017-0340, Bylaw 198D2018**

---

**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**

This area is intended to develop as a higher density mixed-use development. However, there is a large component of multi-residential development in the surrounding area. Changing market conditions have already affected the site twice and this is still a risk. This risk is mitigated through the application of the Mixed Use Districts as it allows for flexibility around the provision of residential and commercial uses.

**REASONS FOR RECOMMENDATIONS:**

The proposed land use amendment conforms to the policies in the Symons Valley Community Plan and is in keeping with the applicable policies of the Municipal Development Plan. The mixture of land uses will allow the development to achieve the minimum intensities required to meet targets for the Community Activity Centre. 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. The supporting master concept plan provides an understanding on the details of the overall site's development which will be further implemented at future individual development permit stages.

**ATTACHMENTS**

1. Applicant's Submission
2. Proposed Land Use District Map
3. Proposed Outline Plan
4. Master Concept Plan
5. Calgary Planning Commission Member Comments
6. Proposed Bylaw 198D2018



## **Applicant's Submission**

### **Introduction**

On behalf of Anderson Builders Group 1989 Inc. (ABG) and Sage Hill Developments Inc., B&A Planning Group (B&A) has prepared an Outline Plan and Land Use Redesignation application of 4.75 hectares (11.74 acres) of land to accommodate residential mixed-use development in the community of Sage Hill.

The outline plan proposal includes an east/west public road linking Sage Hill Boulevard NW in the west to Sage Hill Drive NW in the east. The link will divide the parcel into north and south halves. The intent is to future subdivide the land adjacent to the new road into eight separate parcels plus create a Municipal Reserve (MR) parcel running parallel to the south property line.

The land use redesignation component of the application relates to the dedication of Municipal Reserve (MR) and its redesignation from C-C2 District to S-SPR District. At the encouragement of Administration, ABG has also agreed to redesignate a portion of the site adjacent to Sage Hill Boulevard NW, from C-C2 to MU-2 District which would require street level retail with residential units above. ABG has also agreed to redesignate the majority of the site from C-C2 to MU-1 District where either retail or residential may occur on street level. The northwest corner of the site, which is subject of an existing mixed-use development permit application, will remain as the current C-C2 land use designation.

The MR lands, which include a Multi-Use/Regional Pathway, will complement the open space found on the adjacent Environmental Reserve (ER) parcel to the south. A centrally located north/south pedestrian link over private land will connect the MR parcel in the south to the Genesis land in the north. Access to the pathway will be secured with an access easement agreement to be registered on future subdivided parcels. ABG has also agreed to provide a pathway through the City owned ER parcel providing an additional pedestrian connection between the site and Sage Hill Link NW to the south.

The 0.4 hectare MR dedication augments the previously dedicated 0.07 hectares already provided prior to the consolidation of the two parcels that makes up the subject land.

Road widening dedication along Sage Hill Drive NW will assist with upgrades of Sage Hill Drive NW to a Complete Streets Arterial road standard which will also include Multi-Use/Regional Pathways.

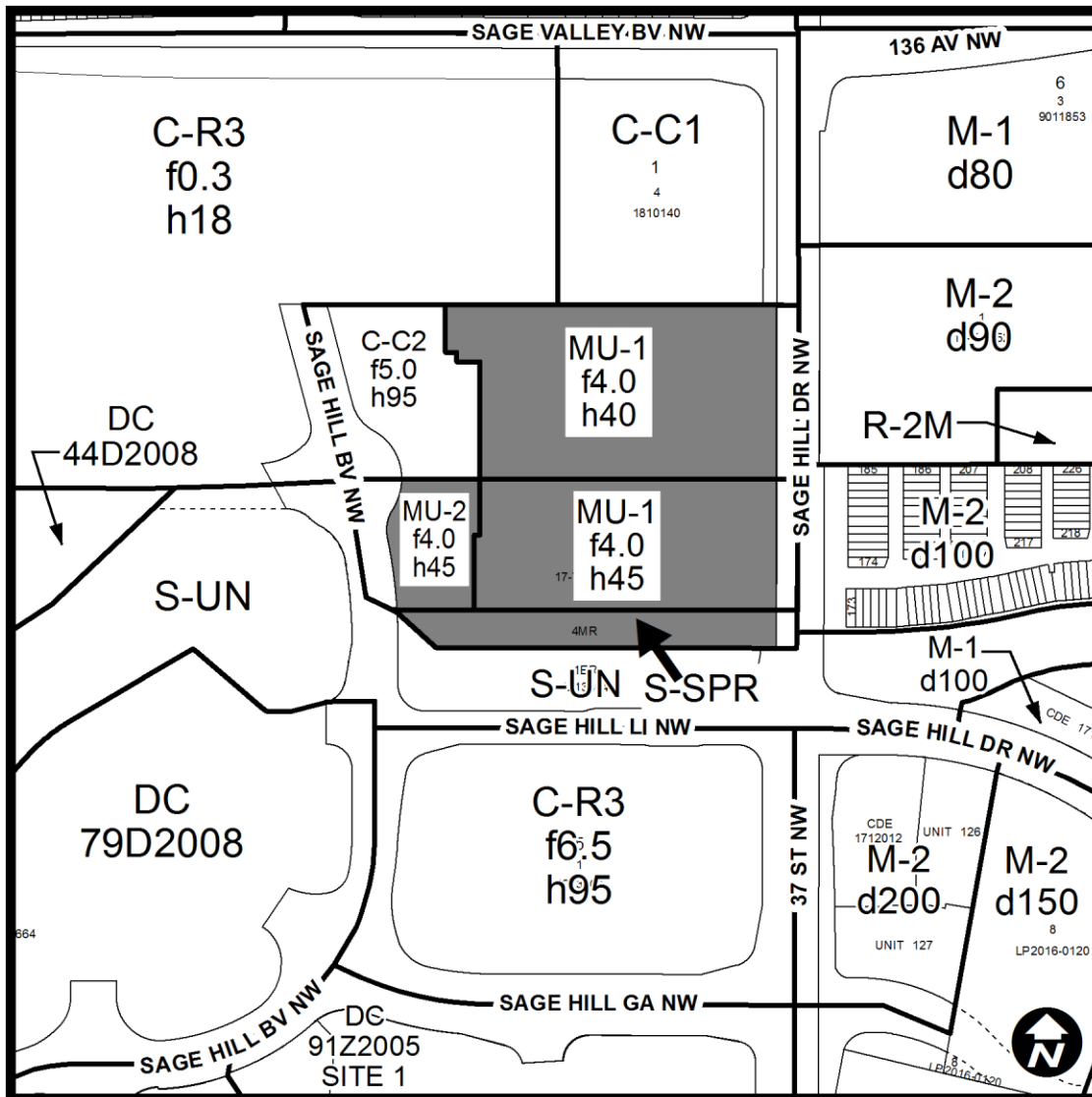
As a builder and conditional purchaser of the land, ABG's vision is to create a mid-density residential enclave supplemented with support commercial/office uses in close proximity to the future Bus Rapid Transit (BRT) station.

The application would bring residential and complementary commercial uses that will help the city achieve the development intensity required to support BRT service in this Transit Oriented Planning Area.



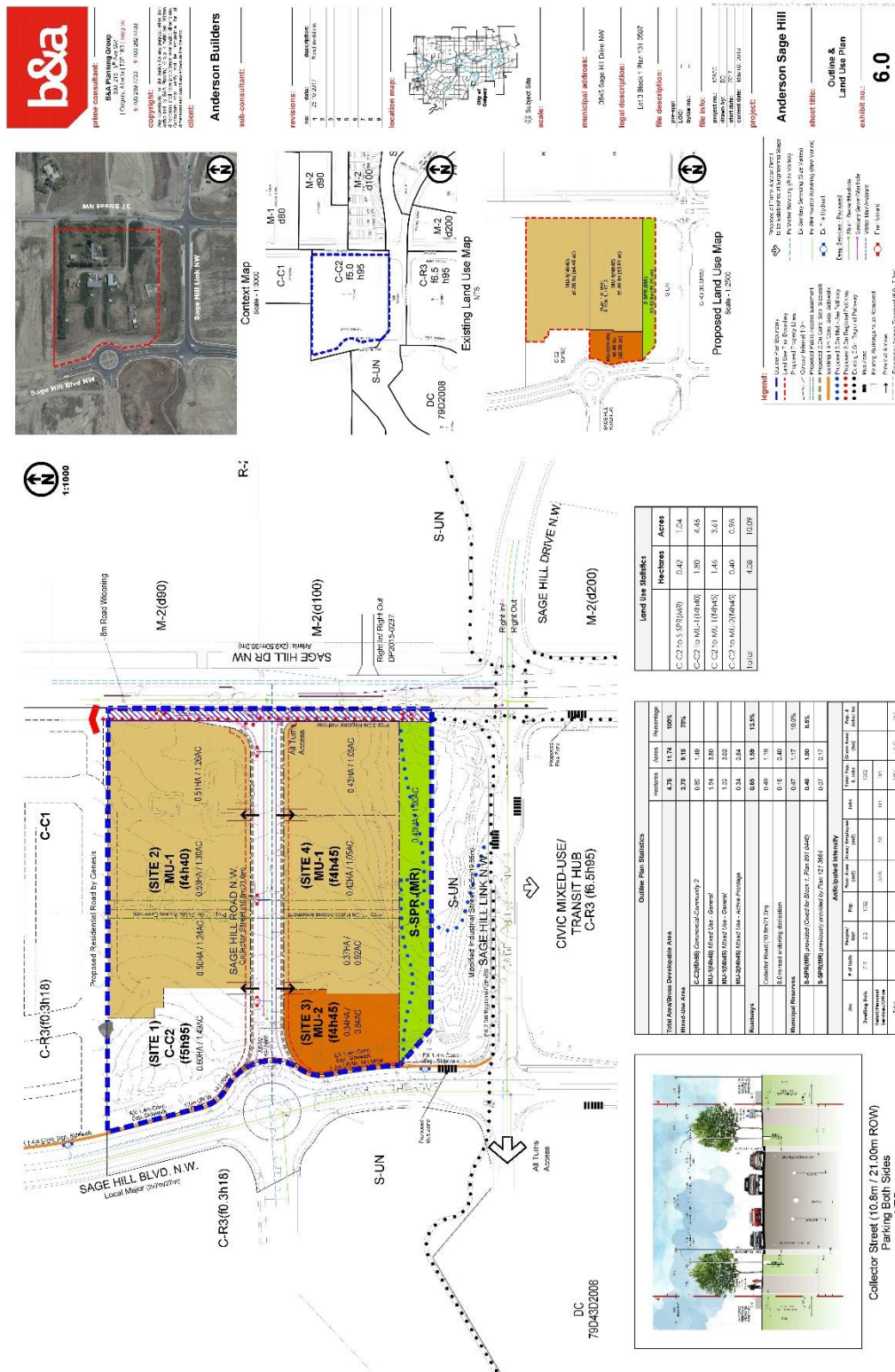


### Land Use Map





## Outline Plan





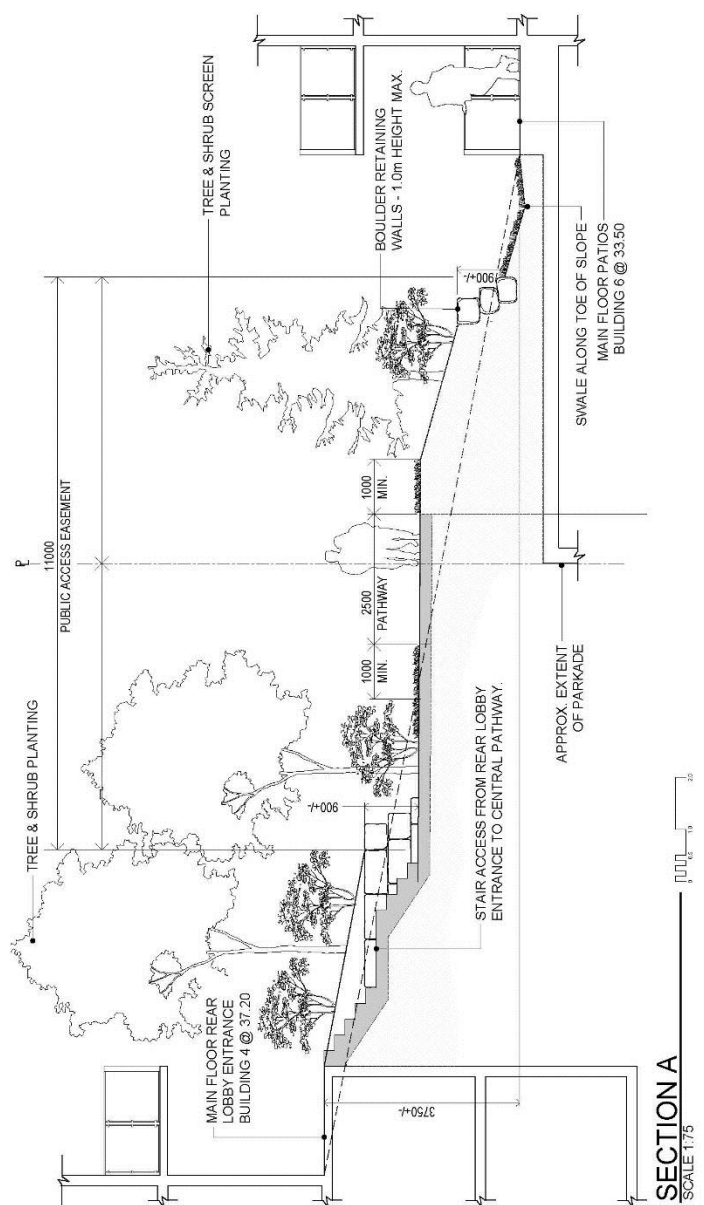


Master Concept Plan

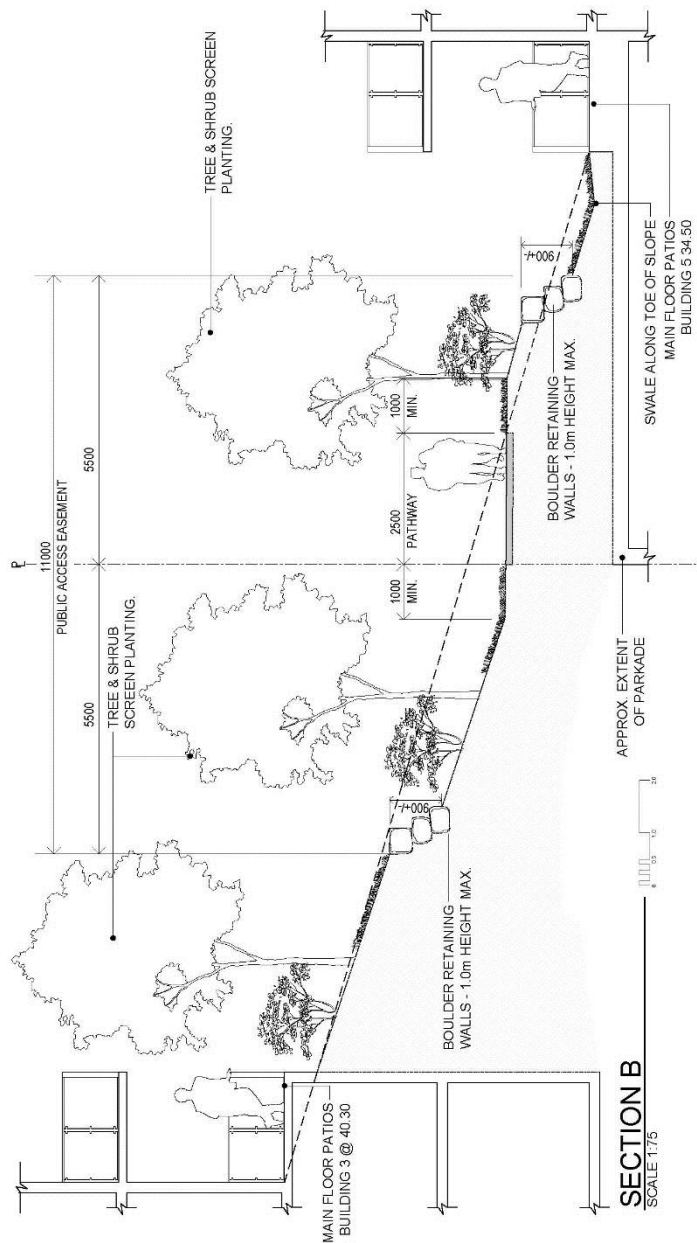


Master Concept Plan

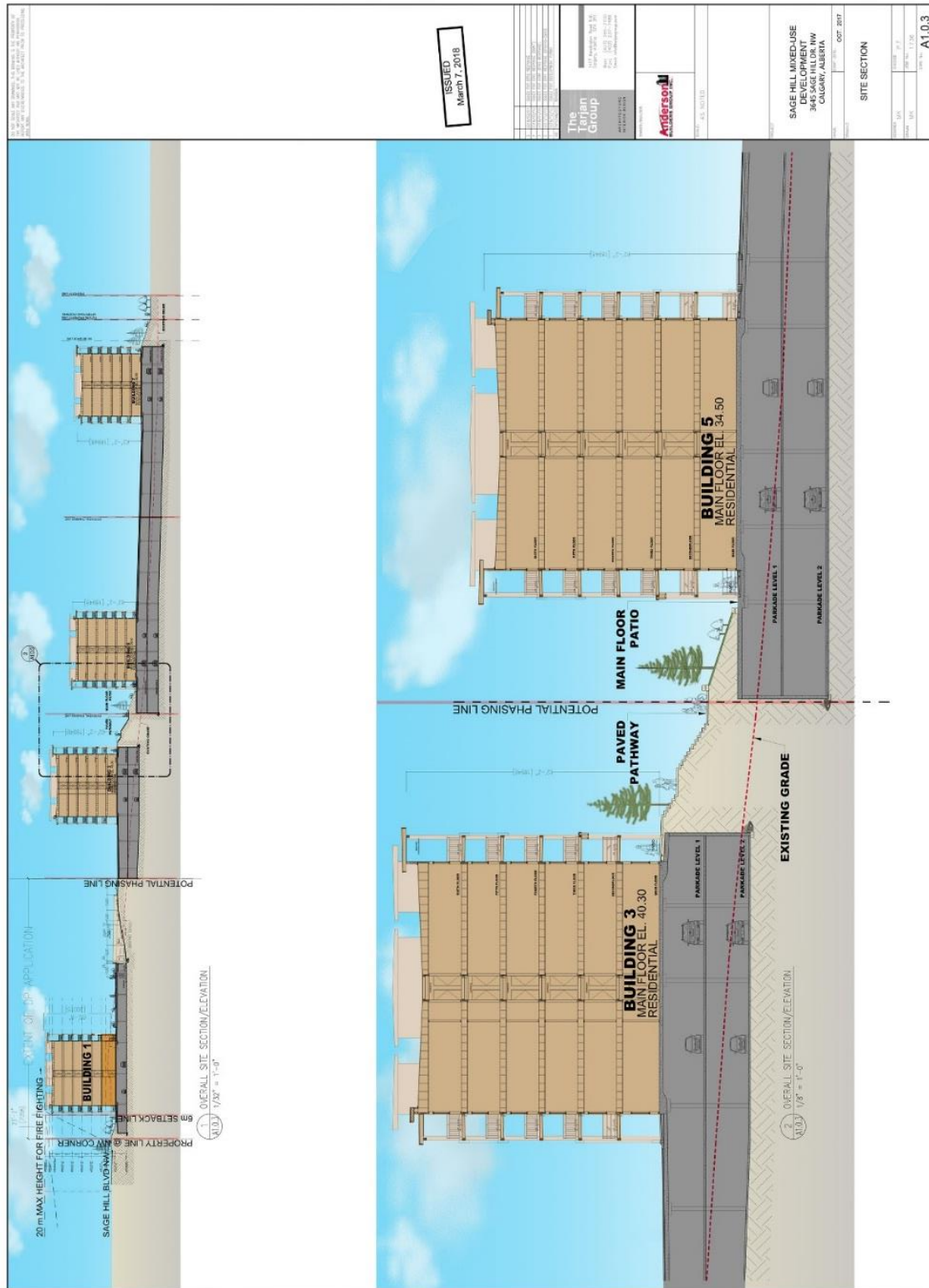
SAGE HILL OPEN SPACE SECTIONS  
SCATLUFF+MILLER+MURRAY INC  
APRIL 2018



## Master Concept Plan



# Master Concept Plan

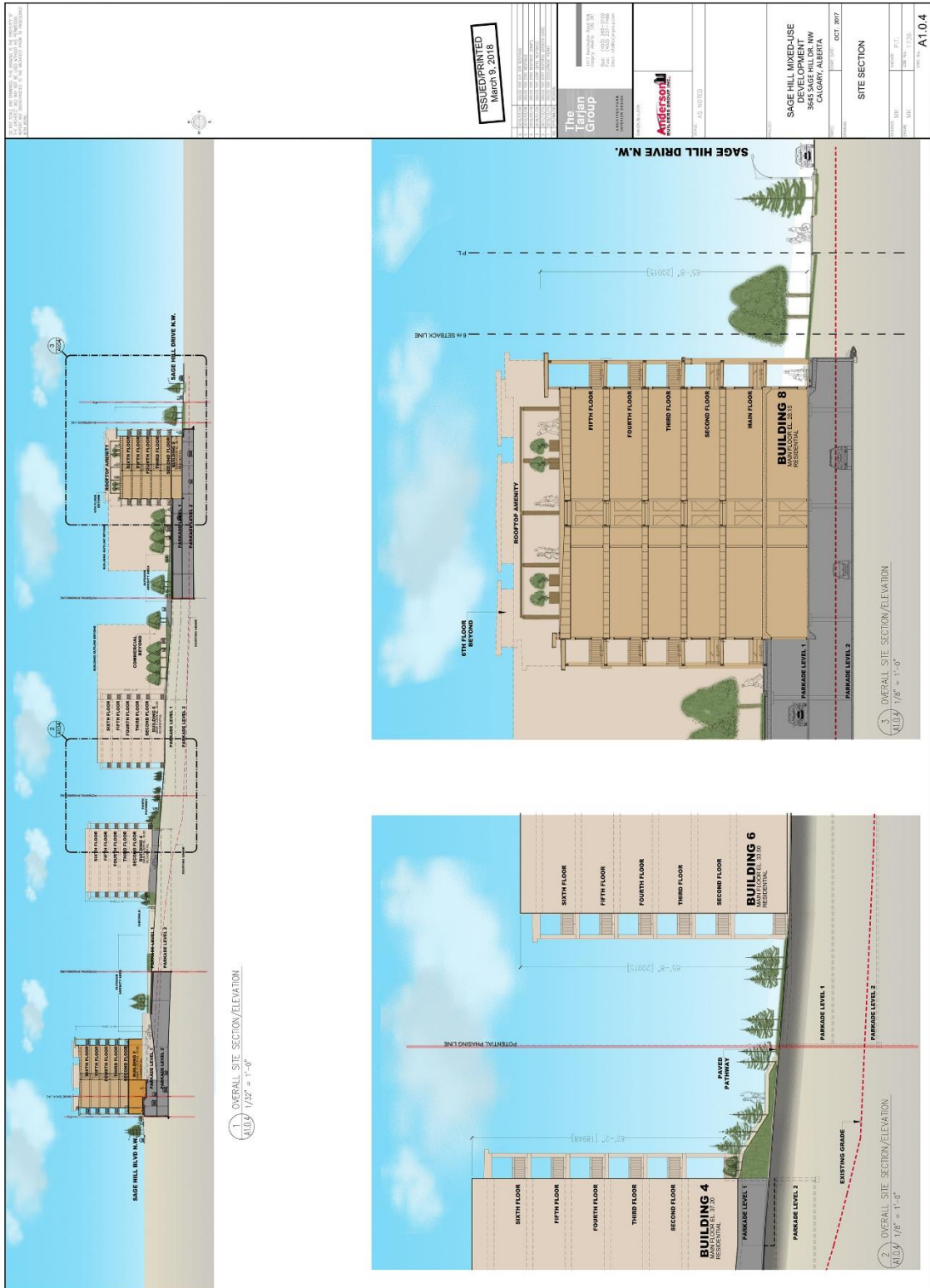




# Master Concept Plan



# Master Concept Plan







## **Calgary Planning Commission Member Comments**

Reasons for Approval from Mr. Foht:

- I supported the application for the following reasons;
  - The reduction in density from 5.0 to 4.0 FAR is closer to a density that will be built in this suburban area;
  - The inclusion of retail in the land use provides an opportunity for mixed use. Having said that the parking provisions have not been thought through and must be considered at development permit stage.
  - In addition to the retail parking, a Transportation Impact Assessment should be completed as part of any development permit.



# PROPOSED

CPC2018-0592  
ATTACHMENT 6

## BYLAW NUMBER 198D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0340/CPC2018-0592)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

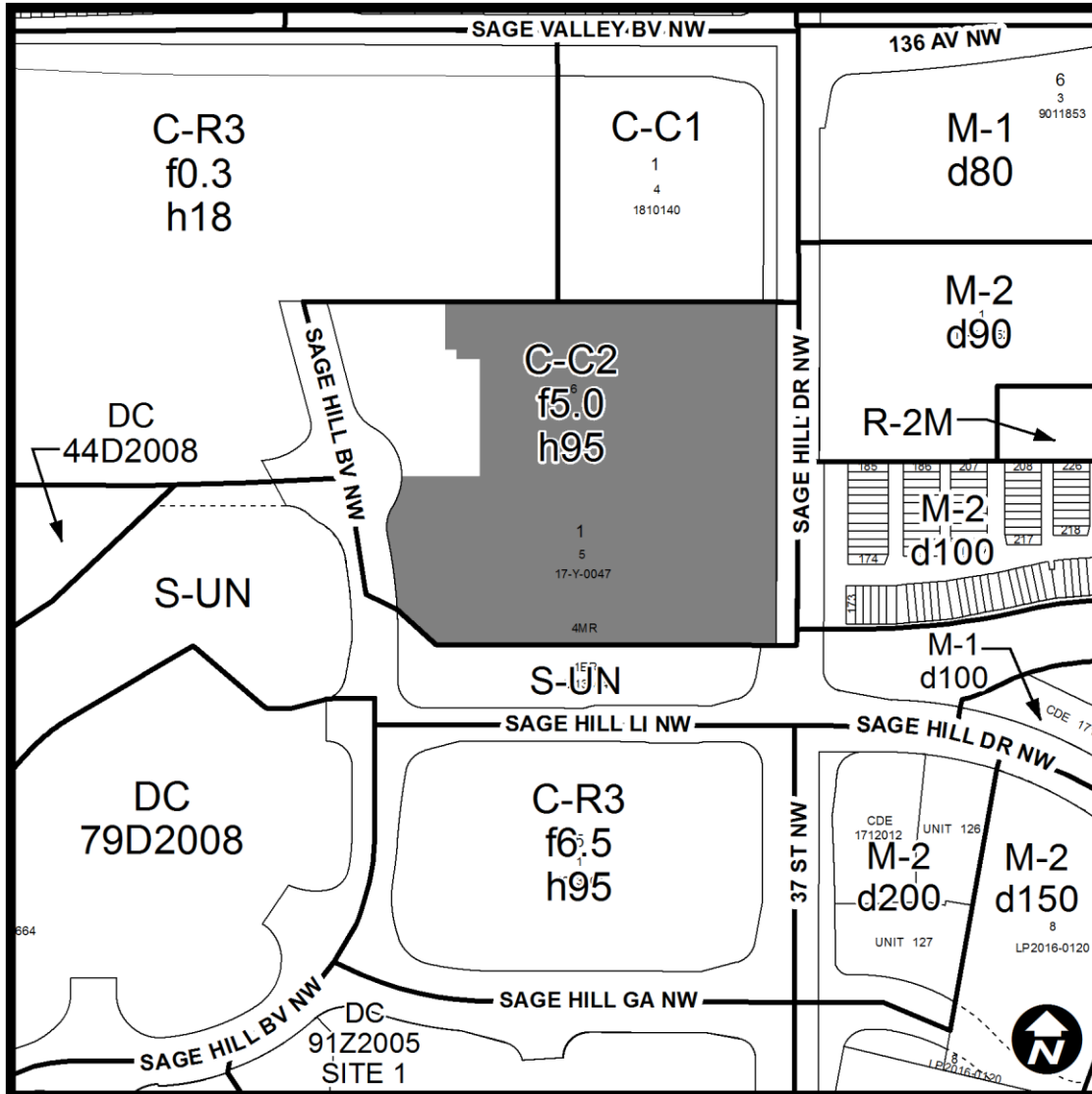
SIGNED ON \_\_\_\_\_



# PROPOSED

AMENDMENT LOC2017-0340/CPC2018-0592  
BYLAW NUMBER 198D2018

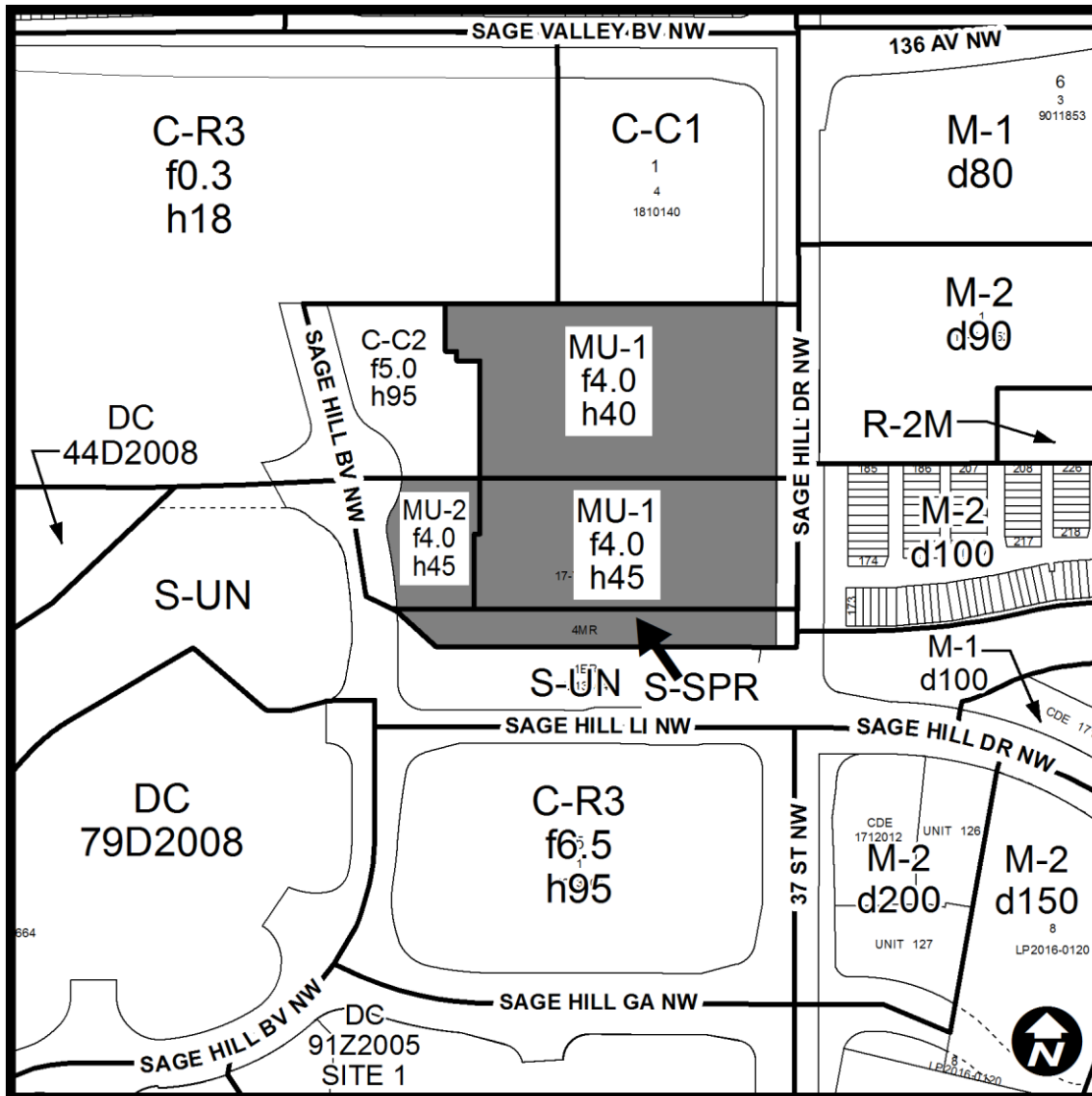
## SCHEDULE A





**AMENDMENT LOC2017-0340/CPC2018-0592  
BYLAW NUMBER 198D2018**

## **SCHEDULE B**





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0641  
Page 1 of 6**

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 – 38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

**EXECUTIVE SUMMARY**

This land use amendment application was submitted on 2017 December 22, by IBI Group, representing Remington Development Corporation. The application proposes to close a portion of undesignated road right-of-way adjoining 8945 – 38 Street SE and redesignate the closed road to Industrial – General (I-G) District.

The applicant is in negotiations with the City of Calgary Real Estate & Development Services to close and purchase the subject road right-of-way, which has been deemed as surplus. The closed road right-of-way will be consolidated with 8945 – 38 Street SE.

The proposal is aligned with the applicable city-wide policies of the Municipal Development Plan and the land use policies of the Southeast Industrial Area Structure Plan. The proposed land use redesignation to Industrial – General (I-G) District is consistent with the adjacent lands, and access to all existing utilities will be maintained via an easement or utility right-of-way agreement.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed closure of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of road (Plan 1810720 Area 'A') adjacent to 8945 – 38 Street SE, with conditions (Attachment 2).
2. Give three readings to the proposed closure bylaw.

**Moved by: J. Scott**

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of closed road (Plan 1810720, Area 'A') adjacent to 8945 – 38 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District.
4. Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaws 6C2018 and 200D2018; and

1. **ADOPT** the proposed closure of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of road (Plan 1810720 Area 'A') adjacent to 8945 – 38 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 6C2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0641  
Page 2 of 6**

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -  
38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

---

3. **ADOPT** the proposed redesignation of 0.52 hectares  $\pm$  (1.28 acres  $\pm$ ) of closed road (Plan 1810720, Area 'A') adjacent to 8945 – 38 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 200D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

The owners of the adjoining parcels to the east and west of the subject road right-of-way, Remington Development Corporation, are in the process of designing a comprehensive industrial redevelopment, known as 'Barlow Crossing'. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District will allow consolidation with the adjacent parcels and flexibility in the design process.

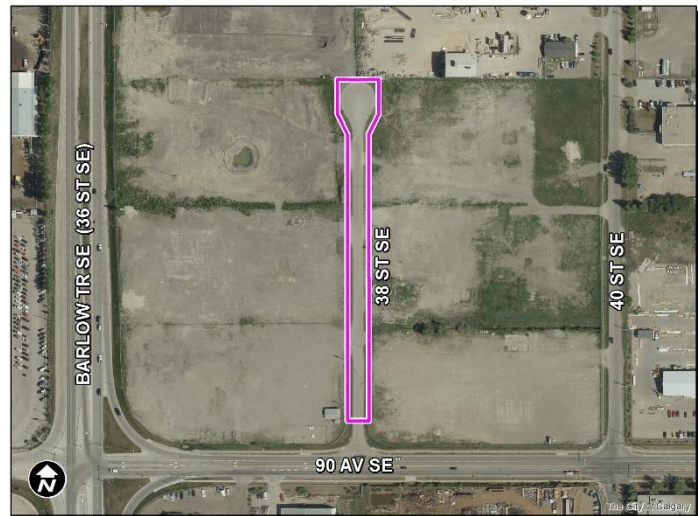
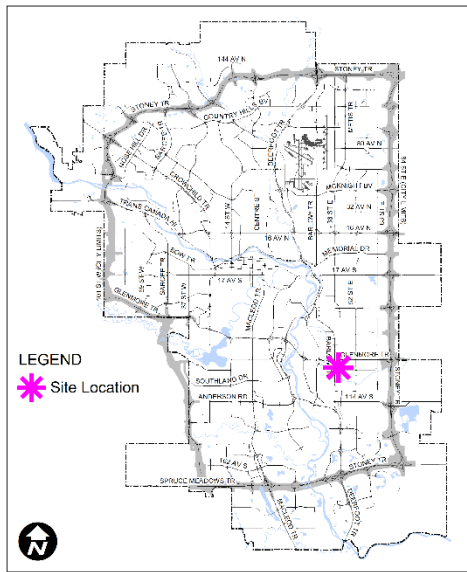
As a first phase of future redevelopment, a development permit application (DP2017-5149) was approved on 2018 May 03 for a new Car Wash, Gas Bar, Convenience Food Store and associated signage at 8945 – 38 Street SE.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

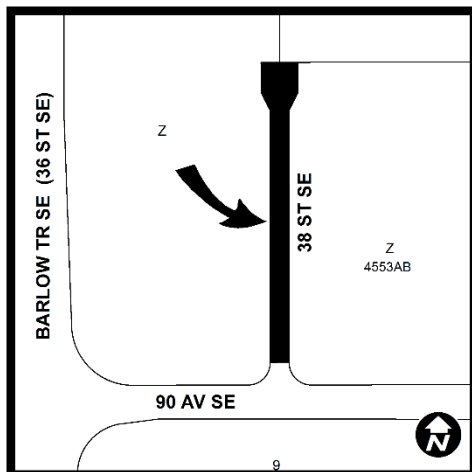
**ISC: UNRESTRICTED  
CPC2018-0641  
Page 3 of 6**

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -  
38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

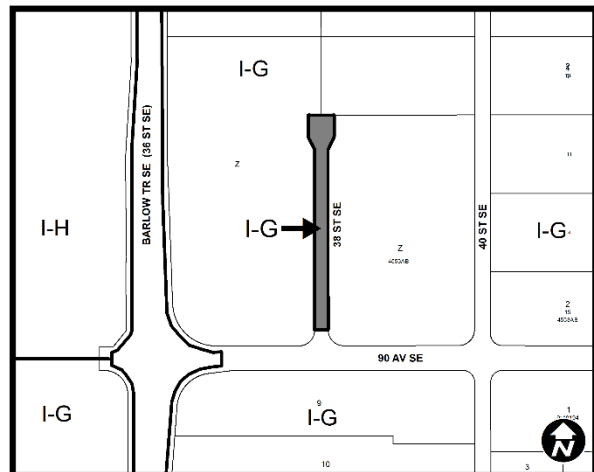
**Location Maps**



**Road Closure Map**



**Proposed Land Use Map**



**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -  
38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

---

**Site Context**

The subject site is located to the east of Barlow Trail SE and north of 90 Avenue SE, in the community of South Foothills. This application proposes the road closure and land use redesignation of 38 Street SE. The road right-of-way is approximately 0.52 hectares (1.28 acres) in size, generally flat and has vehicular access onto 90 Avenue SE.

The Industrial – General (I-G) District is the predominant land use designation surrounding this road right-of-way, however, the site directly west on Barlow Trail SE is designated Industrial – Heavy (I-H) District.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed Industrial – General (I-G) District would allow the applicant to incorporate the land with the adjacent parcels to create a comprehensive industrial redevelopment. The application is compatible with the uses and developments in the surrounding area and meets the objectives of the applicable policies outlined in the Strategic Alignment section of this report.

**Land Use**

This application seeks to redesignate an undesignated road right-of-way to Industrial – General (I-G) District. The Industrial – General (I-G) District is intended to facilitate a wide variety of light and medium general industrial uses and a limited number of support commercial uses, parcels typically located in internal locations and uses and buildings that may have little or no relationship to adjacent parcels.

**Infrastructure**

***Transportation***

The internal road network within the proposed comprehensive redevelopment known as ‘Barlow Crossing’ will be private to accommodate a flexible site layout. A Transportation Impact Assessment (TIA) was submitted with the related development permit application (DP2017-5419). Various improvements and conditions were identified that will be required under future development permit applications.

***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 was advertised online.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0641  
Page 5 of 6**

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -  
38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

---

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.

There is no community association in this area. No letters from adjacent landowners or the general public were received.

***Engagement***

No public meetings were conducted by the applicant or Administration in direct relation to this road closure and land use redesignation.

**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 proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

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

The subject site is identified under Map 1 'Urban Structure' of the Municipal Development Plan (MDP), as Standard Industrial area. Several policies within Section 3.7 'Industrial Areas' are relevant to the subject site, including:

- 3.7.1(a) Industrial uses should continue to be the primary use; and
- 3.7.1(b) Allow for the development and retention of a broad range of industrial uses and a variety of industrial parcel sizes.

The proposed redesignation will allow the consolidation of the parcel with the adjacent Industrial – General (I-G) industrial uses and meets the MDP objectives.

***Southeast Industrial Area Structure Plan (Statutory, 1996)***

The subject site is located within the 'Existing I-4 Limited Serviced Industrial District' on Map 2 of the Southeast Industrial Area Structure Plan. This district is intended to accommodate a variety of future industrial uses. The proposed road closure and land use redesignation is consistent with this policy.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0641  
Page 6 of 6**

**Road Closure and Land Use Amendment in South Foothills (Ward 12) adjacent to 8945 -  
38 Street SE, LOC2017-0402, Bylaws 6C2018 and 200D2018**

---

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

The proposed road closure and land use redesignation will allow future industrial uses and employment opportunities once the land is incorporated into the adjacent Industrial – General (I-G) District parcels.

No environmental concerns were 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 road closure and land use 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 road closure and land use redesignation is aligned with applicable policies identified in the Municipal Development Plan (MDP) and the Southeast Industrial Area Structure Plan (ASP). The proposed road closure and redesignation will also set the stage for future redevelopment of the adjacent parcels.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Road Closure Conditions
3. Proposed Bylaw 6C2018
4. Proposed Bylaw 200D2018



## 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 subject site is a portion of 38th Street SE, adjacent to 8945 38th Street SE, to be closed. It is legally described as Road Plan 0313134 and is located in the South Foothills Industrial Park. The area of the road to be closed is 0.519 ha (1.282 ac) and will be purchased by the adjacent land owner, Remington Development Corporation (Remington).

The subject site is currently zoned Special Purpose Future Urban Development District (S-FUD) in the City of Calgary Land Use Bylaw 1P2007. The proposed land use is Industrial – General (I-G) consistent with the neighboring land uses which provides for:

- a wide variety of light and medium general industrial uses and a limited number of support commercial uses;
- parcels typically located in internal locations;
- the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;
- a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;
- uses and buildings that may have little or no relationship to adjacent parcels;
- appropriate controls to ensure screening of any outdoor activities; and
- limits on sales and office activities in order to preserve a diverse industrial land base.

The subject site (closed road) has been deemed to be surplus therefore the proposed road closure and land use re-designation is to facilitate the development of the adjacent site at 8945 38th Street S.E as identified on DP2017-5149 submitted in November 2017.

ISC: Protected



### **Proposed Road Closure Conditions**

1. All costs associated with the closure shall be borne by the applicant.
2. That protection and/or relocation of any utilities will be at the applicant's expense and to appropriate standards.
3. That the closed road right-of-way be consolidated with the adjacent lands at 8945 38 Street SE.
4. Any utility right-of-ways are to be provided to the satisfaction of the Development Authority and the City Solicitor.



# PROPOSED

CPC2018-0641  
ATTACHMENT 3

## BYLAW NUMBER 6C2018

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 1810720, AREA A)  
(CLOSURE LOC2017-0402/CPC2018-0641)**  
\*\*\*\*\*

**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 1810720  
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 THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

CPC2018-0641  
ATTACHMENT 4

## BYLAW NUMBER 200D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0402/CPC2018-0641)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

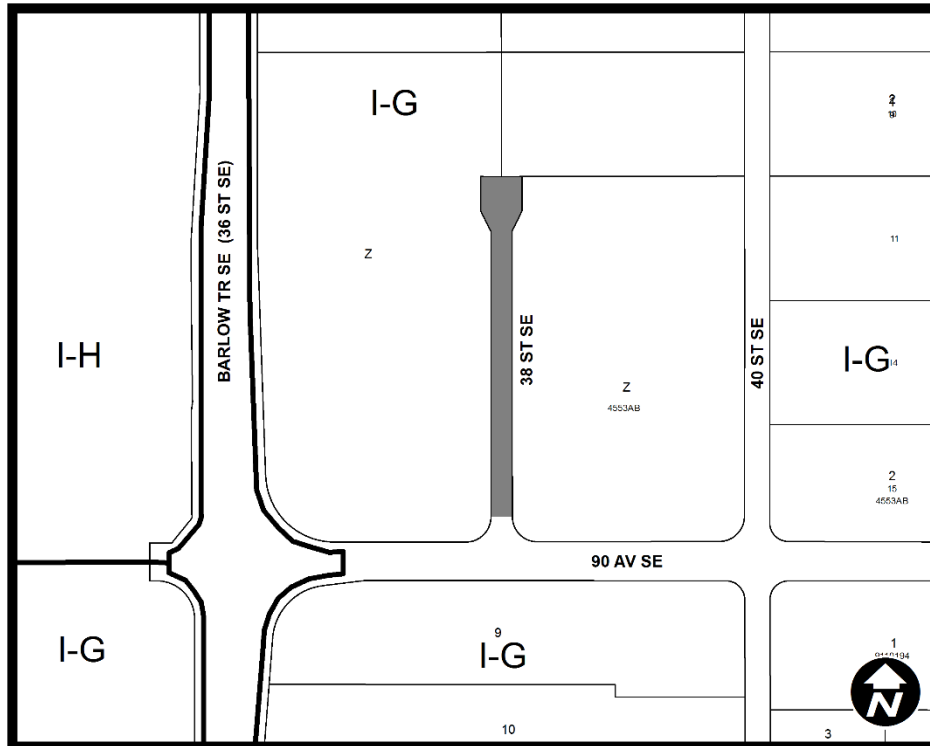
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0402/CPC2018-0641  
BYLAW NUMBER 200D2018

## SCHEDULE A

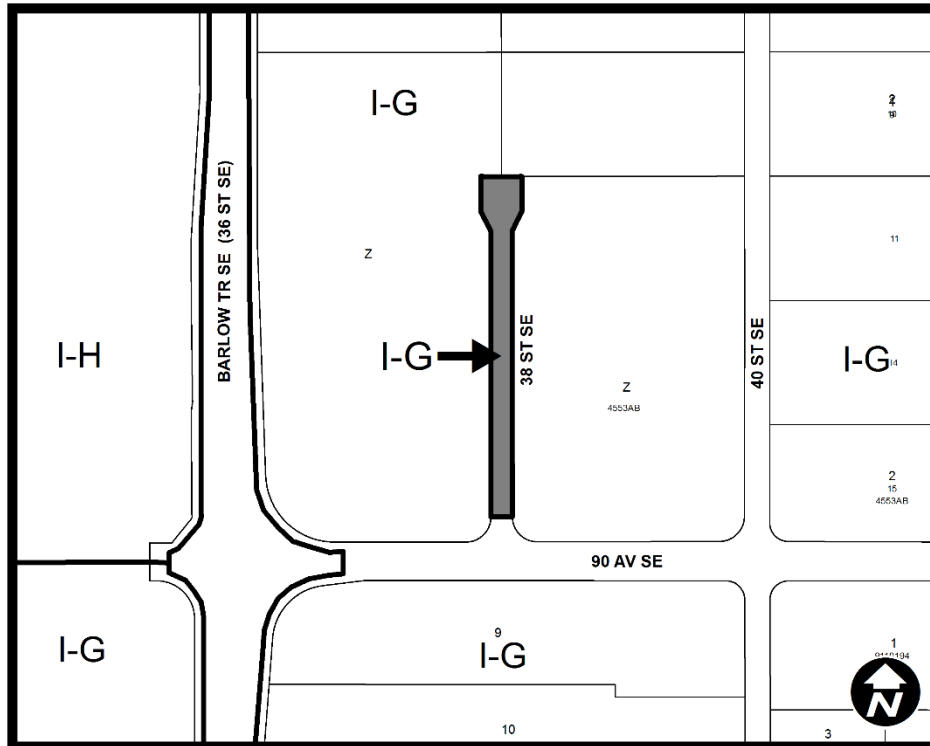




# PROPOSED

AMENDMENT LOC2017-0402/CPC2018-0641  
BYLAW NUMBER 200D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0648  
Page 1 of 7**

**Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW, LOC2018-0017,  
Bylaw 201D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Belyea Consulting Ltd on 2018 January 24 on behalf of Opus Properties Corporation. The application proposes a land use designation through a Direct Control District on this site to allow for:

- The additional discretionary use of Restaurant: Neighbourhood in an existing building on the site;
- Retention of the existing permitted and discretionary uses in the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX).

The proposed land use amendment enables the expansion of the existing restaurant business in an existing building, while retaining the stock CC-MHX land use district.

A Direct Control District is required as expansion of the existing restaurant cannot be dealt with through the development permit process and the proposed use of Restaurant: Neighbourhood does not exist in the CC-MHX land use district.

The proposal is deemed appropriate and in keeping with applicable policies identified in the Municipal Development Plan, Centre City Plan and Beltline Area Redevelopment Plan.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT** by bylaw, the proposed redesignation of 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) located at 1207 -12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) **to** DC Direct Control District to accommodate the additional use of Restaurant: Neighbourhood within an existing building; and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaw 201D2018; and

1. **ADOPT** the proposed redesignation of 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) located at 1207 - 12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) **to** DC Direct Control District to

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0648  
Page 2 of 7**

**Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW LOC2018-0017**

accommodate the additional use of Restaurant: Neighbourhood within an existing building, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 201D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

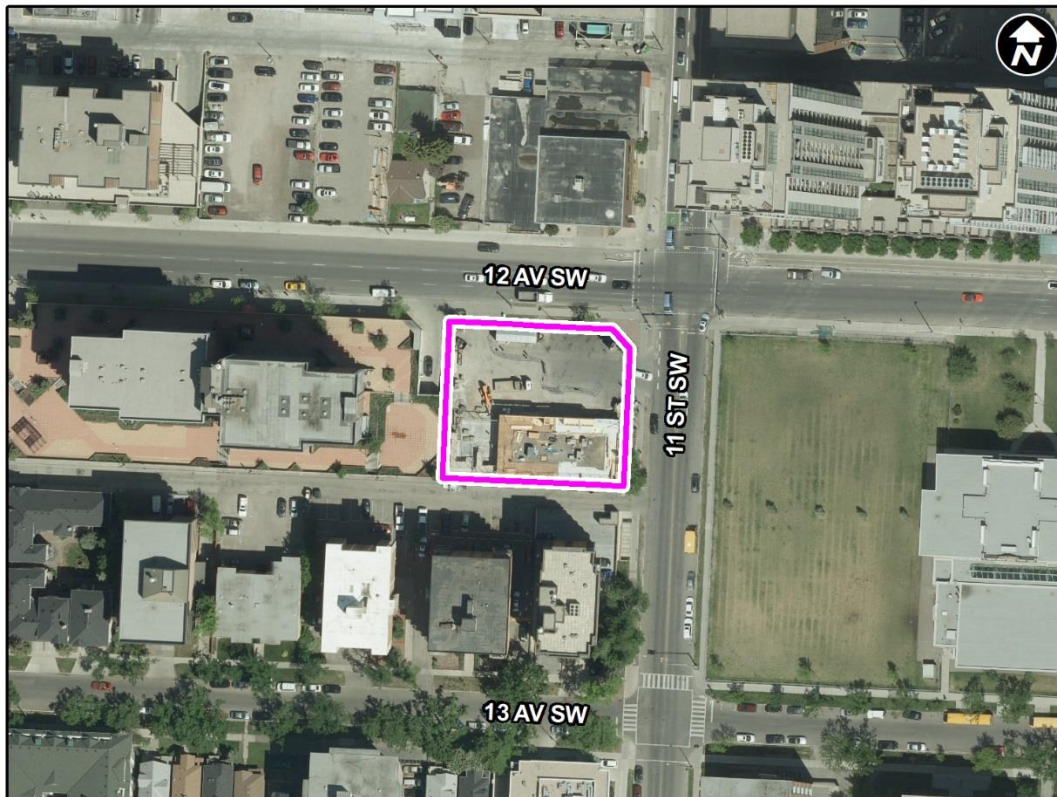
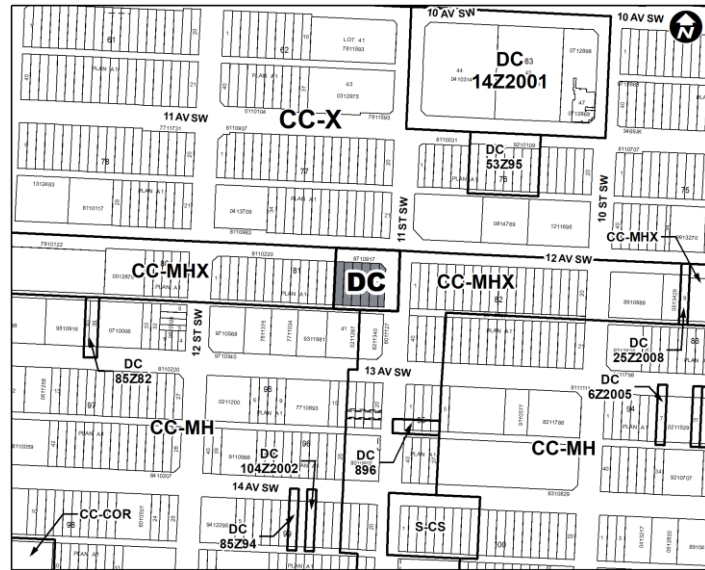
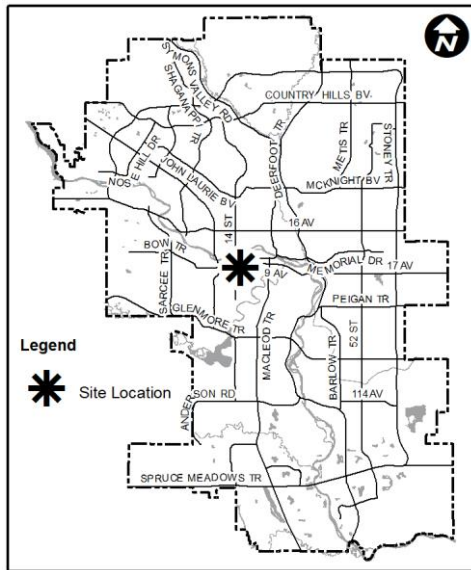
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0648  
Page 3 of 7

Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW LOC2018-0017

BACKGROUND

Location Maps



## Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW LOC2018-0017

### Site Context

The subject site is located in the Beltline community and comprises a single storey retail building at the corner of 12 Avenue SW and 11 Street SW, with at grade parking associated with existing commercial uses to the front (north) elevation accessed from 12 Avenue SW. Located to the north of the site is an existing two storey commercial building (occupied by a fitness centre), with high rise residential development to the north west, south and further west. To the east lies the playing fields of Connaught School, with the school building further east.

The site's total area is approximately 0.16 hectares  $\pm$  (0.40 acres  $\pm$ ) in size.

As identified in *Figure 1*, the community of Beltline reached its peak population in 2017

*Figure 1: Community Peak Population*

<b>Beltline</b>	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

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

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### Land Use

This land use amendment application proposes to redesignate the subject site from CC-MHX to a Direct Control District based on CC-MHX, adding an existing defined use from the Land Use Bylaw of Restaurant: Neighbourhood to this site. This application would allow for expansion of the public area (seating area) of an existing restaurant in the retail building to occur.

A site specific Direct Control District is required to allow for expansion of an existing restaurant in the CC-MHX land use district. By increasing the public area of the restaurant, the existing definition which applies to the site (Restaurant: Food Service Only – Small) would no longer be suitable and there is no larger restaurant use listed in the CC-MHX land use district which would be compatible for expansion of a restaurant.

The circumstances of the application warrant a Direct Control District in line with Section 20 of the Land Use Bylaw. The proposed additional use of Restaurant: Neighbourhood does not currently exist in the CC-MHX land use district; further the public area of the existing Restaurant Food Service – Only: Small (of 75 square metres) cannot be relaxed through the development permit process.

**Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW LOC2018-0017**

---

**Infrastructure**

***Transportation Networks***

The subject site fronts onto 12 Avenue SW, which is a one way Arterial class roadway, with 11 Street SW on the east side of the site, which is a Boulevard class roadway in the Centre City Mobility Plan.

A Transportation Impact Assessment was not required due to the minor scale of this land use amendment.

***Utilities and Servicing***

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

**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.

Administration circulated this land use amendment to the Beltline Neighbourhood Association, with comments due on 2018 April 26. As of the date of writing this report, no comments had been received.

**Engagement**

No public meetings were held by the applicant or Administration.

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

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

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 in the Centre City land use typology in the MDP Urban Structure map. The proposed Direct Control District to allow for the discretionary use of Restaurant: Neighbourhood that will contribute to local employment in an existing established mixed use neighbourhood in

**Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW LOC2018-0017**

alignment with (section 3.2.1) Centre City planning policy in the MDP, which seeks to reinforce the Centre City as the focus of business, employment, cultural, recreational, retail and high density housing in Calgary.

***Centre City Plan (Non-statutory – 2007)***

The site is located in the high density urban residential mixed-use neighbourhood of West Connaught in the Centre City plan. This land use amendment aligns with the policies of the Centre City Plan by reinforcing the neighbourhood centre along 11 Street SW and supporting existing local retail development in alignment with policy 4.2.8(2).

***Beltline Area Redevelopment Plan (Statutory – 2006)***

The site is in a primarily residential land use typology area in the Beltline ARP land use concept (map 3) and is in a non-residential use policy area (map 3b). The Beltline ARP allows the provision of compatible commercial developments (specifically listing restaurants) in primarily residential land uses, such as the CC-MHX land use district; and encourages these compatible commercial developments to locate along major streets and avenues.

This land use district to facilitate the expansion of an existing restaurant is considered to be complimentary to existing commercial and residential uses in close proximity to the subject site, and the impacts of noise, light and traffic can be regulated through the development permit process. It is notable that there is an existing restaurant on the subject site; the use being introduced will not be licensed nor will there be a significant increase to the floor area of the new restaurant use proposed by this land use amendment (i.e. this land use amendment does not introduce a Restaurant: Medium or a Restaurant: Large).

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

An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0648  
Page 7 of 7**

**Land Use Amendment in the Beltline (Ward 8) at 1207 - 12 Avenue SW LOC2018-0017**

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

The proposed land use redesignation to a Direct Control District based on CC-MHX to facilitate expansion of an existing established restaurant is aligned with applicable policies identified in the *Municipal Development Plan, Centre City Plan and Beltline ARP* and is therefore recommended for approval.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Proposed Bylaw 201D2018



## **Applicant's Submission**

### **LAND USE REDESIGNATION 1207 – 12 Avenue SW**

#### **Statement of Reasons for Direct Control District Application**

Lands: 1207 – 12<sup>th</sup> Avenue SW (Site)  
Current Land Use: CC-MHX  
Requested Land Use: DC layered over CC-MHX with the addition of the use of Restaurant Neighbourhood as a permitted use in an existing building.  
Current approved Uses: Restaurant: Food Service Only – Small (278 +/- sq. m. gross) and Convenience Food Store (286 +/- sq. m. gross)

#### **History of Site:**

In 1986 the Site was approved for a restaurant and convenience store with DP1986-1793 under 2P80 with a land use district of C-3 which did not dictate the size of a restaurant. In 1998 the policy of restricting the restaurant size, when a site was adjacent to or across the lane or street from a residential district, was incorporated in LUB 2P80 as a rule and thus could be relaxed.

#### **Impact of 1P2007 on Site:**

When LUB 1P2007 was approved by Council all land use designations were upgraded based on a city wide approach and not site specific unless a request for review was asked by the landowner. Many landowners were not aware of the complete details of how 1P2007 would affect their lands. In general a C-3 District was transitioned to a C-COR1 District – depending on its location. Within Section 16C for those lands south of the CP rail line that were C-3 or C-3(23) under 2P80 they appear to all have been transitioned to either C-COR1 or CC-COR except for the subject site which was designated CC-MHX.

C-COR1 – allows, as a permitted use, Restaurant Neighbourhood (public area of up to 150 sq. m.)  
CC-COR – allows, as a discretionary use, Restaurant: Food Service Only – Medium (public area between 76 sq. m. and 300 sq. m.)  
CC-MHX – only allows, as a discretionary use, Restaurant: Food Service Only – Small (public area up to 75 sq. m.)

#### **Beltline Area Redevelopment Plan – December 2016 Printing:**

Map 3B of the Beltline ARP shows the corner of 12<sup>th</sup> Avenue and 11<sup>th</sup> Street SW as a "non-residential use policy area" and Section 4.2.1 "Uses" supports the use of "restaurants" in Primarily Residential areas in the ARP.

#### **Restaurant: Neighbourhood Use added 5P2015:**

When Council passed, in 2015, the new definition of "Restaurant: Neighbourhood" it was on the recognition that for neighbourhood restaurants to be successful the public area needed to be larger than the 75 sq. m. yet smaller than 300 sq. m. and so this new use definition was incorporated into LUB 1P2007.

One of the main considerations for the addition of "Restaurant: Neighbourhood" use was to provide for a lower parking ratio when the public area was less than 150 sq. m. Since most CC districts did not require parking for a restaurant use, and in some cases prohibited it, those districts were not included in the policy to allow for the use "Restaurant: Neighbourhood" as either a permitted or discretionary use.

#### **Direct Control Request:**

The current restaurant operator has requested the expansion of the public area, within the existing space, in response to the increased neighbourhood cliental as a result of the increased density in the area. Since the Site is the only former C-3 parcel to be designated CC-MHX, thus not allowing it the benefit of either having a "Restaurant: Neighbourhood" or a "Restaurant: Food Service Only – Medium" this application is a request to create a Direct Control District with CC-MHX as the base for the Site to allow for the addition of "Restaurant: Neighbourhood" as a permitted use, in an existing building, in Section 1133 (2). This request would also require either an amendment to Section 1107(6.1) Centre City District General Rules by adding "Restaurant: Neighbourhood" to the list of uses or incorporating the language and intent of Section 1107(6.1) directly into the Direct Control District.



## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to:
  - (a) provide for the additional **discretionary use** of **Restaurant: Neighbourhood** within an existing **building**.

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The **permitted uses** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5
  - (1) The **discretionary uses** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
  - (2) The following **uses** are **discretionary uses** in this Direct Control District if they are located within an existing **building**:
    - (a) **Restaurant: Neighbourhood**.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.



# PROPOSED

CPC2018-0648  
ATTACHMENT 3

## BYLAW NUMBER 201D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0017/CPC2018-0648)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

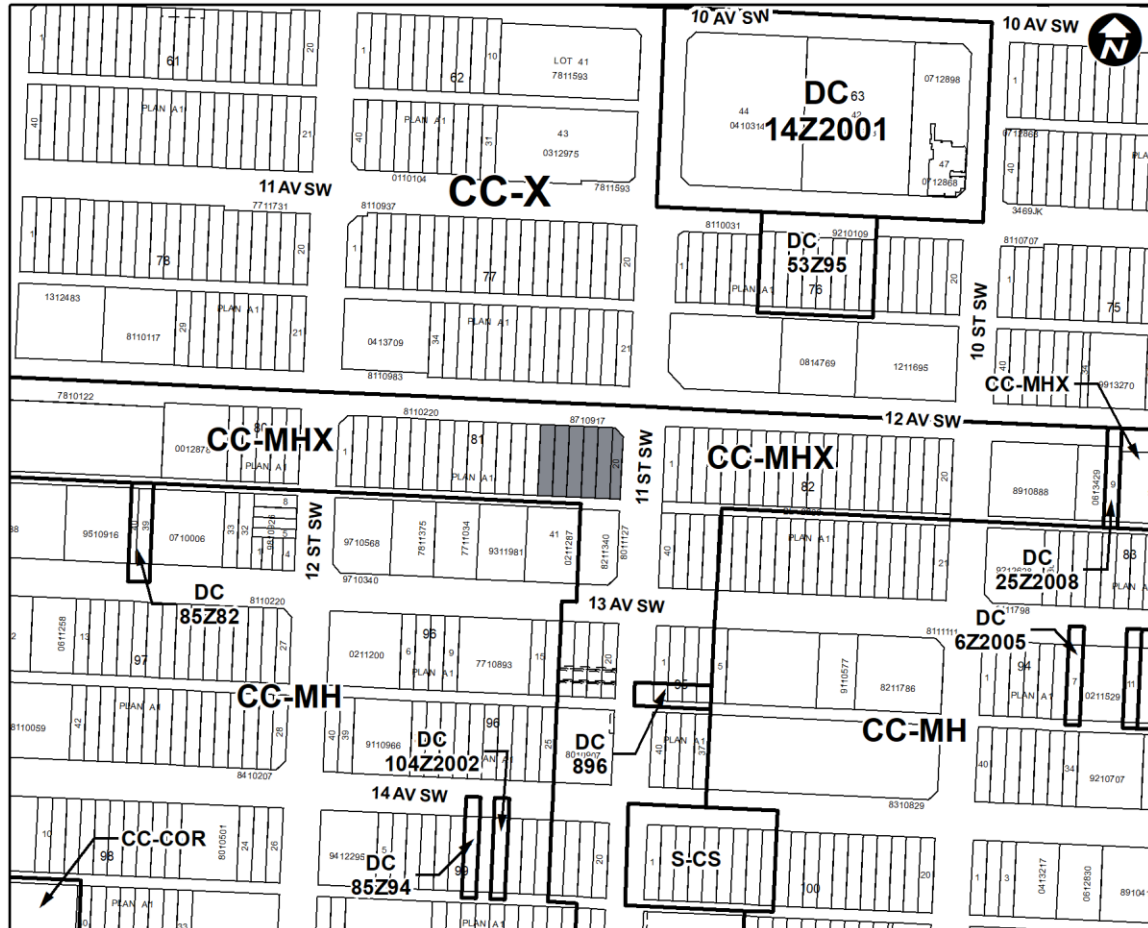
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0017/CPC2018-0648  
BYLAW NUMBER 201D2018

## SCHEDULE A

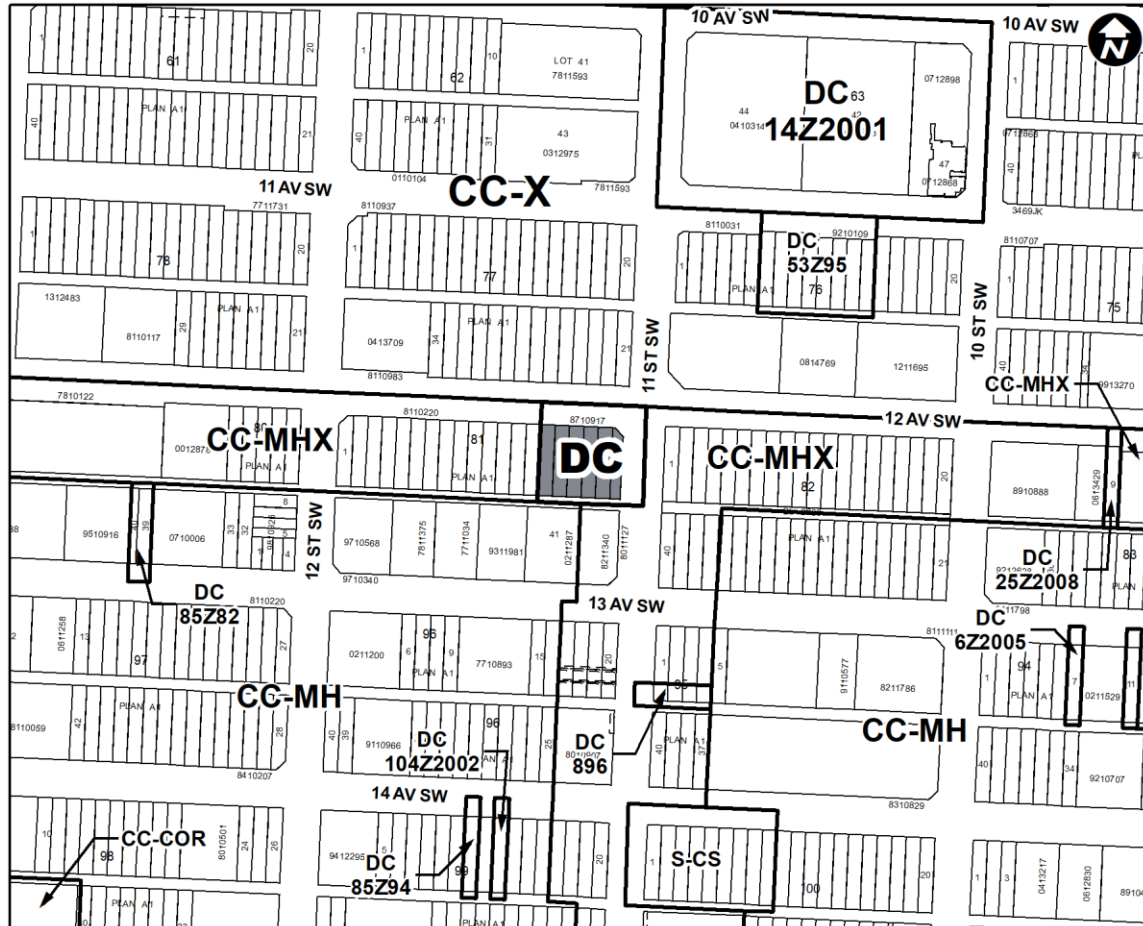




# PROPOSED

AMENDMENT LOC2018-0017/CPC2018-0648  
BYLAW NUMBER 201D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) provide for the additional **discretionary use** of Restaurant: Neighbourhood within an existing **building**.

### Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

### Reference to Bylaw 1P2007

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

# PROPOSED

AMENDMENT LOC2018-0017/CPC2018-0648  
BYLAW NUMBER 201D2018

## Permitted Uses

- 4 The ***permitted uses*** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

## Discretionary Uses

- 5 (1) The ***discretionary uses*** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.
- (2) The following ***uses*** are ***discretionary uses*** in this Direct Control District if they are located within an existing ***building***:
- (a) **Restaurant: Neighbourhood.**

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0653  
Page 1 of 9**

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 – 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning + Design on 2018 February 26 on behalf of the landowners James Charal and 283305 Alberta Limited (Dennis McCaffery). The application proposes to change the redesignation of 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 7 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the proposed R-CG designation.

This application is intended to accommodate a comprehensive redevelopment of the subject parcels. An 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: M. Foht**

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.24 acres ±) located at 4925 and 4929 – 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) 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: M. Foht**

**Carried: 6 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0653  
Page 2 of 9

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaws 41P2018 and 202D2018; 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 41P2018.
3. **ADOPT** the proposed redesignation of 0.10 hectares  $\pm$  (0.24 acres  $\pm$ ) located at 4925 and 4929 - 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) 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 202D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

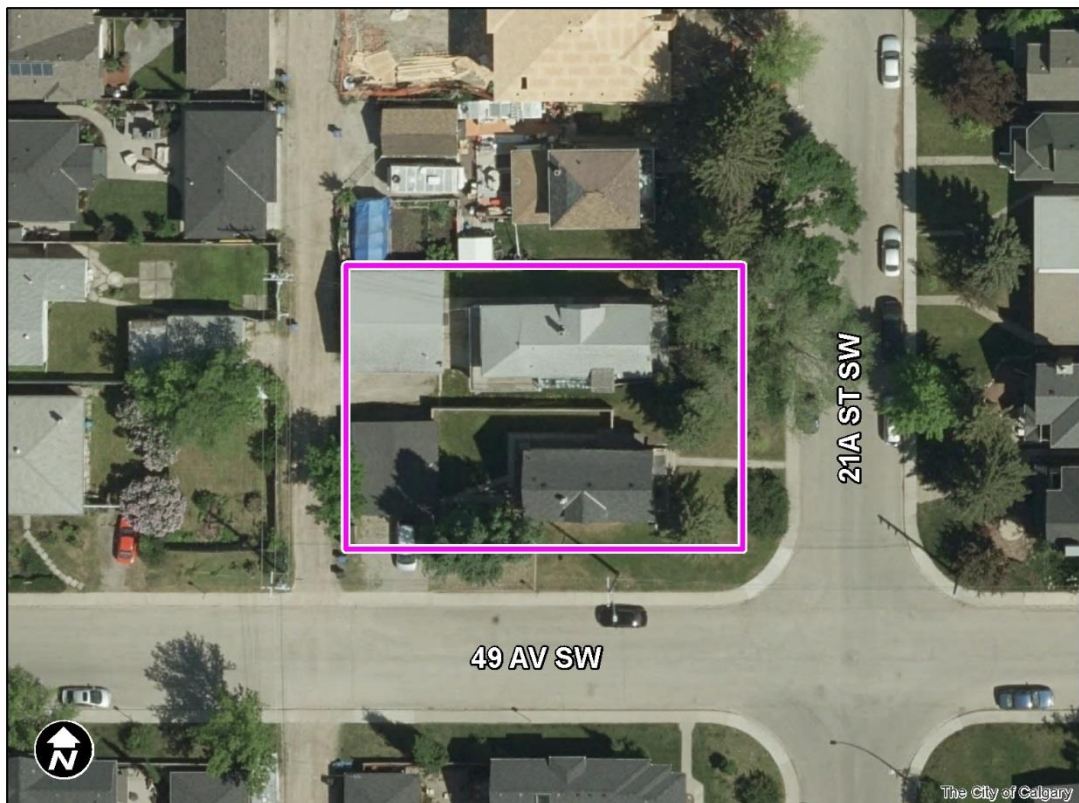
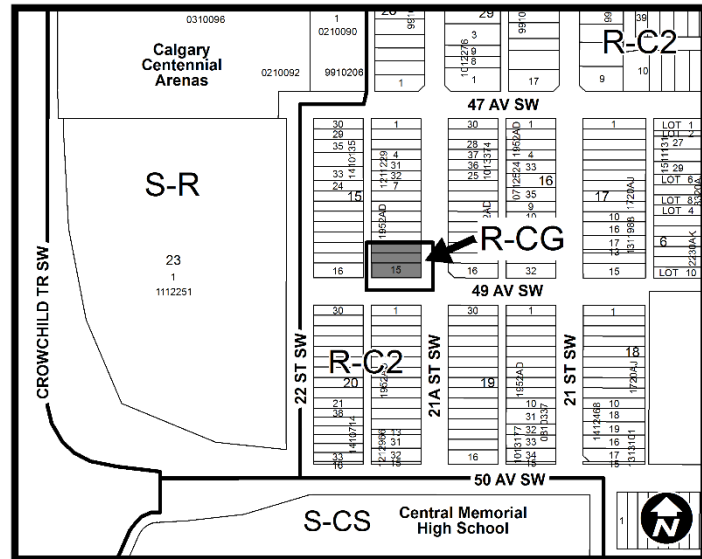
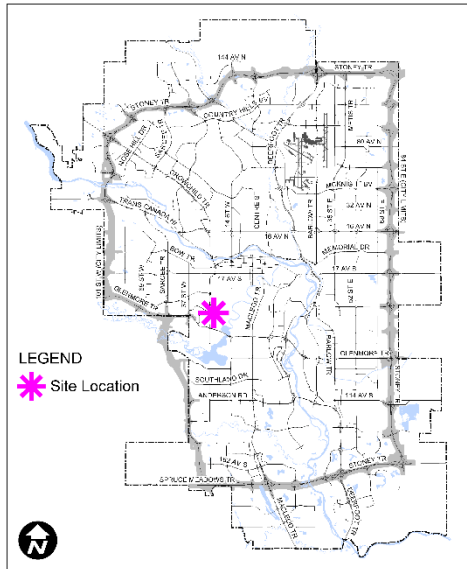
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0653  
Page 3 of 9

Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018

BACKGROUND

Location Maps



## Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW LOC2018-0042, Bylaws 41P2018 and 202D2018

### Site Context

The subject site consists of two parcels and is located in the community of Altadore north of 49 Avenue SW and west of 21A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is the Residential – Contextual One/Two Dwelling (RC-2) District.

The site is a corner site, approximately 0.09 hectares in size with approximate dimensions of 26 by 36 metres. A rear lane exists to the west of the site. The property is currently developed with two two-storey single detached dwellings and two garages accessed from the lane and avenue.

As identified in *Figure 1*, the community of Altadore has seen population growth over the last several years reaching its population peak in 2015. By 2017 the population decreased by approximately 3,100 residents. Note, a portion of Altadore was subtracted in 2016 to create the community of Garrison Woods.

*Figure 1: Community Peak Population*

<b>Altadore</b>	
Peak Population Year	2015
Peak Population	9,867
2017 Current Population	6,795
Difference in Population (Number)	-3,072
Difference in Population (Percent)	-31.1%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Altadore](#) 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 per parcel.

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 seven (7) dwelling units on the subject site.

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Accessory dwelling units (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG District developments under certain circumstances. 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**

A development permit (DP2018-1033) application for a comprehensive redevelopment of this site was submitted on 2018 March 15. The development permit proposes seven dwelling units (a Semi-Detached dwelling and a five-unit Rowhouse Building).

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 has been reviewed and is supported by Administration. 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 150 metres from transit stops for several bus routes on 50 Avenue SW as well as approximately 600 metres from Bus Rapid Transit stops along Crowchild Trail SW. 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 and sanitary mains are available from 21A Street and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm sewer mains are not available to service the subject site. At re-development, sewer extension or construction of a drywell will be required to contain runoff onsite at the developer's expense.

**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 Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

The Community Association was circulated, and responded with a letter of objection to the land use proposal, under Attachment 2.

Administration received three letters in support and thirty-nine (39) letters of opposition to the application from citizens. Reasons stated for opposition focused on the following themes:

Increased Traffic

Concerns were expressed about increased traffic volume generated by the development that would use local streets and lanes. Transportation has determined that the proposed land use will not generate significantly more traffic volume than the existing land use.

Parking

Concerns were expressed about increased competition for public on-street parking, particularly on 21A Street SW. Off-site parking adjacent to the site is regulated through the Calgary Parking Authority's residential parking permit system. Planning has determined that the proposed development complies with on-site parking requirements (at 1 stall per unit). The adjoining frontage and flanking streets provide additional on-street parking capacity.

Community Character

Concerns were expressed about the compatibility of the R-CG District and rowhousing development with the context of semi- and single detached homes in the area. Administration reviewed the development guidelines in the R-CG District and concluded that the district is appropriate adjacent to low density residential development.

ARP Policy

Concerns were expressed about misalignment with the South Calgary/Altadore Area Redevelopment Plan. The ARP identifies the subject site as Residential Conservation rather than Residential Low Density. Administration reviewed the ARP and determined that an amendment to the ARP is required. The proposed amendment to the ARP is deemed appropriate given the intent of the ARP and contextual nature of the proposed R-CG District.

**Engagement**

Administration was invited to a community meeting held by the applicant to provide supplementary information about this proposal and the associated review process on 2018 April 25. Members of Administration were present to provide clarification on the land use and the development permits applications and process-related questions.



**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

**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 is sensitive to existing residential development in terms of height, built form and density.

***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 Residential Low Density (Attachment 3).

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

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

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

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

The subject parcel meets four of eight of the location criteria in that it is located on a corner parcel, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

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

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

**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.

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

The proposal conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the 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 Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Letters Received by Calgary Planning Commission

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0653  
Page 9 of 9**

**Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 - 21A Street SW  
LOC2018-0042, Bylaws 41P2018 and 202D2018**

---

5. Calgary Planning Commission Motions and Amendments
6. Proposed Bylaw 41P2018
7. Proposed Bylaw 202D2018
8. Public Submissions



## Applicant's Submission



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

FEBRUARY 26, 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: 4925, 4929 - 21a Street SW | Lots 13, 14, 15, Block 15, Plan 1952AD

The subject parcel is located in the community of Altadore and consists of 0.0956ha of privately owned land. RNDSQL Inc. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction of a seven-unit Rowhouse Building with front doors facing 21a Street and 49 Avenue SW, a seven-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 each of the subject parcels to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the South Calgary / Altadore ARP will also be required.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

### PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 49 Avenue and 21a Street SW with grade-oriented unit entrances.

**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 49 Avenue and 21a Street SW.

**Proximity To Transit:** The subject site is ~175m from a local transit stop (Route 13) along 50 Avenue SW, and ~400m from another local transit stop (Route 7) along 20 Street SW.

**Proximity To An Existing Open Space, Park or Community Amenity:** The subject site allows future residents direct and easy access to a variety of community resources. A large community open space, Flames Community Arenas, Garrison Curling Club and Passchendaele Park are a short walk (~250m) from the subject site. Additionally, Central Memorial High School, Lord Shaughnessy High School and Alternative High School are within ~250m of the subject lands.

### 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 (MDP). The MDP identifies ground-oriented housing as a key component of complete and resilient communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options. MDP policies also 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.

## Applicant's Submission



### COMMUNITY ENGAGEMENT

RNDSQR is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, RNDSQR and the project team have designed and undertaken a comprehensive community engagement process in support of this application and others like it to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Key elements of our engagement strategy include:

#### On-site Signage | To be installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, RNDSQR and the project team have designed and custom built on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines RNDSQR's vision for introducing innovative new housing options to Calgary's inner-city communities and directs interested parties to get in touch with the project team. A corresponding project website includes additional site-specific project information and provides answers to commonly asked questions about the proposed land use district and development outcome.



SIGNAGE INSTALLED ON-SITE DURING R-CG APPLICATION PROCESS

## HEY NEIGHBOUR!

An exciting change is happening here!

**We are proposing a land use change here to give more Calgarians an opportunity to:**

**FIND NEW INNER-CITY LIVING OPTIONS**

The inner-city is our domain. This is where we connect, where we work, and where we play. It is full of amazing talent and we want to help grow our community by sharing it with you. We want to give more Calgarians the opportunity to see what makes inner-city living great! For inner-city families looking for something different, we build homes that fit in the missing middle - in other words, not typical condos or infills.

In everything we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision!

**HAVE MORE CHOICES FOR GETTING AROUND**

For over 100 years, cities have been shaped by the needs of vehicles. Planning transportation around the automobile has allowed people to live further away from their everyday destinations and has given rise to most cities look today.

We want to create homes for those who dread the thought of the daily commute. We choose to build in walkable neighbourhoods, with great access to transit, car sharing services and cycling amenities - making car ownership optional for more and more people living in the inner-city. We want to give more Calgarians this option - to live in communities where having a vehicle is a choice and not a necessity.

**FIT WHERE YOU LIVE**

If where you live is about finding balance. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more - a philosophy that embodies conscious and sustainable living. At RNDSQR, we focus on living, connecting, and creating spaces where people can make it all fit.

We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner-city. And we also value quality craftsmanship, and believe we can do that in too.

**Want to know more or let us know what you think?**  
Visit [www.engageRNDQR.com](http://www.engageRNDQR.com)

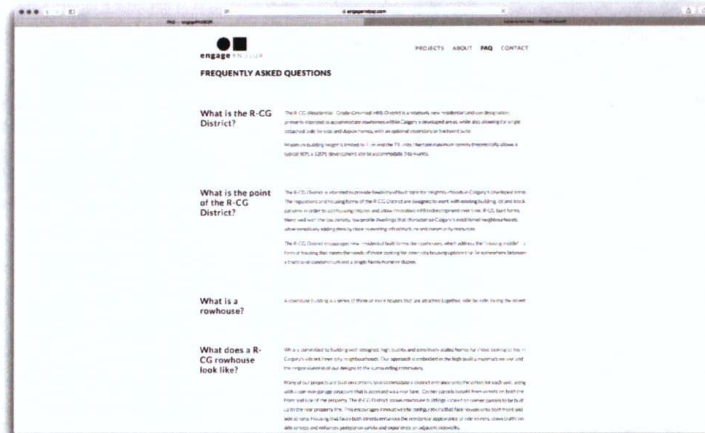
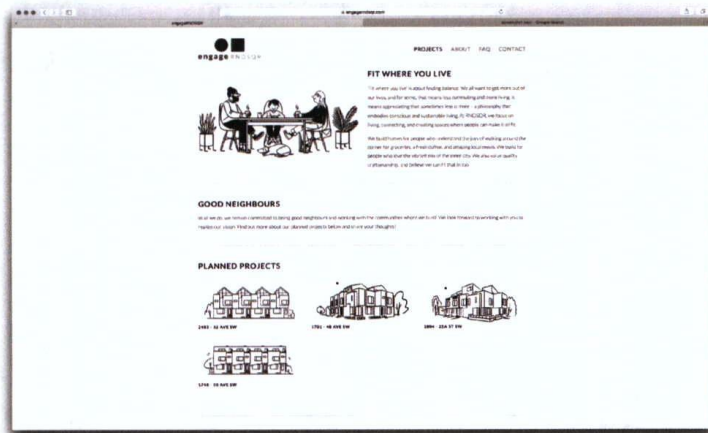
## Applicant's Submission



**Project Website | [www.engageRNSQR.com](http://www.engageRNSQR.com)**

To ensure that all stakeholders have consistent and easy access to information about future RNSQR projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The *engageRNSQR* website portal includes:

- Information about RNSQR 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).



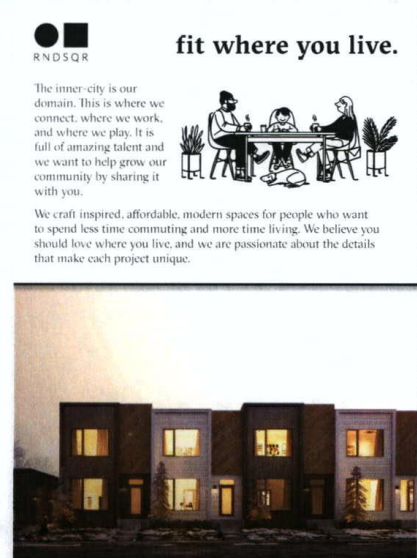
## Applicant's Submission



### 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 RNDsQR'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.





## Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

April 12, 2018

Circulation Control  
Planning & Development #B201  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5  
Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

Attn: Adam Sheahan, [adam.sheahan@calgary.ca](mailto:adam.sheahan@calgary.ca)

SENT BY EMAIL

Dear Mr. Sheahan;

RE: Community Association Feedback for LOC2018-0042

Thank you for providing us the opportunity to offer feedback that reflects the vision of the Marda Loop Communities Association (MLCA) on this application. The following comments have been written with consideration towards what is best for our communities.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. On February 27, 2018 the applicant sent a memo to the MLCA outlining their intent to apply for a 7-Unit R-CG redesignation. In our response to the memo we noted:

- The MLCA encourages applicants to engage with us and neighbours prior to application to provide feedback on the proposed design. If there is an opportunity to do this we would appreciate it.
- Although 7 units on two sites may seem modest in comparison to larger multi-residential developments, members of our communities have expressed that R-CG does have significant impacts. We would encourage you to host an open house.

On March 21, 2018, upon receiving significant opposition from the community regarding this application, the MLCA again requested that the applicant host an open house for the residents. The purpose of the open house would be:

- For residents to discuss the land use application with City Administration and Councillor Woolley in a face-to-face setting. To date there has been little opportunity for residents to engage with

### Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Community Association Letter

Community Association Feedback for LOC2018-0042  
Page 2 of 4

City Administration and Councillor Woolley on the implementation of the R-CG district in our communities.

- For residents to provide feedback to City Administration, Councillor Woolley, and the applicant on the proposed built form and site plan (i.e. the Development Permit application).

At the time of the above request, with the exception of the site plan posted on RNDSQL's website, we had not seen any further details regarding the design of the buildings. We have since been circulated on the Development Permit application. As the DP application is a permitted use, it is concerning that the community may not have an opportunity to provide their feedback to The City unless a bylaw relaxation has been requested by the applicant.

Further to our second request, the applicant has scheduled an open house on April 25, 2018. It is our understanding that City Administration and Councillor Woolley will have representation at this meeting.

To date, the MLCA has received written objections from approximately 37 community residents regarding the application, and 2 residents have expressed their support.

Concerns expressed by the community include (but are not limited to):

- Potential for severe privacy and shadowing impacts on adjacent, neighboring properties due to increase of parcel coverage and contextual height allowed.
- With increase of parcel coverage, reduced allowable green/amenity space.
- Potential for negative pressure on parking and traffic with increase in allowable units on parcel.
- Inappropriate contextual fit for the community, within existing homes and streetscape.
- The R-CG district does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP). The ARP identifies this area as residential conservation rather than residential low density.
- The property does not meet the location criteria for multi-residential infill either in physical proximity or purpose.
- Negative impacts to pedestrian safety due to an increase of traffic.
- Decrease in home values.

Neighbours supportive of the development indicated that bringing more people into the neighbourhood (i.e. increasing density) and increasing the affordability of housing/housing inclusivity would benefit the community and promote more diversity.

We recognize that there has been discussion about whether The City's Location Criteria for Multi-Residential Infill should apply to the R-CG district. Based on the feedback received from community members on R-CG applications to date, the MLCA feels the criteria do have merit when considering which locations are appropriate for this type of development. While this location may be on a corner parcel (Criteria 1), is within 400 metres of a transit stop (Criteria 2), it just falls within 600 metres of a

### Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Community Association Letter

Community Association Feedback for LOC2018-0042

Page 3 of 4

future planned primary transit stop (Criteria 3), and has direct lane access (Criteria 8), its failure to achieve the purpose statements of any of the remaining four criteria suggests this location is not suitable for the R-CG district.

- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 21a Street SW and 49 Avenue SW are local roads at these locations. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): This development would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.
- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The nearest parks are one block or more away; therefore, the visual impact of the increased height and massing of this development will not be reduced by open space, nor will this development improve the safety of any parks facilitated through an "eyes on the street" philosophy.
- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): This development will not act as a transition and/or buffer between lower and higher density development.

Based on the above noted concerns, the unsuitable location of the proposed development, and significant opposition from the community, it is the position of the MLCA to oppose this land use redesignation application.

As Altadore continues to re-develop at a fast pace, there are ongoing concerns regarding the lack of a comprehensive review of how and where increasing the density of the community is appropriate. It is our opinion that some locations are appropriate for this type of development and we have not opposed all R-CG applications in Altadore. We would therefore prefer to see an update to the South Calgary/Altadore ARP, in consultation with the community, to proactively include the R-CG district.

Continuing the current pattern of implementing this district on an ad hoc basis as corner lots become available for redevelopment is causing extreme frustration and uncertainty in the community. Additionally, debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

### Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Community Association Letter

Community Association Feedback for LOC2018-0042  
Page 4 of 4

If you have any questions regarding these comments, please contact Lauren Makar at your convenience.  
Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



MacKenzie Kroeger  
Co-Chair Planning & Development Committee  
Marda Loop Communities Association



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

cc: Lauren Makar, Director, Planning & Development, Marda Loop Communities Association  
[development@mardaloop.com](mailto:development@mardaloop.com)

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 South Calgary/Altadore Area Redevelopment Plan

- (a) Amend the South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86 of the City of Calgary, by changing 0.09 hectares  $\pm$  (0.24 acres  $\pm$ ) located at 4925 and 4929 – 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) of Map 2 entitled “Land Use Policy” from “Residential Conservation” to “Residential Low Density” as generally shown in the sketch below.

Map 2

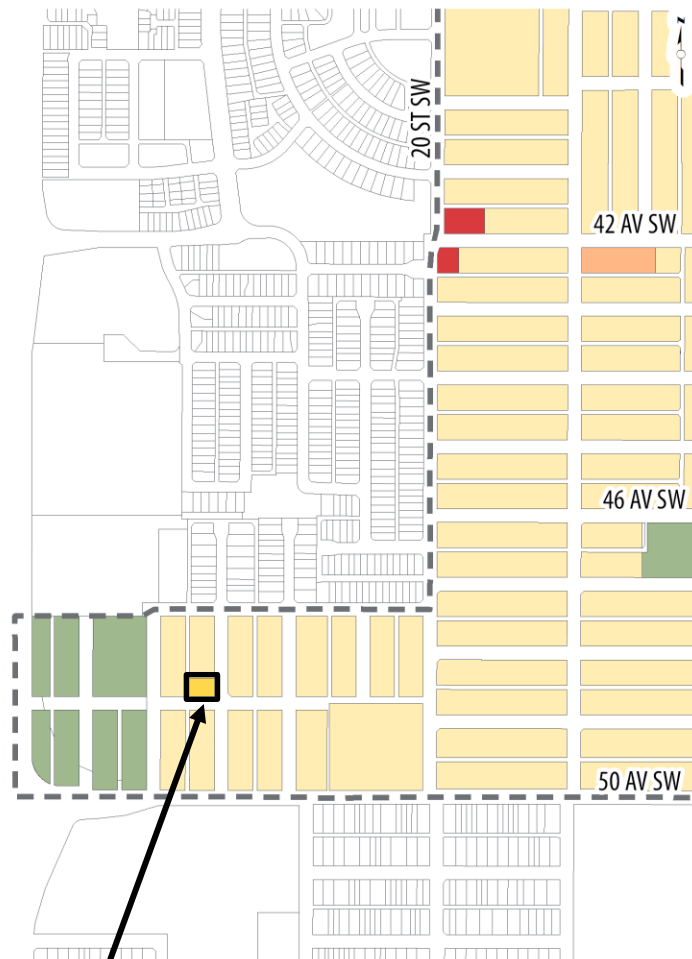
### Land Use Policy

#### 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  
Metres

This map is conceptual only. No measurements of distances or areas should be taken from this map.



Subject Site



## Letters Received by Calgary Planning Commission

**From:** [Tita, Matthias](#)  
**To:** [Holberton, Kimberly](#)  
**Subject:** FW: [EXT] Resident Comments for Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018  
**Date:** Thursday, May 31, 2018 1:42:13 PM  
**Attachments:** [Letter to Planning Commission May 312018 Meeting.docx](#)

---

**From:** Jac and Chad [mailto: ]  
**Sent:** Wednesday, May 30, 2018 12:29 AM  
**To:** Office of the Mayor <TheMayor@calgary.ca>; Scott, James D. <James.Scott@calgary.ca>; Gondek, Jyoti <Jyoti.Gondek@calgary.ca>; Tita, Matthias <Matthias.Tita@calgary.ca>; Vanderputten, Ryan <Ryan.Vanderputten@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>  
**Subject:** [EXT] Resident Comments for Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018

Dear Calgary Planning Commission,

Please see my attached letter in reference to the Calgary Planning Commission meeting you will be attending on Thursday, May 31, 2018. My comments are in reference to agenda item 6.02, where as a concerned resident of Altadore, need to reach out to you for support.

Thank you for your time,

Jacqueline Pollard



## Letters Received by Calgary Planning Commission

May 30, 2018

Jacqueline Pollard

Calgary, AB  
T2T 5B7

Dear Calgary Planning Commission,

I am writing to you regarding our concerns for a rezoning application for 4925, 4929 21A Street SW from an R-C2 to an R-CG designation (**File number LOC2018-0042**). Currently, there are 2 dwellings on the property in question. The proposed R-C2 rezoning application would establish 7 dwellings on the property in question, nearly quadrupling the number of residents to move in to this small space. If the City of Calgary were to allow this change in zoning, we are concerned that this change would set a precedent and that every time two adjacent older homes go up for sale simultaneously in our residential part of the neighborhood, that similar high density developments would be approved in our area. There are many such adjacent older homes within our area that could have the potential to significantly increase the housing density in our area and risk changing the current character of our neighbourhood.

**Following are our concerns with this rezoning proposal:**

- **“Thoughtful Development” that is getting rubber stamped:** In our local community newsletter, Mr. Woolley stated that he is in favour of “thoughtful development” all while forcing through an ideological policy of densification and not truly engaging with community members who are trying to ask questions. I have asked to have follow up conversations after sending letters to Mr. Woolley, with no response provided. At the Open House for this development, Mr. Woolley apparently showed up after the event was over and everyone left (we had waited for him but finally gave up). We were told at the open house that there are more of these RCG rezoning in the SW than any other part of the city. Why? Altadore is not a “planned community” like Garrison Woods, Currie Barracks, or any of the new suburban communities. Having many townhomes looming over neighbor homes and jammed them into corner lots doesn’t make sense. Townhomes should back onto another set of townhomes like you see in other communities. Many homes surrounding this rezoning are going up for sale to flee this situation. Ironically, people are moving to the suburbs to get away from this stressful change in policy that targets the inner-city.
- **Marda Loop Communities Association is not in favour:** This Association is very careful when considering development in our community. Some are recommended, and some are not. This rezoning is **not** recommended.
- **Location Criteria for Multi-Residential Infill:** Out of 8 possible criteria, 5 are **not** met.
  - #3: Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our overpass, there will **not** be a primary transit stop within 600m.
  - #4: On a collector/high standard roadway: This is an extremely residential portion of the neighborhood. There is no collector or high standard roadway here.
  - #5: Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
  - #6: Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.



## Letters Received by Calgary Planning Commission

- #7: Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.
- **Walk Score:** According to the Walk Score for Calgary (<https://www.walkscore.com/CA-AB/Calgary>), this property scores a value of 38. Walk Score indicates that for this address, all errands require a car, and it scores low on proximity to groceries, restaurants, culture and entertainment, and high on proximity to the high school. Townhomes / rowhouses should be within truly “walkable neighbourhoods”, that is, close to amenities. This property is arguably not in a walkable neighbourhood and not in close proximity to amenities.
- **An exception that undermines the South Calgary / Altadore Redevelopment Plan:** This proposed development runs contrary to the South Calgary/Altadore Redevelopment Plan, a plan that was carefully crafted by many City of Calgary professionals and approved by City bylaw. If this exception is allowed, it will substantially erode the strength of a system and process that was established to protect City neighbourhoods.
- **Setting a precedent:** If one set of rowhouses such as that proposed for 4925, 4929 21A ST SW are approved as an exception by the City of Calgary, it will lead to other rezoning applications and potential approvals and will ultimately change the feel and character of our neighborhood, to the detriment of the current residents.
- **Currently available more affordable housing options on MLS:** Many more affordable and higher density housing options ARE available only a mere few blocks away in Garrison Woods and Marda loop where there are condos, townhomes, and adjacent businesses nearby and differing redevelopment plans. A simple look on MLS will show many examples of affordable housing options that are currently available. Also, secondary suites have been approved in Calgary.
- **Reduced property values:** It is well established that the single largest investment for the lower to middle class is their homes. We moved from the suburbs on the outskirts of Calgary to invest in a higher value property and we assumed this greater level of debt to increase our time with our family (less commuting to downtown). As such, the City should not make an exception to the current Land Use Designation of R-C2 for this area of Altadore as per the current South Calgary / Altadore Area Redevelopment Plan, as this exception would lead to the reduction in property values of this area.
- **We are not against densification:** The numerous infills in this area of Altadore are already doubling the number of dwellings (i.e., a single older home is demolished, the lot is subdivided into two, and 2 detached houses or 2 duplexes are built on the two new lots). This trend towards infills is not only doubling the number of dwellings, it is likely quadrupling the population of the area when you factor in the many children of young families moving in. Infills and duplexes are already a great option for increasing housing density without the need for rezoning. We fully support this type of continued traditional infill approach for the properties in question with this development proposal (4925, 4929 21A ST SW).
- **Area schools:** It is well-known that Altadore schools are already at capacity and will likely have to turn away children to schools in adjacent neighbourhoods. Is there a proposed new school to accommodate this continued influx of families?

## Letters Received by Calgary Planning Commission

- Altadore School, Dr. Oakley, and Emily Follensbee are some of our nearby schools. Altadore School is already at capacity, and the remaining two schools are for special needs students that are bussed in from around Calgary.
- **Residential Parking problems:** When we have visitors come to our home (including my handicapped mother), they rarely can park in front of our house, even though we nearly always park our two personal vehicles in our garage. We already have a system for parking permits that isn't working well. One garage per dwelling for the proposed 7 dwelling development means that there will be even more vehicles on the street and even worse parking problems.
- **Speeding:** We observe speeding and unsafe driving on 20ST SW and 50 Ave SW all the time. It is often difficult to get onto those streets from our little corner of Altadore because of the speeding and unsafe driving. The proposed new development should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood.
- **Developer concerns:** we take exception to the developer's social media comments and intimidation tactics. We believe his approach is unprofessional and goes against the City of Calgary and our community's values. This developer is employing a marketing strategy in order to secure a development proposal which sets a dangerous rezoning precedent that undermines and runs contrary to the South Calgary / Altadore Area Redevelopment Plan. Here are some examples:
  - social media (Facebook, Instagram) accounts have posted comments about how neighbors are being "afraid of change" and have solicited input from people who do not live in the area of the South Calgary / Altadore Area Redevelopment Plan to speak against us in a poor way.
  - is using manipulative marketing strategies to push the rezoning through and gain support. His business is in it for the money; \$600,000 per townhome is what he has suggested (total value of \$4.2MM for the 7 rowhouses proposed). This is not an example of low-income as he suggests. He is positioning this development on social media as a social justice movement to encourage a more diverse neighborhood because it will attract lower income people. At that price point there will be **no** increase in diversity. In fact, that value will likely to drive out present renters, and elderly neighbors.
  - The developer made many campaign donations during the last City of Calgary election to Mr. Woolley, both under his company name and also under numerous different names of the addresses of his new developments. The latter approach by the developer suggests a conscious effort to hide these campaign donations. These donations represent a potential **conflict of interest** for Councillor Woolley. That is, how can Mr. Woolley be truly objective in his review of these proposed new developments when he received financial support from the developer in question? In light of this new information, this proposed new development should be put on hold and a City of Calgary ethics review should be conducted.

As you can see there are many issues in the community of Altadore, all of which we carefully considered and accepted when we chose to live here. However, this proposed development and rezoning was not a

## Letters Received by Calgary Planning Commission

part of the community when we decided to move here and we would appreciate your support in maintain the current zoning / land use designation as established in the current South Calgary / Altadore Area Redevelopment Plan. We love Altadore, and so far, we have been fine with the building and construction, as we know that in the end it will only get better. We support the continuing infill development projects that are aligned with the current South Calgary / Altadore Area Redevelopment Plan. Please do not let rowhouses such as those proposed in this development application for 4925,4929 21A ST SW change the dynamic and profile of our "small town within a big city" part of the city.

We are strongly opposed to this development application and the precedent it would set for our neighbourhood.

Sincerely,

Jacqueline Pollard

## Letters Received by Calgary Planning Commission

**From:** [Emmerton, Courtney](#)  
**To:** [Holberton, Kimberly](#)  
**Subject:** FW: Altadore Zoning Issue Frustrations (LOC2018-0042 and DP2018-1033)  
**Date:** Thursday, May 31, 2018 1:36:33 PM

---

**From:** Adam Pawliuk [mailto: ]  
**Sent:** Sunday, May 27, 2018 9:20 PM  
**Subject:** [EXT] Altadore Zoning Issue Frustrations (LOC2018-0042 and DP2018-1033)

Dear CPC member, My family lives on the corner directly across the street from the proposed project at [4925,4929 - 21A ST SW](#), aiming to change the density from R-C2 to R-CG and develop 7 row homes, which I believe will be discussed by the CPC this Thursday May 31st.

I'm not writing this letter to outline why I'm opposed to this development (which we are, and have submitted comments to the City Planner), but rather **why so many community members are frustrated with the approach to these types of proposals in Altadore, with hopes that the city and community can work together in a more transparent manner moving forward.**

Fundamentally, the frustration is that these developments are **not being done transparently**, don't appear to be backed by **a plan or vision for the future**, and with **disregard for the integrity of the area**. Frustrations stem from:

- **Total Disrespect for Community Feedback**

- The city has "asked for feedback", and the Altadore community members have literally spent 100's of hours providing feedback on these R-CG developments, which has ultimately proven to be irrelevant in all cases (that I'm aware of). A lady I work with had a signed petition with over 120 people, and still it was immaterial. **Why mislead people for feedback if it's ultimately irrelevant?** This is a lot of wasted time that people could put to more productive community pursuits.

- **Completely Misleading Area Plans**

- Based on the [South Calgary/Altadore Area Redevelopment Plan](#) plans it's clear that this proposal is in complete misalignment with the strategic plans. Although city planning recognizes this, the response is that these plans are *old and*

## Letters Received by Calgary Planning Commission

*outdated*. This is extremely misleading as the area plans are currently published and updated frequently on the City of Calgary web site (often several times a year). **If the plans are truly irrelevant, let people know so they can make decisions on where they want to live accordingly, knowing there is effectively no enforced zoning plans for Altadore.** These zoning plans aren't an afterthought, but often the primary reason for people to choose to invest in this area.

- **Immaterial MR-C Zoning Guidelines**
  - It's clear that development sites which fit with the MR-C zoning guidelines are those fitting *transitional areas*, blending between zone densities. The proposed redevelopment site is in the heart of a residential RC-2 zone, and doesn't even meet half of the guidelines, and those that it does meet would literally align to any corner lot with a back alley. The city planning has simply stated that these are just "guidelines". **Why publish guidelines if they are immaterial?** If the city's vision is that the entire area of Altadore is RC-G, regardless of fit and guidelines, then **let the community know openly and transparently** so they can make an upfront decision on where they want to live.
- **No Plan Resulting in Ad-Hoc Irreversible "Spot Zoning"**
  - As a result of the city's disregard to any plans or zoning criteria, this will end up "[Spot Zoning](#)" Altadore, proving a very short term financial benefit to the developers, at the long-term expense of the community as a whole. **This will also create random clusters of higher density areas unfairly impacting certain owners by happenstance, and not any sort of strategic plan;** creating an irreversible mess to the integrity of the area.

In our case we had a home in Bankview (with high/mixed density zoning) and chose specifically to move to Altadore when raising a family because it was an inner-city area, with residential RC-2 zoning. Should we be surrounded by row homes on our corner lot, we would choose to move. Although how can we make this decision before it's too late, as we seem to be at the mercy of what developers choose to do, and not backed by any plans from the city, which is a really frustrating position to be in, especially when we are committed to schools within walking distance for our children.


That said, I really appreciate the [Master Plan for 33<sup>rd</sup> and 34<sup>th</sup> avenue SW](#) and the approach the city has taken. I think this is a **great way to significantly increase the density of the area in a transparent and responsible way**. Personally, I'm totally supportive of the plan, although even if some people aren't, at least there's a plan in place and people can make a decision on where they want to live upfront. It's also apparent that RC-G zoning is being utilized in alignment with the guidelines for transitional zones, unlike the random spot zoning being proposed for [4925.4929 - 21A ST SW](#).

## Letters Received by Calgary Planning Commission

Ultimately, I feel the lack of **Planning, Transparency, and Community engagement** will cannibalize the neighbourhood irreversible, purely at the expense of those in the community that have contributed to making it what it is today. I feel these careless zoning changes should be rejected, until the city can provide a strategic vision for the community. **People can then make an informed choice on where they want to live, before they are unfairly impacted,** and the character of the community is destroyed. In the case of [4925.4929 - 21A ST SW](#), RC-2 zoning will still enable the developer to double the existing density of units, and provides additional living options such as basement suites, etc., while still aligning with the integrity of the immediate area.

I really hope the community and city can work together on strategic plans that will provide the inner-city density sought after by the city, while supporting a coherent vision for the community. Please let me know if I can help in any way, and I really appreciate your time!

Thanks,

Adam Pawliuk & Family  


## Letters Received by Calgary Planning Commission

**From:** [Tita, Matthias](#)  
**To:** [Holberton, Kimberly](#)  
**Subject:** FW: [EXT] Redevelopment at 4925 and 4929 - 21A Street SW  
**Date:** Thursday, May 31, 2018 1:42:47 PM

---

**From:** Opuntia polyacantha [mailto: ]  
**Sent:** Sunday, May 27, 2018 10:38 AM  
**To:** Office of the Mayor <TheMayor@calgary.ca>; Scott, James D. <James.Scott@calgary.ca>; Gondek, Jyoti <Jyoti.Gondek@calgary.ca>; Woolley, Evan V. <Evan.Woolley@calgary.ca>; Tita, Matthias <Matthias.Tita@calgary.ca>; Vanderputten, Ryan <Ryan.Vanderputten@calgary.ca>; MLCA Development <development@mardaloop.com>  
**Subject:** [EXT] Redevelopment at 4925 and 4929 - 21A Street SW

From: Dale Speirs

Calgary, Alberta

My house is directly across the back alley from this proposal. I object to it because 7 units on the parcel is excessive. The neighbourhood is predicated on duplexes or twin infills, so the maximum density should not exceed 4 units.

Building a 7-unit condo will change the character of the neighbourhood for the worst.

## Letters Received by Calgary Planning Commission

**From:** [Vanderputten, Ryan](#)  
**To:** [Emmerton, Courtney](#)  
**Cc:** [Holberton, Kimberly](#)  
**Subject:** Fwd: [EXT] Comments from Concerned Resident: Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018  
**Date:** Thursday, May 31, 2018 12:30:45 PM  
**Attachments:** [180530 Comments Re File No LOC2018-0042 4925.4929 21a ST SW FINAL.pdf](#)  
[ATT00001.htm](#)

---

**From:** Chad Grekul [REDACTED]  
**Date:** May 30, 2018 at 10:02:13 AM MDT  
**To:** "[themayor@calgary.ca](mailto:themayor@calgary.ca)" <[themayor@calgary.ca](mailto:themayor@calgary.ca)>, "[james.scott@calgary.ca](mailto:james.scott@calgary.ca)" <[james.scott@calgary.ca](mailto:james.scott@calgary.ca)>, "[Iyoti.Gondek@calgary.ca](mailto:Iyoti.Gondek@calgary.ca)" <[Iyoti.Gondek@calgary.ca](mailto:Iyoti.Gondek@calgary.ca)>, "[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)" <[evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)>, "[ward08@calgary.ca](mailto:ward08@calgary.ca)" <[ward08@calgary.ca](mailto:ward08@calgary.ca)>, "[Matthias.Tita@calgary.ca](mailto:Matthias.Tita@calgary.ca)" <[Matthias.Tita@calgary.ca](mailto:Matthias.Tita@calgary.ca)>, "[Ryan.Vanderputten@calgary.ca](mailto:Ryan.Vanderputten@calgary.ca)" <[Ryan.Vanderputten@calgary.ca](mailto:Ryan.Vanderputten@calgary.ca)>  
**Subject:** [EXT] Comments from Concerned Resident: Calgary Planning Commission Agenda item 6.02 for Thursday May 31, 2018

Dear Calgary Planning Commission,

Please find attached my comments letter in reference to the Calgary Planning Commission meeting you will be attending on Thursday, May 31, 2018. My comments are in reference to agenda item 6.02. I am a concerned resident of Altadore who will be directly affected by this proposed re-development.

I respectfully ask that you please read and consider my comments on this proposed re-development in our neighbourhood prior to attending the meeting tomorrow. I would also be pleased to speak to any of you over the phone regarding this matter.

Sincerely,

Chad Grekul.  
[REDACTED]



## Letters Received by Calgary Planning Commission

Chad Grekul

Calgary, AB  
T2T 5B7

May 30, 2018

Calgary Planning Commission  
The City of Calgary

Dear Calgary Planning Commission:

**SUBJECT: COMMENTS REGARDING PROPOSED LAND USE REDESIGNATION**

*Address: 4925, 4929 21a ST SW; Community: Altadore; Councillor: Evan Woolley  
(Ward 08); File Number LOC2018-0042*

I am writing this letter as a concerned homeowner and resident of Altadore, residing within the South Calgary / Altadore Redevelopment Area with my wife and our three small children. We are also members of the Marda Loop Community Association (MLCA). I am providing comments in strong opposition to the proposed Land Use Redesignation for 4925, 4929 21a ST SW, File Number LOC2018-0042. This proposed Land Use Redesignation and associated development is located approximately 75 metres (less than 1 minute walk) from our house, on the neighbouring block. Because of our very close proximity, this development will directly affect us.

My wife and I decided to move to this area in 2015 based on the feel and character of the neighbourhood and because we felt it was a good home investment. This part of Altadore is an older, established residential neighbourhood with mature trees and ample green space that is gradually turning into a more modern, highly desirable area with increasing property values.

It is important to note that as stated in the Agenda for the May 31, 2018 Calgary Planning Commission Meeting, "administration received three letters in support and thirty-nine (39) letters of opposition to the application from citizens". This strong level of opposition (93% opposition, based on the total letters received) should be taken seriously by the Calgary Planning Commission. The residents of this neighbourhood, along with MLCA, have clearly voiced their opposition to this proposed new development and as such, this proposed development should not be allowed.

**We strongly oppose this land use redesignation application for several key reasons, outlined below:**

## Letters Received by Calgary Planning Commission

### 1. Location Criteria for Multi-Residential Infill

According to the City of Calgary's "Location Criteria for Multi-Residential Infill", 5 out of 8 possible criteria for this proposed development are not met. On a percentage basis, the proposed development therefore meets only 37.5% of the criteria laid out by the City in this document. This low match rate for the criteria means that the City should reject this proposed development. Following are the 5 criteria that are not met:

- **Location Criteria 3:** Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our overpass, there will not be a primary transit stop within 600 m. **City staff have incorrectly stated in the May 31, 2018 Planning Commission Agenda that this criteria is met. A simple check on the distance from the proposed development to the nearest SWBRT primary transit stop shows that it will be greater than 600 m.**
- **Location Criteria 4:** On a collector/high standard roadway: This is a residential part of the neighborhood. There is no collector or high standard roadway here.
- **Location Criteria 5:** Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
- **Location Criteria 6:** Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.
- **Location Criteria 7:** Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.

### 2. Proposed New Land Use Designation Not Aligned With Current Redevelopment Plan

To begin with, the current Land Use Designation for this area of Altadore is "R-C2" as per the current South Calgary / Altadore ARP (City of Calgary, 2017)<sup>1</sup>. The current Land Use Designation of R-C2 does not allow for the type of new developments proposed by the developer for 4925, 4929 21a ST SW. The following proposed new developments are not permitted by the City of Calgary under the R-C2 designation:

- Rowhouses
- A maximum building height of 11 metres (*which is a substantial increase from the current maximum of 10 metres*);
- An increase from the current maximum of 4 dwelling units to a maximum of 7 dwelling units (*which is also a substantial increase in occupancy / population density*);
- All other uses listed in the proposed R-CG designation.<sup>2</sup>

<sup>1</sup> City of Calgary. South Calgary / Altadore Area Redevelopment Plan. 78 pp. Updated, July 2017.  
<http://www.calgary.ca/PDA/pd/Documents/arp-asp/arp/south-calgary-altadore-arp.pdf?noredirect=1>

<sup>2</sup> City of Calgary Planning & Development. Redesignation Application LOC2018-0042  
<https://developmentmap.calgary.ca/#property/LOC2018-0042>

## Letters Received by Calgary Planning Commission

Any development plans for this area should be compared against the South Calgary / Altadore ARP. This application should therefore be rejected when it is reviewed against the policies of the South Calgary / Altadore ARP, as it is clear that the proposed development runs completely contrary to this Redevelopment Plan.

### 3. Rowhouses Are Not Compatible with Character of this Neighbourhood

Rowhouses are not currently found within this area of Altadore and introducing them would negatively impact the character and feel of the area. That is, rowhouses are not compatible in character and scale with existing dwellings found in this part of Altadore. Furthermore, there are no strip malls, stores or other businesses within walking distance of this area, as would typically be found near rowhousing. Single detached homes and attached duplexes make up all of the homes in this area. The proposed redesignation would not align with the nature and character of the current community.

### 4. Ample Higher Density Housing Options Already Available

It is important to note that the South Calgary / Altadore ARP already allows for several different Land Use Policy designations, including Residential Conservation, Residential Low Density, Residential Medium Density, and several others. A prime example of this are the many Residential Medium Density properties located just south of 33 Ave SW. There are numerous shops, restaurants, grocery stores, and other amenities within a short walking distance to these higher density housing options. As such, there are already many higher density, lower cost housing options available and so there is no need to add further higher density housing in the area of the proposed development for 4925, 4929 21a ST SW.

### 5. Residential Parking Concerns

We live near the Alternative High School, Central Memorial High School and Lord Shaughnessy High schools. There is a great deal of pressure on the parking in our area because of these large schools, with students often parking in our neighbourhood. We have also observed students speeding through our neighborhood and wandering our back alleys. When there are sports events at these high schools (which is often), street parking fills up quickly to the point that we are not able to park in front of our own home.

The proposed 7 dwelling rowhouse development means that there will be even more vehicles on the street and even worse parking problems and for that reason, it should not be allowed.

### 6. Speeding / Traffic Safety Concerns

We regularly observe speeding and unsafe driving on 20 ST SW and 50 Ave SW and in other parts of our neighbourhood. The proposed new multi-unit row housing should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood as there

---

## Letters Received by Calgary Planning Commission

will be a further increase in the number of vehicles on the road from the increased housing density. This will put our children, seniors, and pedestrians at further risk.

### 7. An Alternative Solution

We are not against new housing going into the properties at 4925, 4929 21a ST SW. However, we are opposed to the 7 dwelling high density rowhouse proposed by the developer.

We would support an alternative approach of attached duplexes or detached homes that is in keeping with the current Land Use Policy and ARP for our area (i.e., a maximum of 4 dwellings for these properties, instead of the proposed 7).

### Summary

To conclude, the proposed Land Use Designation change should not be permitted for the reasons outlined above. **Perhaps the most compelling reason for not approving this development is that it only meets 3 out of the 8 Location Criteria as outlined in the City of Calgary's "Location Criteria for Multi-Residential Infill".**

Altadore Residents, including myself and my wife, invested in this area based on the character and type of neighbourhood it is and the intended Redevelopment Plan. Calgary is an expansive city with an amazing diversity of neighbourhoods, with different areas of the city offering a wide variety of options and amenities as well as price ranges for residents to choose from. There are more affordable suburbs on the outskirts, higher density high-rise housing close to the core, and areas such as Altadore that offer detached and attached duplex homes. We invested in this area specifically because of the character of the neighborhood and this should not be changed by an application such as the one proposed for 4925, 4929 21a ST SW.

Thank you for considering my comments. For any further information, please do not hesitate to contact me by phone at [REDACTED] or by email at [REDACTED]

Sincerely,



Chad W. Grekul

## Calgary Planning Commission Motions and Amendments

**2018 May 31**

**MOTION:** The Calgary Planning Commission accepted correspondence from:

- Jacqueline Pollard dated 2018 May 30;
- Adam Pawliuk dated 2018 May 27;
- Opuntia Polyacantha dated 2018 May 27; and
- Chad Grekul dated 2018 May 30;

as distributed, and directs it to be included in the report as Attachment 4.

**Moved by: A. Palmiere**

**Carried: 6 – 0**



# PROPOSED

CPC2018-0653  
ATTACHMENT 6

## BYLAW NUMBER 41P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN BYLAW 13P86

\*\*\*\*\*

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled "Land Use Policy" by changing 0.09 hectares  $\pm$  (0.24 acres  $\pm$ ) located at 4925 and 4929 – 21A Street SW (Plan 1952AD, Block 15, Lots 13 to 15) from "Residential Conservation" to "Residential Low Density".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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





# PROPOSED

CPC2018-0653  
ATTACHMENT 7

## BYLAW NUMBER 202D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0042/CPC2018-0653)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

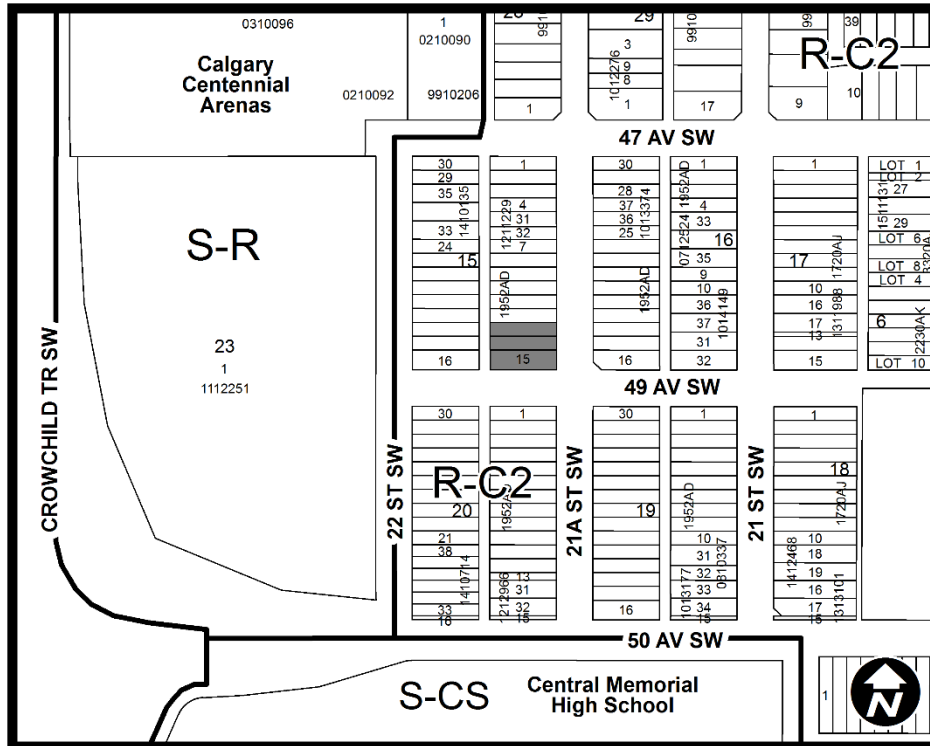
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0042/CPC2018-0653  
BYLAW NUMBER 202D2018

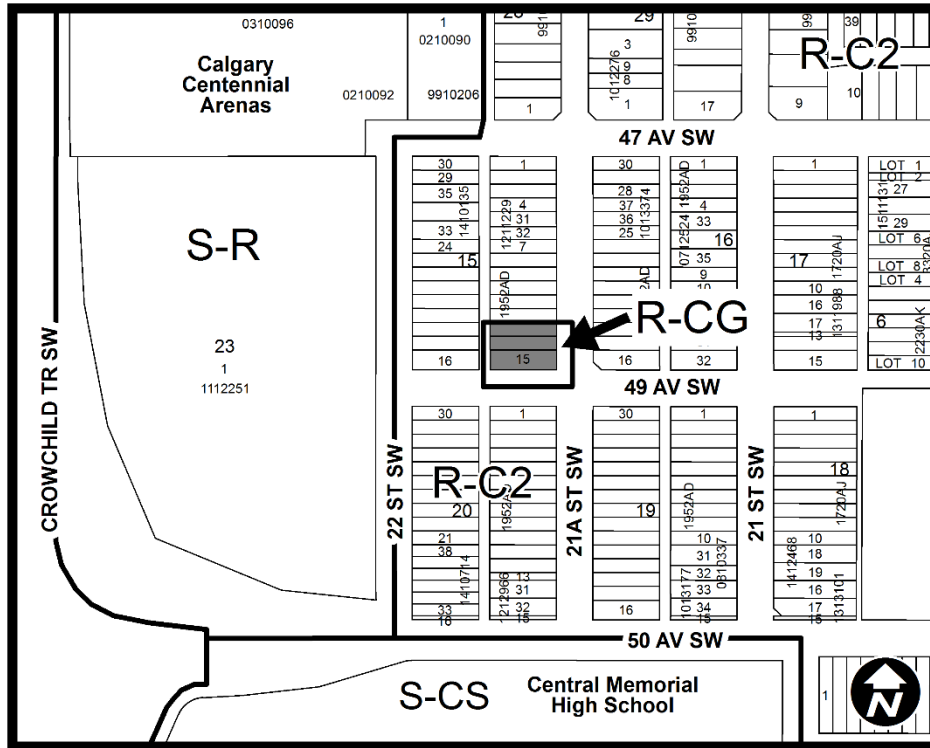
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0042/CPC2018-0653  
BYLAW NUMBER 202D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** Opuntia polyacantha <opuntia57@yahoo.ca>  
**Sent:** Monday, July 09, 2018 10:41 PM  
**To:** Public Submissions  
**Cc:** MLCA Development  
**Subject:** [EXT] Comments for public hearing re: 4925/4929 - 21A Street SW

From: Dale Speirs  
2216 - 49 Avenue SW  
Calgary, Alberta

My house is directly across the back alley from this proposal. I object to it because 7 units on the land is excessive and out of keeping with the rest of the neighbourhood. The density is far too high for the community and an abuse of the rezoning bylaws.

The neighbourhood is R2 and should remain so.

July 14<sup>th</sup>, 2018

**Reference:** Zoning Proposals LOC2018-0042 (4925, 4929 - 21A St. SW) and DP2018-1033.  
Proposed redesignation of Altadore from R-C2 to R-CG and development of seven row homes.

City Council;

My family lives directly across the street from the proposed project at [4925- 4929 - 21A ST SW](#). The redesignation and consequent change in density from R-C2 to R-CG and the development of seven row homes will have a huge impact on us, but even more important for all the community. We previously lived in Bankview (with high/mixed density zoning) and chose specifically to move to Altadore to raise our family because it was an inner-city area with residential R-C2 zoning. **Zoning was the primary reason for us to choose this area.** In particular, we chose a lot away from main roads and transitional areas where we would be within a predominantly single detached and semi-detached area with little traffic. These specifications created a safe outdoor environment for our children. The proposed redesignation violates community and city guidelines, has no articulated rationale, and will result in issues as detailed below.

#### **Complete Misalignment with the South Calgary and Altadore Area Redevelopment Plans**

The [South Calgary/Altadore Area Redevelopment Plan](#) clearly articulates the land usage, of which this development site resides within the heart of the *Residential Conservation* district. It's very clear that this rezoning **is completely misaligned with the development plan and associated guidelines on many levels**. This document is still active and being maintained and updated (often several times a year) on the City of Calgary website.

#### **Nearly Complete Opposition from Community Based Feedback**

The Calgary Planning Commission received **42 letters of feedback, 39 of which were in opposition (93% opposition)**. The community of Altadore has prided itself on utilizing community feedback (as outlined in the [South Calgary/Altadore Area Redevelopment Plan](#) ). There is no point in asking for feedback, unless this is taken seriously, in which case this is extreme opposition.

#### **Completely Misalignment with the MDP's Developed Areas Guidebook**

As part of the [Municipal Development Plan \(MDP\)](#) the City Council adopted the [Developed Areas Guidebook](#) on April 10, 2017, both CPC and Council supported the Developed Areas Guidebook unanimously. Within the guidebook the RC-2 and RC-G designations fall within the *neighborhood limited* criteria and require transition zones to maintain *"a sense of continuity throughout communities with smooth, imperceptible and consistent transitions between land use areas."*, furthermore *"Moderate intensification in this area respects the existing character and more intensive redevelopment will occur in strategic locations such as a Main Street."* The proposed row homes have neither a transition zone, main street location or align with the community's overarching design.

## **Completely Misaligned with Location Criteria for Multi-Residential Infills (PUD2016-0405)**

According to the City of Calgary's *Location Criteria for Multi-Residential Infill* (PUD2016-0405), development sites that fit within the M-C2 zoning guidelines are **transitional areas, blending between zone densities**. The proposed redevelopment site is in the heart of a residential RC-2 zone and **only satisfies 3 out of 8 criteria (37%)**, and the criteria it does align with would fit virtually any corner lot with an alley. The proposed row homes fail to meet the following:

- Location Criteria 3: *within 600m of a primary transit stop* (see Appendix);
- Location Criteria 4: *on a collector/higher standard roadway*;
- Location Criteria 5: *adjacent to non-residential or multi-unit development*;
- Location Criteria 6: *adjacent to or across from an existing or planned open space, park or community amenity*;
- Location Criteria 7: *along or in close proximity to planned corridor or activity center*.

## **Disregarding City Plans Will Result in Ad-Hoc Irreversible “Spot Zoning”**

By disregarding zoning criteria and area plans, the area will be “[Spot Zoned](#)”. Spot Zoning provides a short term financial benefit to the developers at the long-term expense of the community. This will also create **random clusters of high density areas, unfairly impacting owners**. The lack of strategic planning will create an **irreversible mess** and harm the integrity of the area. This will not create more living choices for the community, but rather will be like trying to paint a picture by mixing all paint colors together, in the end you wind up with one blended color black, which is the opposite of choice. Zone densities need to be strategically placed to truly facilitate different types of living options for the community.

## **Inappropriate Contextual Fit for the Surrounding Area**

Moreover, the development proposes to combine two large lots to become a mega-structure unlike any others in the immediate area of RC-2 developments. Even existing R-CG developments on main corridor area such as 33<sup>rd</sup> ave and 16<sup>th</sup> street do not have structures with five units on a single lot. This is beyond excessive, especially because it is not even an RC-G compatible area based on criteria.

## **City Planning Commission Struggled to Find Any Planning Rationale for this Development**

In addition, during the City Planning Commission meeting on May 31<sup>st</sup>, members struggled to find justification for this development. Mr. A. Palmiere on the CPC stated, **“it begs a lot of question of what’s the planning rationale for this particular spot other than an application was submitted here”**. Further important comments from the meeting are below:

*I think cumulatively though...they bring up a pretty important conversation which is generally when you're thinking about that sort of sensitive infill component...the criteria tends to lead you towards collectors...towards amenity rich areas...towards the provision of open space where density and intensification can happen easily...they are showing here...obviously walk score*

*is not planning rationale...but there is nothing near here...it's got a walk score of 38...knowing its only meeting half of the criteria...I understand where the community is concerned I get it...I'm just curious that guidelines are just guidelines but what's the overall planning rationale for putting 7 townhomes is predominantly a single and semidetached area...not located with respect of half or potentially sixty percent of the criteria of where you would generally put it...it begs a lot of question of what's the planning rationale for this particular spot other than an application was submitted here...*

### **Misaligned with Councilor Even Woolley Vision Communicated to Mardaloop Board Members**

On June 4<sup>th</sup>, 2018, Councilor Even Woolley of Ward 8 spoke to the Mardaloop Community Association Board Members and the community about the MR-C zoning. He explicitly stated that the MR-C zoning is a new type of development **targeted at main corridors**. This development site is **not a main corridor but is in the heart of RC-2 zoning on highly residential streets**.

### **Intensify Existing Traffic and Parking Issues on Record with the City of Calgary**

Moreover, the increased density will cause problems with traffic and parking. **There are already traffic issues along 49<sup>th</sup> ave which have been documented by many residents and are on file with the City of Calgary** and the community association. The area already has limited parking and requires permits, rezoning will further intensify these parking issues.

### **Not Suitable Location for Density Intensification via Rowhomes**

In addition, this location has a very low [Walk Score](#) of 37, described as “**most errands require a car**”. Although row homes and high-density dwellings often attract those who live a car-free lifestyle, this particular area is not suited for a car-free lifestyle and new residents would likely require cars. Seven or more units with one or more cars will also put extreme street parking pressure, on streets that already have extreme parking issues and require parking permits.

### **Extreme Impact of Adjacent Property Privacy**

Furthermore, increasing the density will also significantly reduce the privacy of adjacent properties. **Adjacent properties will have five row homes directly facing it**. People chose this area because of the privacy it offers (through R-C2 zoning) and this will significantly diminish any privacy.

### **CivicWorks Does Not Provide any Concrete Justification for the Development**

Overall, reviewing the **CivicWorks planning report there doesn't appear to provide any quantifiable or concrete rationale for this development** (other than implicitly increasing profit margins), which will be at the cost of everyone else in the community. Simply leveraging the exiting RC-2 zoning with secondary suites will provide for greater density while aligning with the existing style and character on the area.



To be frank, **it's very challenging for the community to understand on which grounds this development could be justified**, for a site that doesn't align with any of the development plans from: the new MDP's Developed Area Guidebooks, to the South Calgary/Altadore Area Redevelopment Plan, to the Multi-Residential Infill Guidelines (PUD2016-0405). In addition, is misaligned to the Councilor Woolley's vision based on main corridors area, opposed by the Mardaloop Community Association, opposed by the community (93%), and unsubstantiated during the city planning commission meeting. Let alone all the other issues associated with this development site outlined above.

**People rely on City Planning to provide strategic plans to provide insight into the evolution of an area so they can make significant life decisions on where they want to live and raise their families. Zoning is not an afterthought, but often the primary reason for selecting a location, with the underlying assumption that City Planning is also there to ensure the adherence to those plans.** This isn't to say that neighbourhoods shouldn't change, but when they do they **need to be done transparently through strategic plans, that provide people visibility to make a conscious decision on where they want to live.**

By respecting the City's strategic plans, Altadore can evolve in a responsible way providing the density sought after by the city and respecting the lifestyle choices and investments people have made in the area. The [Master Plan for 33<sup>rd</sup> and 34<sup>th</sup> avenue SW](#) is a great showcase for how both goals can be achieved in this area.

**I urge you to please look at the facts above and put yourself in the shoes of families that have invested in this area based on the assumption that City Planning would provide transparency on the evolution of the area, and ensure alignment to the plans.** To date, the community is still unclear on what criteria actually supports this rezoning, and would outweigh any of the points stated above. This change will have a significant impact on the area and is irreversible.

Sincerely,  
Pawluk Family  
(Directly Adjacent to the Proposed Redevelopment Site)

## Appendix

### **Multi-Residential Infills (PUD2016-0405) – Location Criteria 3: within 600m of a primary transit stop**

As can be seen below the location exceeds the maximum distance of 600m to a primary transit stop. Also due to the location of the school, the shortest walking distance is much further, at over 800 meters.



July 15, 2018

George Ma  
4928 21A St SW  
Calgary, Alberta  
T2T 5C1  
georgezma@gmail.com

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

**Subject: Proposed Land Use Amendment in Altadore (Ward 8) at 4925 and 4929 – 21A Street SW LOC2018-0042, Bylaws 41P2018 and 202D2018**

Dear City Council:

I am writing to express my strong opposition to Land Use Amendment application LOC2018-0042 (Location: 4925, 4929 21A ST SW). My family's home is located directly across the street from the properties being considered for redesignation from R-C2 to R-CG zoning.

My concerns with this proposal are as follows:

- **The location meets only 3 of 8 location criteria for multi-residential infill.** The location does not meet the following five criteria:
  - *Location Criteria 3: Within 600 metres of an existing or planned primary transit stop* - I believe the Calgary Planning Commission has erred in its report asserting that the location is within 600m of a primary transit stop. Current plans for the South West BRT show no future stops to be built within 600m of the location, although there are stops planned further south along Crowchild Trail and at Mount Royal University.
  - *Location Criteria 4: On a collector or higher standard roadway on at least one frontage* - The properties do not lie along a collector or higher standard roadway. 21A Street SW and 49 Avenue SW are local roads at this location.
  - *Location Criteria 5: Adjacent to existing or planned non-residential development or multi-unit development* - The properties are not adjacent to any non-residential or multi-unit development.
  - *Location Criteria 6: Adjacent to or across from an existing or planned open space, park or community amenity* - The properties are not adjacent to or across from any existing or planned open space, park, or community amenity.

- *Location Criteria 7: Along or in close proximity to an existing or planned corridor or activity centre* - The properties are not located along or in close proximity to an existing or planned corridor or activity centre.
- **The community does not support the proposed redesignation.** Notably, the Marda Loop Communities Association has provided well-reasoned feedback on this application and stated its opposition to it. Moreover, the Planning Commission received thirty-nine (39) letters of opposition from citizens, while only three letters were received in support.
- **Residential parking problems.** While this is a typical consequence of densification, on-street parking is already a major problem on this block. Despite being a one-car family that keeps our vehicle in our garage, there are always cars parked in front of our home and all along 21A Street SW. Visitors to our home always have difficulty finding parking. The additional parking needs of a 7 unit development will certainly exacerbate the problem.
- **Densification can already occur under the existing R-C2 zoning.** The properties being considered for redesignation could already be redeveloped as duplexes under the existing zoning, thereby doubling the number of housing units, while maintaining the existing character of the neighbourhood.

Given the above concerns, I can see no compelling case to be made in favour of redesignation of 4925 and 4929 – 21A Street SW to R-CG. Please take into serious consideration the objections of the community. The fact that the City Administration has recommended a change in by-law despite the fact that these properties do not meet the majority of the location criteria for multi-residential infill has made the community question the transparency and legitimacy of the planning process.

Sincerely,

George Ma & Family

**Chad Grekul**  
4925 21 ST SW  
Calgary, AB  
T2T 5B7

July 15, 2018

Calgary City Council  
The City of Calgary

Dear Calgary City Council:

**SUBJECT: COMMENTS REGARDING PROPOSED LAND USE REDESIGNATION**

*Address: 4925, 4929 21a ST SW; Community: Altadore; Councillor: Evan Woolley  
(Ward 08); File Number LOC2018-0042*

I am writing this letter as a concerned homeowner and resident of Altadore, residing within the South Calgary / Altadore Redevelopment Area with my wife and our three small children. We are also members of the Marda Loop Community Association (MLCA). I am providing comments in strong opposition to the proposed Land Use Redesignation for 4925, 4929 21a ST SW, File Number LOC2018-0042. This proposed Land Use Redesignation and associated development is located approximately 75 metres (less than 1 minute walk) from our house, on the neighbouring block. Because of our very close proximity, this development will directly affect us.

My wife and I decided to move to this area in 2015 based on the feel and character of the neighbourhood and because we felt it was a good home investment. This part of Altadore is an older, established residential neighbourhood with mature trees and ample green space that is gradually turning into a more modern, highly desirable area with increasing property values.

It is important to note that as stated in the Agenda for the May 31, 2018 Calgary Planning Commission Meeting to review this proposal, **“administration received three letters in support and thirty-nine (39) letters of opposition to the application from citizens”**. This strong level of opposition (93% opposition, based on the total letters received) should be taken seriously by Calgary City Council. The residents of this neighbourhood, along with MLCA, have clearly voiced their opposition to this proposed new development and as such, this proposed development should not be allowed.

**We strongly oppose this land use redesignation application for several key reasons, outlined below:**

## 1. **Location Criteria for Multi-Residential Infill**

According to the City of Calgary's "Location Criteria for Multi-Residential Infill", 5 out of 8 possible criteria for this proposed development are **not** met. On a percentage basis, the proposed development therefore meets **only 37.5% of the criteria** laid out by the City in this document. This low match rate for the criteria means that the City should reject this proposed development.

**Furthermore, it is important to note that the RC-G designation with secondary suites (which is allowed under RC-G) is actually more dense than MC-G. This means that the proposed development could potentially result in greater densification than RC-G allows. As such, City Council should put a great emphasis and reliance on these Location Criteria in determining whether this proposed development should be allowed. If not all criteria are met, this proposed development should not be allowed.**

Following are the 5 criteria that are not met:

- **Location Criteria 3:** Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our overpass, there will **not** be a primary transit stop within 600 m. **City staff incorrectly stated in the May 31, 2018 Planning Commission Agenda and also in the meeting on the same day (which I attended in person to observe), that this criteria is met. A simple check with Google Earth on the distance from the proposed development to the nearest SWBRT primary transit stop shows that the distance will be greater than 600 m. (I would be pleased to highlight / demonstrate this for Calgary City staff, as they continue to incorrectly state that this criteria is being met for this proposal.)**
- **Location Criteria 4:** On a collector/high standard roadway: This is a residential part of the neighborhood. There is no collector or high standard roadway here.
- **Location Criteria 5:** Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
- **Location Criteria 6:** Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.
- **Location Criteria 7:** Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.

## 2. **Proposed New Land Use Designation Not Aligned With Current Redevelopment Plan**

To begin with, the current Land Use Designation for this area of Altadore is "R-C2" as per the current South Calgary / Altadore ARP (City of Calgary, 2017)<sup>1</sup>. The current Land Use Designation of R-C2 **does not** allow for the type of new developments proposed by the

---

<sup>1</sup> City of Calgary. South Calgary / Altadore Area Redevelopment Plan. 78 pp. Updated, July 2017.

<http://www.calgary.ca/PDA/pd/Documents/arp-asp/arp/south-calgary-altadore-arp.pdf?noredirect=1>

developer for 4925, 4929 21a ST SW. The following proposed new developments are not permitted by the City of Calgary under the R-C2 designation:

- Rowhouses
- A maximum building height of 11 metres (*which is a substantial increase from the current maximum of 10 metres*);
- An increase from the current maximum of 4 dwelling units to a maximum of 7 dwelling units (*which is also a substantial increase in occupancy / population density*);
- All other uses listed in the proposed R-CG designation.<sup>2</sup>

Any development plans for this area should be compared against the South Calgary / Altadore ARP. This application should therefore be rejected when it is reviewed against the policies of the South Calgary / Altadore ARP, as it is clear that the proposed development runs completely contrary to this Redevelopment Plan.

### 3. **Rowhouses Are Not Compatible with Character of this Neighbourhood**

Rowhouses are not currently found within this area of Altadore and introducing them would negatively impact the character and feel of the area. Rowhouses are not compatible in character and scale with existing dwellings found in this part of Altadore. Furthermore, there are no strip malls, stores or other businesses within walking distance of this area, as would typically be found near rowhousing. Single detached homes and attached duplexes make up all of the homes in this area. The proposed redesignation would not align with the nature and character of the current community.

### 4. **Ample Higher Density Housing Options Already Available**

It is important to note that the South Calgary / Altadore ARP already allows for several different Land Use Policy designations, including Residential Conservation, Residential Low Density, Residential Medium Density, and several others. A prime example of this are the many Residential Medium Density properties located just south of 33 Ave SW. There are numerous shops, restaurants, grocery stores, and other amenities within a short walking distance to these higher density housing options. As such, there are already many higher density, lower cost housing options available and so there is no need to add further higher density housing in the area of the proposed development for 4925, 4929 21a ST SW.

### 5. **Residential Parking Concerns**

We live near the Alternative High School, Central Memorial High School and Lord Shaughnessy High schools. There is a great deal of pressure on the parking in our area because of these large schools, with students often parking in our neighbourhood. We have also observed students speeding through our neighborhood and wandering our back alleys. When there are sports events at these high schools (which is often), street parking fills up quickly to the point that we are not able to park in front of our own home.

---

<sup>2</sup> City of Calgary Planning & Development. Redesignation Application LOC2018-0042  
<https://developmentmap.calgary.ca/#property/LOC2018-0042>

The proposed 7 dwelling rowhouse development means that there will be even more vehicles on the street and even worse parking problems and for that reason, it should not be allowed.

#### 6. Speeding / Traffic Safety Concerns

We regularly observe speeding and unsafe driving on 20 ST SW and 50 Ave SW and in other parts of our neighbourhood. The proposed new multi-unit row housing should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood as there will be a further increase in the number of vehicles on the road from the increased housing density. This will put our children, seniors, and pedestrians at further risk.

#### 7. An Alternative Solution

We are not against new housing going into the properties at 4925, 4929 21a ST SW. However, we are opposed to the 7 dwelling high density rowhouse proposed by the developer.

We would support an alternative approach of attached duplexes or detached homes that is in keeping with the current Land Use Policy and ARP for our area (i.e., a maximum of 4 dwellings for these properties, instead of the proposed 7).

#### Summary

To conclude, the proposed Land Use Designation change should not be permitted for the reasons outlined above. **Perhaps the most compelling reason for not approving this development is that it only meets 3 out of the 8 Location Criteria as outlined in the City of Calgary's "Location Criteria for Multi-Residential Infill".**

Altadore Residents, including myself and my wife, invested in this area based on the character and type of neighbourhood it is and the intended Redevelopment Plan. Calgary is an expansive city with an amazing diversity of neighbourhoods, with different areas of the city offering a wide variety of options and amenities as well as price ranges for residents to choose from. There are more affordable suburbs on the outskirts, higher density high-rise housing close to the core, and areas such as Altadore that offer detached and attached duplex homes. We invested in this area specifically because of the character of the neighborhood and this should not be changed by an application such as the one proposed for 4925, 4929 21a ST SW.

Thank you for considering my comments. For any further information, please do not hesitate to contact me by phone at (587) 999-2820 or by email at [chadgrekul@hotmail.com](mailto:chadgrekul@hotmail.com).

Sincerely,



Chad W. Grekul



July 15, 2018

Jacqueline Pollard  
4925 21 ST SW  
Calgary, AB  
T2T 5B7  
(403) 474-2112  
[jacpollard@hotmail.com](mailto:jacpollard@hotmail.com)

**Dear Calgary City Council,**

I am writing to you in opposition of the rezoning application for 4925, 4929 21A Street SW from an R-C2 to an R-CG designation (**File number LOC2018-0042**). Currently, there are 2 dwellings on the property in question. The proposed R-C2 rezoning application would establish 7 dwellings on the property in question, nearly quadrupling the number of residents to move in to this small space. If the City of Calgary were to allow this change in zoning, we are concerned that this change would set a precedent and that every time two adjacent older homes go up for sale simultaneously in our residential part of the neighborhood, that similar high density developments would be approved in our area. Since the Calgary Planning Commission meeting on May 31<sup>st</sup>, there have been 2 more R-CG applications mere blocks from this address. There are many such adjacent older homes within our area that could have the potential to significantly increase the housing density in our area and risk changing the current character of our very residential part of the neighbourhood. Densification is already happening in Altadore, where according to the City of Calgary video Filling in the Gaps: Intensification in Calgary, 1,100 residents have moved into Altadore from 2009 to 2015.

**Following are our concerns with this rezoning proposal:**

- **Calgary Planning Commission meeting concerns highlighted for this location:** During the May 31<sup>st</sup> CPC meeting, Mr. Palmiere discussed that when this R-CG has an option for secondary suites, it would have a higher density than an M-CG, even though it is supposed to be the opposite. The commission mentioned that this is a slippery slope for the City to carefully consider. Also, it was mentioned that there are no R-CG location criteria until the fall of 2018, and it was questioned why criteria for multi-residential infills be used for a lower density area at all? Due to this, it was suggested that all or more of the criteria should be met until the appropriate density criteria have been published by the City.
- **Location Criteria for Multi-Residential Infill:** Out of 8 possible criteria, 5 are **not** met.
  - #3: Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our 50<sup>th</sup> Avenue overpass, there will **not** be a primary transit stop within 600m. This was incorrectly stated during the CPC meeting.
  - #4: On a collector/high standard roadway: This is an extremely residential portion of the neighborhood. There is no collector or high standard roadway here.
  - #5: Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
  - #6: Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.
  - #7: Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.
- **Community members in opposition to this application:** 39 opposition letters were written to the City of Calgary File Manager Adam Sheahan, while three letters were in favour.

- **Marda Loop Communities Association is not in favour:** This Association is very careful when considering development in our community. Some are recommended, and some are not. This rezoning is **not** recommended by the community association.
- **“Thoughtful Development” that is getting rubber stamped:** In our local community newsletter, Mr. Woolley stated that he is in favour of “thoughtful development” all while forcing through an ideological policy of densification and not truly engaging with community members who are trying to ask questions. So far, these rezoning applications in the inner-city are all being approved, which implies that there isn’t much thought going into this ideology. During the June 4<sup>th</sup> Community Association meeting with Mr. Woolley, we were first told that he represents the community members, and then promptly were told that the R-CG rezoning is something he supports. I have asked to have follow up conversations, with no response provided. At the April 25<sup>th</sup> Open House for this development, Mr. Woolley apparently showed up after the event was over and everyone left (we had waited for him but finally gave up). We were told at the open house that there are more of these RCG rezoning in the SW than any other part of the city. Altadore is not a “planned community” like Garrison Woods, Currie Barracks, or any of the new suburban communities. Having many townhomes looming over neighbor homes and jamming them into corner lots doesn’t make sense. Townhomes should back onto another set of townhomes like you see in other communities. Many homes surrounding this rezoning are going up for sale to flee this situation. Ironically, **people are moving to the suburbs** to get away from this stressful change in policy that targets the inner-city.
- **An exception that undermines the South Calgary / Altadore Redevelopment Plan:** This proposed development runs contrary to the South Calgary/Altadore Redevelopment Plan, a plan that was carefully crafted by many City of Calgary professionals and approved by City bylaw. If this exception is allowed, it will substantially erode the strength of a system and process that was established to protect City neighbourhoods.
- **Setting a precedent:** If one set of rowhouses such as that proposed for 4925, 4929 21A ST SW are approved as an exception by the City of Calgary, it will lead to other rezoning applications and potential approvals and will ultimately change the feel and character of our neighborhood, to the detriment of the current residents. Two more applications have been submitted to the city in the last few weeks. Both being 2 blocks from this location.
- **Walk Score:** According to the Walk Score for Calgary (<https://www.walkscore.com/CA-AB/Calgary>), **this property scores a value of 37 out of 100. Walk Score indicates that for this address, all errands require a car, and it scores low on proximity to groceries, restaurants, culture and entertainment, and high on proximity to the high school.** Townhomes / rowhouses should be within truly “walkable neighbourhoods”, that is, close to amenities. This property is arguably not in a walkable neighbourhood and not in close proximity to amenities.
- **Currently available more affordable housing options on MLS:** Many more affordable and higher density housing options ARE available only a mere few blocks away in Garrison Woods and Marda loop where there are condos, townhomes, and adjacent businesses nearby and differing redevelopment plans. A simple look on MLS will show many examples of affordable housing options that are currently available. Also, secondary suites have been approved in Calgary.

- **Reduced property values:** It is well established that the single largest investment for the lower to middle class is their homes. We moved from the suburbs on the outskirts of Calgary to invest in a higher value property and we assumed this greater level of debt to increase our time with our family (less commuting to downtown). As such, the City should not make an exception to the current Land Use Designation of R-C2 for this area of Altadore as per the current South Calgary / Altadore Area Redevelopment Plan, as this exception would lead to the reduction in property values of this area.
- **We are not against densification:** The numerous infills in this area of Altadore are already doubling the number of dwellings (i.e., a single older home is demolished, the lot is subdivided into two, and 2 detached houses or 2 duplexes are built on the two new lots). This trend towards infills is not only doubling the number of dwellings, it is likely quadrupling the population of the area when you factor in the many children of young families moving in. Infills and duplexes are already a great option for increasing housing density without the need for rezoning. We fully support this type of continued traditional infill approach for the properties in question with this development proposal (4925, 4929 21A ST SW).
- **Area schools:** It is well-known that Altadore schools are already at capacity and will likely have to turn away children to schools in adjacent neighbourhoods. Is there a proposed new school to accommodate this continued influx of families?
  - Altadore School, Dr. Oakley, and Emily Follensbee are some of our nearby schools. Altadore School is already at capacity, and the remaining two schools are for special needs students that are bussed in from around Calgary.
- **Residential Parking problems:** When we have visitors come to our home (including my handicapped mother), they rarely can park in front of our house, even though we nearly always park our two personal vehicles in our garage. We already have a system for parking permits that isn't working well. One garage per dwelling for the proposed 7 dwelling development means that there will be even more vehicles on the street and even worse parking problems.
- **Speeding:** We observe speeding and unsafe driving on 20 ST SW and 50 Ave SW all the time. It is often difficult to get onto those streets from our little corner of Altadore because of the speeding and unsafe driving. The proposed new development should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood.
- **Developer concerns:** we take exception to the developer's social media comments and intimidation tactics. We believe his approach is unprofessional and goes against the City of Calgary and our community's values. This developer is employing a marketing strategy in order to secure a development proposal which sets a dangerous rezoning precedent that undermines and runs contrary to the South Calgary / Altadore Area Redevelopment Plan. Here are some examples:
  - social media (Facebook, Instagram) accounts have posted comments about how neighbors are being "afraid of change" and have solicited input from people who do not live in the area of the South Calgary / Altadore Area Redevelopment Plan to speak against us in a poor way.
  - is using manipulative marketing strategies to push the rezoning through and gain support. His business is in it for the money; \$600,000 per townhome is what he has suggested (total value of \$4.2MM for the 7 rowhouses proposed). This is not an example of low-income as he suggests. He is positioning this development on social media as a social justice movement to encourage a more diverse neighborhood because

it will attract lower income people. At that price point there will be **no** increase in diversity. In fact, that value will likely to drive out present renters, and elderly neighbors.

- The developer made many campaign donations during the last City of Calgary election to Mr. Woolley, both under his company name and also under numerous different names of the addresses of his new developments. The latter approach by the developer suggests a conscious effort to hide these campaign donations. These donations represent a potential **conflict of interest** for Councillor Woolley. That is, how can Mr. Woolley be truly objective in his review of these proposed new developments when he received financial support from the developer in question? In light of this new information, this proposed new development should be put on hold and a City of Calgary ethics review should be conducted.

As you can see there are many issues in the community of Altadore, all of which we carefully considered and accepted when we chose to live here. However, this proposed development and rezoning was not a part of the community when we decided to move here and we would appreciate your support in maintain the current zoning / land use designation as established in the current South Calgary / Altadore Area Redevelopment Plan. We love Altadore, and so far, we have tolerated the building and construction. We support the continuing infill development projects that are aligned with the current South Calgary / Altadore Area Redevelopment Plan. Please do not let rowhouses such as those proposed in this development application for 4925,4929 21A ST SW change the dynamic and profile of our part of the city.

We are strongly opposed to this development application and the precedent it would set for our neighbourhood.

Sincerely,

Jacqueline Pollard

July 15, 2018

Jacqueline Pollard  
4925 21 ST SW  
Calgary, AB  
T2T 5B7  
(403) 474-2112  
[jacpollard@hotmail.com](mailto:jacpollard@hotmail.com)

**Dear Calgary City Council,**

I am writing to you in opposition of the rezoning application for 4925, 4929 21A Street SW from an R-C2 to an R-CG designation (**File number LOC2018-0042**). Currently, there are 2 dwellings on the property in question. The proposed R-C2 rezoning application would establish 7 dwellings on the property in question, nearly quadrupling the number of residents to move in to this small space. If the City of Calgary were to allow this change in zoning, we are concerned that this change would set a precedent and that every time two adjacent older homes go up for sale simultaneously in our residential part of the neighborhood, that similar high density developments would be approved in our area. Since the Calgary Planning Commission meeting on May 31<sup>st</sup>, there have been 2 more R-CG applications mere blocks from this address. There are many such adjacent older homes within our area that could have the potential to significantly increase the housing density in our area and risk changing the current character of our very residential part of the neighbourhood. Densification is already happening in Altadore, where according to the City of Calgary video Filling in the Gaps: Intensification in Calgary, 1,100 residents have moved into Altadore from 2009 to 2015.

**Following are our concerns with this rezoning proposal:**

- **Calgary Planning Commission meeting concerns highlighted for this location:** During the May 31<sup>st</sup> CPC meeting, Mr. Palmiere discussed that when this R-CG has an option for secondary suites, it would have a higher density than an M-CG, even though it is supposed to be the opposite. The commission mentioned that this is a slippery slope for the City to carefully consider. Also, it was mentioned that there are no R-CG location criteria until the fall of 2018, and it was questioned why criteria for multi-residential infills be used for a lower density area at all? Due to this, it was suggested that all or more of the criteria should be met until the appropriate density criteria have been published by the City.
- **Location Criteria for Multi-Residential Infill:** Out of 8 possible criteria, 5 are **not** met.
  - #3: Within 600 m of primary transit stop (SWBRT): Although the SWBRT uses our 50<sup>th</sup> Avenue overpass, there will **not** be a primary transit stop within 600m. This was incorrectly stated during the CPC meeting.
  - #4: On a collector/high standard roadway: This is an extremely residential portion of the neighborhood. There is no collector or high standard roadway here.
  - #5: Adjacent to non-residential or multi-unit development: This property is not adjacent to any non-residential or multi-unit development.
  - #6: Adjacent to or across from an open space or community amenity: Open spaces are nearby but not adjacent or across the street from this property.
  - #7: Along or close proximity to planned corridor or activity centre: This property is not along or in close proximity to a planned corridor or activity centre.
- **Community members in opposition to this application:** 39 opposition letters were written to the City of Calgary File Manager Adam Sheahan, while three letters were in favour.

- **Marda Loop Communities Association is not in favour:** This Association is very careful when considering development in our community. Some are recommended, and some are not. This rezoning is **not** recommended by the community association.
- **“Thoughtful Development” that is getting rubber stamped:** In our local community newsletter, Mr. Woolley stated that he is in favour of “thoughtful development” all while forcing through an ideological policy of densification and not truly engaging with community members who are trying to ask questions. So far, these rezoning applications in the inner-city are all being approved, which implies that there isn’t much thought going into this ideology. During the June 4<sup>th</sup> Community Association meeting with Mr. Woolley, we were first told that he represents the community members, and then promptly were told that the R-CG rezoning is something he supports. I have asked to have follow up conversations, with no response provided. At the April 25<sup>th</sup> Open House for this development, Mr. Woolley apparently showed up after the event was over and everyone left (we had waited for him but finally gave up). We were told at the open house that there are more of these RCG rezoning in the SW than any other part of the city. Altadore is not a “planned community” like Garrison Woods, Currie Barracks, or any of the new suburban communities. Having many townhomes looming over neighbor homes and jamming them into corner lots doesn’t make sense. Townhomes should back onto another set of townhomes like you see in other communities. Many homes surrounding this rezoning are going up for sale to flee this situation. Ironically, **people are moving to the suburbs** to get away from this stressful change in policy that targets the inner-city.
- **An exception that undermines the South Calgary / Altadore Redevelopment Plan:** This proposed development runs contrary to the South Calgary/Altadore Redevelopment Plan, a plan that was carefully crafted by many City of Calgary professionals and approved by City bylaw. If this exception is allowed, it will substantially erode the strength of a system and process that was established to protect City neighbourhoods.
- **Setting a precedent:** If one set of rowhouses such as that proposed for 4925, 4929 21A ST SW are approved as an exception by the City of Calgary, it will lead to other rezoning applications and potential approvals and will ultimately change the feel and character of our neighborhood, to the detriment of the current residents. Two more applications have been submitted to the city in the last few weeks. Both being 2 blocks from this location.
- **Walk Score:** According to the Walk Score for Calgary (<https://www.walkscore.com/CA-AB/Calgary>), **this property scores a value of 37 out of 100. Walk Score indicates that for this address, all errands require a car, and it scores low on proximity to groceries, restaurants, culture and entertainment, and high on proximity to the high school.** Townhomes / rowhouses should be within truly “walkable neighbourhoods”, that is, close to amenities. This property is arguably not in a walkable neighbourhood and not in close proximity to amenities.
- **Currently available more affordable housing options on MLS:** Many more affordable and higher density housing options ARE available only a mere few blocks away in Garrison Woods and Marda loop where there are condos, townhomes, and adjacent businesses nearby and differing redevelopment plans. A simple look on MLS will show many examples of affordable housing options that are currently available. Also, secondary suites have been approved in Calgary.

- **Reduced property values:** It is well established that the single largest investment for the lower to middle class is their homes. We moved from the suburbs on the outskirts of Calgary to invest in a higher value property and we assumed this greater level of debt to increase our time with our family (less commuting to downtown). As such, the City should not make an exception to the current Land Use Designation of R-C2 for this area of Altadore as per the current South Calgary / Altadore Area Redevelopment Plan, as this exception would lead to the reduction in property values of this area.
- **We are not against densification:** The numerous infills in this area of Altadore are already doubling the number of dwellings (i.e., a single older home is demolished, the lot is subdivided into two, and 2 detached houses or 2 duplexes are built on the two new lots). This trend towards infills is not only doubling the number of dwellings, it is likely quadrupling the population of the area when you factor in the many children of young families moving in. Infills and duplexes are already a great option for increasing housing density without the need for rezoning. We fully support this type of continued traditional infill approach for the properties in question with this development proposal (4925, 4929 21A ST SW).
- **Area schools:** It is well-known that Altadore schools are already at capacity and will likely have to turn away children to schools in adjacent neighbourhoods. Is there a proposed new school to accommodate this continued influx of families?
  - Altadore School, Dr. Oakley, and Emily Follensbee are some of our nearby schools. Altadore School is already at capacity, and the remaining two schools are for special needs students that are bussed in from around Calgary.
- **Residential Parking problems:** When we have visitors come to our home (including my handicapped mother), they rarely can park in front of our house, even though we nearly always park our two personal vehicles in our garage. We already have a system for parking permits that isn't working well. One garage per dwelling for the proposed 7 dwelling development means that there will be even more vehicles on the street and even worse parking problems.
- **Speeding:** We observe speeding and unsafe driving on 20 ST SW and 50 Ave SW all the time. It is often difficult to get onto those streets from our little corner of Altadore because of the speeding and unsafe driving. The proposed new development should not be allowed because it will only serve to worsen the traffic safety concerns in our neighbourhood.
- **Developer concerns:** we take exception to the developer's social media comments and intimidation tactics. We believe his approach is unprofessional and goes against the City of Calgary and our community's values. This developer is employing a marketing strategy in order to secure a development proposal which sets a dangerous rezoning precedent that undermines and runs contrary to the South Calgary / Altadore Area Redevelopment Plan. Here are some examples:
  - social media (Facebook, Instagram) accounts have posted comments about how neighbors are being "afraid of change" and have solicited input from people who do not live in the area of the South Calgary / Altadore Area Redevelopment Plan to speak against us in a poor way.
  - is using manipulative marketing strategies to push the rezoning through and gain support. His business is in it for the money; \$600,000 per townhome is what he has suggested (total value of \$4.2MM for the 7 rowhouses proposed). This is not an example of low-income as he suggests. He is positioning this development on social media as a social justice movement to encourage a more diverse neighborhood because

it will attract lower income people. At that price point there will be **no** increase in diversity. In fact, that value will likely to drive out present renters, and elderly neighbors.

- The developer made many campaign donations during the last City of Calgary election to Mr. Woolley, both under his company name and also under numerous different names of the addresses of his new developments. The latter approach by the developer suggests a conscious effort to hide these campaign donations. These donations represent a potential **conflict of interest** for Councillor Woolley. That is, how can Mr. Woolley be truly objective in his review of these proposed new developments when he received financial support from the developer in question? In light of this new information, this proposed new development should be put on hold and a City of Calgary ethics review should be conducted.

As you can see there are many issues in the community of Altadore, all of which we carefully considered and accepted when we chose to live here. However, this proposed development and rezoning was not a part of the community when we decided to move here and we would appreciate your support in maintain the current zoning / land use designation as established in the current South Calgary / Altadore Area Redevelopment Plan. We love Altadore, and so far, we have tolerated the building and construction. We support the continuing infill development projects that are aligned with the current South Calgary / Altadore Area Redevelopment Plan. Please do not let rowhouses such as those proposed in this development application for 4925,4929 21A ST SW change the dynamic and profile of our part of the city.

We are strongly opposed to this development application and the precedent it would set for our neighbourhood.

Sincerely,

Jacqueline Pollard



**Rowe, Timothy S.**

---

**From:** Blake Williams <rbwill44@gmail.com>  
**Sent:** Monday, July 16, 2018 10:03 AM  
**To:** Public Submissions  
**Subject:** [EXT] Public Hearing on LOC2018-0042 (4925, 4929 - 21A St. SW)

I am writing in opposition to the current Applications for the redesignation of land use and for a development permit at 4925 and 4929 21A Street SW. I understand these Applications are referenced as LOC2018-0042 and DP2018-1033, respectively. These two Applications are the prerequisite to allow a developer by the name of RNDSQL to develop seven attached rowhouse units and seven individual garage bays on the subject lands, which consists of two adjacent parcels, where there is currently two homes. The current land use designation on both parcels is the low density R-C2 and, in part, the Applications are requesting a change to a medium density designation of R-CG.

I am writing as a homeowner and resident in the community of Altadore. Specifically, my wife and I own and reside with our young children in our home one block from the relevant property. To be clear I am strongly opposed to both of the subject Applications. On its face, I do not believe such a large scale development is consistent with the surrounding neighborhood and is certainly not consistent with the neighborhood, which we decided to move to and invest in. We moved to this neighborhood for our children. We moved here so that they would be able to play and socialize in a neighborhood that is built for and conducive to attracting other young families. One that is not congested by traffic and where there are good schools with room for our children. We have worked hard to be in a position to live in such a neighborhood and we should be able to rely on the City of Calgary to use consistent and rational planning practices when we make such a large investment in an area.

To that end, I would urge the City to reject the subject Applications as they are not, nor is the proposed development they represent, consistent with the Municipal Development Plan ("MDP"), the South Calgary /Altadore Area Redevelopment Plan ("ARP"), or any of the relevant guidance documents.

RNDSQL has stated in their marketing materials that the development is in "alignment" with City policy. Specifically, RNDSQL states on their website that "[t]he proposed development is supported by the city-wide policy goals of Calgary's Municipal Development Plan. The Plan encourages the addition of new housing options in established communities, better and more efficient use of existing infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services." While I do not dispute that the MDP contains such high-level, general, or city-wide goals, the fact remains that development decisions are not made at that level. Simply because a development is consistent with the City's generalized goals, does not mean it is consistent with the City's detailed development plans.

While the MDP includes such general, city-wide goals, it also includes more specific goals and requirements. Of relevance to the subject Applications are those more specific goals and requirements that relate to Developed Residential Areas and, in particular, the sub-category of Inner City Areas, as Altadore is recognized as such in the Map 1: Urban Structure figure included in the MDP.

The relevant sections of the MDP make it clear that the priority is not simply to create density by constructing additional housing units whenever and wherever the opportunity arises and money can be made by a developer. Rather, Sections 3.5.1 and 3.5.2 of the MDP emphasize the importance of recognizing the predominantly low density, residential nature of Developed Residential Areas and supporting the retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighborhood. This is all underlined by the fact that "it is important to maintain stable family

neighbourhoods”. None of this is accomplished by building condo sized row houses with two above grade bedrooms.

Sections 3.5.1 and 3.5.2 of the MDP also are explicit in that intensification should only occur where there is appropriate transition between adjacent lands and/or within clearly defined transition zones. Specifically, Section 3.5.2(a) is representative of Bylaw 19P2017 and states:

Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density (i.e. Neighbourhood Main Street), or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study.

Notably, the subject parcels, the adjacent lands, or the surrounding lands are not designated for higher density are not within a Major Activity Centre or a Community Activity Centre and are not adjacent to or even near a Urban Main Street or a Neighbourhood Main Street (or Major or Collector Streets as those terms are used in the ARP). As a result, there is nothing in the MDP that would support the applied for redesignation. The result would be to create an island of the R-CG designation within what is otherwise exclusively R-C2, with no respect for the scale or character of the surrounding neighborhood and no connection or appropriate transition to the other medium and high density land uses within the Altadore area.

With that in mind, I'll now turn to the even more detailed and community specific ARP. The goals of the ARP are set out in Section 1.2 and, include, the following:

To promote the preservation and rehabilitation of the existing low-density residential accommodation in South Calgary / Altadore to encourage stability in the area.

While generally, the other goals listed are similar in nature to the high-level goals found in the MDP, this particular goal clearly recognizes the existing nature of the Altadore community and the value of having stable low-density residential communities. This goal or objective of the ARP, to maintain the continuity and stability of the community, is highlighted throughout the document and is again expressly reiterated in Sections 8.1 and 8.2, where it is stated:

There is a feeling in the community that there is instability in the area owing to a larger turnover in ownership in the past several years and an increase in a more transient rental population. This instability poses a threat to the physical form of the community as it presently exists. Since the community desires that the physical character of the area be maintained, a policy of maintenance of low density residential accommodation is encouraged (Residential Land Use, Section 2.2)

This, in turn, would help to encourage more families to move into the area which would ensure certain services and facilities are maintained thereby aiding the desired stability in the community.

The physical representation of this goal is provided on Map 2 in the ARP, which is the Land Use Policy Map. On Map 2, it is clear that the majority of the community has been designated as “Residential Conservation”, including the subject parcels and their adjacent and surrounding lands. The Residential Conservation designation is described in Section 2.2(a) of the ARP as follows:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be rehabilitated or replaced. Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

The ARP, the most specific planning document relevant to Altadore, could not be clearer in that the intent for the community is for it to remain as low density residential homes, with any redevelopment to denser land uses occurring around "activity nodes", such as commercial areas or along major roads in the area, such as those identified on Map 1 in the MDP or, to a certain extent, the Major and Collector Streets identified on Map 5 in the ARP. Such “activity nodes” are precisely where more intensive land use designations have been identified on the ARP’s Map 2 and are also where RNDQR has previously applied for and received approval for redesignation from R-C2 to R-CG.

Those previous applications from RNDSQR are for the redevelopment of 1748 – 50 Ave SW, 1701 – 48 Ave SW, and 1623 – 48 Ave SW. Notably, they are along 50 Ave, which is identified as a community Collector Street in Map 5 of the ARP or are adjacent to the Local Commercial designated area, at 16 Street and 48 Ave, which is identified in Map 2 of the ARP. Given that these developments are directly adjacent to “activity nodes”, they represent development that is arguably consistent with the MDP and ARP as they are in transition zones, or providing for transition, and/or are on significant area roads, which serve to diffuse the incremental additional traffic which will result.

This is simply not the case with regard to the subject Applications and the development being proposed. It is not consistent with the area land use and, rather than exist within a transition zone or provide for transition, it creates an island of R-CG land use, unconnected and unrelated to the adjacent and surrounding lands. Furthermore, the subject parcels are not on or adjacent to any main road (whether identified in Map 1 of the MDP or Map 5 of the ARP) and are not in proximity to a major public transportation hub (whether BRT or LRT) or other Major or Community Activity Centre. Frankly, there is no logical reason to intensify the density of the subject parcels, but for the fact that the developer was able to purchase them and would make more money selling seven housing units than they would with the current land use designation.

I also want to touch on the point that, if these Applications were granted they could be seen as a precedent leading to additional similar development in the area. I have seen this concern dismissed by RNDSQR in its social media posts about this development by simply stating “Each and every land use is considered on its own merits. So precedents for an argument for or against a land use is not a valid one”. While this may be true in the strictest sense, in that it does not result in a rule or practice that must be followed, the fact remains that much of land use planning and policy considers adjacent land uses and the need for conformity and transition. As a result, any new land use in a community will have a consequential impact on any future land use decisions in the same area. It will set a precedent. Perhaps not in a strict sense, but it will influence and impact future decisions.

Surely we are not at the point in Calgary where all a developer needs to do is trumpet “density”, with some assumed benefit arising, and no need for further explanation or justification in order for the City to approve a deviation from the approved planning documents. In their social media posts about this development, RNDSQR has also implied that it is this type of redesignation and redevelopment that is needed to meet the MDP’s goals of population distribution in development versus new areas. This is simply not the case. One must only look at Figure 22 in the Developed Areas Growth and Change (Draft) Report 2016 to see that the City is able to meet its goal, tracking through 2039, without rezoning a single property. As identified in that Report, the goal is capable of being met and should be met by first ensuring that vacant land and underutilized land is used to the extent permitted and that local area plans, such as the ARP, are followed. There is no need to deviate from the existing plans and resort to what appears to be a panicked, development free-for-all at the expense of the residents in our neighborhood.

Thank you for your time and attention to this matter,

Blake Williams

## Rowe, Timothy S.

---

**From:** catherinechodds@gmail.com  
**Sent:** Monday, July 16, 2018 11:53 AM  
**To:** Public Submissions  
**Subject:** July 23, <web submission> LOC2018-0042

July 16, 2018

Application: LOC2018-0042

Submitted by: Catherine Cho

### Contact Information

Address: 4926 21 St SW

Phone: (403) 454-8024

Email: catherinechodds@gmail.com

### Feedback:

I am writing to oppose the rezoning at location: LOC2018-0042 I am in opposition to the proposal as there is already too much congestion in the area. I have a 1 year old and am expecting another baby in November and am concerned about them playing in the front yard with the heavy traffic through the streets. The additional 4-7 units will make playing in the front yard near impossible. The Flames Arena already creates massive traffic through our neighbourhood streets and many times cars are zooming past and not abiding by the school zone speed limits. Additionally, parking is already an issue on our street. We can hardly ever find parking in front of our home. Even with younger people utilizing car-2-go, Uber, trains, buses, etc Calgary is not a city where you can live long term without having a car. There is no way that people moving into multi-units will not own a car. We have moved to the Altadore neighborhood to be a part of a young family community where kids are safe, not to be part of an area where multiple units of housing are crammed in. We moved in with the expectation that the current zoning stays in place.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0587  
Page 1 of 13**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation was submitted by the City of Calgary on 2018 January 23 on behalf of the landowners Curve Ventures Inc, 2006737 Alberta Ltd (Ajay Nehru), 1382366 Alberta Inc (Ajay Nehru), 1994177 Alberta Ltd (Ajay Nehru), Moxam Property Corporation and Congress Property Corporation. The intent of this City initiated land use amendment is to transfer unused density development rights. The application proposes a DC Direct Control District that transfers heritage density from three source parcels that are already municipally designated heritage resources, (721 - 13 Avenue SW, 725 - 13 Avenue SW, and 1010 - 14 Avenue SW), to two receiving parcels (524, 528 and 536 - 14 Avenue SW, and 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW).

The proposed guidelines for development on two of the source parcels maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH). The proposed guidelines for the third source parcel update an existing DC Direct Control District to align with the current Land Use Bylaw. The buildable base Floor Area Ratio (FAR) of all three source parcels will be reduced from 5.0 FAR to 1.62 FAR (725 - 13 Avenue SW), 4.04 FAR (721 - 13 Avenue SW) and 0.55 FAR (1010 - 14 Avenue SW) respectively.

The proposed guidelines for development on the two receiving parcels maintain the current base land use district of the Centre City Multi-Residential High Rise District (CC-MH) and increase the base FAR to 7.97 (524, 528 and 536 - 14 Avenue SW) and 7.91 (805 - 14 Avenue SW, 1407, 1409 - 7 Street SW) respectively.

Development permits (DP2017-5640 and DP2018-1076) for multi-residential developments on the receiving parcels are currently under review by Administration.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.49 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 524, 528 and 536 - 14 Avenue SW, 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW, 1010 - 14 Avenue SW, and 721 and 725 - 13 Avenue SW (Plan A1, Block 89, Lots 34 to 39; Plan A1, Block 103, Lots 17 to 20; Plan A1, Block 91, Lots 7 to 12; Plan A1, Block 94, Lot 25) from Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate multi-residential development and transfer heritage density, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 6 – 0**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaw 203D2018; and

1. **ADOPT** the proposed redesignation of 0.49 hectares  $\pm$  (1.23 acres  $\pm$ ) located at 524, 528 and 536 - 14 Avenue SW, 805 - 14 Avenue SW, 1407 and 1409 - 7 Street SW, 1010 - 14 Avenue SW, and 721 and 725 - 13 Avenue SW (Plan A1, Block 89, Lots 34 to 39; Plan A1, Block 103, Lots 17 to 20; Plan A1, Block 91, Lots 7 to 12; Plan A1, Block 94, Lot 25) from Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate multi-residential development and transfer heritage density, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 203D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2008 February 04 Combined Meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources "can and should be protected through designation bylaws".

Council approved designation bylaws 9M2018 and 10M2018 to protect the Houlton House (Congress) apartments (725 - 13 Avenue SW), and the West End Telephone Exchange building (1010 - 14 Avenue SW), as municipally designated heritage resources at the Regular Public Hearing Meeting of Council on 2018 February 20.

Council approved designation bylaw 21M2018 to designate the Moxam Apartments (721 - 13 Avenue SW) as municipally designated heritage resources at the Regular Public Hearing Meeting of Council on 2018 April 16.

Council approved the Beltline Area Redevelopment Plan (ARP) in 2007 with the provision of density transfer for heritage preservation as an acceptable bonusing initiative. An accompanying DC Bylaw is used to track the reduction of buildable FAR on municipally designated source parcels and the increase in buildable base FAR on the receiving parcels.

**BACKGROUND**

Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Municipal Development Plan and the Beltline ARP. The Beltline ARP contains heritage conservation incentives that support the transfer of unused density development rights (gross floor area) from properties that are designated as municipal historic resources.

Development permits for two new multi-residential towers on the receiving parcels are under review by Administration. For the site located at 524, 528 and 536 - 14 Avenue SW DP2017-

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0587  
Page 3 of 13**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

5640 proposes a 20 storey multi-residential tower with 205 dwelling units. For the site located at 805 - 14 Avenue SW, 1407, and 1409 - 7 Street SW, DP2018-1076 proposes a 14 storey multi-residential tower with 137 dwelling units.

Administration's review of the development permits will determine the final building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit applications until Council has made a decision on the redesignation application.

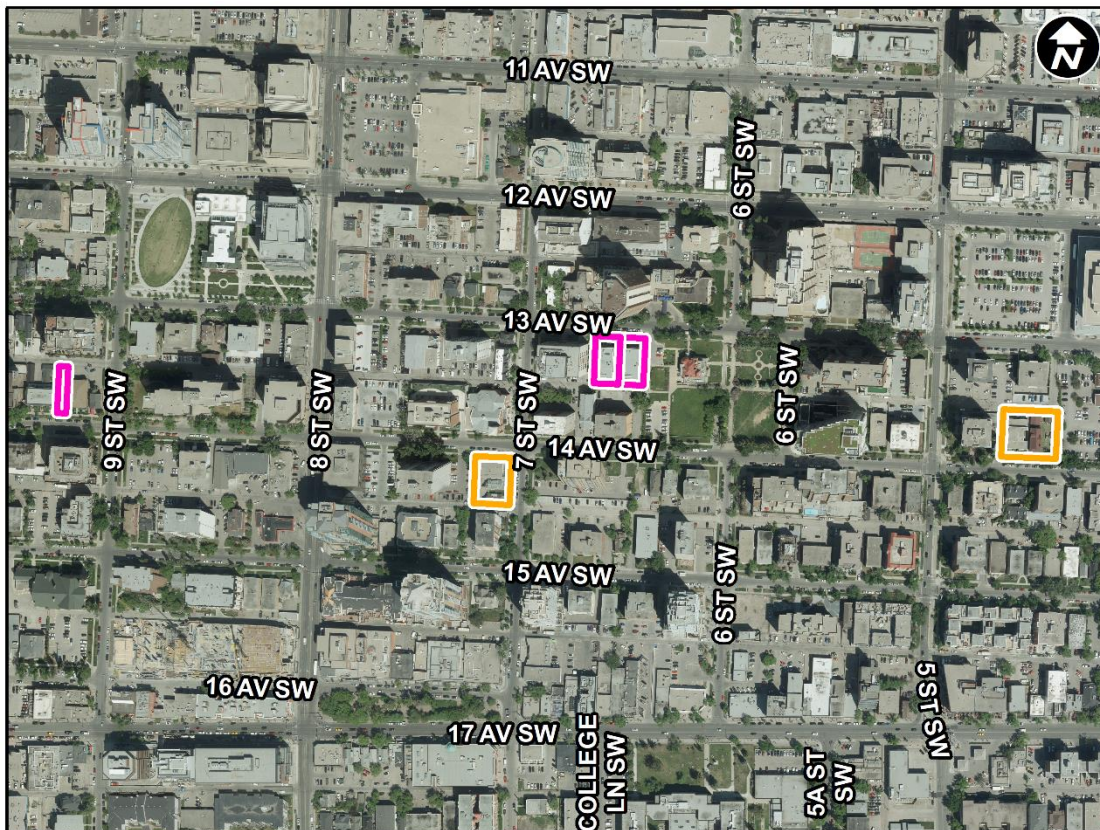
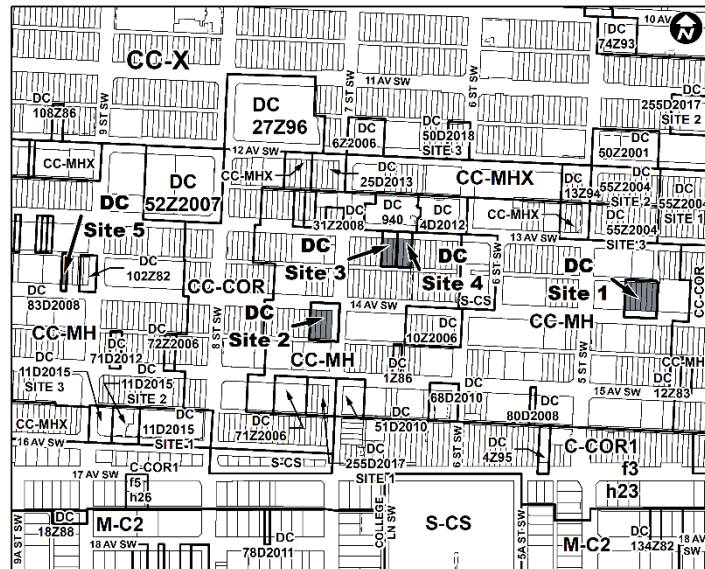
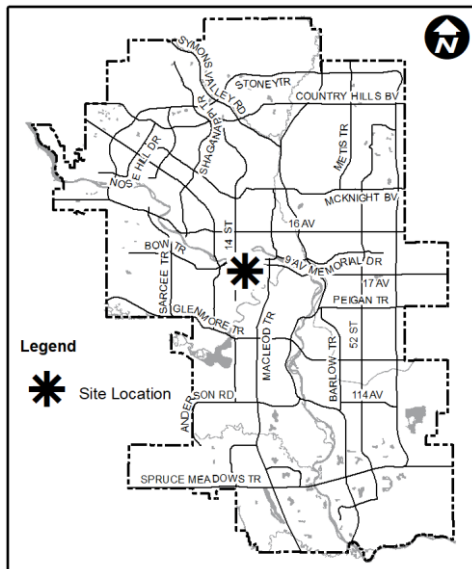


Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0587  
Page 4 of 13

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018

Location Maps



Source Parcels Receiving Parcels



**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

**Site Context**

The proposed DC district includes five sites. For the purposes of transferring heritage density, there are three source parcels and two receiving parcels. A DC district is required in order to enable and track the density transfer.

***Source Parcels 1 & 2***

The subject source parcels (DC Site 3 and Site 4) are adjacent sites located on 13 Avenue SW between 6 Street SW and 7 Street SW. The sites are developed with identical four storey apartment buildings, which are designated as municipal historic resources. Surrounding development to the north and south is characterized by a mix of mid and high-rise apartments. To the west is a six-storey commercial office building currently occupied by the Canadian Red Cross. To the east is the Lougheed House and Beaulieu Gardens. The predominant land use in this area is Centre City Multi-Residential High Rise District (CC-MH).



Source Parcel 1 (DC Site 3): 725 - 13 Avenue SW - Houlton House (Congress) Apartments

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0587  
Page 6 of 13**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---



Source Parcel 2 (DC Site 4): 721 - 13 Avenue SW - Moxam Apartments



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0587  
Page 7 of 13

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

***Source Parcel 3***

The third source parcel (DC Site 5) is located on 14 Avenue SW between 9 Street SW and 10 Street SW. Surrounding development is characterized by low and mid-rise apartments. The predominant land use in this area is Centre City Multi-Residential High Rise District (CC-MH).



Source Parcel 3 (DC Site 5): 1010 - 14 Avenue SW - West End Telephone Exchange



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0587  
Page 8 of 13**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

***Receiving Parcel 1***

The subject site (DC Site 1) is comprised of three parcels currently developed with a three-storey apartment and two vacant parcels. These parcels are currently addressed as 524, 528 and 536 - 14 Avenue SW. Surrounding development to the north, south and west is characterized by a mix of low, mid and high-rise apartments. To the east is a surface parking lot for the First Baptist Church.



Receiving Parcel 1 (DC Site 1): 524, 528 and 536 - 14 Avenue SW



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0587  
Page 9 of 13

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

***Receiving Parcel 2***

The subject site (DC Site 2) is comprised of three adjacent parcels at the southwest corner of 7 Street SW and 14 Avenue SW. The parcels are currently addressed as 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW. The site is currently developed with two single detached houses and one 3-storey apartment. Surrounding development to the east, south and west, is characterized by a mix of low, mid and high-rise apartments. To the north is the Wesley Methodist Church, which is occupied by the Calgary Opera.



Receiving Parcel 2 (DC Site 2): 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

As identified in *Figure 1: Community Peak Population*, the community of Beltline has seen population growth recently and reaching its peak historical population of 23,219 in 2017.

*Figure 1: Community Peak Population*

<b>Beltline</b>	
Peak Population Year	2017
Peak Population	23,219
2017 Current Population	23,219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2017 Civic Census*

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The buildings on the source parcels are municipally designated heritage resources which, through this land use redesignation and a third party private agreement between landowners, will transfer unused development rights on the parcel (in the form of gross floor area allowed under their existing land use designation but surplus relative to the existing buildings) to the receiving parcels.

**Source Parcels**

The three source parcels and related density decrease due to density transfer off of the parcels, are as follows:

- Houlton House (Congress) Apartments at 725 - 13 Avenue SW (DC Site 3),
- Moxam Apartments at 721 - 13 Avenue SW (DC Site 4),
- West End Telephone Exchange building at 1010 - 14 Avenue SW (DC Site 5), and
- Density for these sites will be decreased from a base of 5.0 FAR to 1.62, 4.04 and 0.55 FAR respectively.

The proposed development guidelines for the Houlton House (Congress) Apartments at 725 - 13 Avenue SW (DC Site 3) and Moxam Apartments at 721 - 13 Avenue SW (DC Site 4) maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH).

The proposed development guidelines for the West End Telephone Exchange building at 1010 - 14 Avenue SW (DC Site 4) modernises an existing Direct Control district (83D2008) based on the RM-7 Residential High Density Multi-Dwelling District to a base district of Centre City Multi-Residential High Rise District (CC-MH). The proposed Direct Control district also carries forward listed uses and signage regulations contained within bylaw 83D2008.

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

***Receiving Parcels***

The two receiving parcels, and related density increase due to density transfer, are as follows:

- 524, 528 and 536 - 14 Avenue SW (DC Site 1), and
- 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW (DC Site 2),
- Both of the above sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH), and
- Base density for these sites will be increased from a maximum of 5.0 FAR to a maximum of 7.97 FAR and 7.91 FAR respectively.

The proposed Direct Control guidelines are included in ATTACHMENT 2.

**Implementation**

Council approval of this application will transfer density development rights in the form of FAR from the source parcels to the receiving parcels, however it does not guarantee that the intended development will materialize, nor does this land use amendment constitute an approval of development and/or building permits.

If this application is approved by Council, the overall distribution of buildings, building design, mix and size of uses, and site layout details such as parking, landscaping, and site access will be reviewed by Administration through the development permit review process.

**Infrastructure**

***Transportation Networks***

A traffic impact assessment was not required as part of this application. Site access and parking requirements will be determined at the development permit stage.

***Utilities and Servicing***

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan (DSSP) circulation processes, to the satisfaction of Water Resources.

**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 Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

No letters of support or opposition were received from citizens in response to this proposal. The Beltline Neighbourhood Association was circulated, but provided no formal comments in response to this proposal.

***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)***

This application aligns with the Municipal Development Plan with respect to Centre City intensification.

***Beltline Area Redevelopment Plan (Statutory, 2006)***

With respect to the Beltline ARP, the application supports the plan's heritage objectives and aligns with the policies of the Primary Residential area.

***Centre City Plan (Non-Statutory, 2007)***

This application aligns with the expectations and concept set out in the Primarily Residential typology of the Connaught Centre area within the Centre City Plan.

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

Development enabled by this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services, employment, community amenities and transit. Increased development of the subject receiving parcels has the potential to allow for population growth that will support local services and create a livable, diverse and high density urban community.

Further analysis of any on-site sustainability initiatives proposed in conjunction with this project will be undertaken as part of the development permit review process. No environmental issues were identified through the proposed application.



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0587  
Page 13 of 13**

**Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0015,  
Bylaw 203D2018**

---

**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 transfer unused density development rights. While development permit applications (DP2017-5640 and DP2018-1076) have been submitted, Council's decision on this application may or may not result in the development considered under the associated development permit application being realized. Given the flexible nature of allowable building forms in the proposed base CC-MH District of the DC Bylaw, and the requirement for a new development permit to be submitted for review, potential risks associated with a different development concept are limited.

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

Administration recommends approval of this application due to its alignment with relevant planning policy contained in the *Municipal Development Plan, Beltline ARP* and *Centre City Plan* by supporting high-density residential development and intensification within the Centre City, and support of the *Calgary Heritage Strategy* with respect to the retention of three municipally designated historic resources.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Proposed Bylaw 203D2018
4. **Public Submissions**



## Applicant's Submission



March 9, 2018

**Re: Land Use Redesignation (LOC2017-0015) - Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District**

This land use redesignation is City initiated. The application proposes a Direct Control (DC) District that allows the transfer of heritage density from three donor sites (725 - 13 Avenue SW - Houlton House (Congress) Apartments; 1010 - 14 Avenue SW - West End Telephone Exchange, and 721 - 13 Avenue SW - Moxam Apartments) to two receiver sites (524, 528 and 536 - 14 Avenue SW, and 805 - 14 Avenue SW, 1407, 1409 - 7 Street SW), which is supported by policy direction of the Beltline Area Redevelopment Plan and the Land Use Bylaw (1p2007).

### Donor Sites:

The proposed guidelines for development on the Congress Apartments and Moxam Apartments sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH). The proposed guidelines for the West End Telephone Exchange site modernize an existing DC Direct Control District to align with the current Land Use Bylaw. The buildable floor area ratio of all three donor sites will be reduced to 1.62, 4.04 and 0.55 respectively.



725 - 13 Avenue SW  
Houlton House (Congress) Apartments



721 - 13 Avenue SW  
Moxam Apartments



1010 - 14 Avenue SW  
West End Telephone Exchange

## Applicant's Submission



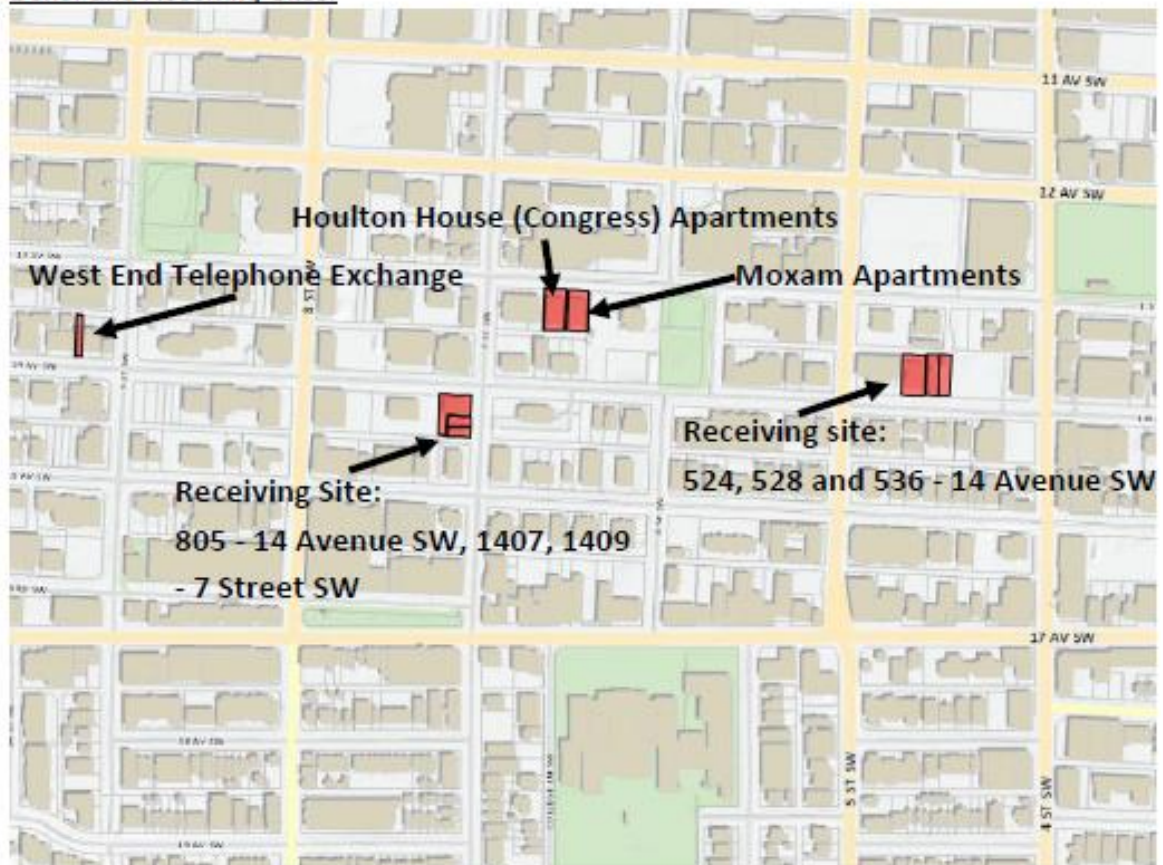
### Receiving Sites:

The proposed guidelines for development on the two receiver sites maintain the current base land use district of Centre City Multi-Residential High Rise District (CC-MH) and increase the base floor area ratio to 7.95 (524, 528 and 536 - 14 Avenue SW) and 7.92 (805 - 14 Avenue SW, 1407, 1409 - 7 Street SW).

If this application is approved by City Council, the overall distribution of buildings, building design, mix and size of uses, and site layout details such as parking, landscaping, and site access will be determined later at the development permit review stage.

A development permit application (DP2017-5640) for a Multi-Residential Development at 524, 528 and 536 - 14 Avenue SW has been submitted. No decision will be made on the development permit until City Council has made a decision on this redesignation application.

### Donor and Receiving Sites:





## Applicant's Submission



### What is an Area Redevelopment Plan?

An Area Redevelopment Plan guides the redevelopment of a specific area or neighbourhood by providing direction that is used for subsequent land use, subdivision and development decisions that collectively determine the form that the plan area will take.

### What is heritage density transfer?

Conserving historic buildings is a recognized best practice in heritage planning, and is supported by the Calgary Heritage Strategy, Calgary Municipal Development Plan and Beltline Area Redevelopment Plan. The Beltline Area Redevelopment Plan contains heritage conservation incentives that support the transfer of unused density development rights from properties that are designated as Municipal Historic Resources to other development sites within the Beltline.

Visit our webpage to stay up to date about the application and provide feedback:  
[developmentmap.calgary.ca/#property/LOC2018-0015](https://developmentmap.calgary.ca/#property/LOC2018-0015)

### Clint Robertson

Senior Heritage Planner | Community Planning | Planning & Development  
PO Box 2100, Station M, Calgary, AB Canada T2P 2M5  
T 403.268.1859

### Adam Sheahan

Planner II | Community Planning | Planning & Development  
Mail Code: #8075, PO Box 2100, Station M, Calgary, AB Canada T2P 2M5  
T 403.268.3285



## Proposed Direct Control Guidelines

### Purpose

1 This Direct Control District is intended to:

- (a) give effect to a Heritage Density Transfer to ***DC receiving parcel 1*** (Site 1) and ***DC receiving parcel 2*** (Site 2) from ***DC source parcel 1*** (Site 3), ***DC source parcel 2*** (Site 4), and ***DC source parcel 3*** (Site 5) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

### 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) “***DC receiving parcel 1***” means Site 1, the ***parcels*** legally described as Lots 34-39, Block 89, Plan A1 with the municipal addresses, 524, 528 and 536 - 14 Avenue SW, which is the ***parcel*** receiving an increase in ***density*** of 4,483.78 square metres from ***DC source parcel 1*** (Site 3) and 914.02 square metres from ***DC source parcel 2*** (Site 4);
- (b) “***DC receiving parcel 2***” means Site 2, the ***parcels*** legally described as Lots 17-20, Block 103, Plan A1 with the municipal addresses, 805 - 14 Avenue SW, and 1407, 1409 - 7 Street SW, which are the ***parcels*** receiving an increase in ***density*** of 1,551.93 square metres from ***DC source parcel 2*** (Site 4) and 1,950.96 square metres from ***DC source parcel 3*** (Site 5);
- (c) “***DC source parcel 1***” means Site 3, the ***parcels*** legally described as Lots 7-9, Block 91, Plan A1 with the municipal address 725 - 13 Avenue SW, which are the ***parcels*** from which 4,483.78 square metres of ***density*** is being transferred to ***DC receiving parcel 1*** (Site 1);
- (d) “***DC source parcel 2***” means Site 4, the ***parcel*** legally described as Lots 9-12, Block 91, Plan A1 with the municipal address 721 - 13 Avenue SW, which is the ***parcel*** from which 914.02 square metres of ***density*** is being transferred to ***DC receiving parcel 1*** (Site 1) and 1,551.93 square metres of ***density*** is being transferred to ***DC receiving parcel 2*** (Site 2);
- (e) “***DC source parcel 3***” means Site 5, the ***parcels*** legally described as Lot 25, Block 94, Plan A1 with the municipal address 1010 - 14 Avenue SW, which are the ***parcels*** from which 1,950.96 square metres of ***density*** is being transferred to ***DC receiving parcel 2*** (Site 2);

## Proposed Direct Control Guidelines

### Site 1

0.18 hectares (± 0.44 acres)

#### Application

5 The provisions in sections 6 through 9 apply only to Site 1.

#### Permitted Uses

6 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

7 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

#### Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

#### Floor Area Ratio

9 (1) The maximum **floor area ratio** is 7.97 inclusive of the 4,483.78 square metres of heritage **density** that has been transferred from **DC source parcel 1** (Site 3) and 914.02 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4).

(2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 1.

### Site 2

0.12 hectares (± 0.30 acres)

#### Application

10 The provisions in sections 11 through 14 apply only to Site 2.

#### Permitted Uses

11 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

12 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

#### Bylaw 1P2007 District Rules

13 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

#### Floor Area Ratio

14 (1) The maximum **floor area ratio** is 7.91 inclusive of the 1,551.93 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4) and 1,950.96 square metres of heritage **density** that has been transferred from **DC source parcel 3** (Site 5).

(2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 2.



## Proposed Direct Control Guidelines

### Site 3

0.08 hectares (± 0.21 acres)

#### Application

15 The provisions in sections 16 through 19 apply only to Site 3.

#### Permitted Uses

16 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

17 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

#### Bylaw 1P2007 District Rules

18 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

#### Floor Area Ratio

19 (1) The maximum **floor area ratio** is 1.62.

(2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 do not apply to Site 3.

### Site 4

0.08 hectares (± 0.21 acres)

#### Application

20 The provisions in sections 21 through 24 apply only to Site 4.

#### Permitted Uses

21 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

22 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

#### Bylaw 1P2007 District Rules

23 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

#### Floor Area Ratio

24 (1) The maximum **floor area ratio** is 4.04.

(2) The bonus provisions contained in Section 1203 (a)-(c) and (e), (f), (h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 4.

## Proposed Direct Control Guidelines

### Site 5

0.03 hectares ( $\pm$  0.07 acres)

### Application

**25** The provisions in sections 26 through 30 apply only to Site 5.

### Permitted Uses

**26** The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

**27 (1)** The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**(2)** The following **uses** are additional **discretionary uses** if they are located in an existing **building** at the time of the effective date of this Direct Control District:

- (a) **Community Recreational Facility;**
- (b) **Hotel;**
- (c) **Indoor Recreation Facility;**
- (d) **Library;**
- (e) **Museum;**
- (f) **Place of Worship – Medium;**
- (g) **Retail and Consumer Service;**
- (h) **School – Private;**
- (i) **School Authority – School;**
- (j) **School Authority Purpose – Major;**
- (k) **School Authority Purpose – Minor; and**
- (l) **Service Organization.**

### Bylaw 1P2007 District Rules

**28** Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

**29 (1)** The maximum **floor area ratio** is 0.55.

**(2)** The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 5.

### Signage

**30** A maximum of one **Freestanding Sign** may be allowed on site, with a maximum **sign area** of 1 square metre.

# PROPOSED

CPC2018-0587  
ATTACHMENT 3

## BYLAW NUMBER 203D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0015/CPC2018-0587)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

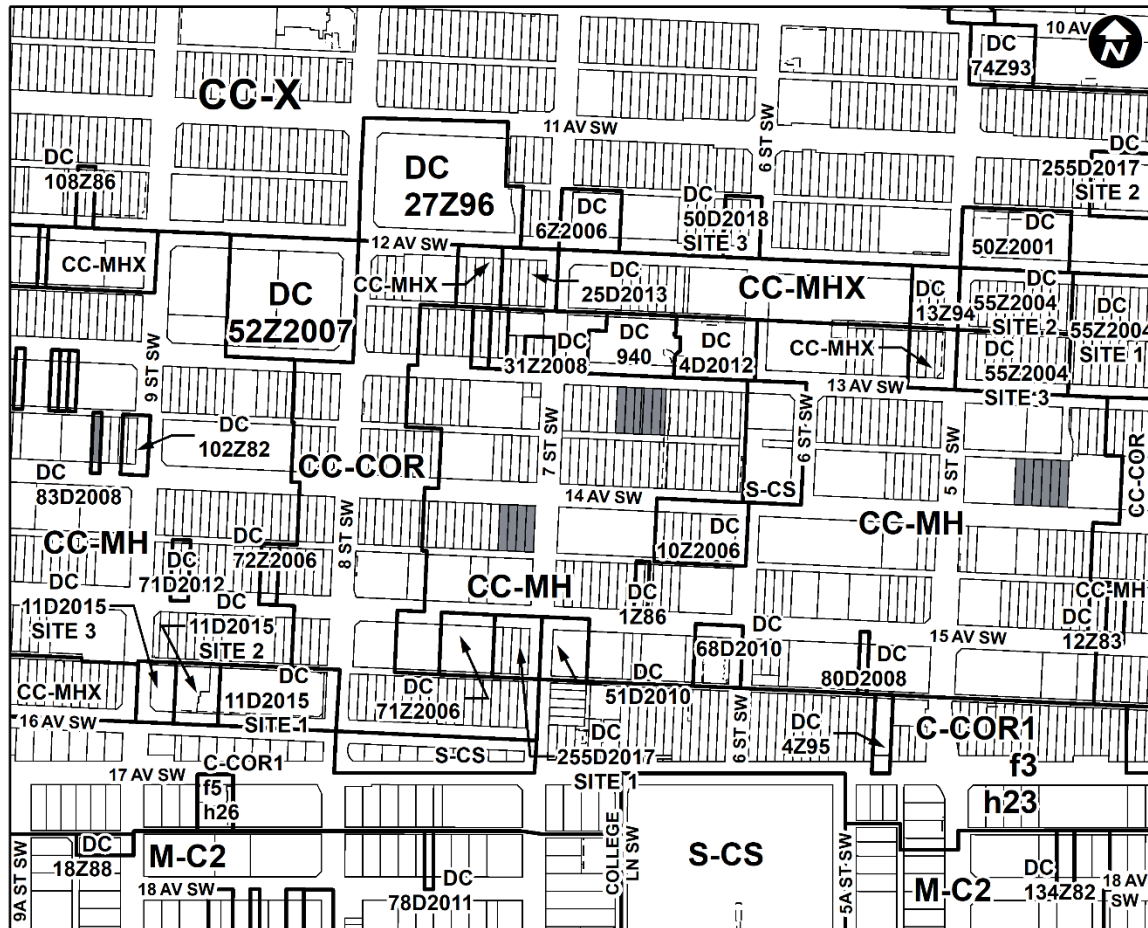
SIGNED ON \_\_\_\_\_

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

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

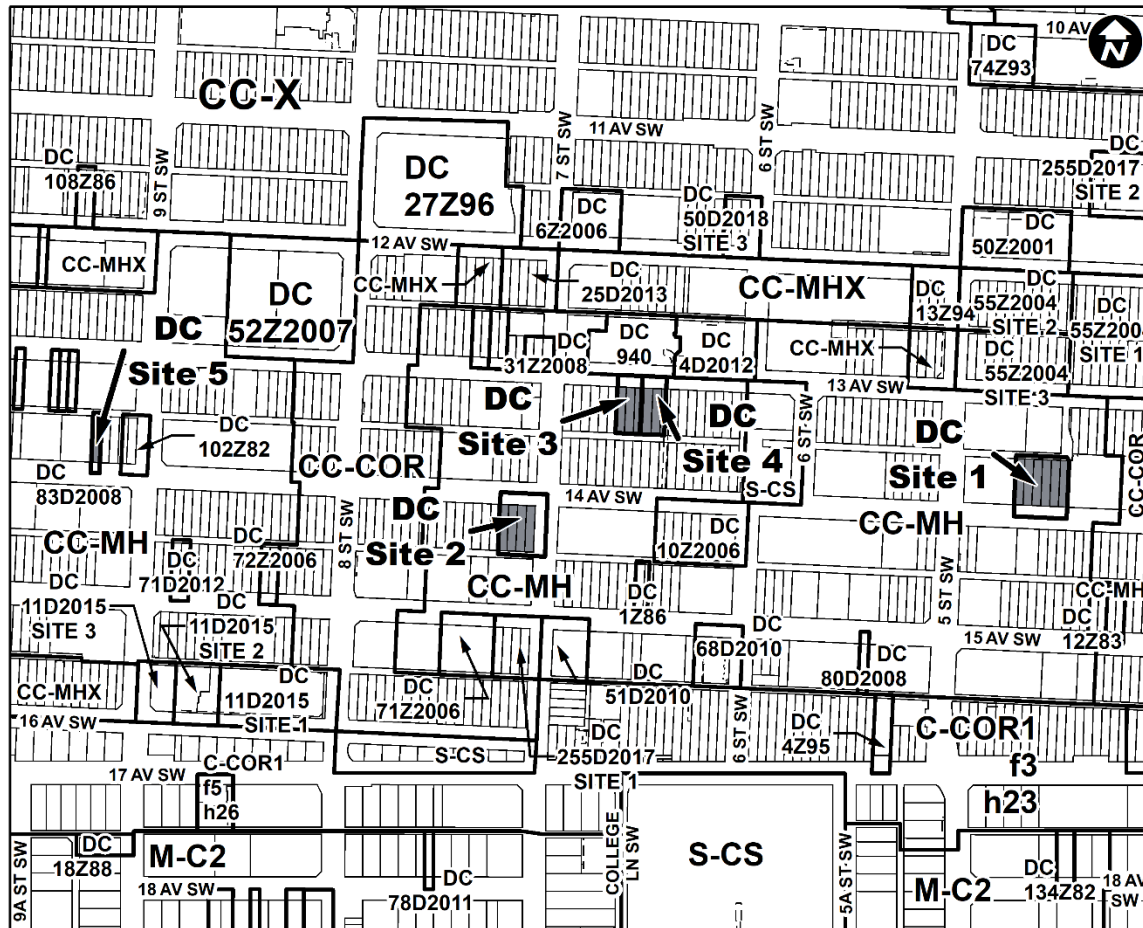
**AMENDMENT LOC2018-0015/CPC2018-0587  
BYLAW NUMBER 203D2018**

## SCHEDULE A



**AMENDMENT LOC2018-0015/CPC2018-0587  
BYLAW NUMBER 203D2018**

## **SCHEDULE B**



## DC DIRECT CONTROL DISTRICT

## Purpose

- 1 This Direct Control District is intended to:
- (a) give effect to a Heritage Density Transfer to ***DC receiving parcel 1*** (Site 1) and ***DC receiving parcel 2*** (Site 2) from ***DC source parcel 1*** (Site 3), ***DC source parcel 2*** (Site 4), and ***DC source parcel 3*** (Site 5) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

## 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 LOC2018-0015/CPC2018-0587  
BYLAW NUMBER 203D2018

## 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) “**DC receiving parcel 1**” means Site 1, the **parcels** legally described as Lots 34-39, Block 89, Plan A1 with the municipal addresses, 524, 528 and 536 - 14 Avenue SW, which is the **parcel** receiving an increase in **density** of 4,483.78 square metres from **DC source parcel 1** (Site 3) and 914.02 square metres from **DC source parcel 2** (Site 4);
- (b) “**DC receiving parcel 2**” means Site 2, the **parcels** legally described as Lots 17-20, Block 103, Plan A1 with the municipal addresses, 805 - 14 Avenue SW, and 1407, 1409 - 7 Street SW, which are the **parcels** receiving an increase in **density** of 1,551.93 square metres from **DC source parcel 2** (Site 4) and 1,950.96 square metres from **DC source parcel 3** (Site 5);
- (c) “**DC source parcel 1**” means Site 3, the **parcels** legally described as Lots 7-9, Block 91, Plan A1 with the municipal address 725 - 13 Avenue SW, which are the **parcels** from which 4,483.78 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1);
- (d) “**DC source parcel 2**” means Site 4, the **parcel** legally described as Lots 9-12, Block 91, Plan A1 with the municipal address 721 - 13 Avenue SW, which is the **parcel** from which 914.02 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1) and 1,551.93 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);
- (e) “**DC source parcel 3**” means Site 5, the **parcels** legally described as Lot 25, Block 94, Plan A1 with the municipal address 1010 - 14 Avenue SW, which are the **parcels** from which 1,950.96 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);

## Site 1

0.18 hectares (± 0.44 acres)

## Application

- 5 The provisions in sections 6 through 9 apply only to Site 1.

## Permitted Uses

- 6 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

# PROPOSED

AMENDMENT LOC2018-0015/CPC2018-0587  
BYLAW NUMBER 203D2018

## Discretionary Uses

- 7 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 9 (1) The maximum **floor area ratio** is 7.97 inclusive of the 4,483.78 square metres of heritage **density** that has been transferred from **DC source parcel 1** (Site 3) and 914.02 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4).
- (2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 1.

## Site 2

0.12 hectares (± 0.30 acres)

## Application

- 10 The provisions in sections 11 through 14 apply only to Site 2.

## Permitted Uses

- 11 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 12 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 13 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 14 (1) The maximum **floor area ratio** is 7.91 inclusive of the 1,551.93 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4) and 1,950.96 square metres of heritage **density** that has been transferred from **DC source parcel 3** (Site 5).
- (2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 2.

## Site 3

0.08 hectares (± 0.21 acres)

## Application

- 15 The provisions in sections 16 through 19 apply only to Site 3.

# PROPOSED

AMENDMENT LOC2018-0015/CPC2018-0587  
BYLAW NUMBER 203D2018

## Permitted Uses

- 16 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 17 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 18 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 19 (1) The maximum **floor area ratio** is 1.62.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 do not apply to Site 3.

## Site 4

0.08 hectares (± 0.21 acres)

## Application

- 20 The provisions in sections 21 through 24 apply only to Site 4.

## Permitted Uses

- 21 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 22 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 23 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 24 (1) The maximum **floor area ratio** is 4.04.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e), (f), (h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 4.

## Site 5

0.03 hectares (± 0.07 acres)

## Application

- 25 The provisions in sections 26 through 30 apply only to Site 5.

## Permitted Uses

- 26 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.



# PROPOSED

AMENDMENT LOC2018-0015/CPC2018-0587  
BYLAW NUMBER 203D2018

## Discretionary Uses

- 27 (1) The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are additional **discretionary uses** if they are located in an existing **building** at the time of the effective date of this Direct Control District:
- (a) **Community Recreational Facility;**
  - (b) **Hotel;**
  - (c) **Indoor Recreation Facility;**
  - (d) **Library;**
  - (e) **Museum;**
  - (f) **Place of Worship – Medium;**
  - (g) **Retail and Consumer Service;**
  - (h) **School – Private;**
  - (i) **School Authority – School;**
  - (j) **School Authority Purpose – Major;**
  - (k) **School Authority Purpose – Minor; and**
  - (l) **Service Organization.**

## Bylaw 1P2007 District Rules

- 28 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 29 (1) The maximum **floor area ratio** is 0.55.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 5.

## Signage

- 30 A maximum of one **Freestanding Sign** may be allowed on site, with a maximum **sign area** of 1 square metre.



**Rowe, Timothy S.**

---

**From:** Reid.colinm@gmail.com  
**Sent:** Wednesday, July 11, 2018 12:14 PM  
**To:** Public Submissions  
**Subject:** July 23, <web submission> LOC2018-0015

July 11, 2018

Application: LOC2018-0015

Submitted by: Colin Reid

Contact Information

Address: 1112 - 627 14 Ave seems

Phone: (140) 399-3236

Email: Reid.colinm@gmail.com

Feedback:

It would be disappointing to see these beautiful heritage buildings turned into a new development. There are a ton of other lots in this area that are empty or in dis- repair that could be replaced instead. If we keep Removing all the heritage building and replacing them with high rises the community is going to lose all of its diversity. Isn't the whole point of defining a building as a heritage building to help hold onto some of this cities past (which council seems to be terrible at) removing the designation in place Of a high rise makes no sense.

**Rowe, Timothy S.**

---

**From:** k.j.christopherson@gmail.com  
**Sent:** Wednesday, July 11, 2018 12:36 PM  
**To:** Public Submissions  
**Subject:** July 23, <web submission> LOC2018-0015

July 11, 2018

Application: LOC2018-0015

Submitted by: Katelin Christopherson

Contact Information

Address: 901-626 14 Ave sw

Phone:

Email: k.j.christopherson@gmail.com

Feedback:

Hello, I would like to express my concerns at removing more old, unique buildings to add more high rises. I am very much in support of minimizing urban sprawl by increasing density, however, I am concerned about doing it at the expense of old and unique buildings. Part of what makes a city so interesting to live in is to have diversity (both in population and buildings). I worry that Calgary will lose some of its charm if we keep taking down its already quite limited amount of older and heritage buildings. Thank you.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0634  
Page 1 of 6**

**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,  
LOC2018-0052, Bylaw 204D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by Stantec Consulting on 2018 March 08 on behalf of the landowner PBA Land Development Ltd. This application proposes to change the designation of this property from Industrial – General (I-G) District to 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 12.0 metres (a decrease from the current maximum of 16.0 metres); and
- the uses listed in the proposed I-C designation.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 4.97 hectares  $\pm$  (12.28 acres  $\pm$ ) located at 6120 - 2 Street SE (Plan 8673GY, Block 4) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 5 – 0**

Absent: Mr. Scott 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, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaw 204D2018; and

1. **ADOPT** the proposed redesignation of 4.97 hectares  $\pm$  (12.28 acres  $\pm$ ) located at 6120 - 2 Street SE (Plan 8673GY, Block 4) 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 204D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

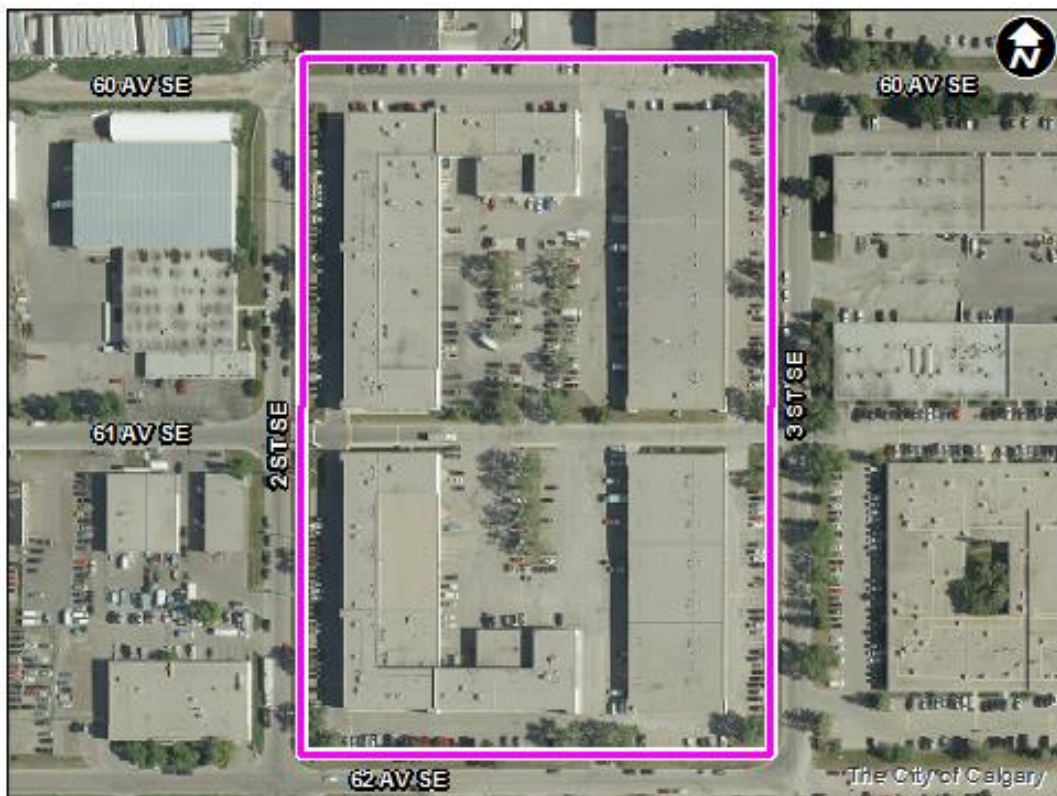
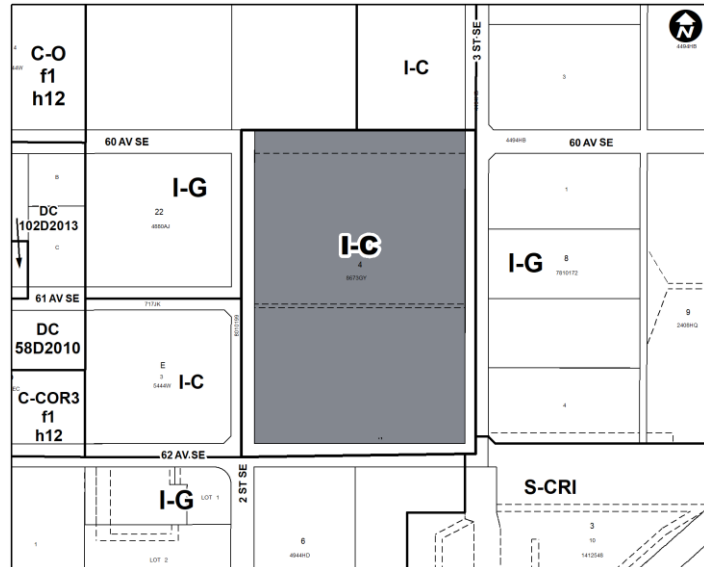
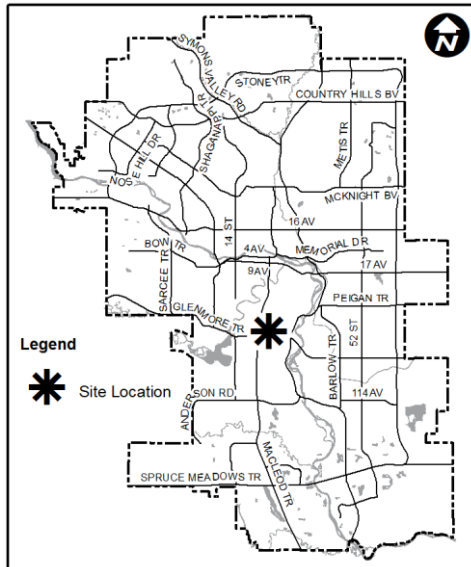
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0634  
Page 2 of 6

Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,  
LOC2018-0052, Bylaw 204D2018

BACKGROUND

Location Maps



**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,  
LOC2018-0052, Bylaw 204D2018**

---

**Site Context**

The property is located in southeast industrial area of Manchester Industrial, north of Glenmore Trail SE and west of Blackfoot Trail SE. Industrial – General (I-G) properties exist to the northwest of the subject property. A Special Purpose – City and Regional Infrastructure (S-CRI) District property, developed with baseball diamonds, exists to the southeast of the subject property. The S-CRI site is a closed landfill and the permanent 300 metre setback applies, prohibiting schools, residences, hospitals and food establishments from developing without a variance. There are other I-C designated parcels to the north and west of the subject site.

The site's total area is approximately 4.97 hectares  $\pm$  (12.28 acres  $\pm$ ). The property is developed with four one and two storey industrial buildings, that each have a number of different tenants occupying portions of the buildings.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for an expanded range of commercial/industrial uses 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.

Administration has determined that the proposed land use is appropriate for the subject site.

**Land Use**

The site's existing I-G District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. I-G parcels are typically located in internal locations within industrial areas and the district contains specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for maximum floor area of 1.0 and maximum building height of 16.0 metres.

The proposed I-C District allows for light industrial uses that are unlimited in size and small-scale commercial uses that are intended to be compatible with and complement light industrial uses and areas. I-C parcels are intended be located along or within 200 metres from major streets or expressways (as is the subject site). Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District or between highly visible industrial parcels and the I-G District. These provisions include setback, screening, landscaping and building design controls that are intended to address aesthetics in accordance with these more highly visible locations. The I-C District allows for a maximum floor area of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G Districts are that there are no use area restrictions for office and that retail and consumer service uses (with maximum use area limits) are allowed in the I-C District.

**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,  
LOC2018-0052, Bylaw 204D2018**

---

This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses.

In recognition of the I-C District's reduced maximum building height of 12.0 metres from the 16.0 metre maximum height in the I-G District, the Development Authority may consider maximum building height relaxations for development proposals for industrially oriented uses on the site, including proposed General – Industrial Light uses. This would be to allow for development of an industrial building product that is in keeping with current industry conventions for these types of developments, thereby preserving the industrial utility of these lands.

### **Implementation**

This is a stand-alone land use amendment with no associated development permit. The building's structure is not near the end of its lifespan and no site redevelopment is anticipated at this time. This application will likely lead to changes of use within portions of the building.

### **Infrastructure**

#### ***Transportation Networks***

A Transportation Impact Assessment was not required for this land use amendment application. Glenmore Trail SE is classified as a "Skeletal Roadway" and Blackfoot Trail SE is classified as an "Arterial Street", according to Road and Street Network Map (Map 7) of the Calgary Transportation Plan. Access to the property is provided via 2 and 3 Street SE as well as 62 Avenue SE. Calgary Transit bus routes 66 and 72/73 run along 58 Avenue SE, and the closest bus stop is located 300 meters from the property. The Chinook LRT station is approximately 500 meters from the property.

#### ***Utilities and Servicing***

The subject site is serviced with water, sanitary and storm from adjacent streets. The proposed land use amendment will not trigger the requirement for servicing or network upgrades.

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application has been advertised 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 and options for providing feedback will be advertised to the public.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0634  
Page 5 of 6

**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,  
LOC2018-0052, Bylaw 204D2018**

---

***Engagement***

No public meetings were held for this application. No comments were received by the CPC Report submission date. There is no Community Association in this area.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

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

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

The subject site is located within the Industrial; Standard Industrial area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP).

The Standard Industrial area is intended to 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. Whereas the I-C District allows for industrial uses among other uses. The intent of this application is to allow for and expanded range of uses on the site.

There is no local area plan for Manchester Industrial. The subject site is located within the draft Chinook Station Area Redevelopment Plan and this application aligns with the draft policy's direction.

**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.

***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 July 23

ISC: UNRESTRICTED  
CPC2018-0634  
Page 6 of 6

**Land Use Amendment in Manchester Industrial (Ward 9) at 6120 - 2 Street SE,  
LOC2018-0052, Bylaw 204D2018**

---

**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 the purpose of the Industrial – Commercial District within *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Bylaw 204D2018

## **Applicant's Submission**

To Calgary Planning Commission:

The LUR application consists of approximately 5 ha± (12 acres±). The subject property known as 'Phillips Park' (the 'Site') consists of one (1) parcel (Plan 8673GY, Block 4). The current built form consists of four (4) principal industrial buildings in a courtyard orientation.

The LUR proposes to redesignate the Site from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to accommodate a wider variety of commercial uses while retaining the core light industrial function of the property. The reason for the requested redesignation is to respond to shifting demands for commercial uses in this part of Calgary, which are occurring in the context of the larger operational/ functional and market evolution of Manchester relative to newer industrial parks in outlying areas. In addition to these factors, the owner is undertaking plans to renovate and upgrade the existing buildings, again in response to shifting tenant requirements and market expectations. At this time, no additional development is planned for the Site, and as such we are not requesting any special provisions related to density, FAR, or height. We are also not planning any significant structural changes or major additions to the existing buildings, which are to remain in place. The exterior renovations that are planned for the buildings are largely cosmetic in nature, and will be done to modernize and improve the aesthetics and functionality of the entire property.

The redesignation to I-C will be more compatible with the long-term vision and interface with adjacent land uses in the area (many of which are also designated I-C). Redesignation of the subject site to I-C will afford additional flexibility to attract uses to the Site which are not currently available with the I-G district, and will more effectively compliment the adjacent properties.

The proposed LUR is compliant with all local area policy plans, as well as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP). Though not directly included in the existing Chinook Station Area Plan (CSAP), we understand that the Site is intended to be included in the upcoming Chinook Station Area Redevelopment Plan (CSARP). We would be happy to meet with the CSARP team during the LUR review, should it be required. The proposed LUR to I-C will complement the nearby Office/Commercial/Light Industrial precinct located one block west of the Site at Centre Street and 61 Avenue SE, which transitions to a commercial district east of the Chinook Centre regional shopping centre.

We recognize that there are uses contemplated with the I-C District that may be restricted due to the landfill setback, and understand that all Development Permit applications will be subject to the Landfill and Waste Management Facilities Setbacks.

Phillips Park has existed in the Manchester Industrial District for the past 40 years, and PBA is excited to be undertaking this LUR application. During this time, Manchester Industrial has evolved and we see this as an opportunity to invest in the area by updating the property and bringing in a new land use district. The proposed I-C designation will bring additional employment opportunities, businesses, and will offer the flexibility for its continued success in south east Calgary until the property warrants redevelopment to a higher and better use.

Claire Woodside, M.Pl., RPP, MCIP  
Associate, Planner - Stantec  
200-325 25 Street SE, Calgary AB, T2A 7H8



# PROPOSED

CPC2018-0052  
ATTACHMENT 2

## BYLAW NUMBER 204D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0052/CPC2018-0634)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

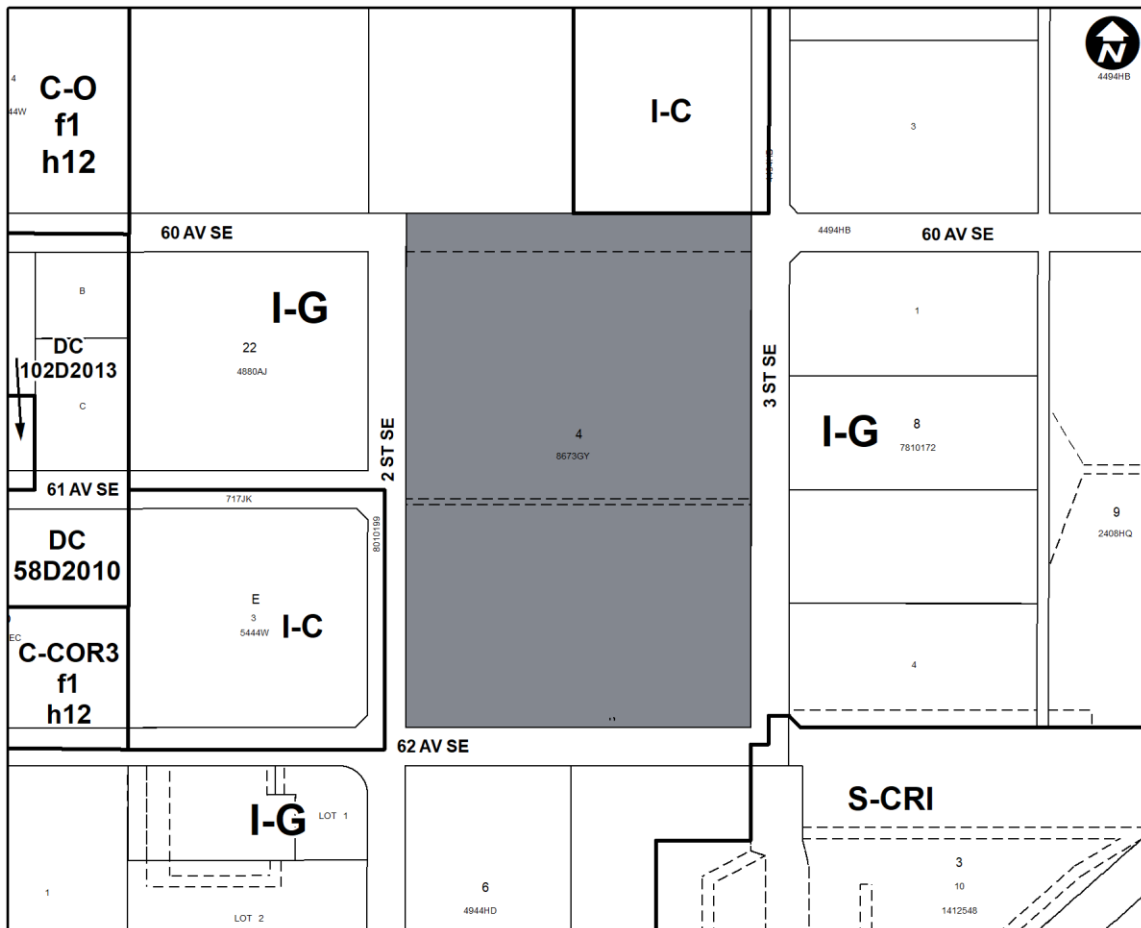
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0052/CPC2018-0634  
BYLAW NUMBER 204D2018

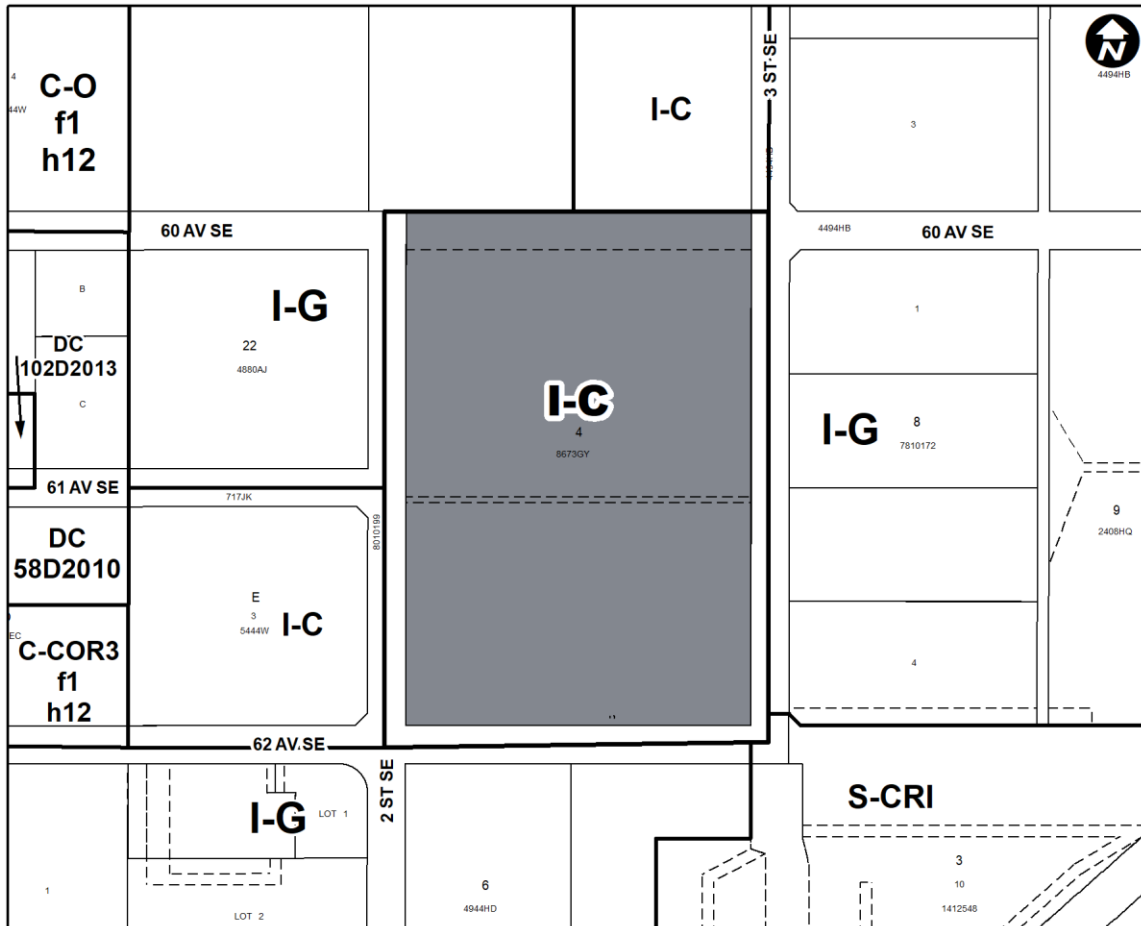
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0052/CPC2018-0634  
BYLAW NUMBER 204D2018

## SCHEDULE B







**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0651  
Page 1 of 8**

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by New Century Design on 2018 March 20 on behalf of the landowner Donna Grace Beaudry. This land use amendment 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 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG designation.

A minor map amendment to the *North Hill Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The amendment proposes changing the land use typology of the site from low density residential to low density residential or low density multi dwelling. 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 North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 702 - 20 Avenue NW (Plan 2934O, Block 23, Lots 1 and 2) 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: C. Friesen**

**Carried: 6 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0651  
Page 2 of 8

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 MAY 31:**

That Council hold a Public Hearing on Bylaws 42P2018 and 205D2018; and

1. **ADOPT** the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 42P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 702 - 20 Avenue NW (Plan 2934O, Block 23, Lots 1 and 2) 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 205D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

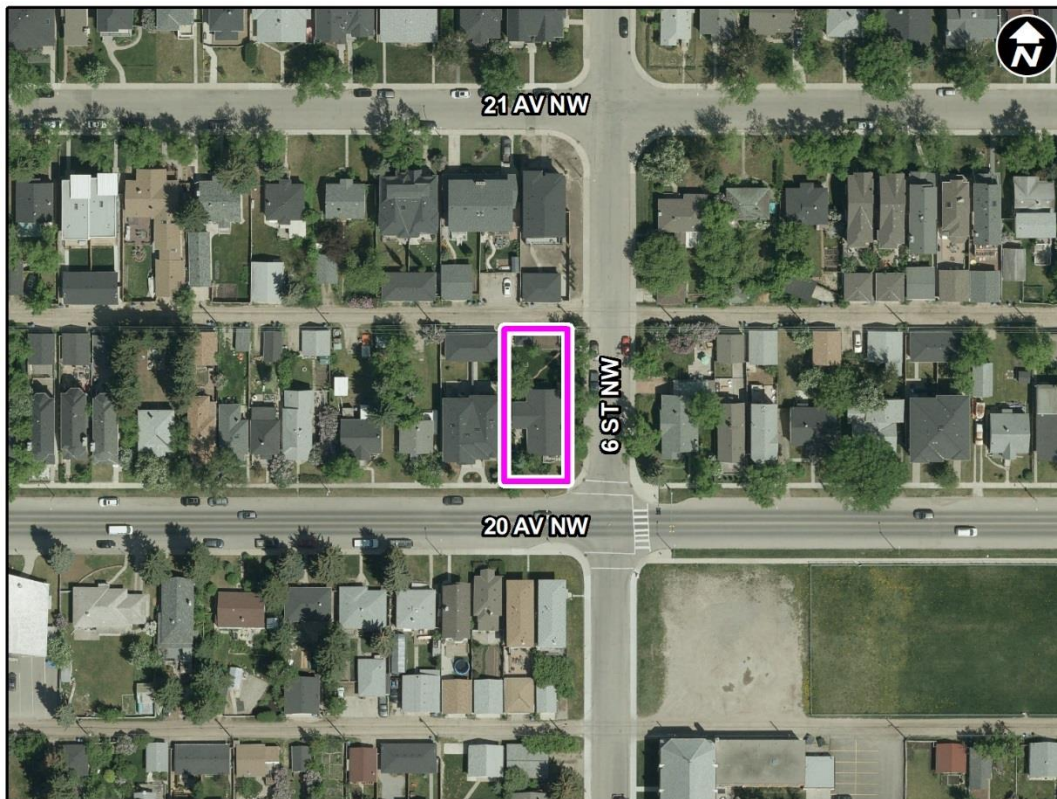
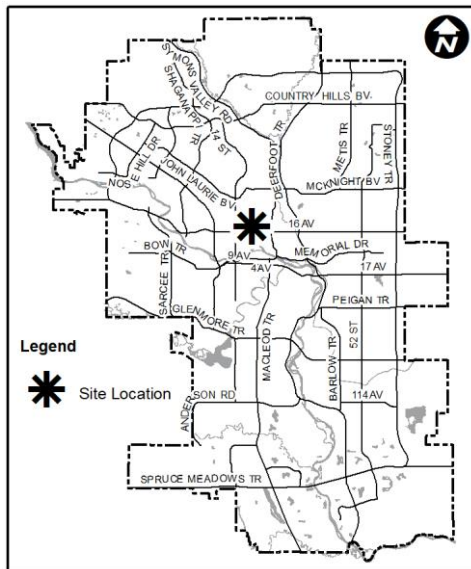
None.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0651  
Page 3 of 8

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 -  
20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

**Location Maps**



**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

**BACKGROUND**

**Site Context**

The subject site is located in the community of Mount Pleasant, at the northwest corner of 20 Avenue NW and 6 Street NW. The surrounding development is characterized by a mix of single and semi-detached homes. There is an open space with a place of worship at the southeast corner of this intersection across 20 Avenue NW. The predominant land use in this area is Residential - Contextual One/Two Dwelling (R-C2) District, however there is an R-CG parcel one block east and an Multi-Residential – Contextual Low Profile (M-C1) District site to the southwest.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 by 36 metres. A rear lane exists to the north of the site. The property is currently developed with a one-storey single detached dwelling, with a parking pad accessing 6 Street NW. As identified in Figure 1, Mount Pleasant has experienced a stable population with 2017 being the peak population year.

*Figure 1: Community Peak Population*

<b>Mount Pleasant</b>	
Peak Population Year	2017
Peak Population	5,811
2017 Current Population	5,811
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant](#) 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 *North Hill 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 Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

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 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 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 (DP2018-1109) application for this parcel which proposes a new 4 unit rowhouse building.

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, and a decision on the development permit will not be made until Council has made a decision on this land use redesignation.

**Infrastructure**

***Transportation Networks***

The subject site is located at the northwest corner of 20 Avenue NW and 6 Street NW. The site is accessed via 6 Street NW. The site is also located approximately 400 metres from a transit stop located on 4 Street NW. The nearest Primary Transit Network location is located approximately 1.1 kilometres on Centre Street (Centre Street BRT). Future vehicular access, upon a redevelopment scenario, is anticipated to be 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.

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

**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.

The Mount Pleasant Community Association has reviewed this application and submitted a letter which stated they have no objection to this application. The Community Association did have comments on the development permit application which is currently under review. Administration received one letter of objection to this application. Concerns expressed are summarized as follows:

- Increase in parked vehicles along the street, avenue and back alley;
- Increase in traffic congestion;
- Increase in the number of waste, recycling and green bins in the alley;
- Proposed development will block downtown views;
- R-CG allows for too much lot coverage; and
- Rowhouses and fourplexes are out of context with surrounding development.

***Engagement***

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

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan. While the South Saskatchewan Regional Plan 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*. The applicable Municipal Development Plan 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.

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 - 20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

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

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

The parcel is located within the *Low Density Residential Area* of the North Hill Area Redevelopment Plan. The Low Density Residential Area policies are intended to maintain the existing low density neighbourhood quality and character, while encouraging appropriate new low density housing in the form of single detached/duplex/semi-detached housing.

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. These goals and objectives include identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. The Area Redevelopment Plan also supports residential intensification through redevelopment and infill that involves sensitive integration of new development into the existing neighbourhood.

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 Residential or 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 following location criteria were consistent with the guidelines:

- on a corner parcel;
- within 400 metres of a transit stop;
- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- adjacent to or across from existing or planned open space or park or community amenity.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0651  
Page 8 of 8**

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 702 -  
20 Avenue NW, LOC2018-0064, Bylaws 42P2018 and 205D2018**

---

The following location criteria were not met:

- within 600 metres of an existing or planned Primary Transit stop station; and
- along or in close proximity to an existing or planned corridor or activity centre.

The proposed amendment includes moderate intensification which has minimal impact on adjacent properties, and is therefore considered appropriate.

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

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

An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no known risks.

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

The proposal generally conforms to the intent and objectives of the *North Hill Area Redevelopment Plan* and 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 represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Community Association Letter
4. Proposed Bylaw 42P2018
5. Proposed Bylaw 205D2018
6. **Public Submission**



## 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.

0064

AS THE CLIENT'S REPRESENTATIVE, NEW CENTURY DESIGN INC. IS  
EXCITED TO PROVIDE THIS ROW HOUSE DESIGN AND LAND USE  
REDESIGNATION FOR YOUR REVIEW. MUCH CONSIDERATION HAS  
GONE INTO THE LAYOUT. THESE WILL FIT A VERY SPECIFIC AND  
MUCH NEEDED FAMILY DEMOGRAPHIC. SO MANY MORE YOUNGER  
ADULTS AND FAMILIES WILL BE ATTRACTED TO THE POSSIBILITY  
OF INNER CITY LIVING THAT HAS BEEN PRICED OUT OF REACH.  
WE HAVE CREATED A DESIGN WITH VISUAL INTEREST AND  
CONTEMPORARY STYLING WHILE BEING EFFICIENT IN THE IMPORTANT  
STRUCTURAL ASPECTS OF THE BUILDING. THIS WILL HELP EXTEND THE  
LIFE OF THE PROJECT AND REDUCE THE LONG TERM COST OF MAINTENANCE.  
THE PROJECT SHOULD FIT WONDERFULLY INTO THE NEIGHBOURHOOD.  
MOUNT PLEASANT IS A VERY DESIREABLE COMMUNITY, WITH MANY  
CLOSE-BY ATTRACTORS TO YOUNG, NEW FAMILIES. IN ADDITION TO  
THE AMOUNTY SPACES WE HAVE PROVIDED ON SITE, THERE IS PARK ACROSS  
THE STREET AND THE MOUNT PLEASANT SPORTS PLEX AND COMMUNITY CENTRE.

ISC: Protected

## Applicant's Submission

PL 1263 (R2017-09)

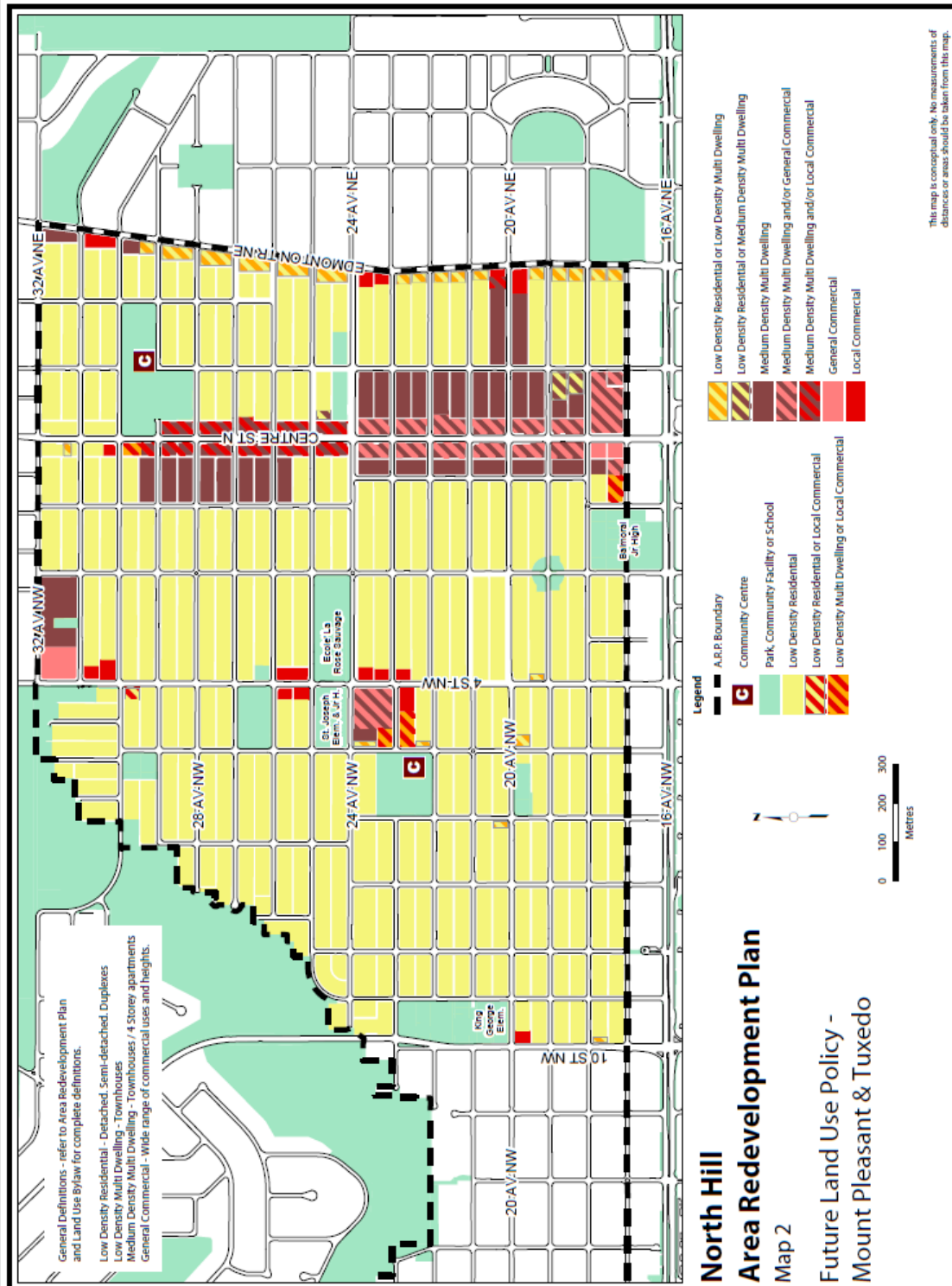
JUST TWO BLOCKS AWAY. THE ROW HOUSE CONCEPT IS  
IN GENIUS. IT ALLOWS FOR NEWER FAMILIES TO START IN AN AREA  
THEY OTHERWISE WOULD NOT AFFORD, AND AS THEY GROW OUT OF THE  
SMALLER ACCOMMODATION THEY ARE ABLE TO MOVE UP AND USE  
THE EQUITY THEY HAVE BUILT UP. THIS KEEPS THE AREA LESS  
TRANSIENT AND STRENGTHENS COMMUNITY PRIDE AND LEADERSHIP.  
ROW HOUSES ARE ONLY GOING TO ADD TO THE ALREADY VIBRANT  
COMMUNITIES CALGARY HAS IN ITS INNER CITY.

**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

## Proposed Amendment to the North Hill Area Redevelopment Plan

- (a) Delete the existing Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” and replace with the revised Map 2 entitled “Future Land Use Policy – Mount Pleasant & Tuxedo” as follows:





### **Community Association Letter**

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to review these applications and offers the following comments.

At this time, MPCA has no objection to the rezoning of this parcel from R-C2 to R-CG proposed in LOC2018-0064. MPCA has the endorsement of its members for higher density like this along the busier streets in Mount Pleasant, such as 20<sup>th</sup> Ave NW.

MPCA is generally supportive of row house development such as this, in appropriate locations, but offers the following comments on DP2018-1109:

1. The entrances facing the street/avenue should have more prominence to tie the building to the neighborhood better.
2. More detail in the external finish including quality materials and material differentiation would improve the aesthetics, fit better into the community and provide better maintenance longevity, especially given the prominence of the location in the community.
3. The garbage/waste recycling bin should be moved to the west side of the garage to avoid it spilling out onto the street and creating an eyesore. We realize this will bring the east side of the garage closer to the street but feel that is preferable to the garbage bins. The east side of the garage should also have some architectural feature and/or design to make it more attractive and not just a plain blank wall.
4. The roofline seems disjointed and could be reworked to be less dramatic and fit into the neighborhood style better.
5. We would like to see as many of the existing mature trees as possible retained. There are a number of trees in the amenity spaces that seem like they could be retained, to the benefit of the building residents and the community.
6. We would like more detail on the finishing of the amenity spaces and hope that there is more landscaping committed to than just grass.
7. Given the location of the property on major pedestrian routes in the community we expect that pedestrian mobility and safety will be maintained during the entire excavation and construction process. This can be either by keeping all of the sidewalks of this property unobstructed or building and maintaining secure, safe semi-permanent sidewalk replacements on the roads.

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



# PROPOSED

CPC2018-0651  
ATTACHMENT 4

## BYLAW NUMBER 42P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99

\*\*\*\*\*

**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo" and replace with the revised Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo", attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

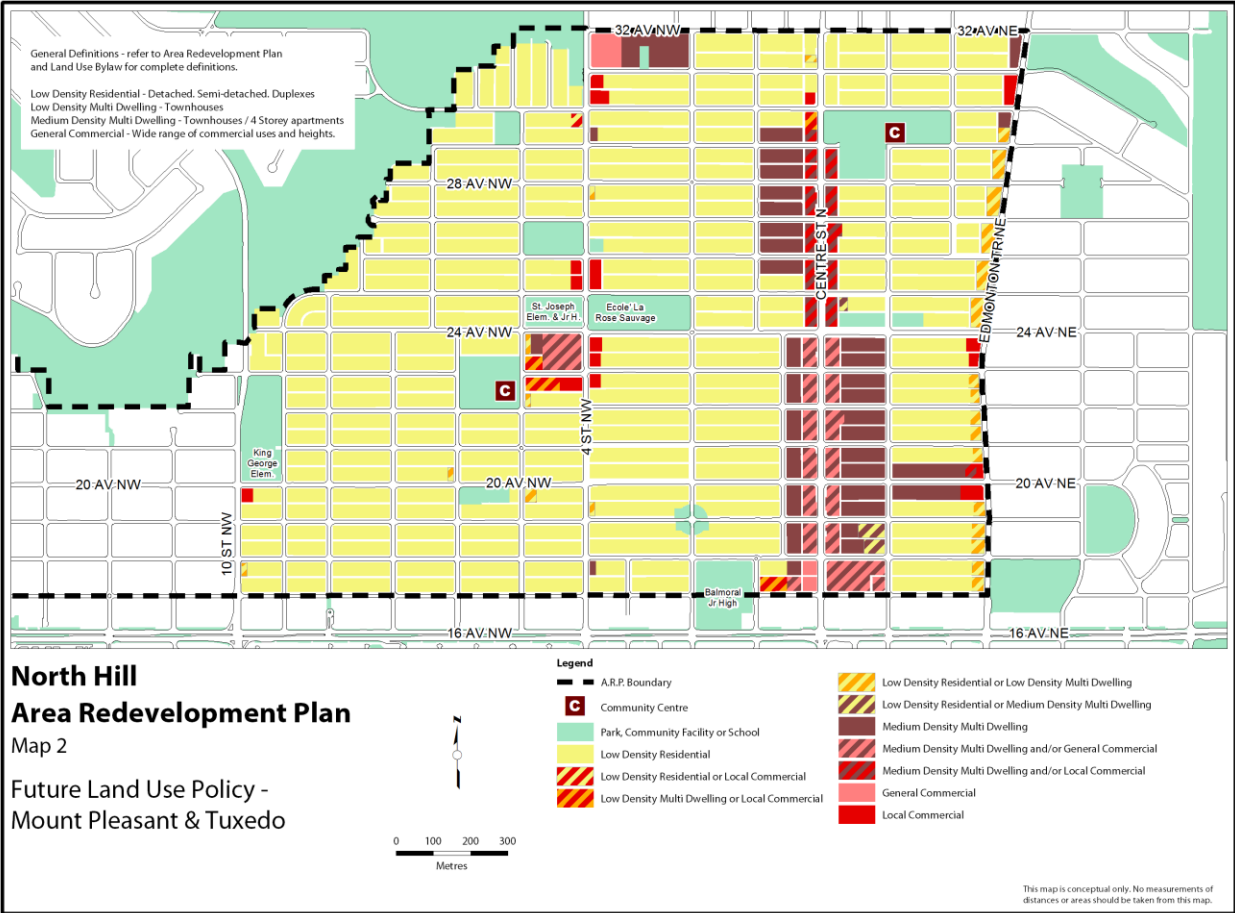
\_\_\_\_\_  
MAYOR

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

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

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

Schedule A





# PROPOSED

CPC2018-0651  
ATTACHMENT 5

## BYLAW NUMBER 205D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0064/CPC2018-0651)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

**AMENDMENT LOC2018-0064/CPC2018-0651  
BYLAW NUMBER 205D2018**

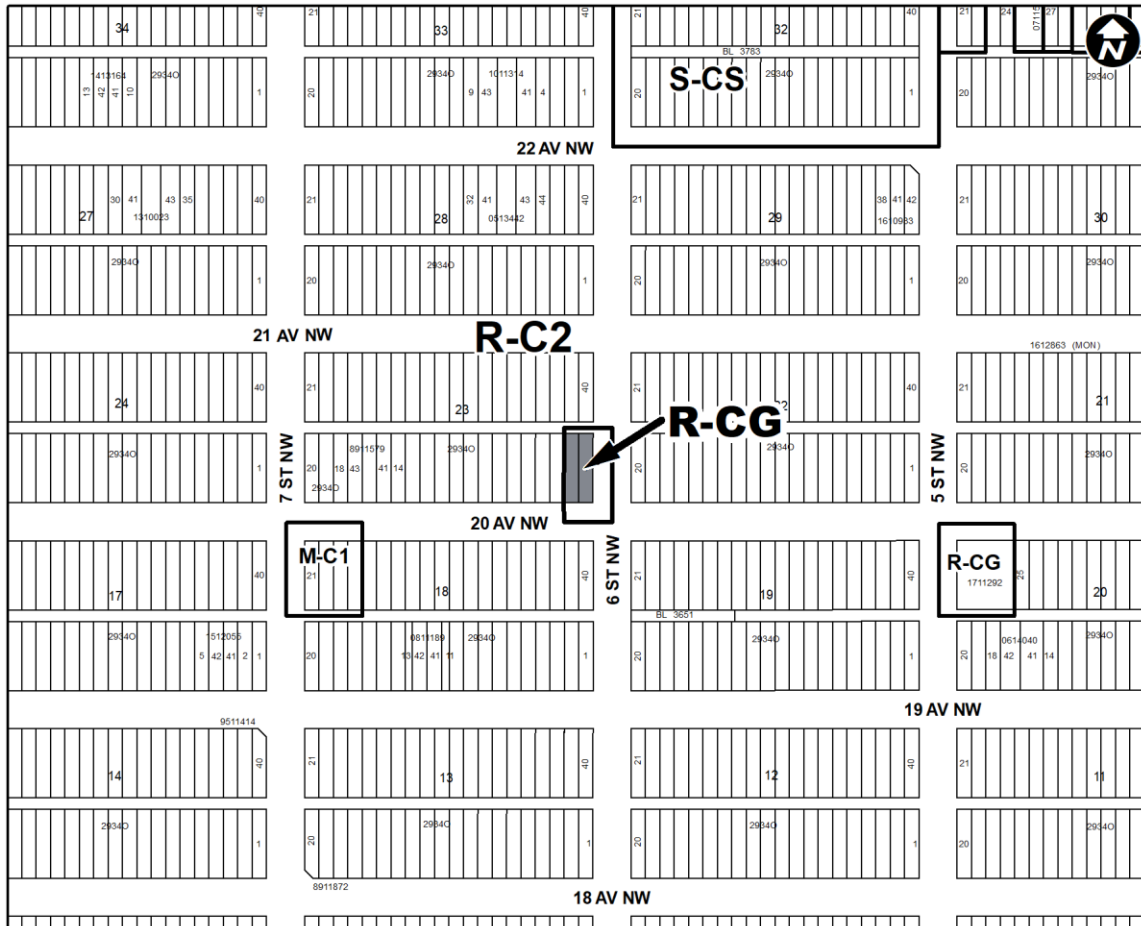
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0064/CPC2018-0651  
BYLAW NUMBER 205D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** Shellie Marshall <shellie@matrixstaffinggroup.com>  
**Sent:** Friday, July 13, 2018 4:11 PM  
**To:** Shellie Marshall; Public Submissions  
**Subject:** [EXT] Notice of Public Hearing - 702-20 Avenue NW

To City Council RE: Land Use Designation (zoning) RE: 702-20 Avenue NW (from R-C2 to R-CG)

I received a letter stating that I could comment to City Council RE: above stated Land Use Designation (zoning). I understand the plan and the reason for requesting the change to the zoning is to build 4 infill condo's on that one property #702-20 Ave NW. As the Property Owner Adjacent, I do not appreciate this plan at all. It will plug up an already narrow back alley way, not to mention reduce the amount of parking for current home owners and will over populate the garbage pin and removal. 3 pins per home, plus this infill will be 12 more garbage bins added to the congestion in the back lanes that already exists. I do not think this project is feasible in this neighborhood, due to how narrow the lane ways are, nor am I in agreement with it this particular request for re-zoning. If this goes forward it will ultimately lower my property value and community value overall, forcing me to move and put my home up for sale. I find this very disruptive and not well planned out by the City.

I am 100% opposed to this request to amend the zoning RE: 702-20 Avenue NW (RC2-RCG)

Shellie Marshall  
706-20 Avenue NW  
T2M 1E1



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0672  
Page 1 of 6**

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,  
LOC2018-0077, Bylaw 207D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted on 2018 April 09 by Urban Devpro on behalf of the landowners Mobin and Uzma Muhammad. It proposes to change the designation of this property from a Direct Control District (Bylaw 12Z96) to the Residential – One Dwelling (R-1s) District to accommodate an addition to the existing front attached garage and allow for:

- a reduced front setback of 3.0 metres and side setback of 1.2 metres (a decrease from the current DC setbacks of 7.5 metres);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the proposed R-1s designation.

The proposal aligns with the *Springbank Hill Area Structure Plan* and 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 0.30 hectares  $\pm$  (0.73 acres  $\pm$ ) located at 34 Elveden Drive SW (Plan 9812492, Block 2, Lot 19) from Direct Control District **to** Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 207D2018; and

1. **ADOPT** the proposed redesignation of 0.30 hectares  $\pm$  (0.73 acres  $\pm$ ) located at 34 Elveden Drive SW (Plan 9812492, Block 2, Lot 19) from Direct Control District **to** Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 207D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0672  
Page 2 of 6**

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,  
LOC2018-0077, Bylaw 207D2018**

---

**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.



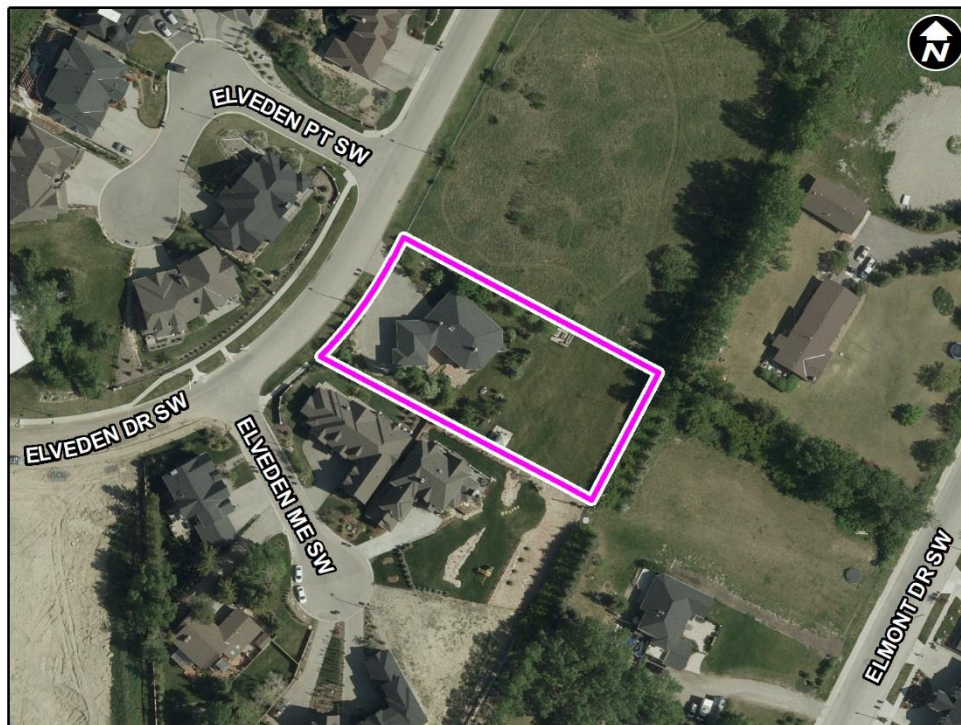
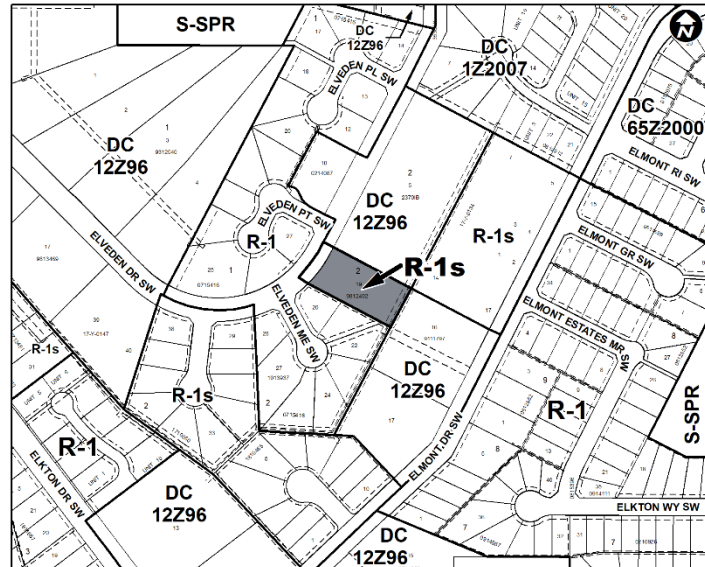
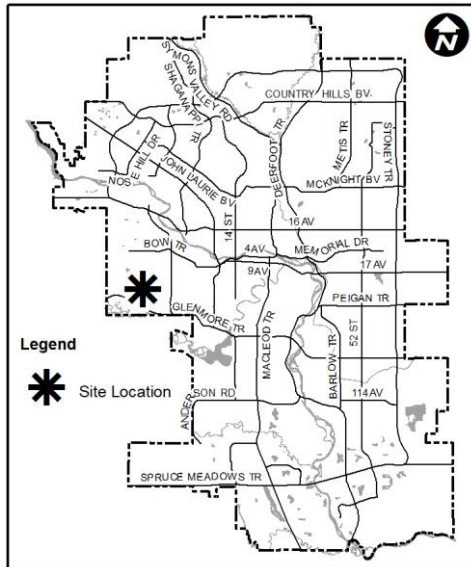
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0672  
Page 3 of 6

Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,  
LOC2018-0077, Bylaw 207D2018

BACKGROUND

Location Maps



**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,  
LOC2018-0077, Bylaw 207D2018**

---

**Site Context**

The subject site is located in the community of Springbank Hill along Elveden Drive SW east of Elveden Mews SW. Surrounding development is a mixture of large-lot rural acreages and single detached housing. Predominant land use designations in the area are R-1, R-1s, and the existing Direct Control District (Bylaw 12Z96).

The site is approximately 0.29 hectares in size with dimensions of 38 metres wide by 75 metres deep. The laneless parcel is currently developed with a single detached dwelling featuring an attached front garage.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed district would allow for an addition to the existing garage that is prevented by the current land use designation. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

The existing Direct Control District (Bylaw 12Z96) requires a minimum setback of 7.5 metres from all property lines and limits building height to 10 metres. This DC district was applied to the subject parcel when these lands were annexed into the city.

The proposed Residential – One Dwelling (R-1s) District is a low-density residential designation that is primarily for two to three-storey (12 metres maximum) single detached housing in developing areas. The minimum front yard setback is 3.0 metres for a laneless parcel; the minimum side setback is 1.2 metres. Secondary Suite and Backyard Suite are listed as permitted and discretionary uses respectively.

The R-1s District front and side setback regulations can accommodate the applicant's intended front garage addition without fundamentally altering the character of the street.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 450 metres from bus stops along 77 Street SW, where Route 454 provides service between the Westhills Towne Centre and 69 Street LRT Station. Vehicular and pedestrian access is provided from Elveden Drive SW. A traffic impact assessment was not required as part of this application.

***Utilities and Servicing***

The subject site is currently serviced by private utilities. Any future development is subject to the terms of Deferred Services Agreement Registered Plan 981227106.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0672  
Page 5 of 6**

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,  
LOC2018-0077, Bylaw 207D2018**

---

**Stakeholder Engagement**

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.

The Springbank Hill Community Association was circulated and provided no comment. One letter of objection was received from the neighbouring property to the west, citing concerns over property devaluation caused by loss of views to the northeast. Administration notes that the loss of view is not sufficient justification to recommend refusal of this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

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

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

The subject parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Land Use Concept in the *Municipal Development Plan* (MDP). The MDP yields direction in this area to the ASP.

***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject site is located within the Standard Suburban area as identified on Map 2: Land Use Concept of the ASP. Policies for this area require development to be single detached and semi-detached housing between 7 and 17 units per gross developable hectare. The proposed land use district aligns with this policy document.

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

There are no broad social, environmental, or external economic implications from the proposed redesignation.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0672  
Page 6 of 6

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,  
LOC2018-0077, Bylaw 207D2018**

---

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal conforms to the *Springbank Hill Area Structure Plan* and allows the property owner to expand their garage with no impact to the neighbouring properties. The proposed R-1s District is intended for low-density single detached development and aligns with the existing built form of the community.

**ATTACHMENTS**

1. Applicant's Submission
2. Proposed Site Plan
3. Proposed Bylaw 207D2018

### **Applicant's Submission**

The purpose of this land use redesignation application from DC to R1s is to allow for the construction of an attached garage addition to an existing residence and perhaps a future backyard suite, please see attached proposed garage addition plan.

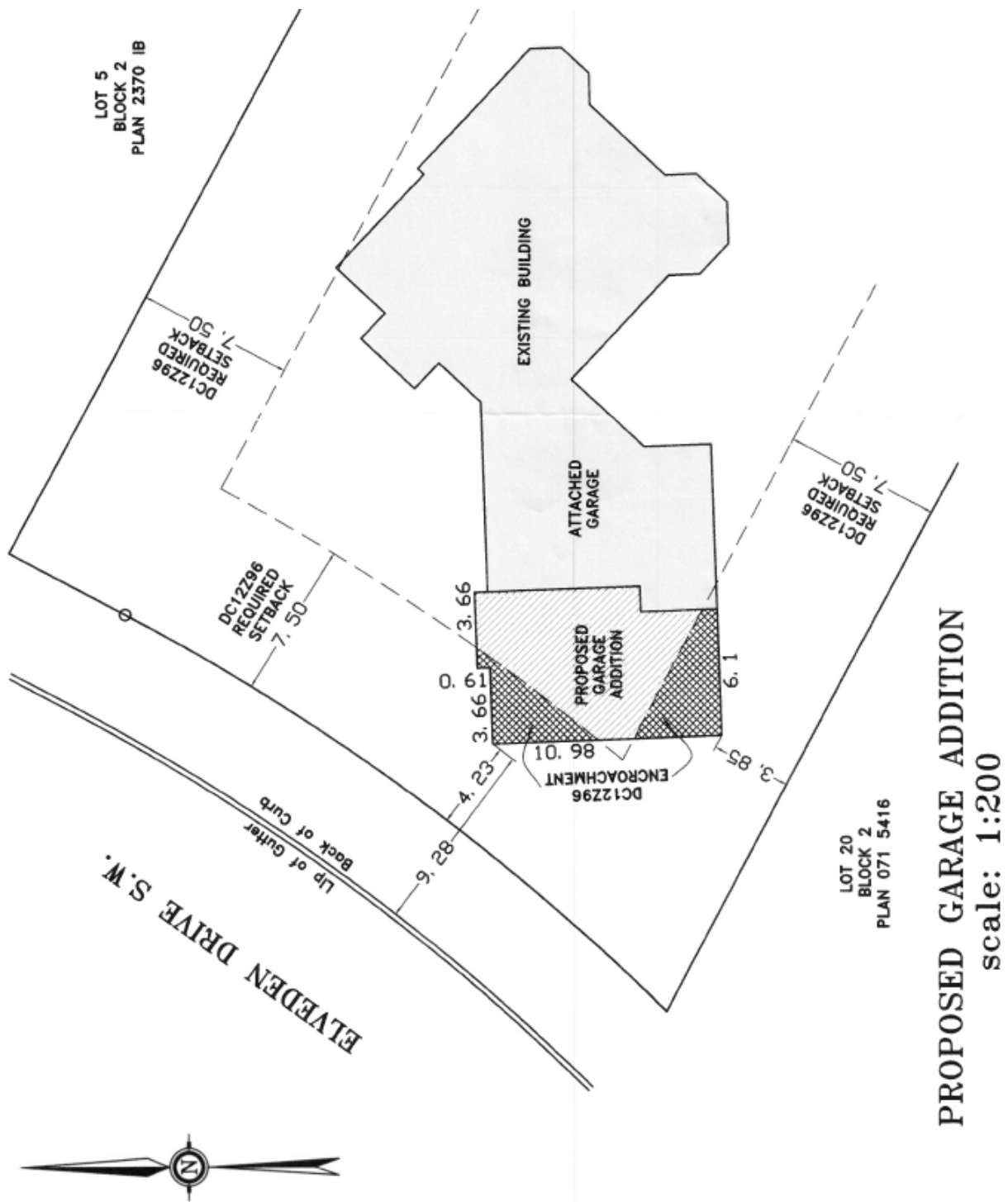
The current DC designation requires 7.50 M front and side setbacks which would not be achievable with the proposed garage addition. The proposed R1s designation would decrease the setback requirements and allow for the proposed addition.

The proposed R1s designation is in keeping with the surrounding property designations and is a continuation of already approved redesignations in the immediate area as the area continues to develop. The proposed R1s designation will not increase the density of the property and will not adversely affect the neighboring properties.

The proposed garage addition would have the garage approximately 4.23 m from the front property line and approximately 9.28 m from the back of curb. Due to the depth of the boulevard the decreased front setback of the proposed R1s designation will have minimal affect on the view of the building from the street. The decreased side setback will also have little affect on the neighboring properties.



# Proposed Site Plan







# PROPOSED

CPC2018-0672  
ATTACHMENT 3

## BYLAW NUMBER 207D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0077/CPC2018-0672)**

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

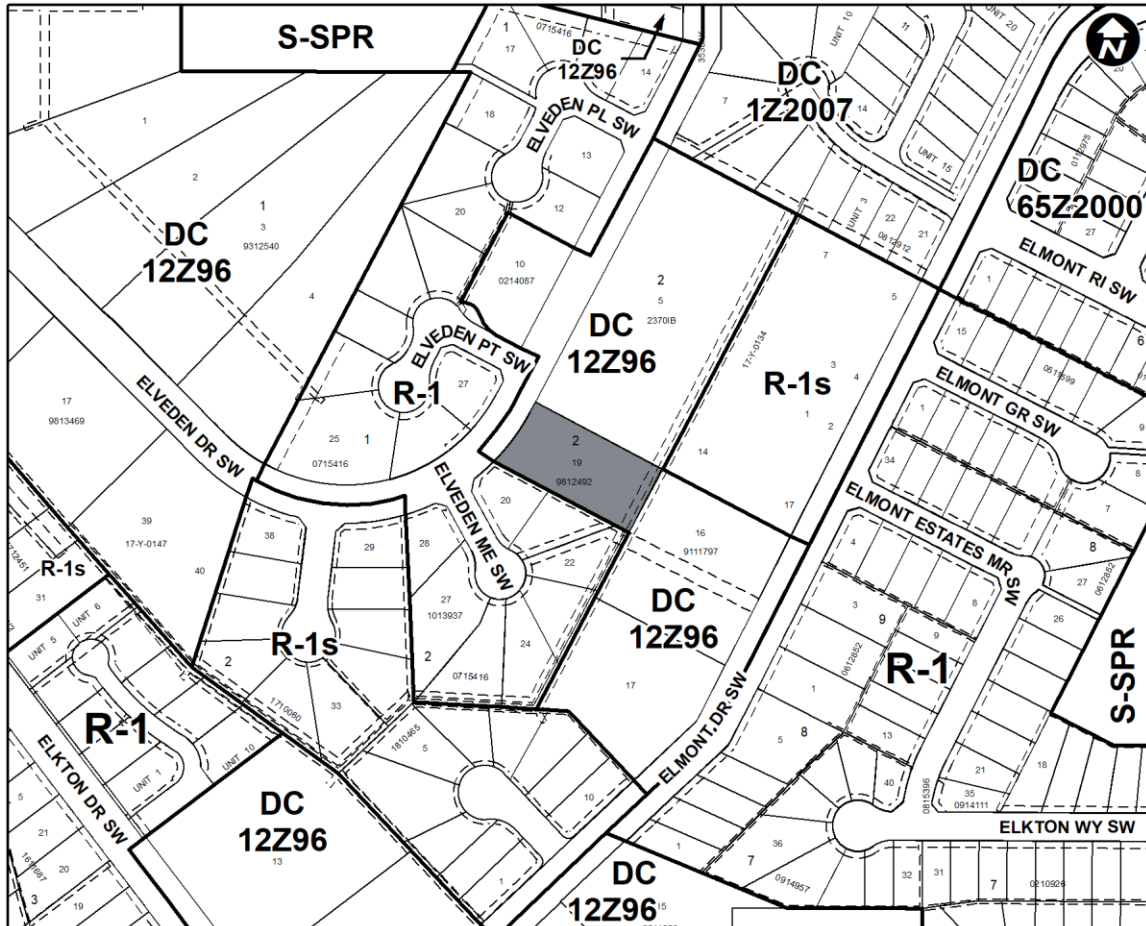
SIGNED ON \_\_\_\_\_

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

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

**AMENDMENT LOC2018-0077/CPC2018-0672  
BYLAW NUMBER 207D2018**

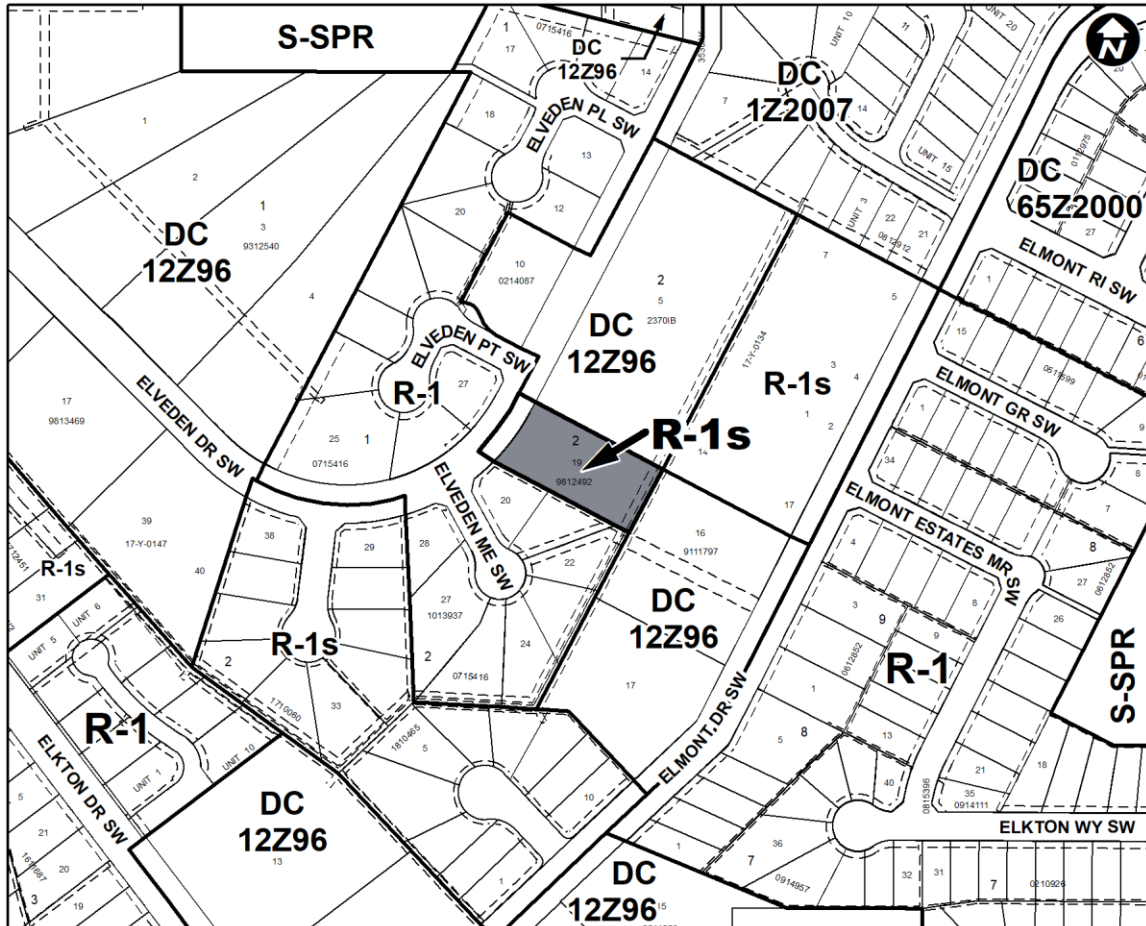
**SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0077/CPC2018-0672  
BYLAW NUMBER 207D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0703  
Page 1 of 6

## Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018

### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Tronnes Geomatics on 2018 February 08 on behalf of the City of Calgary. This combined road closure and land use redesignation proposes to close a portion of undesignated road right-of-way that exists on the east side of Shepard Road SE and 27 Street SE, south of 84 Avenue SE and north of 85 Avenue SE. The proposed land use amendment would redesignate the site to Industrial – General (I-G) District. This application was submitted by Tronnes Geomatics on 2018 February 08.

The applicant is in negotiations with The City of Calgary's Real Estate & Development Services group to close and purchase the subject road right-of-way. The road closure and redesignation is part of negotiations to exchange the subject lands for land on the east side of 8428 Shepard Road SE which is required for the future South Hill Light Rapid Transit (LRT) Station. The proposed parcel will be consolidated with 8428 Shepard Road SE.

The proposal is aligned with the applicable city-wide policies of the Municipal Development Plan (MDP), the land use policies of the Millican-Ogden Community Revitalization Plan (CRP) and the current draft of the *South Hill Station Area Plan*. The proposed land use redesignation to Industrial – General (I-G) District is consistent with the adjacent lands.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.043 hectares  $\pm$  (0.11 acres  $\pm$ ) of road (Plan 1810992 Area 'A') along Shepard Road SE adjacent to 27 Street SE, with conditions (Attachment 2); and

2. Give three readings to the proposed closure bylaw.

**Moved by: J. Gondek**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.043 hectares  $\pm$  (0.11 acres  $\pm$ ) of closed road (Plan 1810992, Area 'A') along Shepard Road SE adjacent to 27 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District; and

4. Give three readings to the proposed bylaw.

**Moved by: J. Gondek**

**Carried: 7 – 0**

**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 7C2018 and 208D2018; and

1. **ADOPT** the proposed closure of 0.043 hectares  $\pm$  (0.11 acres  $\pm$ ) of road (Plan 1810992 Area 'A') along Shepard Road SE adjacent to 27 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 7C2018.
3. **ADOPT** the proposed redesignation of 0.043 hectares  $\pm$  (0.11 acres  $\pm$ ) of closed road (Plan 1810992, Area 'A') along Shepard Road SE adjacent to 27 Street SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 208D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

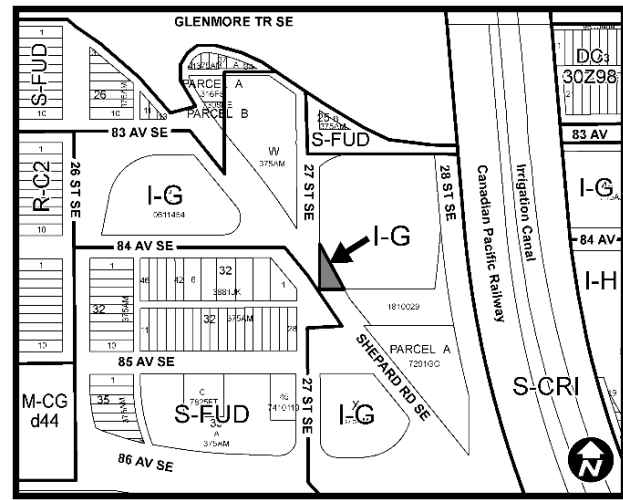
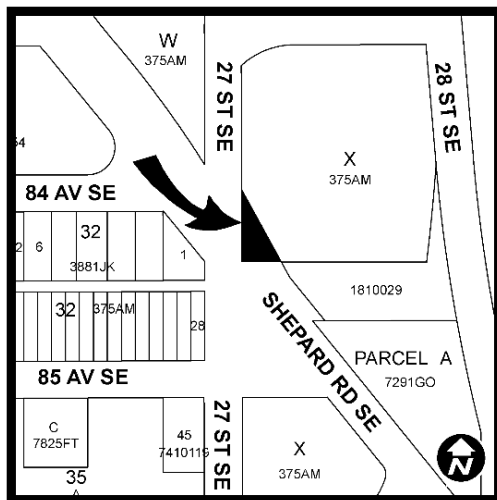
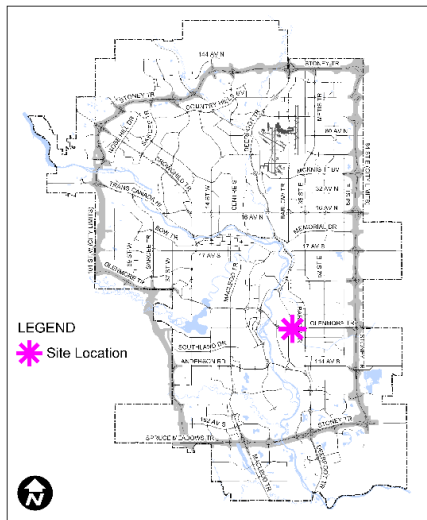
**BACKGROUND**

This site is currently within the lands covered by the *Millican-Ogden Community Revitalization Plan* (CRP), however the *South Hill Station Area Plan* is currently being drafted to guide development focused around the South Hill Station Area and Primary Transit Hub. The South Hill Station Area will transition from the *Millican-Ogden CRP* to the *South Hill Station Area Plan* once approved.

Through the South Hill Station Area planning process, The City entered discussions to acquire land on the east side of 8428 Shepard Road SE in exchange for the proposed road closure area. The proposed road closure area has been deemed as surplus with the realignment and closure of portions of Shepard Road SE. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District will allow consolidation with the adjacent parcel and supports the South Hill Station Area development plans.

**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018**

**Location Maps**



**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018**

---

**Site Context**

The subject site is located south of Glenmore Trail SE at the intersection of Shepard Road SE and 27 Street SE. The residential communities of Riverbend and Ogden are located to the west and north. Foothills, South Foothills, and Shepard Industrial areas are located to the northeast, east, and south.

The Canadian Pacific (CP) Railway line and Western Irrigation District Canal run adjacent to the site on the east. The adjacent parcels to the south and northwest are designated Industrial – General (I-G) District. The parcels to the southwest and a small parcel to the north are designated as Special Purpose – Future Urban Development (S-FUD) District.

Realignment of the road network within the area has occurred to facilitate and connect to the new Ogden Road SE overpass at Glenmore Trail SE and to accommodate the future South Hill LRT Station. This application is compatible with the changes to the road network and the future plans for the area.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Land Use**

This application seeks to redesignate an undesignated road right-of-way to Industrial – General (I-G) District. The Industrial – General (I-G) District is intended to facilitate a wide variety of light and medium general industrial uses and a limited number of support commercial uses. Parcels are typically located in internal locations and uses and buildings may have little or no relationship to adjacent parcels.

**Infrastructure**

***Transportation Networks***

A Transportation Impact Assessment (TIA) and parking study was not required for the proposed road closure and land use redesignation. The road closure and subsequent consolidation with the adjacent parcel will assist in the provision of future access for the parcel as the Green Line development and South Hill LRT Transit Station are constructed. With this transfer of land and road closure, an important portion of land will be acquired on the east side of the parcel to accommodate the needs of the LRT right-of-way. Future redevelopment of the subject parcel, access, parking, loading and pedestrian connectivity will be reviewed by Transportation Planning.

***Utilities and Servicing***

Presently a watermain and sanitary sewer exist within the road closure area. The removal and/or relocation of these existing utilities, or registration of an easement or utility right-of-way is required for the protection of the utilities.



## **Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018**

---

### **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.

There is no Community Association in this area. No letters from adjacent landowners or the general public were received.

### ***Engagement***

No public meetings were conducted by the applicant or Administration in direct relation to this road closure and land use redesignation.

### **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 proposed road closure and land use amendment is consistent with the SSRP policies including the Efficient Use of Land policies (Section 5) Land Use Patterns policies (Section 8).

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

The subject site is identified under Map 1 'Urban Structure' of the Municipal Development Plan (MDP), as being within a Community Activity Centre (CAC). The proposed redesignation allows a portion of surplus road right-of-way to be consolidated with the adjacent parcel in order to support future Green Line LRT Station plans. This proposal supports the development of the future South Hill Station Area which meets the MDP objectives to:

3.3.3 (f) support the development of CACs with timely investment in the Primary Transit Network.

#### ***Millican-Ogden Community Revitalization Plan (CRP) (Statutory, 1999)***

On 1993 December 20 Council directed Administration to carry out a comprehensively designed Area Redevelopment Plan (ARP) as a pilot project for the Millican-Ogden community. This ARP is different as it utilizes a community development approach including broad based community participation in decision making regarding community issues and needs including land use and transportation matters. As noted in the document, the Plan incorporates the ARP.

**Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) portion of Shepard Road SE adjacent to 27 Street SE, LOC2018-0029, Bylaws 7C2018 and 208D2018**

---

The subject site is located within the 'Light industrial' area on Map 5: Proposed Land Use Policies in the *Millican-Ogden CRP*. This area is intended to accommodate general light industrial uses while minimizing potential impacts to future LRT alignment throughout the South Hill area. The proposed road closure and land use redesignation are consistent with this policy and does not conflict with the South Hill LRT Station alignment.

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

The proposed road closure and land use redesignation will support the future South Hill Station Plan Area.

No environmental concerns were 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 road closure and land use 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 aligned with the applicable policies of the *Municipal Development Plan* and the *Millican-Ogden CRP*, and supports the development of future South Hill Station Area. The proposed road closure has been deemed as surplus with the realignment and closure of portions of Shepard Road SE. The proposed land use redesignation of the road right-of-way to Industrial – General (I-G) District is consistent with the adjacent lands.

**ATTACHMENTS**

1. Applicant's Submission
2. Proposed Road Closure Conditions
3. Proposed Closure Bylaw 7C2018
4. Proposed Bylaw 208D2018

## 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.

This application is for a portion of Shepard Road at its intersection with 27th Street near 84 Avenue SE. This road closure is part of a land swap deal with the owners of Block X, Plan 375 AM and the City of Calgary for land required for the LRT Green Line project. The consolidation of this road closure with Block X is scheduled to happen within 60 days of registration of the road closure and land use bylaw. Shepard Road has been reconfigured and this portion of road was considered surplus.

- Submitted March 14, 2018, by Stephen Tronnes on behalf of Tronnes Geomatics Inc.

**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



### **Proposed Road Closure Conditions**

1. All costs associated with the closure shall be borne by the applicant.
2. That the closed road right-of-way be consolidated with the adjacent lands located at 8428 Shepard Road SE.
3. That protection and/or relocation of any utilities will be at the applicant's expense and to appropriate standards.
4. Remove and/or relocate existing utilities located within the subject parcel OR register an easement or utility right of way for the protection of the utilities, to the satisfaction of the affected utility owner(s).



# PROPOSED

CPC2018-0703  
ATTACHMENT 3

## BYLAW NUMBER 7C2018

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 1810992, AREA A)  
(CLOSURE LOC2018-0029)**  
\*\*\*\*\*

**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 1810992  
BLOCK 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 THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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





# PROPOSED

CPC2018-0703  
ATTACHMENT 4

## BYLAW NUMBER 208D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0029/CPC2018-0703)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

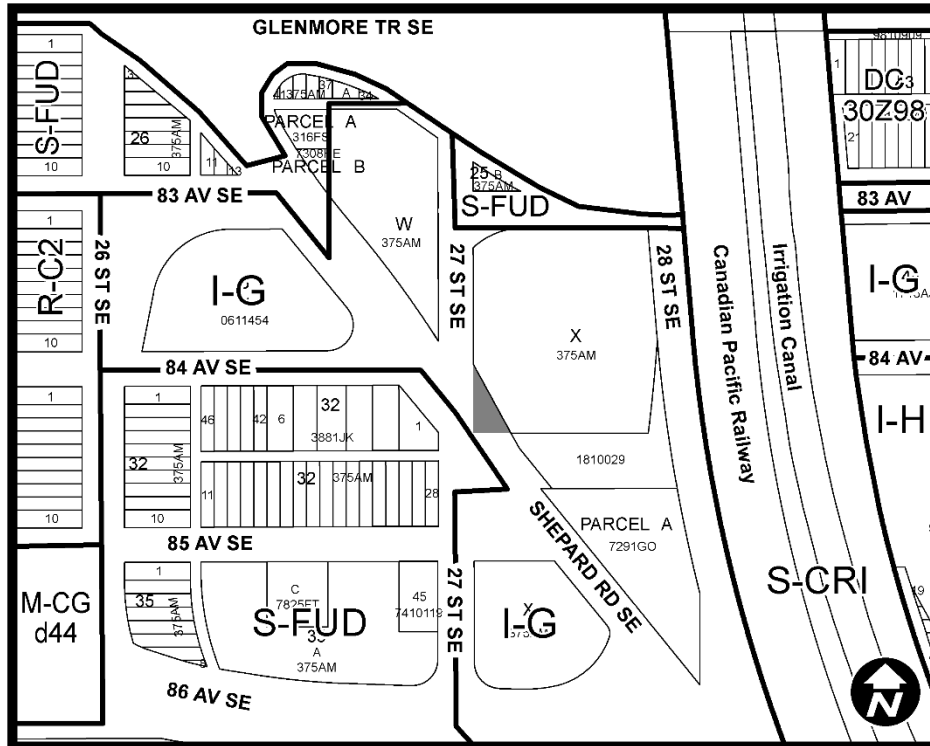
SIGNED ON \_\_\_\_\_

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

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

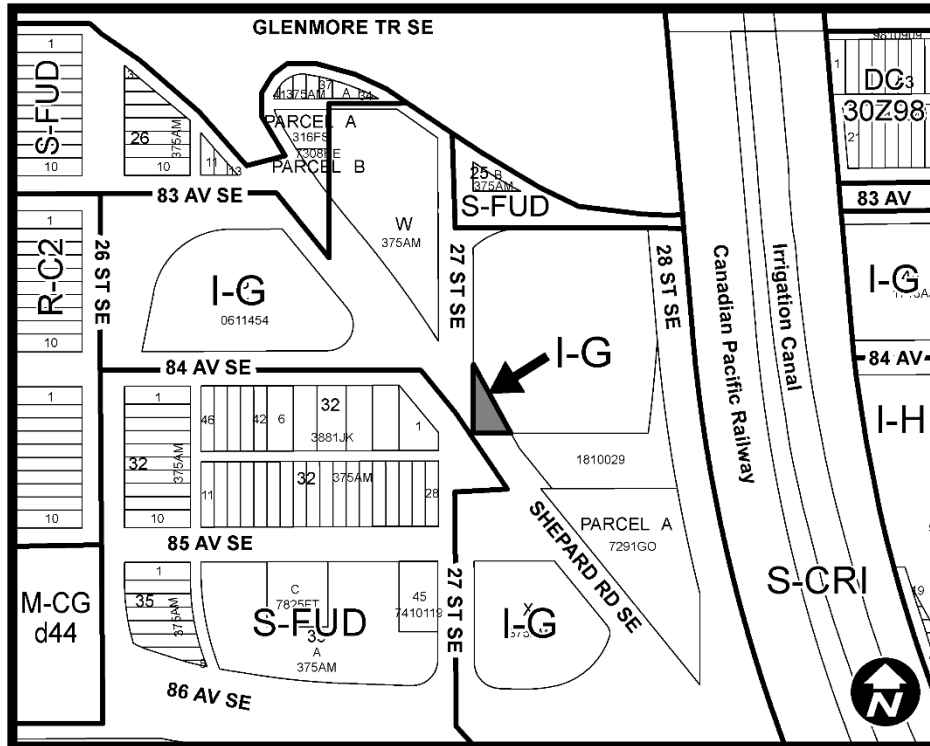
**AMENDMENT LOC2018-0029/CPC2018-0703  
BYLAW NUMBER 208D2018**

**SCHEDULE A**



**AMENDMENT LOC2018-0029/CPC2018-0703  
BYLAW NUMBER 208D2018**

**SCHEDULE B**





Planning & Development Report to  
Calgary Planning Commission  
2018 June 14

ISC: UNRESTRICTED  
CPC2018-0612  
Page 1 of 6

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted on 2018 March 22 by O2 Planning and Design on behalf of the landowner 1414234 Alberta Ltd (PBA Land Development Ltd). This application proposes to redesignate the subject parcel from Industrial – General (I-G) District to 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 City 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 1.88 hectares  $\pm$  (4.62 acres  $\pm$ ) located at 7056 Farrell Road SE (Plan 5701JK, Block 40) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

**Moved by: E. Woolley**

**Carried: 5 – 0**

Absent: Mr. Palmiere and Mr. Scott 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, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 209D2018; and

1. **ADOPT** the proposed redesignation of 1.88 hectares  $\pm$  (4.62 acres  $\pm$ ) located at 7056 Farrell Road SE (Plan 5701JK, Block 40) 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 209D2018.

**Planning & Development Report to  
Calgary Planning Commission  
2018 June 14**

**ISC: UNRESTRICTED  
CPC2018-0612  
Page 2 of 6**

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

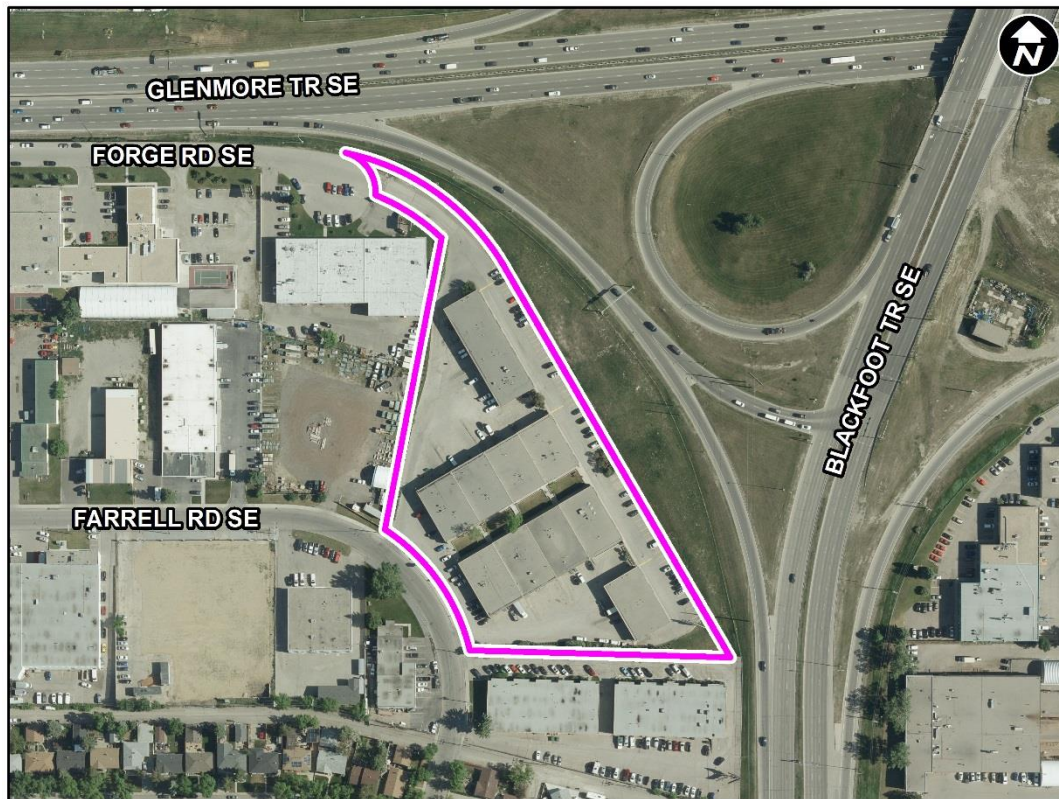
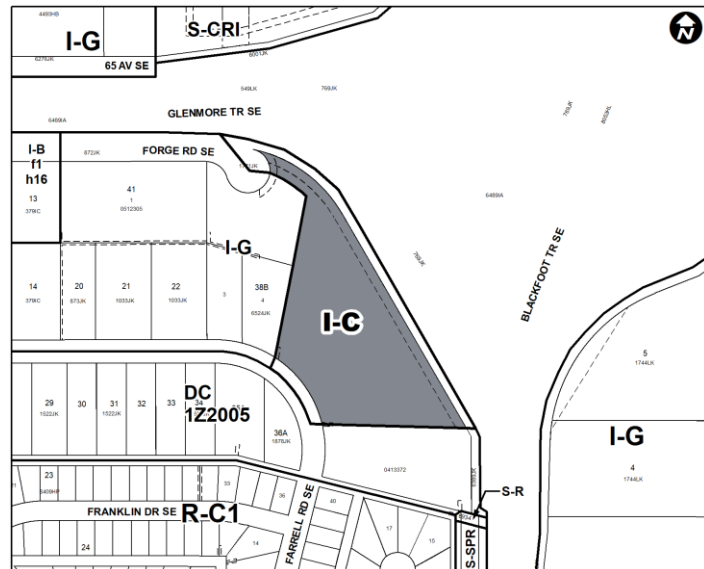
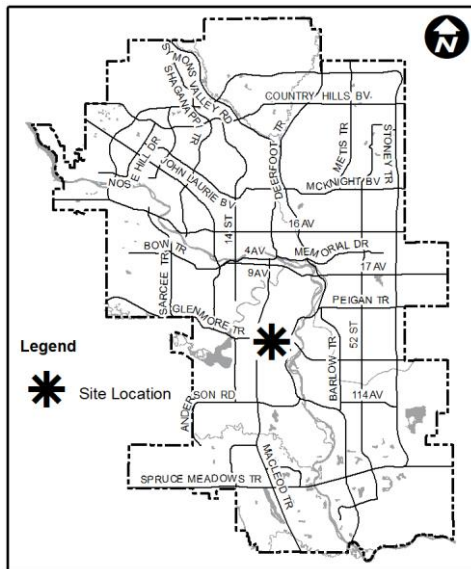
None.

Planning & Development Report to  
Calgary Planning Commission  
2018 June 14

ISC: UNRESTRICTED  
CPC2018-0612  
Page 3 of 6

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

**Location Maps**



**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

---

**Site Context**

The subject site is located in southeast industrial area of Fairview Industrial, south of Glenmore Trail SE and west of Blackfoot Trail SE. Industrial – General (I-G) District properties exist to the northwest of the subject property. *Direct Control Bylaw 1Z2005* properties exist to the southwest and south of the subject property. *Direct Control Bylaw 1Z2005* is a direct control district based on the General Light Industrial (I-2) District of *Land Use Bylaw 2P80*.

The site's total area is approximately 1.87 hectares  $\pm$  (4.62 acres  $\pm$ ). Presently, the subject site is developed with four one-storey industrial buildings. On-site parking is accessed from Farrell Road SE and Forge Road SE.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for industrial commercial development on Farrell Road SE. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

This application is to redesignate the site from the existing 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 professional services, offices, and retailers. Alternative land use options were explored by Administration and the applicant. The two industrial land use districts in *Land Use Bylaw 1P2007* that allow for professional services, offices, and retailers are Industrial – Commercial (I-C) District and the Industrial – Business (I-B) District. The I-B District is intended for, high quality, manufacturing, research, and office developments and a limited range of small uses that provide services to the office and industrial uses within the immediate area.

Whereas I-C Districts are intended for locations on the perimeter of industrial areas, along major streets or expressways parcels located within 200.0 metres of a major street or expressway. I-B Districts are intended for parcels in desirable locations that contribute to employment centres or locations that are visible from expressways and major streets.

Based on this analysis, both the I-C District and I-B District are determined to be appropriate for this property. Both the I-C District and I-B district were considered by the applicant. The applicant chose to apply to redesignate the parcel to the I-C District.

**Implementation**

This is a stand-alone land use amendment with no associated development permit. The building's structure is not near the end of its lifespan and no site redevelopment is anticipated at this time. This application will likely lead to changes of use within portions of the building.



Planning & Development Report to  
Calgary Planning Commission  
2018 June 14

ISC: UNRESTRICTED  
CPC2018-0612  
Page 5 of 6

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

---

**Infrastructure**

***Transportation Networks***

A transportation impact assessment (TIA) and parking study were not required as part of this land use amendment. Glenmore Trail SE is classified as a “Skeletal Roadway” and Blackfoot Trail SE is classified as an “Arterial Street”, according to the Road and Street Network Map (Map 7) of the *Calgary Transportation Plan*. Access to the property is provided via Forge Road SE and Farrell Road SE. Vehicular access from the property to Glenmore Trail SE and/or Blackfoot Trail SE is prohibited. Calgary Transit bus route 10 runs along Fairmount Drive SE and the closest bus stop is located 550 metres from the property.

***Utilities and Servicing***

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements.

**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 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 and options for providing feedback will be advertised to the public.

***Engagement***

No public meetings were held for this application. No comments were received by the CPC Report submission date. There is no community association in this area.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

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

Planning & Development Report to  
Calgary Planning Commission  
2018 June 14

ISC: UNRESTRICTED  
CPC2018-0612  
Page 6 of 6

**Land Use Amendment in Fairview Industrial (Ward 9) at 7056 Farrell Road SE,  
LOC2018-0065, Bylaw 209D2018**

---

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

The subject site is located within the Industrial; Standard Industrial area, according to Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP).

The Standard Industrial area is intended to 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. Whereas the I-C District allows for industrial uses among other uses. The intent of this application is to allow for professional services, offices, and retailers, which are uses that are inconsistent with the policies of the MDP. The resulting development may be consistent with the MDP or inconsistent with MDP.

There is no local area plan for Fairview Industrial.

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

The proposal has the potential to continue to allow for and further support light industrial uses in Fairview Industrial.

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 the Industrial – Commercial District of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Calgary Planning Commission Motions and Amendments
3. Proposed Bylaw 209D2018

## **Applicant's Submission**

0065

### **Applicant's Submission**

On behalf of PBA Land & Development, this application proposes to redesignate the parcel located at 7056 and 7058 Farrell Road Southeast in Fairview Industrial Area from Industrial – General (I-G) to Industrial Commercial (I-C).

The subject site sits adjacent to the Glenmore Trail/Blackfoot Trail interchange and houses several buildings that make up the Phillips Mall. Phillips Mall is home to a variety of light industrial and business uses located in smaller industrial bays. The configuration of the buildings include a stepped courtyard that creates an a great environment for tenants to connect and interact with their neighbours. A variety of light industrial and commercial uses are located on the parcels adjacent to the subject parcel. Further to the south is the community of Fairview, which is predominantly made up of single family homes.

The redesignation of the parcel to I-C will allow for more flexibility in the types of users such as professional services, offices and retailers that can become tenants in Phillips Mall. Given the small bay nature and unique design combined with a planned renovation, PBA has seen increased demand for space within Phillips Mall for these types of users. This redesignation will allow for Phillips Mall to evolve into a modern business complex that accommodates employment within an well connected, serviced area of the City.



### Calgary Planning Commission Motions and Amendments

**2018 May 31**

The Calgary Planning Commission **TABLED**, LOC2018-0065 (CPC2018-0612) to the next Calgary Planning Commission meeting of 2018 June 14 due to lack of Quorum.

**2018 June 14**

The Calgary Planning Commission lifted the Item from the **TABLE**.



# PROPOSED

CPC02018-0612  
ATTACHMENT 3

## BYLAW NUMBER 209D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0065/CPC2018-0612)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

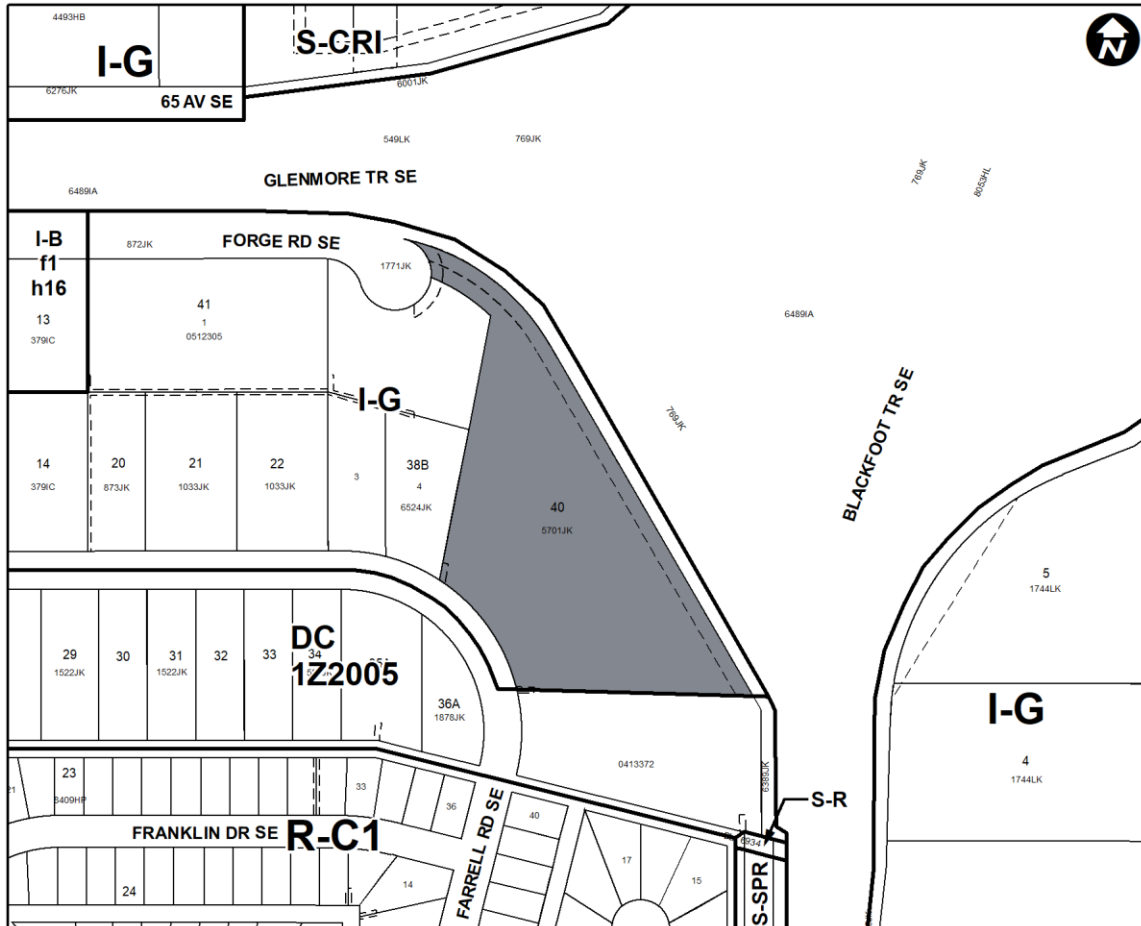
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0065/CPC2018-0612  
BYLAW NUMBER 209D2018

## SCHEDULE A

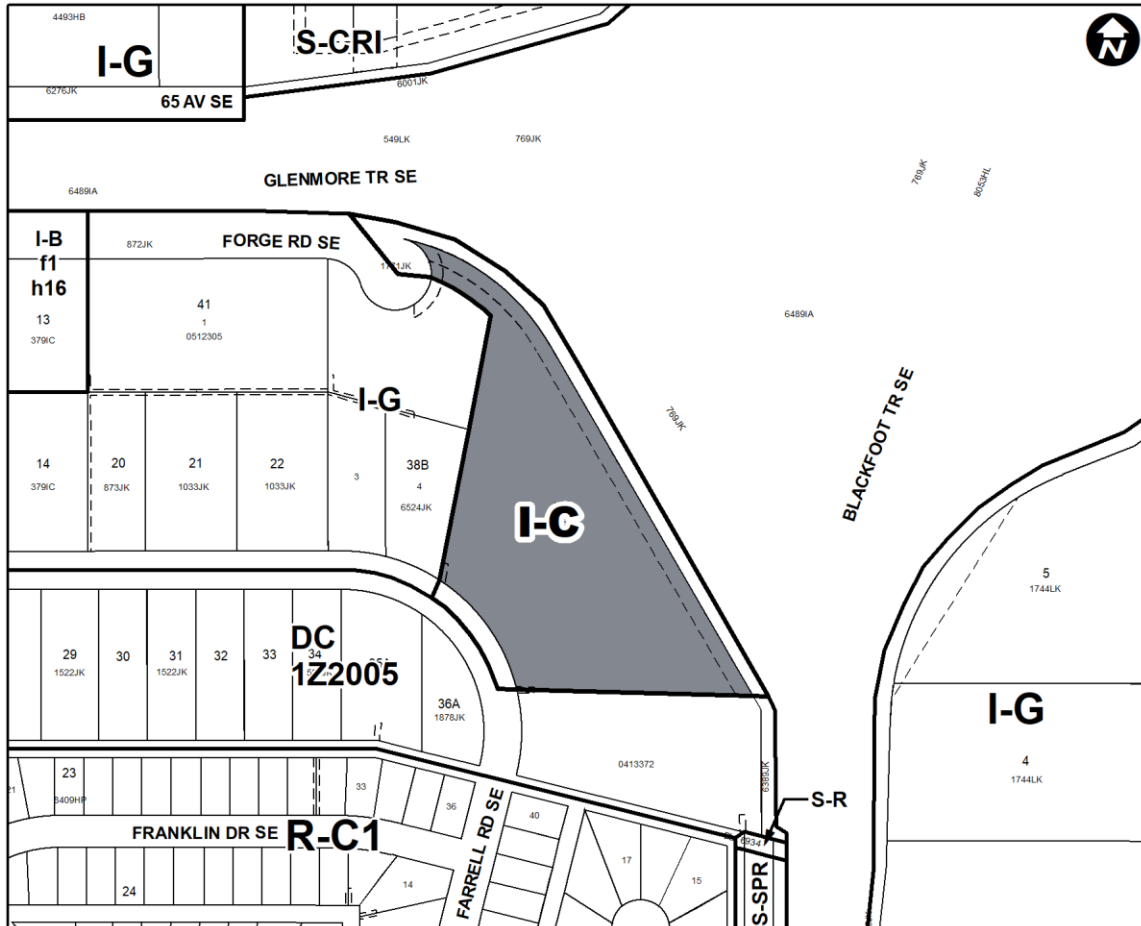




# PROPOSED

AMENDMENT LOC2018-0065/CPC2018-0612  
BYLAW NUMBER 209D2018

## SCHEDULE B





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0700  
Page 1 of 7

**Land Use Amendment in Mahogany (Ward 12) at 18007 – 88 Street SE,  
LOC2018-0061, Bylaw 210D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Brown & Associates Planning Group on 2018 March 14, on behalf of the landowner HJA Mahogany GP Ltd. The application proposes to redesignate a 1.84 hectare  $\pm$  (4.55 acres  $\pm$ ) portion of the property from Multi-Residential – At Grade Housing (M-Gd50) District to Residential – Low Density Multiple Dwelling (R-2M) District to allow for:

- a range of low density residential housing types, including Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, secondary suites and Rowhouse Buildings;
- a maximum building height of 11 metres (a decrease from the current maximum of 13 metres);
- a potential reduction of density, as there is no minimum density requirement (where the present designation has a minimum density of 35 units per hectare); and
- the uses listed in the R-2M designation.

The proposal conforms to the *Municipal Development Plan* and the *Mahogany Community Plan* (MCP).

**ADMINISTRATION'S RECOMMENDATIONS:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.84 hectares  $\pm$  (4.55 acres  $\pm$ ) located at 18007 – 88 Street SE (a portion of NE1/4 23-22-29-4) from Multi-Residential – At Grade Housing (M-Gd50) District **to** Residential – Low Density Multiple Dwelling (R-2M) District; and
2. Give three readings to the proposed bylaw.

**Moved by: E. Woolley**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 210D2018; and

1. **ADOPT** the proposed redesignation of 1.84 hectares  $\pm$  (4.55 acres  $\pm$ ) located at 18007 – 88 Street SE (a portion of NE1/4 23-22-29-4) from Multi-Residential – At Grade Housing (M-Gd50) District **to** Residential – Low Density Multiple Dwelling (R-2M) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 210D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0700  
Page 2 of 7**

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,  
LOC2018-0061, Bylaw 210D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

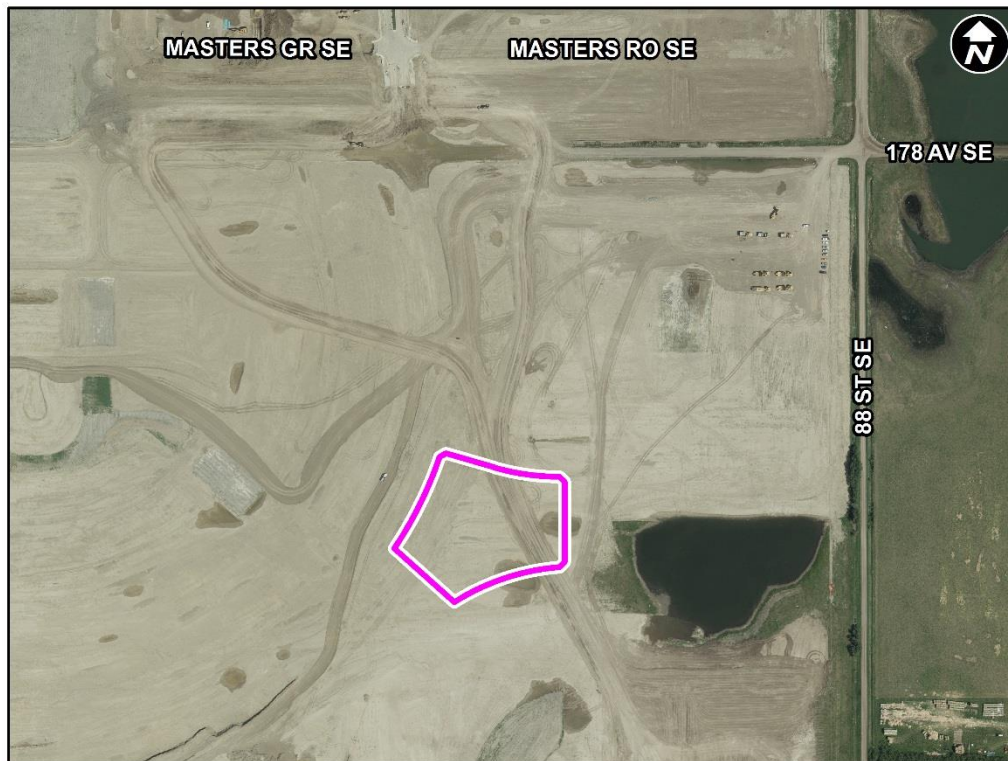
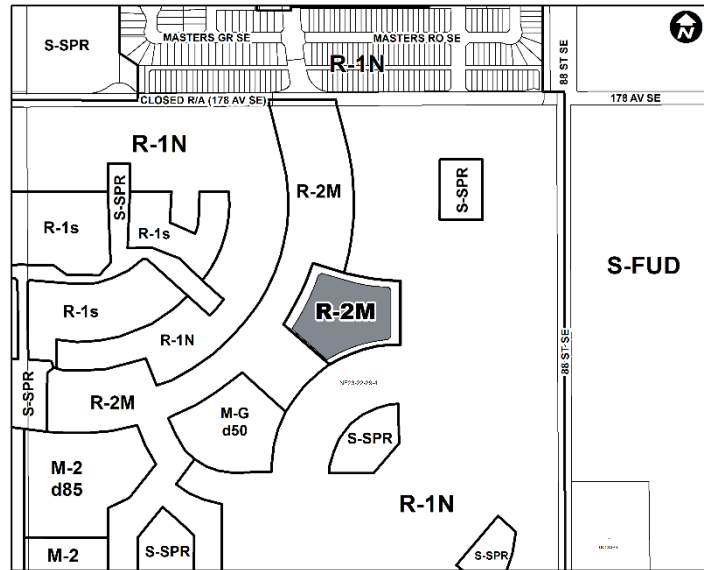
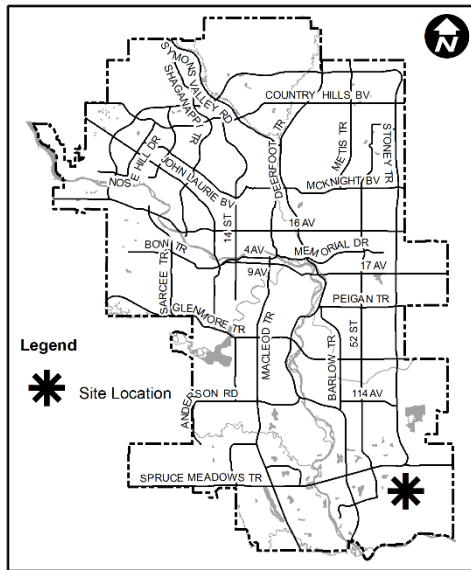
The applicant is contemplating the future development of Semi-detached Dwellings on the site. In 2013 May, Council approved the land use amendment and outline plan, LOC2012-2005, for a larger outline plan area. For this small portion of the outline plan, the applicant has indicated that 38 units are conceptualized, with a density of 28.4 units per hectare when considering developable area (11.5 units per acre). The original approval anticipated 2,387 units over the entire outline plan area (66 units on the subject parcel), constituting 23 units per hectare. This application anticipates a reduction of 0.3 units per hectare from the existing designation, resulting in an overall neighbourhood density of 22.7 units per hectare. This exceeds the *Mahogany Community Plan* minimum density requirement of 17.3 units per hectare.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0700  
Page 3 of 7

Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,  
LOC2018-0061, Bylaw 210D2018

Location Maps



## Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE, LOC2018-0061, Bylaw 210D2018

---

### Site Context

The subject site is located in the community of Mahogany, south of Masters Road SE and west of 88 Street SE. The approved outline plan for the area identifies the surrounding land uses as R-2M and R-1N to accommodate a mix of low density residential developments. The property and surrounding area remains undeveloped.

The existing outline plan's total area is approximately 64.56 hectares  $\pm$  (159.53 acres  $\pm$ ). This land use amendment application affects approximately 1.84 hectares  $\pm$  (4.55 acres  $\pm$ ) of the outline plan area.

As identified in *Figure 1*, the population of the still growing new community of Mahogany peaked in 2017. Accordingly, the community continues to experience ongoing growth and development.

*Figure 1: Community Peak Population*

<b>Mahogany</b>	
Peak Population Year	2017
Peak Population	8,444
2017 Current Population	8,444
Difference in Population (Number)	0
Difference in Population (Percentage)	0%

Source: The City of Calgary 2017 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to meet the minimum density requirements of the *Municipal Development Plan* for the overall outline plan area. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Land Use

The existing designation of Multi-Residential – At Grade Housing (M-Gd50) District is a multi-residential designation in the developing area. The designation allows for multi-residential development of low height and low density, and permits Multi-Residential Development –Minor, as well as a number of community uses. The M-Gd50 District allows for a maximum building height of 13 metres and density of 50 units per hectare

The proposed Residential – Low Density Multiple Dwelling (R-2M) District is intended for developing, low density residential areas, and allows for a range of low density residential housing types, including Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, secondary suites, and Rowhouse Buildings. The district allows for a maximum building height of 11 metres and has no minimum density requirement.

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,  
LOC2018-0061, Bylaw 210D2018**

---

## Implementation

The proposed redesignation is intended to accommodate 38 Semi-detached Dwellings. The following table provides a comparison between the density already approved on the site and the anticipated density with the proposed land use amendment. It is noted that the *Mahogany Community Plan* requires a minimum density of 17.3 units per gross developable residential hectare, which is exceeded in both the approved and the proposed plans.

	Existing Land Use	Proposed Land Use
<b>Gross Developable Residential Area</b>	103.7 hectares	103.7 hectares
Total Anticipated Number of Units	2387 units	2361 units
<b>Anticipated Overall Density</b>	23.0 uph	22.7 uph
Percentage of Multi-residential	43.7%	40%

## Infrastructure

### *Transportation Networks*

A Transportation Impact Assessment (TIA) was not required for this land use amendment. The parcel is accessed via Mahogany Boulevard SE, a primary collector that is a planned transit route for buses, providing connection to the larger regional network.

### *Utilities and Servicing*

The proposed land use change does not impact the utilities and servicing previously identified in association with the approved Outline Plan (LOC2012-2005). Servicing details will be determined and constructed in association with the applicable subdivision application.

## 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.

None of the stakeholders circulated had any objections to the proposal.

No letters of objection or support were received by Administration.

### *Engagement*

No public meetings were held by the applicant or Administration.

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,  
LOC2018-0061, Bylaw 210D2018**

---

**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 (MDP) (Statutory, 2009)***

The parcel is located within the Developing – Planned Greenfield Area as identified on Map 1: Urban Structure, of the *Municipal Development Plan (MDP)*. Both City-Wide policies and Planned Greenfield Area policies apply. Planned Greenfield Areas are communities that have been planned since the 1990s and that are still being developed. These communities are typically characterized as relatively low density residential neighbourhoods containing single-family housing and smaller pockets of multi-residential development. The MDP recognizes ASPs that were in existence prior to the adoption of the MDP as appropriate policies for the specific direction of the community.

The proposed land use amendment is in keeping with the policies of the MDP.

***Mahogany Community Plan (MCP) (Statutory, 2000)***

Within the *Mahogany Community Plan (MCP)*, the site is identified as Neighbourhood Area 4, and is expected to have a population of 4,200 people. The MCP identifies the predominant use of land within the residential area as Single and Semi-detached Dwellings, encouraging Semi-detached Dwellings, with higher densities located where determined to be appropriate.

The MCP identifies a minimum neighbourhood density of 17.3 units per hectare (7.0 units per gross developable acre). The proposed land use redesignation anticipates an overall neighbourhood density of 22.7 units per hectare, exceeding requirements of the MCP.

The MCP includes policies that limit block lengths, require sidewalks and encourage connectivity that supports safe pedestrian, bicycle and vehicular movement in residential neighbourhoods. In response, the applicant has been advised that as per the conditions for LOC2012-0005, all R-2M lots abutting a lane and fronting Mahogany Boulevard SE shall only have direct vehicular access from the lane (no front drive garages), and that a restrictive covenant shall be registered against the titles of those lots to that effect.

The proposal is in keeping with the intent of the MCP in that it maintains minimum density requirements and anticipates a built form envisioned for Neighbourhood Area 4 as per the MCP.



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0700  
Page 7 of 7

**Land Use Amendment in Mahogany (Ward 12) at 18007 - 88 Street SE,  
LOC2018-0061, Bylaw 210D2018**

---

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

The proposed redesignation is intended to accommodate Semi-detached Dwellings, and will continue to provide of a range of multi-residential and low density residential land uses, providing different housing forms to meet the needs of a range of people.

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 anticipated risks with the proposed land use amendment.

**REASONS FOR RECOMMENDATIONS:**

The proposal conforms to the *Municipal Development Plan* and the *Mahogany Community Plan*. The redesignation represents a minor change from the existing, approved outline plan for this neighbourhood of Mahogany, and maintains the minimum density requirements of the MDP.

**ATTACHMENT**

1. Applicant's Submission
2. Proposed Bylaw 210D2018



## **Applicant's Submission**

### **Introduction**

18007 88 Street SE is located in southeast Calgary in the community of Mahogany. This property was part of an outline plan that received approval in 2013 to guide the area for future community development. A 1.84 hectare (4.54 acre) portion (subject site) of the property is currently designated Multi-Residential - At Grade Housing (M-Gd50). This land use application proposes the redesignation of this portion to Residential - Low Density Multiple Dwelling (R-2M).

### **Purpose of Redesignation**

It is intended that the subject site be developed for approximately 38 semi-detached units which would result in a density of approximately 28.4 units per hectare (11.5 units per acre). The current M-Gd50 designation does not allow for semi-detached dwellings and the minimum density allowed under the M-G district is 35.0 units per hectare (14.1 units per acre). In consideration, it is proposed that the subject site be redesignated to R-2M which allows for semi-detached dwellings and does not include a minimum density requirement.

### **Policy Considerations**

The subject site falls under the Mahogany Community Plan and this plan identifies the subject site to be within the Residential Area. The Community Plan anticipates that the predominant form of housing in this area to be single-detached, duplex and semi-detached dwellings. The proposed land use change to allow for semi-detached dwellings on the site would be in conformance with the Mahogany Community Plan.

### **Summary**

The envisioned development for the subject site anticipates the construction of 38 semi-detached units. To allow for this development, it is proposed that the subject site be redesignated to R-2M. This proposal is in compliance with the Mahogany Community Plan. In this regard, we are respectfully requesting the City of Calgary's support for this application.



# PROPOSED

CPC2018-0700  
ATTACHMENT 2

## BYLAW NUMBER 210D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0061/CPC2018-0700)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

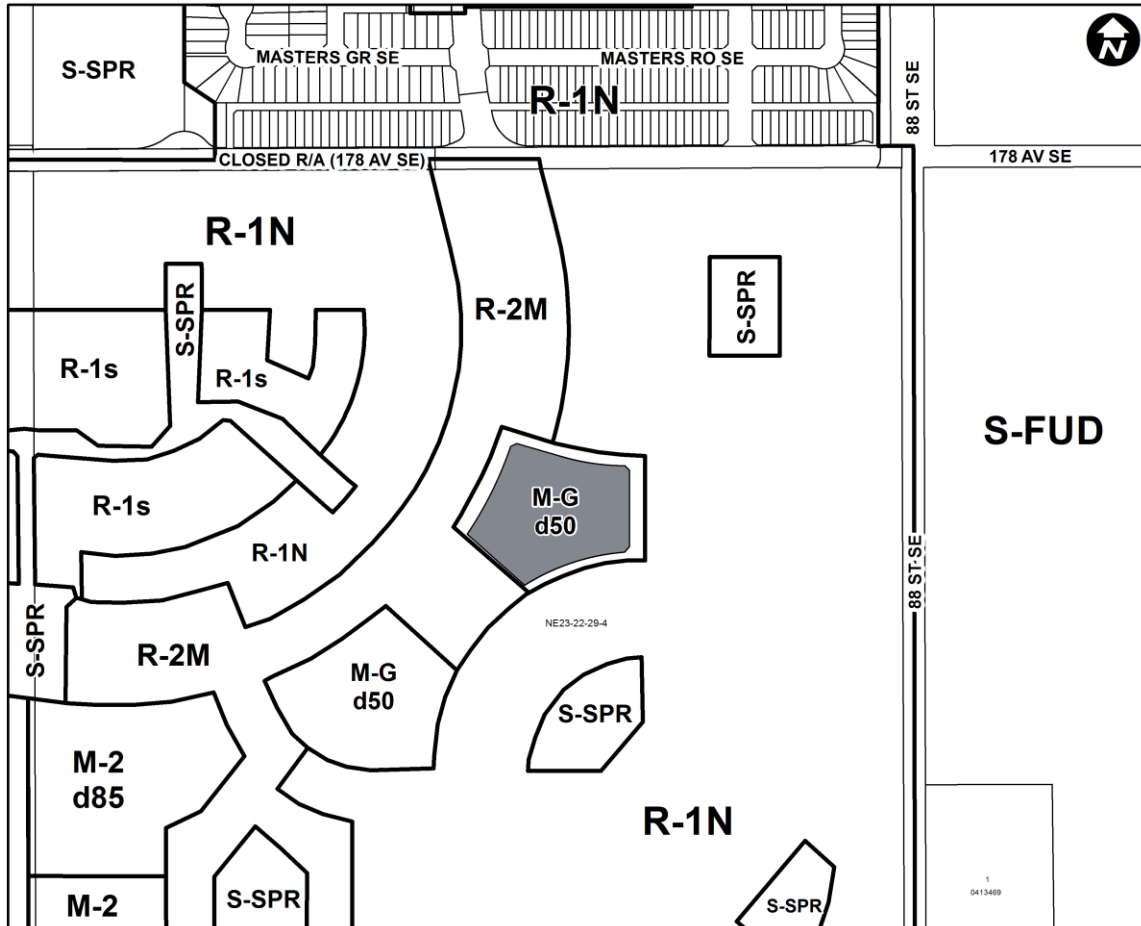
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0061/CPC2018-0700  
BYLAW NUMBER 210D2018

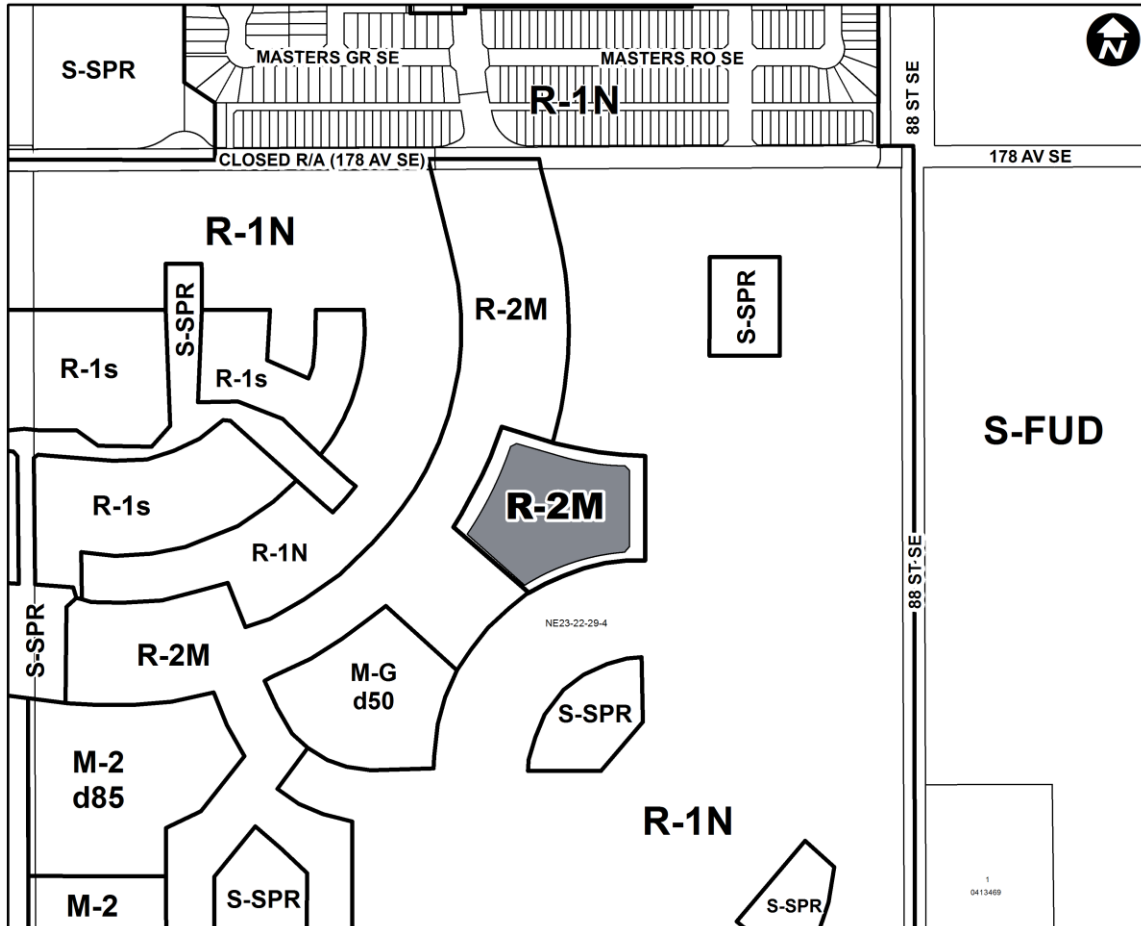
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0061/CPC2018-0700  
BYLAW NUMBER 210D2018

## SCHEDULE B







**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0705  
Page 1 of 7**

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by Rick Balbi Architect on 2018 March 27, on behalf of the landowner Telsec Property Corporation. This application proposes to change the designation of the property from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District to allow for:

- industrial development 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.

The proposal is in keeping with applicable policies in 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 0.88 hectares ± (2.17 acres ±) located at 220 Manning Road NE (Plan 9511082, Block 1, Lot 2) 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**  
Absent: E. Woolley

**Carried: 6 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 212D2018; and

1. **ADOPT** the proposed redesignation of 0.88 hectares ± (2.17 acres ±) located at 220 Manning Road NE (Plan 9511082, Block 1, Lot 2) 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 212D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0705  
Page 2 of 7**

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

---

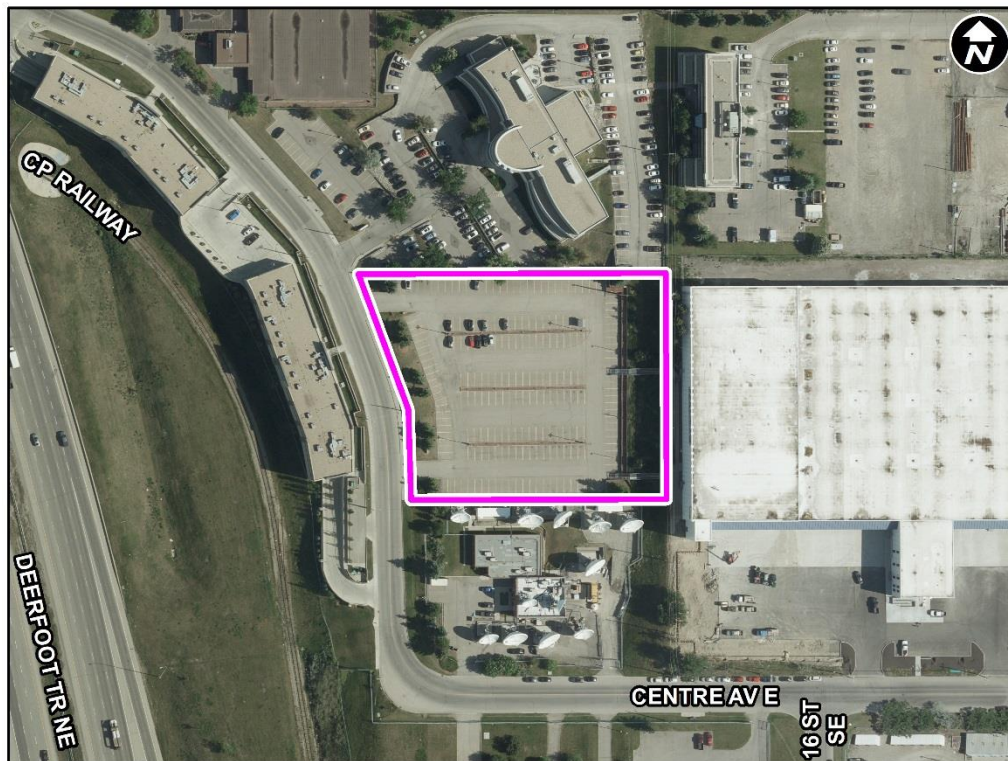
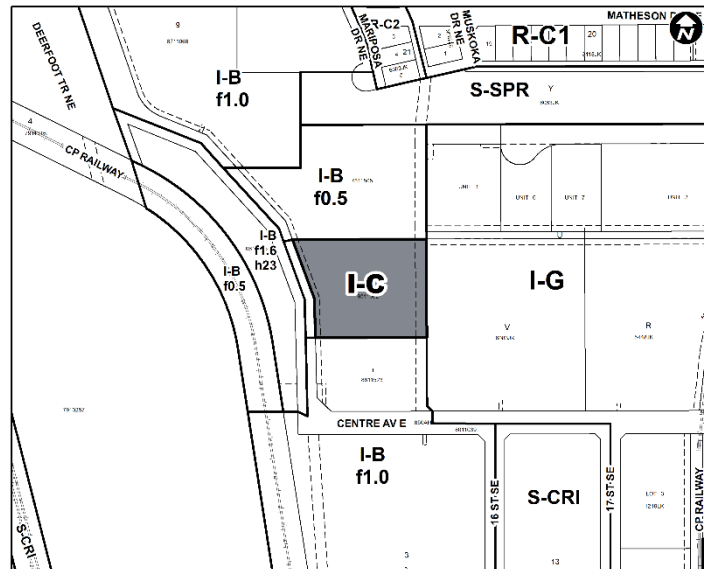
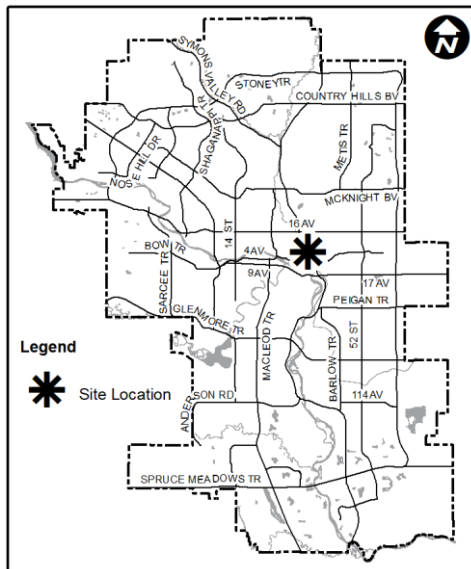
**BACKGROUND**

As indicated in the applicant's submission, provided as Attachment 1, this application seeks to provide more flexibility in showroom, display and office areas than provided in the I-G District. The submission states that industrial businesses often require such areas to be larger than presently allowed within the I-G District, and that the negotiation of relaxations at the development permit stage creates uncertainty for new tenants.

While the submission states that a concurrent development permit application is to be submitted in conjunction with this land use amendment, at the time of Calgary Planning Commission report submission date, no development permit has been submitted.

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

## Location Maps



**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

---

**Site Context**

The property is located in the northeast industrial community of Mayland, east of Deerfoot Trail NE and north of Memorial Drive NE. Lands to the north, south and west are designated as Industrial – Business (I-B) District and include office and self-storage uses. Development is primarily industrial to the east to Barlow Trail NE and south to Memorial Drive NE. The low density residential portion of Mayland Heights is located approximately 200 metres north of the site and is buffered by a green belt.

The site's total area is approximately 0.88 hectares  $\pm$  (2.17 acres  $\pm$ ) in size. The property was previously used as surface parking for 1802 and 1810 Centre Avenue NE, as per a development permit based on Land Use Bylaw 2P80. As of the last development permit for 1802 and 1810 Centre Ave NE, this is no longer the case. A right-of-way exists towards the east side of the site that relates to the steep slope at the rear of the site.

The parcel is located within Noise Exposure Forecast (NEF) 30-35 of the Airport Vicinity Protection Area (AVPA) Regulation, which prohibits certain types of development such as medical facilities, which are allowed under the proposed designation. Additional information is provided within the Strategic Alignment section of this report.

The site is also located within the 300 metre landfill setback of the disposal area of the Nose Creek non-operating landfill. An application for a restricted use, which includes hospitals, schools, residences and food establishments, would require a variance from the Province. Waste and Recycling Services has indicated that they may be able to provide a letter of consent for a request for a variance. Notwithstanding, the applicant is aware of use limitations due to the landfill setback, and has no plans to apply for any restricted uses on the site.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for more flexibility for support commercial developments. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

The site's existing I-G District allows for a wide variety of general light and medium industrial uses and a limited number of support commercial uses. I-G parcels are typically located in internal locations within industrial areas and the district contains specific limits on sales and office activities to preserve a diverse industrial land base. The I-G District allows for maximum floor area ratio of 1.0 and maximum building height of 16.0 metres.

The proposed I-C District allows for light industrial uses that are unlimited in size, and small-scale commercial uses that are intended to be compatible with and complement light industrial uses and areas. I-C parcels are intended be located along or within 200 metres of major streets or expressways (as is the subject site). Accordingly, the I-C District contains provisions to ensure that developments provide an appropriate transition between other land use districts and the I-G District or between highly visible industrial parcels and the I-G District. These provisions

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

---

include setback, screening, landscaping and building design controls that are intended to address aesthetics in accordance with these more highly visible locations. The I-C District also allows for a maximum floor area ratio of 1.0 and a maximum building height of 12.0 metres.

Beyond maximum building height and a slightly different suite of allowable uses, key differences between the I-C and I-G District are that there are no use area restrictions for office, and that retail and consumer service uses (with maximum use area limits) are allowed in the I-C District. This is in contrast to the I-G District where retail sales activities and office uses are restricted by rules to ensure that these uses may only exist as ancillary components of the principal I-G uses (e.g. a manufacturing facility which also contains a small retail sales area and/or administrative offices).

In recognition of the I-C District's reduced maximum building height of 12 metres from the 16 metre maximum height in the I-G District, the Development Authority may consider maximum building height relaxations for development proposals for industrially oriented uses on the site, including proposed General – Industrial Light uses. This would be to allow for development of an industrial building product that is in keeping with current industry conventions for these types of developments, thereby preserving the industrial utility of these lands.

## **Infrastructure**

### ***Transportation Networks***

A Transportation Impact Assessment (TIA) and parking study were not required for the proposed land use. At the time of redevelopment, Transportation Planning will determine the requirements and scope of the TIA. Two existing driveways provide access to the parcel from Manning Road NE.

The area is served by Calgary Transit via route 27, located approximately 65 metres south on Manning Road NE, 200 metres south on Centre Avenue, and 120 metres north on Manning Road NE.

### ***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.

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

---

Administration did not receive any comments from residents by the CPC report submission date, and there is no community association for this 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, 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 (MDP) (Statutory, 2009)***

The subject site is located within the 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 located 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.

Based on an ongoing evaluation of public data including the 2016 Civic Census Place of Work Survey, Administration believes that there are certain uses within the proposed I-C District that are likely to generate greater employment intensities than others, including, office and retail and consumer uses. This is not to suggest, however, that only these higher employment generating uses may be considered as being acceptable for the site, as the area as a whole must be considered with regard to its ability to meet these MDP minimum job intensity targets. In recognition of these MDP job intensity objectives and the anticipated population activity increases in the area as a result, all development proposals for the site, regardless of use, shall incorporate key elements of urban design to achieve high quality development of the site and of the area as a whole.

There is no local area plan for Mayland.

***Airport Vicinity Protection Area (AVPA)***

The parcel is located within Noise Exposure Forecast (NEF) 30-35 of the Airport Vicinity Protection Area (AVPA) Regulation. The Calgary Airport Authority has no objection to the proposal. Notwithstanding, certain uses such as medical clinic are prohibited on the site unless an exemption is received from the Province. The applicant is aware of these use limitations and has indicated that this will not cause a problem for future tenants of the site.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0705  
Page 7 of 7

**Land Use Amendment in Mayland (Ward 10) at 220 Manning Road NE,  
LOC2018-0070, Bylaw 212D2018**

---

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

The proposal has the potential to continue to allow for, and further support, light industrial uses in Mayland.

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.

**REASONS FOR RECOMMENDATIONS:**

The proposed land use redesignation is consistent with applicable policies identified in the *Municipal Development Plan* and with the intent of the Industrial – Commercial (I-C) District of *Land Use Bylaw 1P2007*.

**ATTACHMENTS**

1. Applicant's Submission
2. Proposed Bylaw 212D2018





## **Applicant's Submission**

This application is for a proposed Land Use Redesignation in the Community of Mayland, from Industrial – General (I-G) to Industrial – Commercial (I-C), to provide increased flexibility in showroom, display and office areas.

The site is located at 220 Manning Road NE and has a total area of approximately 2.17 acres. The site, currently vacant, is located to the East of Deerfoot Trail and North of Memorial Drive on Manning Road. The developed sites to the North, South and West across Manning Road NE are designated Industrial – Business (I-B) and include office and self-storage uses. Development is primarily industrial to the East to Barlow Trail NE and South to Memorial Drive NE. The low density residential of Mayland Heights begins within 200m to the North of the subject site, buffered by a green belt.

The subject site is identified within the Municipal Development Plan as Industrial – Employee Intensive, which provides for a mix of industrial uses including warehousing and mixed industrial/office development and is intended for a higher labour concentration than typical industrial areas.

The intent of this application is to provide increased flexibility in showroom, display and office areas, while retaining the industrial designation. Industrial businesses often require these areas to be larger than the Industrial – General (I-G) rules allow. Showroom and display areas are particularly restricted, and negotiating relaxations at the development permit stage creates uncertainty and hurdles for new tenants. We recognize the intent of these rules may be to avoid the erosion of industrial land use into other forms of land use, and as such, are providing a concurrent development application with this proposal.

The proposed Industrial - Commercial land use redesignation is in keeping with the industrial intent of the area and is intended to provide additional flexibility to the operational requirements of a variety of businesses in what is intended to be a quality multi-tenant development. As such, we would respectfully request your support of this application.



# PROPOSED

CPC2018-0705  
ATTACHMENT 2

## BYLAW NUMBER 212D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0070/CPC2018-0705)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

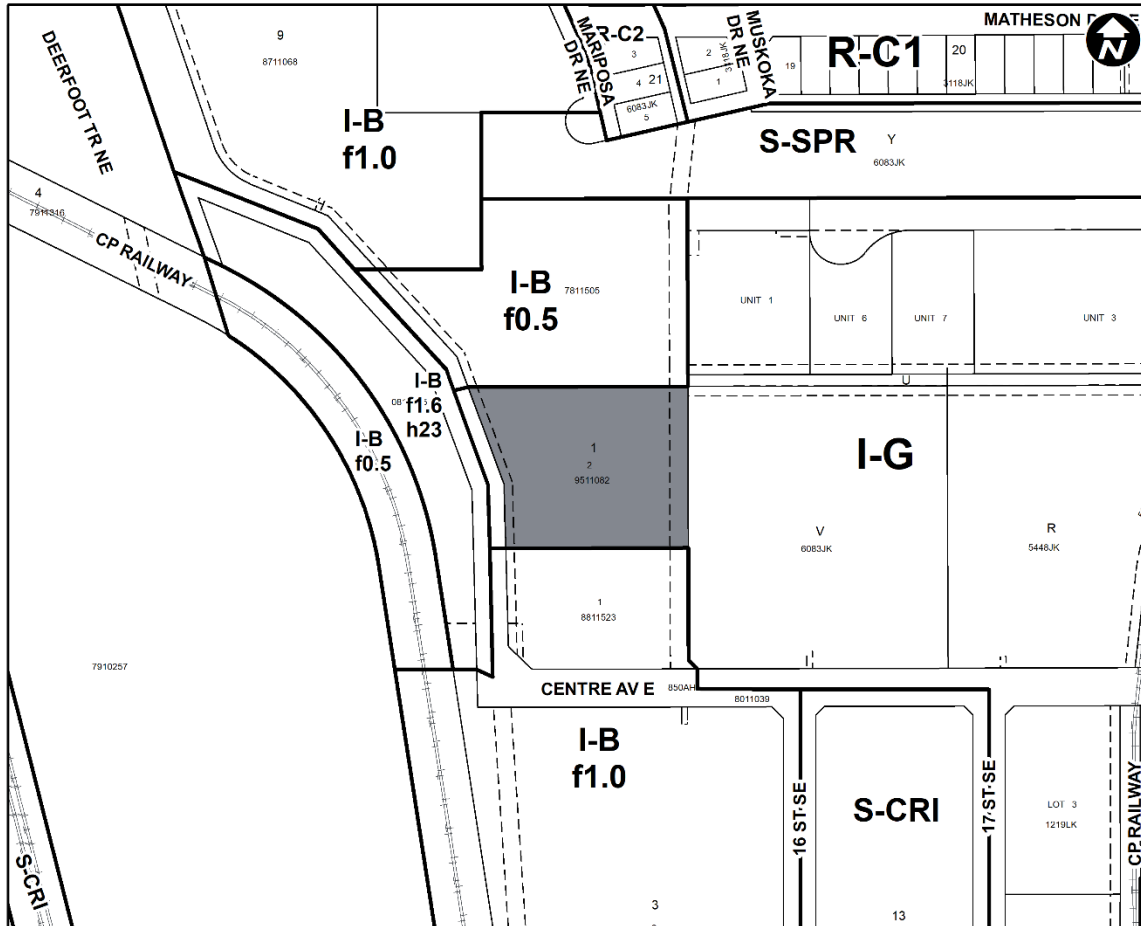
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0070/CPC2018-0705  
BYLAW NUMBER 212D2018

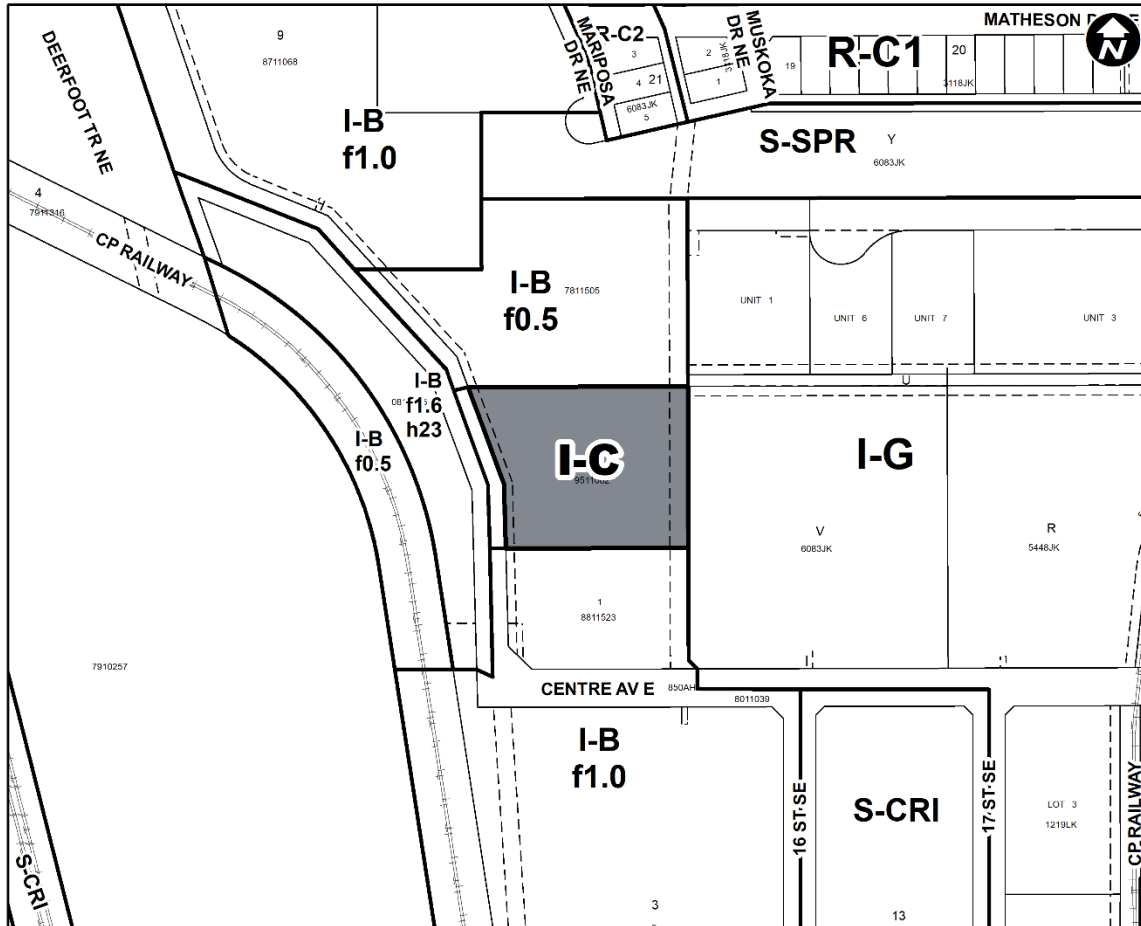
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0070/CPC2018-0705  
BYLAW NUMBER 212D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0698  
Page 1 of 7**

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 – 36 Street SE,  
LOC2017-0359, Bylaw 43P2018 and 213D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Kellam Berg Engineering & Surveys on 2017 December 01 on behalf of the landowner Dawid Borys and Joanna M Swacha-Borys. 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. secondary suites, Single Detached, Semi-detached and Duplex Dwellings);
- 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.

A map amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan is required to change the policy area from “Low Density Residential/Conservation” to “Low Density Multi-Dwelling” 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 Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Forest Lawn-Forest Heights/Hubalta 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 0.06 hectares ± (0.14 acres ±) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lot 16) 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 July 23

ISC: UNRESTRICTED  
CPC2018-0698  
Page 2 of 7

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,  
LOC2017-0359, Bylaw 43P2018 and 213D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 43P2018 and 213D2018; and

1. **ADOPT** the proposed amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 43P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lot 16) 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 213D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.



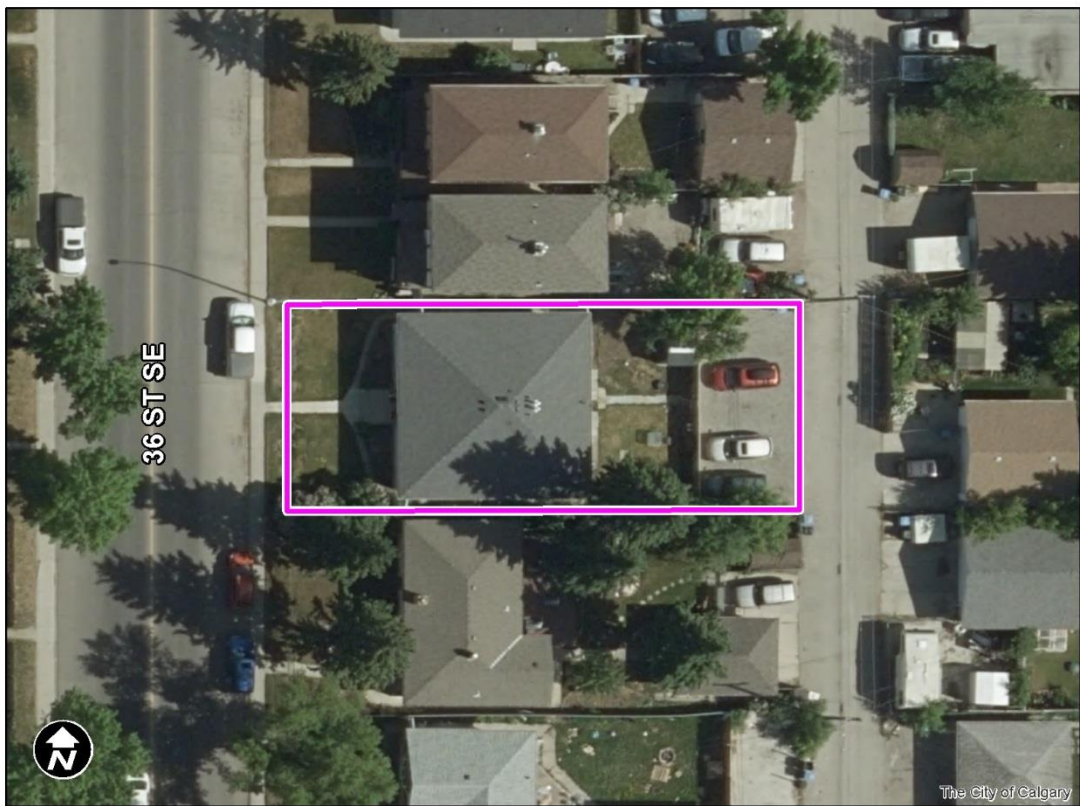
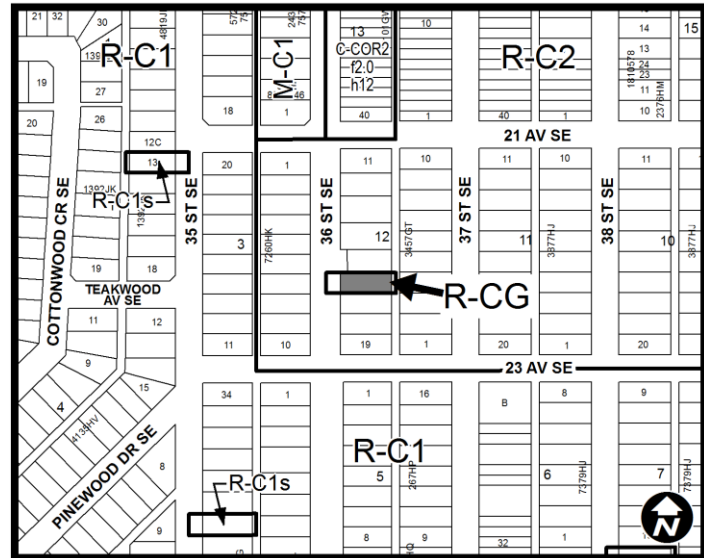
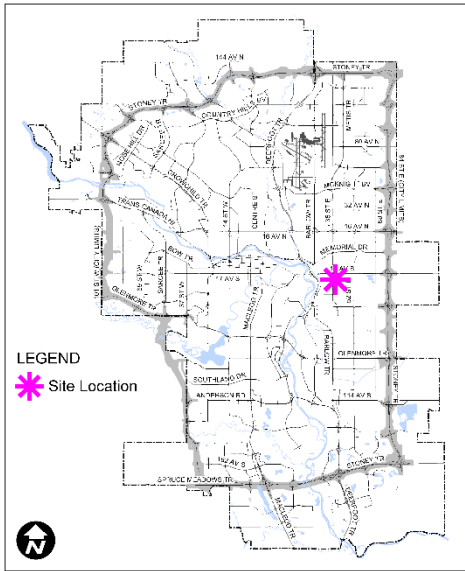
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0698  
Page 3 of 7

Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,  
LOC2017-0359, Bylaw 43P2018 and 213D2018

BACKGROUND

Location Maps



## Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE, LOC2017-0359, Bylaw 43P2018 and 213D2018

### Site Context

The subject site is located in a low density residential R-C2 setting in the community of Forest Lawn north of 23 Avenue SE and west of 36 Street SE. The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 37 metres and is developed with a one-storey Semi-detached Dwelling. The site has a parking pad accessed from the rear lane. Single Detached Dwellings exist to the north, south and west of the site.

The population of Forest Lawn has experienced a population decline from its peak in 1982, as indicated in *Figure 1* below.

*Figure 1: Community Peak Population*

Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,136
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 [Forest Lawn](#) 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.

Though a minor amendment to the *Forest Lawn-Forest Heights/Hubalta 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 Dwellings. 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 R-CG District allows for grade-oriented development in the form of Rowhouses, Duplexes, Semi-detached and Single Detached Dwellings. The maximum building height is 11 metres. At the maximum permitted density of 75 units per hectare, this site could potentially accommodate up to four dwelling units.

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,  
LOC2017-0359, Bylaw 43P2018 and 213D2018**

---

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) is also allowable in R-CG development. Secondary suites are not counted towards the permitted density and do not require motor vehicle parking stalls if the size of the suite is less than 45 square metres.

**Infrastructure:**

***Transportation Networks***

Vehicular access and parking for the proposal should be via the lane. Currently, the existing lane is paved. The site is located approximately 20 metres from bus stops for routes 23, 26, 73. The closest BRT station is located 500 metres from the subject parcel on 17 Avenue SE. On-street parking adjacent to the site is unregulated. No Transportation Impact Assessment or parking study will be required.

***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. A storm sewer extension may be required as part of the development permit application 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.

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.

The proposal was circulated to the Forest Lawn Community Association. No comments were received by the CPC report submission date.

Administration did not receive any letters objecting to the application.

***Engagement***

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

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE,  
LOC2017-0359, Bylaw 43P2018 and 213D2018**

---

**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 the site, the proposal meets the policies on Land Use Patterns.

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

The subject parcel is located within the Developed Residential Area - Inner City typology of the MDP, which supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the inner city areas in a way that is similar in scale and built form to existing development and contributes to a greater variety of housing types overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is adjacent to multi-residential development, within close proximity to transit service and will allow for a greater variety of housing forms in the area.

Notwithstanding the above, the MDP states that Local Area Plans in existence prior to the approval of the MDP are recognized as policies providing specific direction for the local context.

***Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP) (Statutory, 1995)***

The subject site is located within the "Low Density Residential/Conservation" policy area of the *Forest Lawn-Forest Heights/Hubalta ARP*. Within this policy area, the intent is to retain the existing neighbourhood quality and character while permitting redevelopment to occur that is compatible with the surrounding streetscape.

In order to bring this land use amendment proposal into alignment with the Forest Lawn-Forest Heights/Hubalta ARP, a minor amendment to Map 3: Land Use Policy Areas will be required to identify the site as "Low Density Multi-Dwelling" policy area (APPENDIX II). The proposed R-CG District would comply with the intent of this policy area, which is to permit dwelling units such as townhouses, triplex and fourplex dwellings at a low density range.

***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.

**Policy and Land Use Amendment in Forest Lawn (Ward 9) at 2228 - 36 Street SE, LOC2017-0359, Bylaw 43P2018 and 213D2018**

---

The subject site aligns with many of the location criteria, including having lane access, being located on a collector street, in proximity to 17 Avenue SE (an identified Main Street), and having access to public transit (bus stops within 20 and 500 metres).

As such, this proposed moderate site intensification is anticipated to 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 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):**

This proposal conforms to the relevant policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* with proposed amendments. The proposed R-CG District was designed to be implemented in proximity, or directly adjacent, to low density residential development. The proposal represents a modest density increase and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is fronting a collector roadway, 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan
3. Proposed Bylaw 43P2018
4. Proposed Bylaw 213D2018



## Applicant's Submission



R.G.KELLAM, P.ENG.  
W.E.BERG, A.L.S.

April 11, 2018

Our File: 3557  
City of Calgary: LOC2017-0359

The City of Calgary  
Calgary Municipal Building  
800 MacLeod Trail S.E.  
Calgary Alberta T2P 2M5

Attention: Jihad Bitar:

**Re: NOTICE OF INTENT TO REVISE PROPOSED LAND USE BYLAW AMENDMENT APPLICATION  
AFFECTING 2228 36<sup>TH</sup> STREET S.E | LOC2017-0359**

In regards to the above noted Land Use Bylaw Amendment application, the landowner has opted to revise the original proposal to a different land use district. By way of this letter please amend the original proposal to redesignate the Subject Site from a *Residential – Contextual One/Two Dwelling (R-C2) district* to a *Residential-Grade Oriented Infill (R-CG) district*. The original application sought a redesignation to the *Multi-Residential – Contextual Low Profile (M-C1) district*. The R-CG designation would permit future development that would respect the development scale, scope and character of the existing neighbourhood.

The Subject Site is located in a predominantly residential neighbourhood with various types of housing forms. Under the current Land Use Bylaw the majority of the surrounding area is designated "Residential – Contextual One/Two Dwelling (R-C2)".

Considering the increased density and building height implications the M-C1 zoning could have posed in a wider neighbourhood context, we determined it is not appropriate at this location and at this time.

The Municipal Development Plan promotes neighbourhood infill & redevelopment policies that encourage growth and change in low density neighbourhoods through redevelopment that is similar in scale and built form of the surrounding area, while increasing the composition of housing types that could include secondary suites, row housing or other ground-oriented housing. Other guiding criteria used to determine redevelopment of an inner-city infill site include access existing infrastructure, public transit, etc.

While the proposed district does not fit into any of the Multi-family designations in the Land Use Bylaw, it does satisfy several criteria listed in the City's "Location Criteria for Multi-Family Infill (2016)" guidelines. For instance, a bus stop is readily available in front of the dwelling and it is within 600m of the planned Rapid Transit Bus route on 17<sup>th</sup> Avenue S.E. In terms of connectivity to the City's road way system, the site fronts onto a collector standard road (36<sup>th</sup> Street S.E) and has direct rear lane access with ample on-site parking to accommodate the two main floor units and the two basement suites. It is relatively close to existing non-residential developments such as the existing M-C1 and C-COR2 districts located north of 21<sup>st</sup> Avenue S.E. It is also located on the periphery of the 17 Avenue S.E. Area Redevelopment Plan boundaries.

If you require any additional information please do not hesitate to contact the undersigned.

5800 – 1A Street S.W., Calgary, Alberta T2H 0G1 🐾 TEL. (403) 640-0900 🐾 FAX (403) 640-0678 🐾 [general@kellamberg.com](mailto:general@kellamberg.com)

## Applicant's Submission

Page 2 of 2

Regards,  
Kellam Berg Engineering & Surveys Ltd.

Terence Santiano  
Planning Technician  
E: [tsantiano@kellamberg.com](mailto:tsantiano@kellamberg.com) | O: (403) 640-0900 | F: (403) 640-0678

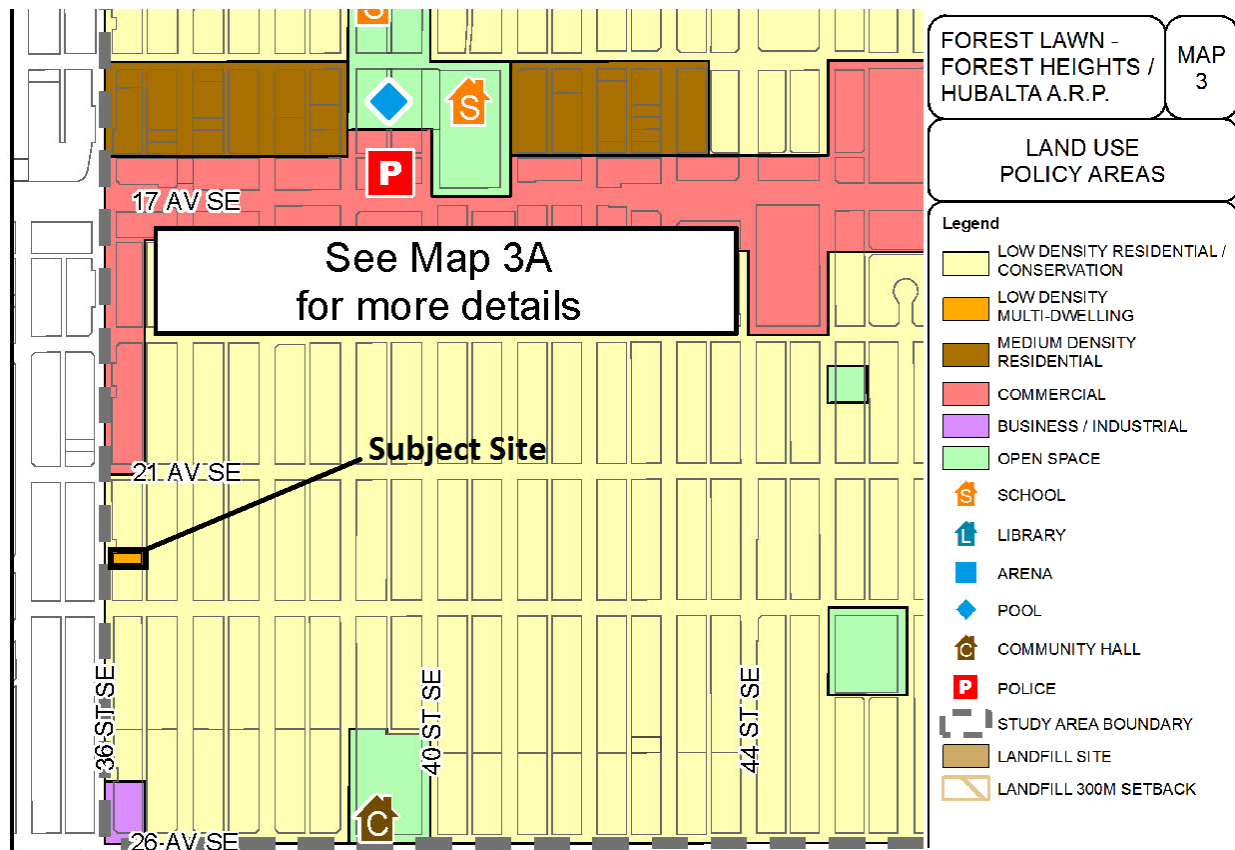
---

KELLAM BERG ENGINEERING & SURVEYS LIMITED 



## Proposed Amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

1. The Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, being Bylaw 27P94, as amended, is hereby further amended as follows:
  - (a) Amend Map 3 entitled "Land Use Policy Areas" by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lots 16) from "Low Density Residential/Conservation" to "Low Density Multi-Dwelling" as generally shown in the sketch below.





# PROPOSED

CPC2018-0698  
ATTACHMENT 3

## BYLAW NUMBER 43P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE FOREST LAWN-FOREST HEIGHTS/HUBALTA AREA REDEVELOPMENT PLAN BYLAW 27P94 \*\*\*\*\*

**WHEREAS** it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, being Bylaw 27P94, as amended, is hereby further amended as follows:
  - (a) Amend Map 3 entitled "Land Use Policy Areas" by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2228 – 36 Street SE (Plan 3457GT, Block 12, Lots 16) from "Low Density Residential/Conservation" to "Low Density Multi-Dwelling".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

CPC2018-0698  
ATTACHMENT 4

## BYLAW NUMBER 213D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0359/CPC2018-0698)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

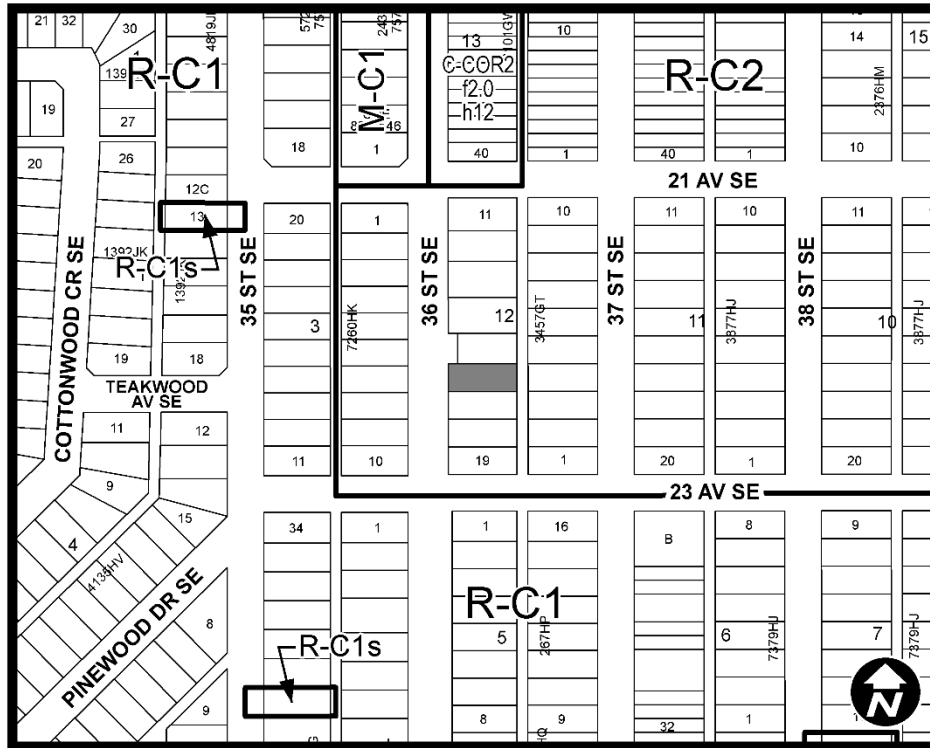
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0359/CPC2018-0698  
BYLAW NUMBER 213D2018

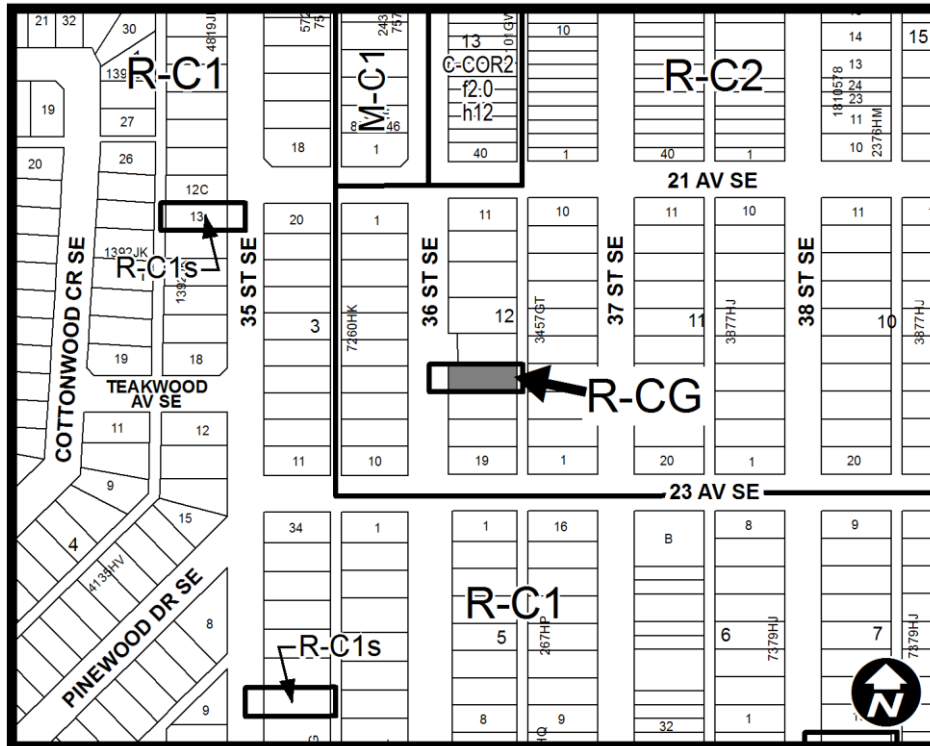
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0359/CPC2018-0698  
BYLAW NUMBER 213D2018

## SCHEDULE B







**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0661  
Page 1 of 10**

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 – 36 Street SE and 3725 – 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

**EXECUTIVE SUMMARY**

This application was submitted on 2018 April 09 by HomeSpace Society with authorization from the owners, the City of Calgary. The application proposes to redesignate the subject parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- Multi-Residential Developments (e.g. apartment building);
- a maximum building height of 16.0 metres (an increase from the current maximum of 10.0 metres);
- a maximum floor area ratio (FAR) of 2.5; and
- the uses listed in the proposed M-C2 designation.

A minor map and text amendment to the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP) is required to support this application. The proposal is generally in keeping with applicable policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP), 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Attachment 2);

2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1104 – 36 Street SE and 3725 – 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and

4. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 44PP2018 and 215D2018; and

1. **ADOPT** the proposed amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 44P2018.
3. **ADOPT** the proposed redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 1104 - 36 Street SE and 3725 - 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) from Residential - Contextual One / Two Dwelling (R-C2) District to Multi-Residential - Contextual Medium Profile (M-C2) District in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 215D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

In 2016 July, Council approved "Foundations for Home", Calgary's Corporate Affordable Housing Strategy, which identified "Leverage City Land" as 1 of 6 objectives and included a target to dispose of five parcels per year of City land at below-market value for non-market housing projects in 2017 and 2018.

At the 2017 April 24 regular meeting of Council, Council provided Administration with authorization to target market seven parcels of City owned land to the affordable housing sector, including the subject parcel.

A full process of submission, evaluation, awarding and sale authorization was undertaken for each of the parcels. Applicants were evaluated on several different criteria, including their experience in operating affordable housing, experience in developing affordable housing in the past, capital funds in place, development timeline and potential partnerships. HomeSpace Society was selected as the successful applicant for the subject site with the sales authorization approved by the Management Real Estate Review Committee on 2018 February 08.

**BACKGROUND**

The current R-C2 District is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10.0 metres. Assisted Living is allowed in the R-C2 district, but only to a maximum of 10 residents. The applicant is proposing an Assisted Living development for 38 residents/units. As such, a land use redesignation application is necessary to allow for the proposed development.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0661  
Page 3 of 10**

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -  
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and  
215D2018**

---

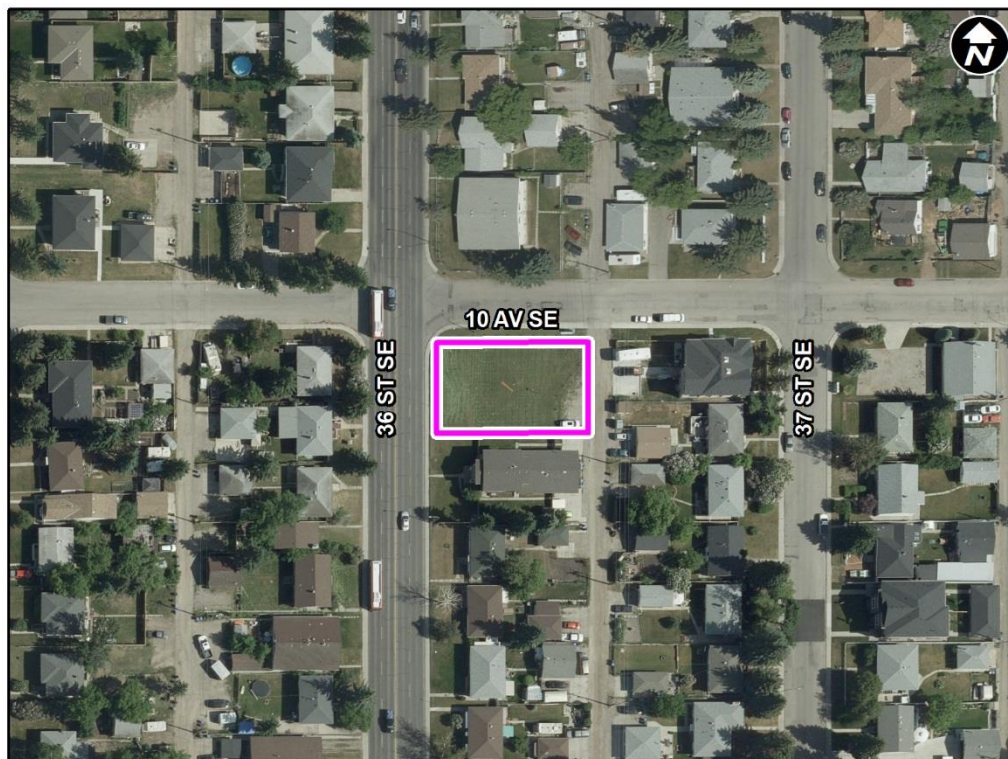
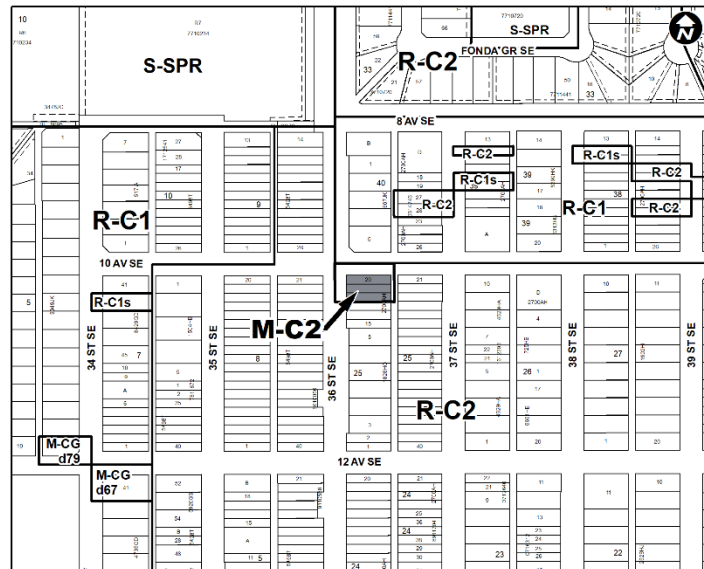
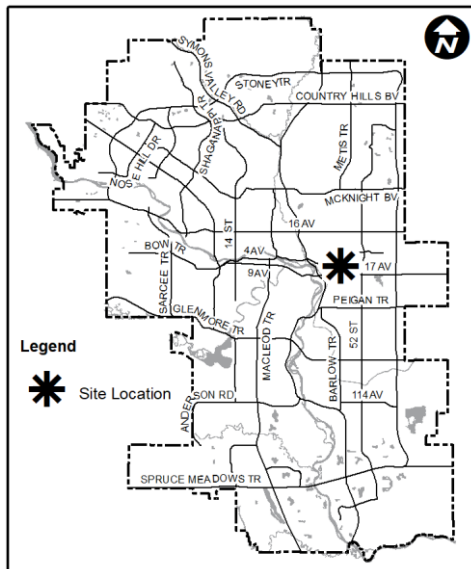
A development permit application (DP2018-1392) was submitted on 2018 April 09 and is currently under review by Administration. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0661  
Page 4 of 10

Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -  
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and  
215D2018

Location Maps



**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

---

**Site Context**

The subject site is located in the southeast community of Forest Lawn, on the southeast corner of 36 Street SE and 10 Avenue SE. The site comprises two parcels and is approximately 23 metres wide by 38 metres in length and is currently vacant. There is lane access on the eastern boundary.

The site is surrounded to the south, east and west by existing R-C2 residential uses. To the north there is a combination of R-C1 and R-C2 uses. There are two recently designated Multi-Residential – Contextual Grade-Oriented (M-CG) sites to the south west along 34 Street SE and 12 Avenue SE.

There are a variety of retail and service amenities located in close proximity along 8 Avenue SE and Marlborough Mall to the north, and to the south along 17 Avenue SE. The Father Lacombe Senior High School is located to the north of the parcel.

As identified in *Figure 1*, the community of Forest Lawn reached its peak population in 1982 with 9,088 residents. The current population for the community is 7,772 residents, a decline of 1,316 residents (-14 percent) from peak population.

*Figure 1: Community Peak Population*

<b>Forest Lawn</b>	
Peak Population Year	1982
Peak Population	9,088
2017 Current Population	7,772
Difference in Population (Number)	-1,316
Difference in Population (Percentage)	-14%

*Source: The City of Calgary 2017 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed M-C2 district allows for moderate intensification of the site. 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**

This application seeks to redesignate two undeveloped parcels from a Residential – Contextual One / Two Dwelling (R-C2) District to a Multi-Residential – Contextual Medium Profile (M-C2) District.

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

---

The proposed M-C2 District is intended to facilitate multi-residential development of medium height and medium density within the developed area of the City. The district rules allow for varied building height and front setback areas in a manner that considers the immediate context and is intended to be applied to sites in close proximity or adjacent to low density residential development. The maximum permitted building height is 16.0 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

As part of the review of this land use amendment application, Administration considered alternative land use districts, including the Multi-Residential – Contextual Low Profile (M-C1) District. However, based on a review of this district and its development rules including a maximum building height of 14.0 metres and the contextually sensitive rules that restrict building height within proximity of low density residential districts and public streets, Administration considers the proposed M-C2 district to be appropriate and will enable compatible development on this parcel.

### **Implementation**

The proposed land use redesignation is intended to accommodate a comprehensive redevelopment of the subject parcel. Administration is reviewing an associated development permit application (DP2018-1392) for this parcel which proposes a new four storey Assisted Living development comprising 38 units/residents.

Administration's review of the development permit will determine the building design, height and site layout details such as parking, landscaping and site access. The development permit is currently under review, and a decision on the development permit will not be made until Council has made a decision on this land use redesignation.

### **Infrastructure**

#### ***Transportation Networks***

The site is located on the Primary Transit Network (36 Street SE), with several bus stops located within 50 to 100 metres of the property, along both 36 Street SE and 8 Avenue SE. 36 Street SE is classified as an arterial street type and connects two major roads (17 Avenue SE and Memorial Drive SE) and two transit systems (Northeast LRT and the 17 Avenue SE BRT).

A parking study has been submitted for DP2018-1392 based on a standardized scope for the proposed specialized Assisted Living use. This study, along with details of access and related loading services will be reviewed and determined at the development permit stage.

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

---

***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.

As part of the development permit application process, a sanitary servicing study may be required in order to determine whether upgrades to the public sanitary sewer system is required.

The subject site is within the boundary of the Western Irrigation District drainage catchment and subject to stormwater volume control measures.

**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. Information was also included in the Planning and Development Map (PD Map), which is an online tool accessible by the public that includes relevant information on land use amendment applications.

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 citizen's comments were received by the CPC report submission date. The Forest Lawn Community Association did not comment by the CPC report submission date.

***Engagement***

In March 2018, prior to the submission of the land use amendment application, an open house was held by the applicants, with invites sent to the Forest Lawn Community Association and the adjacent Forest Heights and Radisson Heights/Hubalta Community Associations. The applicants also sent a mail-out letter to over 3,800 residential and business owners inviting them to the open house. Twelve individuals attended the open house, with only 1 resident raising concerns.

Reasons stated for opposition:

- Concerns with potential occupants of the new building and the impact on the community.

No other objections were received.

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

---

**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 Efficient Use of Land Principles, which encourage compact infill development at higher densities and in locations that best utilize existing infrastructure.

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

The subject site is located in the Residential-Developed-Inner City Area as identified on Map 1, Urban Structure of the *Municipal Development Plan* (MDP). The Inner City Area land use policies allow for a range of intensification strategies including parcel-by-parcel intensification to larger more comprehensive approaches. Sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated as higher density (i.e., Neighbourhood Corridor) or if the intensification is consistent and compatible with the existing character of the neighbourhood. In this case, the subject site is located within 500 metres of the 17 Avenue SE Main Street, and the proposed M-C2 district would allow for a development that has the ability to be compatible with the existing character of the neighbourhood.

The proposal also aligns with the MDP's city-wide policies that encourage the efficient use of land, transit-supportive land uses, housing diversity and choices and complete communities 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. 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 transitional facilities.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan*) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

***Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (Statutory, 1995)***

The parcel is located within a Low Density Residential/Conservation policy area within the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan* (ARP). Within the Residential/Conservation policy area the intent is to keep the existing neighbourhood quality and character while permitting redevelopment to occur that is of a lesser scale than that proposed in this land use amendment application. As such, an ARP amendment is required to facilitate support of this application, as the apartment form of housing allowed in the M-C2 district does not comply with the intent of the Residential/Conservation policy area in the ARP.



**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 - 36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and 215D2018**

---

In order to bring this land use amendment proposal into alignment with the ARP, it will be necessary to make a minor amendment to Map 3 and provide a new policy 3.1.4 (c) to ensure that the two parcels the subject of this land use amendment application can be included in the Medium Density policy area. Within the Medium Density policy area, the intent is to have dwelling units located adjacent to collector or major roads. The proposed M-C2 district would comply with the intent of this area.

In considering the appropriateness of the proposed ARP amendments, it is important to consider the overall objectives of the plan, broader city-wide land use policy and the site specific context. In this regard, the proposed ARP amendments will support the objectives for residential development articulated in policy 3.1.3 of the ARP, including providing for a variety of housing types and supplying non-profit housing or assisted housing to low income individuals and families in the community. Furthermore, the proximity to transit services and significant commercial amenities nearby support its candidacy for multi-residential development.

***Location Criteria for Multi-Residential Infill (Non-statutory, 2016)***

Council adopted the *Location Criteria for Multi-Residential Infill* to assist with the evaluation of land use amendment applications when considering multi-residential developments in low density residential areas. The proposed land use aligns with the majority of the criteria. The site is on a corner parcel; within 400 metres of a transit stop; within 600 metres of an existing or planned primary transit stop; 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 has direct lane access.

***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' wellbeing 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 public transit and close to local neighbourhood commercial and other support uses.

The site is located on 36 Street SE (part of the Primary Transit Network), with a bus stop within 50 metres, which will facilitate the mobility needs of staff, clients, and visitors. The site's location will also contribute to the facility being able to successfully integrate into the community due to its proximity to commercial development and community open spaces.

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

The proposed land use amendment will allow 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0661  
Page 10 of 10

**Policy Amendment and Land Use Amendment in Forest Lawn (Ward 9) at 1104 -  
36 Street SE and 3725 - 10 Avenue SE, LOC2018-0076, Bylaws 44P2018 and  
215D2018**

---

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 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 is consistent with the applicable policies of the *Municipal Development Plan* and the *Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan*, with proposed amendments. Situated on a corner parcel, the site's location is ideal for moderate density increase due to its close proximity to transit, major corridors, transportation networks and commercial development. Further, the recommended M-C2 land use district would allow for a development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan.
3. Calgary Planning Commission Member Comments
4. Proposed Bylaw 44P2018
5. Proposed Bylaw 215D2018

## 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.

#### Introduction

HomeSpace Society (HomeSpace) is submitting an application for a Land Use Amendment for a 0.88 hectare (0.216 acre) Parcel in the community of Forest Lawn. The subject site is municipally known as:

- 3725 10th Avenue SE (East portion: Lot 18-20, Block 25, Plan 2700AH)
- 1104 36th Street SE (West portion: Lot 18-20, Block 25, Plan 2700AH)

The proposed Land Use Amendment (LUA) is to change from the existing R-C2 (Residential Contextual One / Two Dwelling District) to M-C2 (Multi-residential Contextual Medium Profile District) which will accommodate a sensitively integrated medium profile, multi-residential building to be constructed by HomeSpace.

HomeSpace was created to grow the capacity of the affordable housing sector and significantly advance community-based planning and delivery of housing options in our City. This development will support HomeSpace's initiative to increase access to safe, appropriate and affordable housing for vulnerable Calgarians. As a charitable real estate developer, rental housing owner and property manager, HomeSpace works closely with communities to build affordable, specialized, permanent housing in order to continually add to the housing stock in our City.

HomeSpace's potential developments are approached with care and through direct consultation with the local community, with a focus on fostering long term collaborative relationships with neighbours and the broader community. HomeSpace has a strong history of well-designed and well-managed homes seamlessly integrated into many of Calgary's finest neighbourhoods, and this development is envisioned to be the same.

This LUA application is being submitted to facilitate the development of the proposed building form. The LUA application will run concurrent with a Development Permit (DP) application and will also involve a minor ARP amendment to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan (ARP).

#### Land Use Context

The subject site is a flat, well-positioned corner lot that faces 36th Street SE, a collector street. It enjoys a flanking frontage on 10th Ave SE and benefits from access to a laneway on the east boundary. The site is framed on the south by existing R-C2 residential uses as well as to the east across the rear lane. To the west across 36th Street SE are R-C2 uses with R-1 uses farther west. To the north, there is a combination of R-C2 and R-1.

A variety of retail and service amenities are located in close proximity along 8 Avenue SE to the north and to the south along 17th Avenue SE or straight north to Marlborough Mall - all easily accessible via transit.

The site offers quick access to Memorial Drive to the north and 17th Avenue to the south and is conducive to higher density residential uses that can already be found to the north and south along the 36th Street SW corridor. Given the City's current Main Streets initiative and a focus on existing corridors for revitalization and intensification, this segment of 36th Street acts as a strong spine that possesses some of the key attributes that can support thoughtful intensification.

#### Transit Supportive

The subject site fronts onto 36th Street, which is a transit route. Bus stop locations are within easy walking distance along 36th Street (as identified in the Parking Addendum) or a short walk to the north and south along 8th and 14th Avenues SE for east-west connections. The 36th Street SE spine also offers links (via foot or bus) to the LRT system at Marlborough Station to the north and to the BRT System to the south along 17th Avenue SE. Residents in this area can readily access the broader city through these systems from this site.

ISC: Protected

## Applicant's Submission

PL 1263 (R2017-09)

### Servicing/Infrastructure

Servicing capacity for the site currently exist and will require minimal to no investment or upgrades to facilitate the proposed development. This represents a logical and desired optimization of existing infrastructure.

### Assisted Living Apartments

HomeSpace provides permanent, supported assisted living rental apartments in over 20 communities throughout Calgary. These apartments are designed with common amenity space throughout intended for resident and support agency use, offices for staff that are located on site 24/7, and a community kitchen space that provides an opportunity for residents and agency staff to gather for holiday celebrations and community gatherings. These buildings are designed to encourage resident integration into the community. HomeSpace partners with a social agency that provides supports to residents as needed. Supports include guest management and concierge services for the front entrance, life skills training as needed, assistance in getting to appointments in the community and other human services interactions as required. A full listing of HomeSpace's partner agencies can be found on their website at: <http://www.homespace.org/get-involved/partner-with-us/>

### Community Engagement

HomeSpace has reached out to local community organizations, including speaking directly with the International Avenue BRZ, the Forest Lawn Community Association, the Radisson Heights/Albert Park Community Association, the Forest Heights Community Association and has met with Councillor Carra to discuss their intended development plans, provide information on the programming that will take place in the Assisted Living Apartment building and request feedback on building design. HomeSpace also conducted door knocking for immediate neighbours of the site and held a community open house on March 27, 2018. Invitations were sent through Canada Post to over 3,000 addresses within an approximately 750-meter radius and a dozen community members attended on the night of the open house. The proposed submission is informed by the results of these engagement initiatives.

HomeSpace and their residents are committed to becoming productive members of the communities in which they own and operate, and as they own their properties in perpetuity, they are committed to maintaining an open and accessible relationship with community members for the long-term.

### Neighbour – 1108A-B 36 Street SE

HomeSpace Society sent letters directly to the owners of the property located to the south of the proposed development. HomeSpace was able to speak directly to one of the registered owners on April 4, 2018 and provide information about their proposed development, including plans to change the zoning to M-C2. The owner informed HomeSpace that they intended to sell their building in the spring and asked if HomeSpace was interested in purchasing as well. The owner did not mention any concerns with the proposed development to HomeSpace at the time of the phone call.

### Summary

Overall, given the proposed development's location along a collector street connecting two significant arterials and transit system, as well as its proximity to key amenities, the subject sites are conducive to sensitive residential intensification and the proposed Land Use Amendment.

**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

## Proposed Amendments to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan

1. The Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, being Bylaw 27P94, as amended, is hereby further amended as follows:

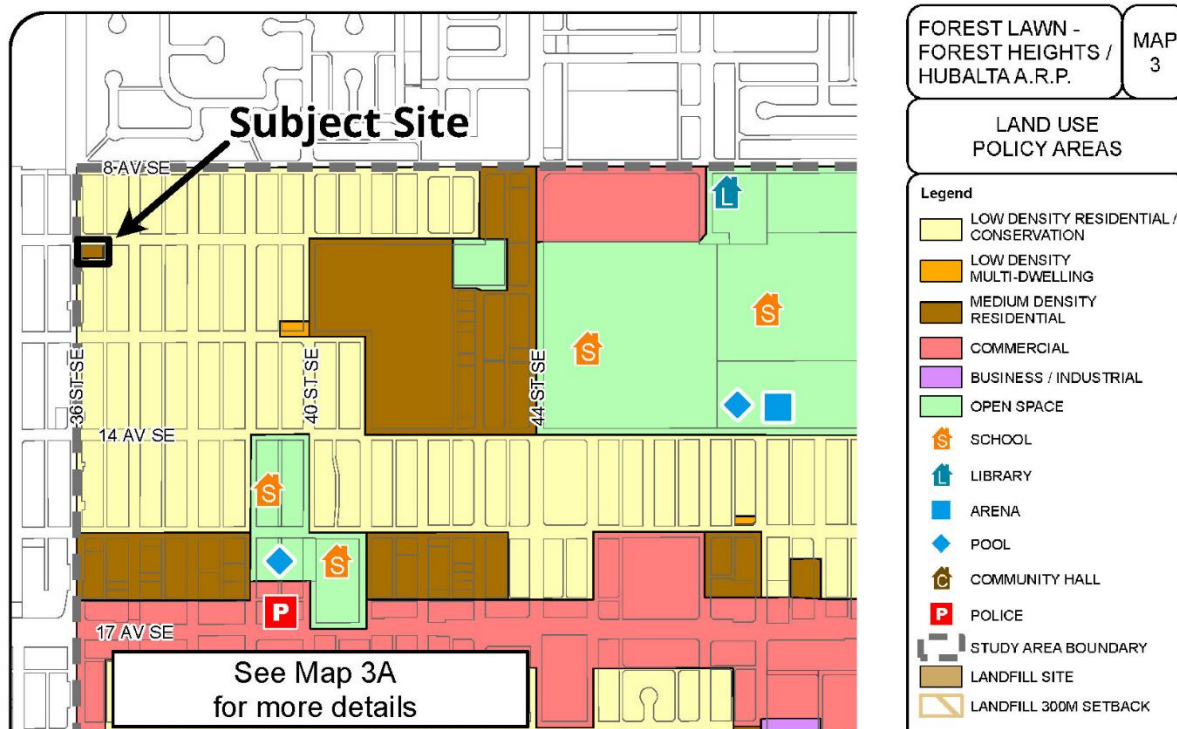
(a) Delete policy 3.1.4.c in its entirety and replace with the following:

“c. A medium density policy is retained for those areas designated RM-4, RM-5 and DC (with residential guidelines). The purpose of this policy is to provide a variety of housing types in low and medium profile building forms at a maximum density of 148 units per hectare (60 units per acre) with the exception of:

- i. The existing low profile apartment building located at 1728 38 Street SE, which will have a maximum density of 206 units per hectare (83 units per acre); and
- ii. The parcels located at 1104 36 Street SE and 3725 10 Avenue SE, which will have a maximum floor area ratio (FAR) of 2.5.

Dwelling units in the medium density residential policy area should be located adjacent to collector or major roads (Maps 3 and 3A).”

- (b) Amend Map 3 entitled “Land Use Policy Areas” by changing 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 1104 – 36 Street SE and 3725 – 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) from “Low Density Residential/Conservation” to “Medium Density Residential” as generally shown in the sketch below.





## **Calgary Planning Commission Member Comments**

Reasons for Approval from Ms. Juan:

- I fully support this application for land use. Thirty-eight units would add more assisted living units to our city's fabric. We have a high need for affordable housing units to serve a vulnerable population. This particular application is for permanent supportive housing for the episodic or chronically homeless. I commend the Applicant on the engagement done throughout the process.





# PROPOSED

CPC2018-0661  
ATTACHMENT 4

## BYLAW NUMBER 44P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE FOREST LAWN-FOREST HEIGHTS/HUBALTA AREA REDEVELOPMENT PLAN BYLAW 27P94 \*\*\*\*\*

**WHEREAS** it is desirable to amend the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan Bylaw 27P94, 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 Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, being Bylaw 27P94, as amended, is hereby further amended as follows:
  - (a) Delete policy 3.1.4.c in its entirety and replace with the following:
    - “c. A medium density policy is retained for those areas designated RM-4, RM-5 and DC (with residential guidelines). The purpose of this policy is to provide a variety of housing types in low and medium profile building forms at a maximum density of 148 units per hectare (60 units per acre) with the exception of:
      - i. The existing low profile apartment building located at 1728 - 38 Street SE, which will have a maximum density of 206 units per hectare (83 units per acre); and
      - ii. The parcels located at 1104 - 36 Street SE and 3725 - 10 Avenue SE, which will have a maximum floor area ratio (FAR) of 2.5.
- (b) Amend Map 3 entitled “Land Use Policy Areas” by changing 0.09 hectares ± (0.22 acres ±) located at 1104 – 36 Street SE and 3725 – 10 Avenue SE (Plan 2700AH, Block 25, Lots 18, 19 and 20) from “Low Density Residential/Conservation” to “Medium Density Residential”.

Dwelling units in the medium density residential policy area should be located adjacent to collector or major roads (Maps 3 and 3A).”

# PROPOSED

**BYLAW NUMBER 44P2018**

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

CPC2018-0661  
ATTACHMENT 5

## BYLAW NUMBER 215D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0076/CPC2018-0661)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

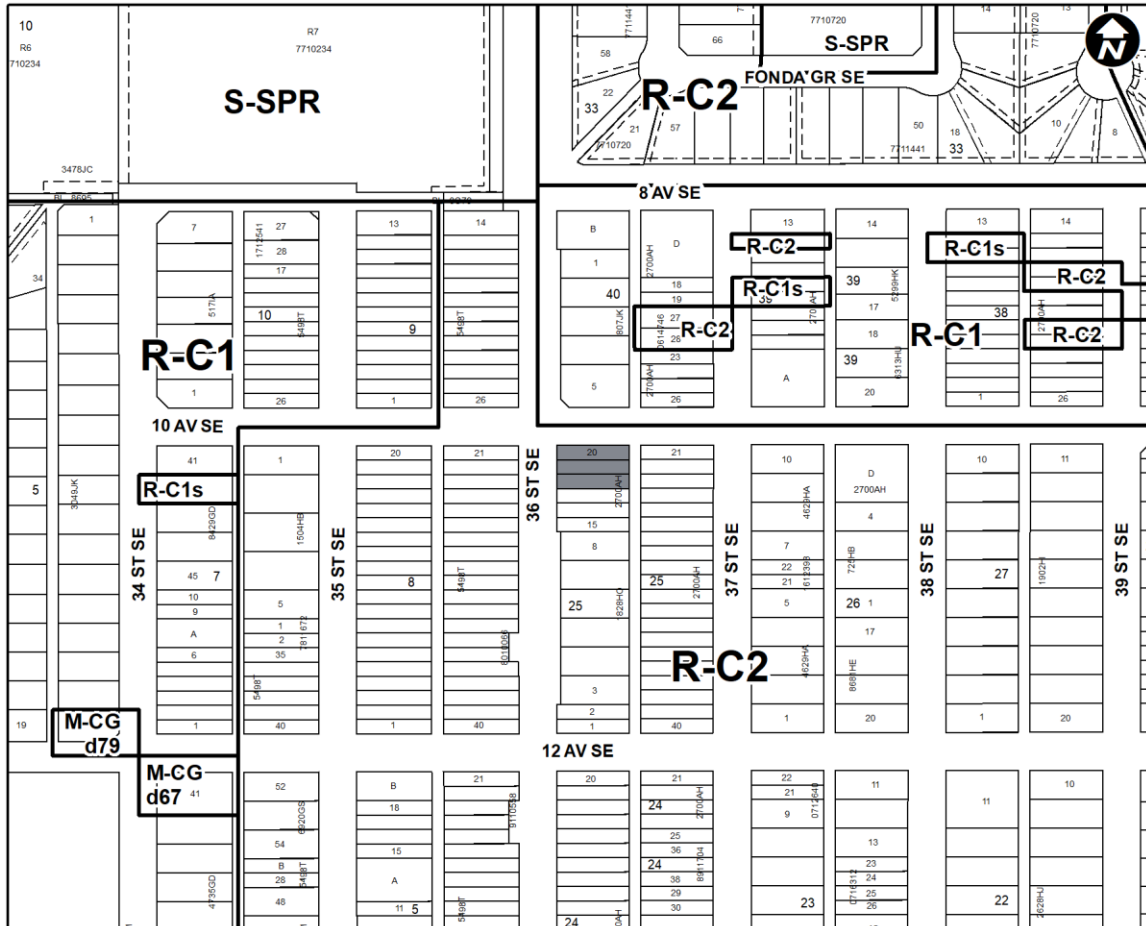
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0076/CPC2018-0661  
BYLAW NUMBER 215D2018

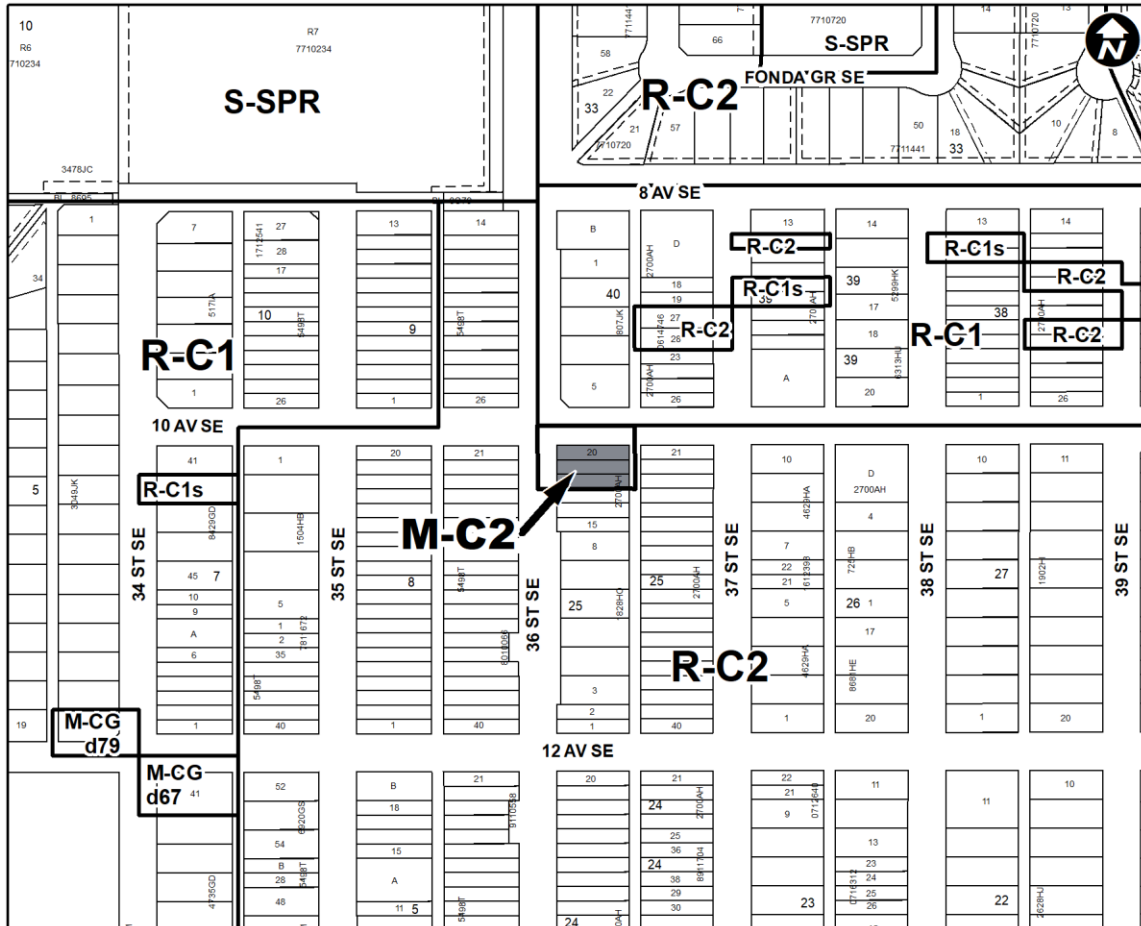
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0076/CPC2018-0661  
BYLAW NUMBER 215D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0675  
Page 1 of 8**

**Land Use Amendment in Renfrew (Ward 9) at 1107 – 8 Avenue NE, LOC2018-0058,  
Bylaw 214D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Renfrew1107 Ltd. This 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. single detached, 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 four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG District.

This proposal is in keeping with applicable policies of the *Municipal Development Plan* and aligns with the *North Bow Design Brief*.

**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 1107 – 8 Avenue NE (Plan 8150AN, Block 157, 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: J. Scott**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 214D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1107 – 8 Avenue NE (Plan 8150AN, Block 157, 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 214D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0675  
Page 2 of 8**

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,  
Bylaw 214D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

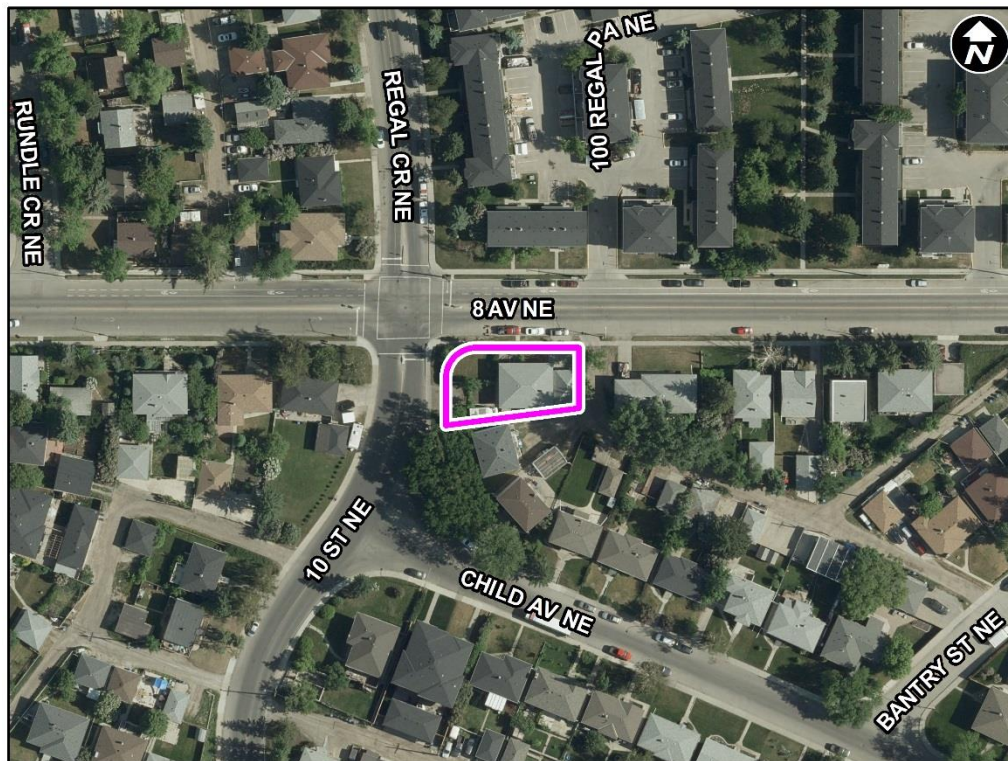
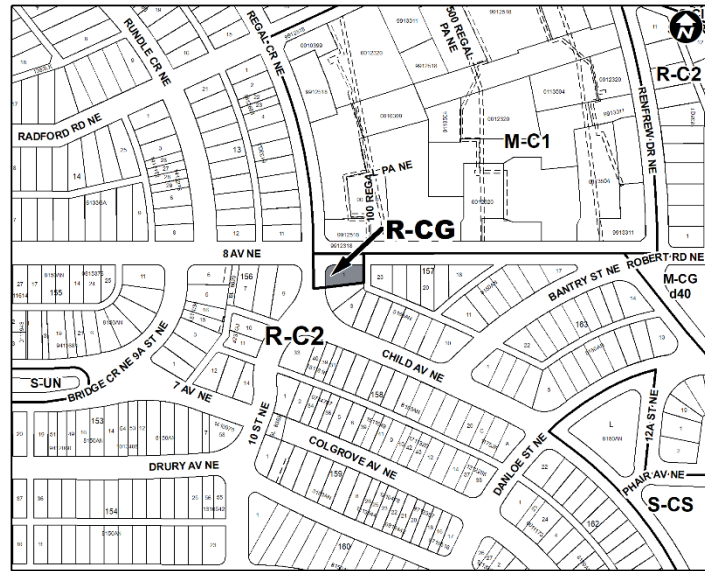
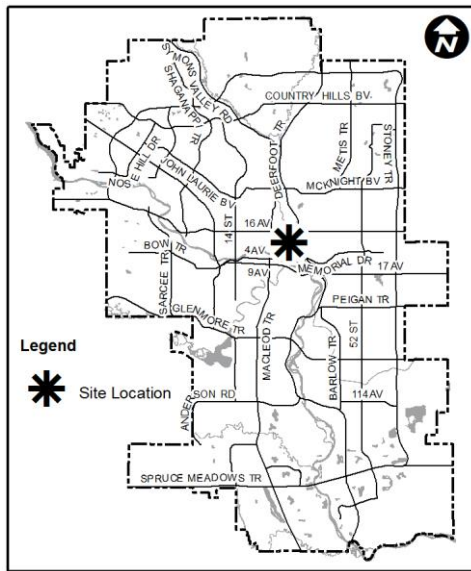
The current R-C2 District is intended to accommodate residential development in the form of single detached, semi-detached, and duplex dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

A development permit (DP2018-1067) was submitted separately for the redevelopment of subject site that proposes a two-storey, four unit rowhouse building and a detached four-car garage. This application is currently under review by Administration. As such, a land use redesignation application is necessary to allow for the proposed rowhouse development to be realized. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.



**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,  
Bylaw 214D2018**

**Location Maps**



## Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058, Bylaw 214D2018

### Site Context

The subject site is located in the community of Renfrew at the southeast corner of 8 Avenue NE and 10 Street NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a large multi-residential development to the north, known as Regal Park, designated under the Multi-Residential – Contextual Low Profile (M-C1) District. Surrounding development to the east, south and west of the subject site, consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.06 hectares in size with approximate dimensions of 17.5 metres by 33.5 metres. The site has lane access along the east property line, accessed from 8 Avenue NE. The site is currently developed with a one-storey single detached dwelling and a two-car garage accessed 8 Avenue NE. The site also has a two-car parking pad accessed from 10 Street NE.

As identified in *Figure 1*, the community of Renfrew reached its peak population in 1968 with 8,019 residents. The current population for the community is 6,397 residents, a decline of 1,622 residents (-20 percent) from peak population.

*Figure 1: Community Peak Population*

<b>Renfrew</b>	
Peak Population Year	1968
Peak Population	8,019
2017 Current Population	6,397
Difference in Population (Number)	-1,622
Difference in Population (Percentage)	-20%

Source: The City of Calgary 2017 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal 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 intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached, semi-detached, and duplex dwellings. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,  
Bylaw 214D2018**

---

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 four 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 towards density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

**Implementation**

Administration is reviewing an associated development permit (DP2018-1067) application for the redevelopment of the subject site. The development permit proposes a two-storey, four unit rowhouse building and a detached four-car garage. 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. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

**Infrastructure**

***Transportation Networks***

Pedestrian and vehicular access to the site is available from 8 Avenue NE, 10 Street NE and the rear lane. The area is served by Calgary Transit bus service Route 17 Renfrew / Ramsay with a bus stop within approximately 100 metres walking distance of the site on 8 Avenue NE. On-street parking adjacent to the site is unregulated.

***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 was advertised online.

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

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058, Bylaw 214D2018**

---

The Renfrew Community Association identified by email correspondence on 2018 April 13 that they had no objections to this proposed land use redesignation application.

No citizen comments were received by Administration regarding the proposed redesignation.

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also met with the Community Association's Planning & Development Committee in 2018 February to discuss the proposed land use redesignation and associated development vision. The applicant also installed supplementary on-site signage, and hand delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site. Details into the applicant's supplementary engagement efforts are outlined in Attachment 1 of this report.

***Engagement***

No public meetings were held by the applicant or Administration in association with this application.

**Strategic Alignment**

***Calgary International Airport Vicinity Protection Area Regulation (2009)***

The subject site falls within the Airport Vicinity Protection Area (AVPA) Regulation area and is located within the 25-30 Noise Exposure Forecast (NEF) contour. Residential uses are not considered prohibited uses within this NEF area.

***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 proposal is consistent with the policies on Land Use Patterns.

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

The subject site is located within the Residential - Developed - Inner City area, according to the Urban Structure Map (Map 1) 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 a development form that may be sensitive to existing residential development in terms of height, built form and density.

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,  
Bylaw 214D2018**

---

***North Bow Design Brief (Non-statutory, 1977)***

The subject site falls within the plan boundaries of the *North Bow Design Brief*. The *North Bow Design Brief* identifies the subject site as located within a Low Density Residential area. While this application was evaluated primarily against current MDP policies, this non-statutory document outlines guidelines to consider for land use redesignations that are relevant to this application. This Design Brief indicates that redesignations of this nature may be permitted in areas where there are adequate transportation, shopping, cultural, education and recreation facilities. Further, it also identifies that land use redesignations may be permitted in contexts where a parcel fronts on to major or collector roads and are adjacent to transit. The proposed land use redesignation application is consistent with these guidelines as it promotes sensitive and compatible infill redevelopment along a collector road (8 Avenue NE) and in close proximity to transit and community amenities.

***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 site meets the majority of the location criteria, including:

- on a corner lot;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned primary transit stop;
- on a collector or higher standard roadway on at least one frontage;
- adjacent to existing or planned non-residential development or multi-unit development; and
- direct lane access.

Moderate intensification in this location has a minimal impact on adjacent sites, 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0675  
Page 8 of 8

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,  
Bylaw 214D2018**

---

**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 investments and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no known risks associated with this proposal.

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

The proposed land use redesignation is in keeping with applicable policies of the *Municipal Development Plan* and the *North Bow Design Brief*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form of the existing neighbourhood. The proposal also assists in better accommodating the evolving range of housing needs of different age groups, lifestyles and demographics.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 214D2018



## Applicant's Submission



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

MARCH 12, 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: 1107 - 8 Avenue NE | Lot 1, Block 157, Plan 8150AN

The subject parcel is located in the community of Renfrew and consists of 0.0570ha of privately owned land. Eagle Crest Construction 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 10 Street and 8 Avenue NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential – Contextual One / Two Dwelling) District to a R-CG (Residential – Grade-Oriented Infill) District.

Like R-C2, the R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; allow Secondary Suites and Backyard Suites with new and existing residential development; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, city-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

### PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 10 Street and 8 Avenue NE 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 10 Street and 8 Avenue NE.

**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 ~45m / ~95m from two primary transit stops (Route 17, 19 & 45), and is adjacent to the 8 Avenue NE 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 Multi-Residential Development:** The subject site is proximate to an existing large scale multi-residential development (Regal Park), which is sited directly across 8 Avenue NE.

**Pre-Application Community Association Support:** As part of a pre-application engagement process, the project team met with Renfrew Community Association's Planning & Development Committee on February 5, 2018. After a discussion about the preliminary design concept and land use change, the Committee expressed support for the land use redesignation.

## 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

Eagle Crest Construction is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Eagle Crest Construction and the project team have undertaken a community engagement process in support of this application to ensure a clear and transparent 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.

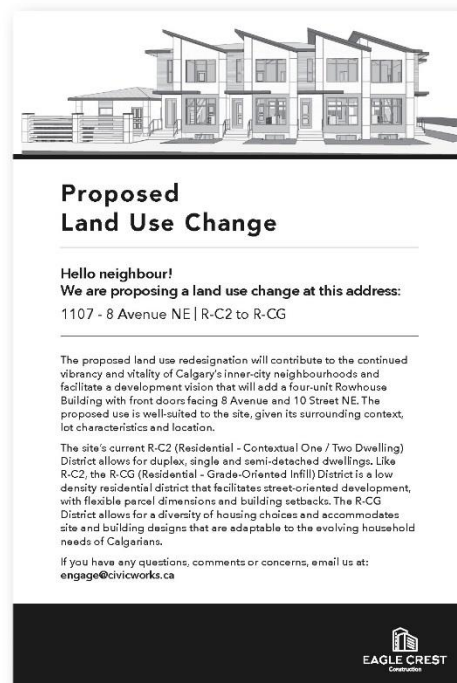
As part of a pre-application engagement process, Eagle Crest Construction and members of the project team met with Renfrew Community Association's Planning & Development Committee on February 5, 2018 to discuss the proposed land use redesignation and associated development vision. The team shared preliminary architectural concepts and received feedback on a number of topics including street orientation, materials and screening. The committee's comments were taken under advisement and integrated where possible into the refinement of the development concept. The associated Development Permit application reflects these key changes. Overall, the Committee expressed support for the land use redesignation.

In addition to pre-application discussions with the Communicant Association, other key elements of our engagement process 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, Eagle Crest Construction and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.





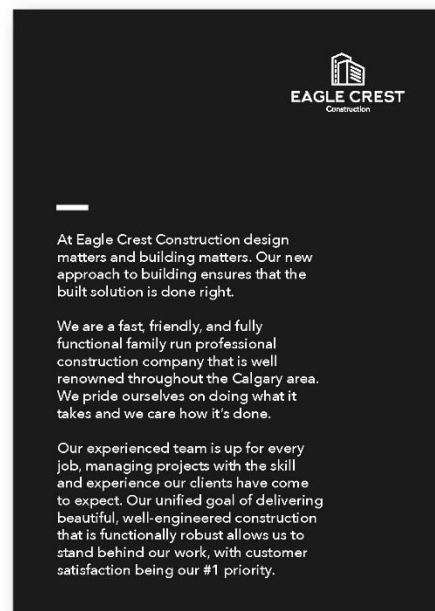
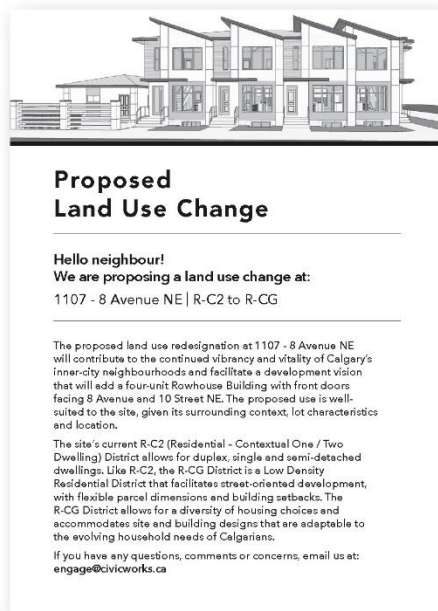
## Applicant's Submission



### 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 and associated development vision.

The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



### CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in inner-city communities that enjoy excellent access to transit, existing infrastructure and community amenities. 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.H.Sc., M.Plan.





**Community Association Letter**

April 13, 2018

Hi Fraser,

Thanks for following up about this item. The Renfrew Planning Committee, on behalf of the Renfrew Community Association, has no objection to changing this site's land use from R-C2 to R-CG.

Thanks,  
Nathan Hawryluk  
Director, Planning and Traffic  
Renfrew Community Association



# PROPOSED

CPC2018-0675  
ATTACHMENT 3

## BYLAW NUMBER 214D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0058/CPC2018-0675)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

AMENDMENT LOC2018-0058/CPC2018-0675  
BYLAW NUMBER 214D2018

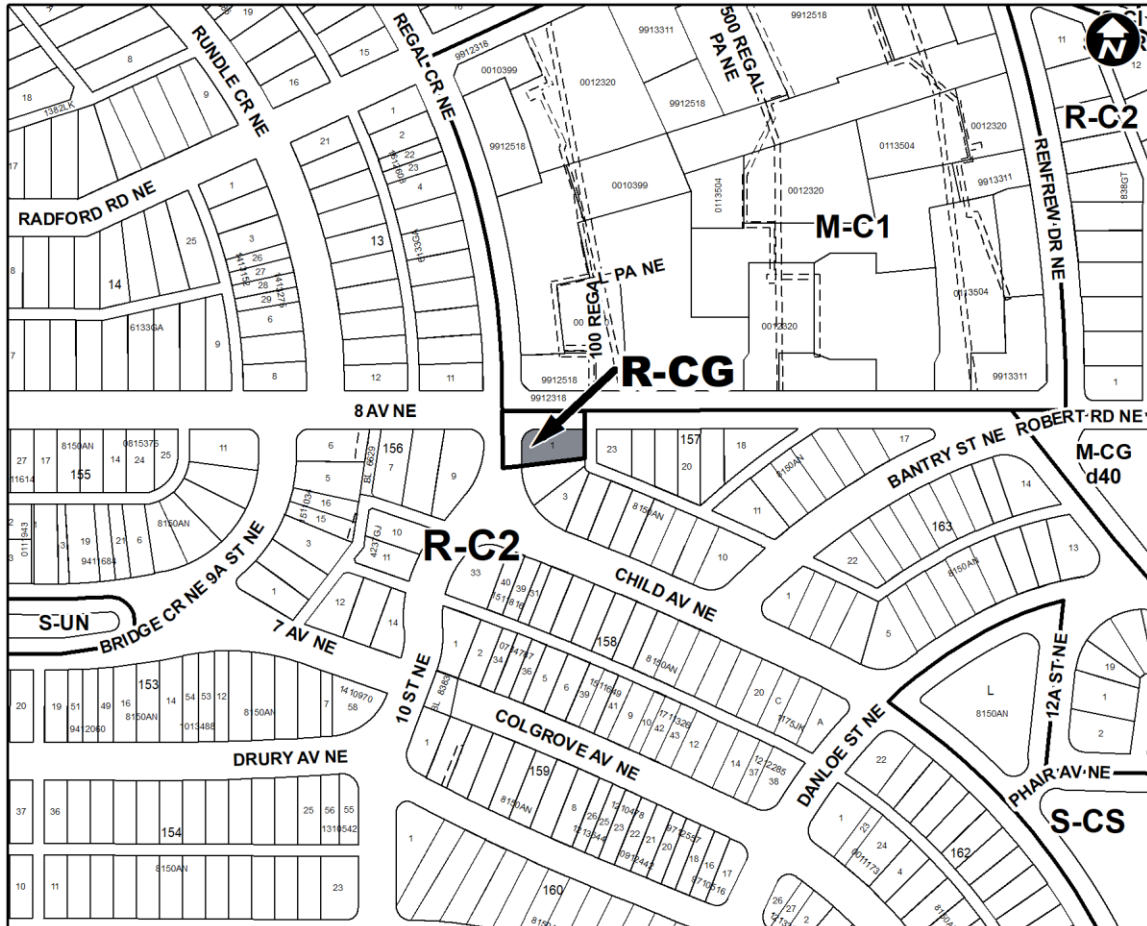
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0058/CPC2018-0675  
BYLAW NUMBER 214D2018

## SCHEDULE B







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0719  
Page 1 of 8

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018**

---

**EXECUTIVE SUMMARY**

This land use amendment application was submitted on 2018 April 26, by Jenkins Architecture, on behalf of the landowner Dan Jenkins. The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District to allow for:

- mixed-use development on Bridgeland-Riverside's 1 Avenue NE main street;
- a maximum floor area ratio (FAR) of 2.0;
- a maximum building height of 10.0 metres; and
- a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw the proposed redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 911 General Avenue NE (Condominium Plan 0512856) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District; and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 217D2018; and

1. **ADOPT** the proposed redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 911 General Avenue NE (Condominium Plan 0512856) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f2.0h10) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 217D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0719  
Page 2 of 8**

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue  
NE, LOC2018-0091, Bylaw 217D2018**

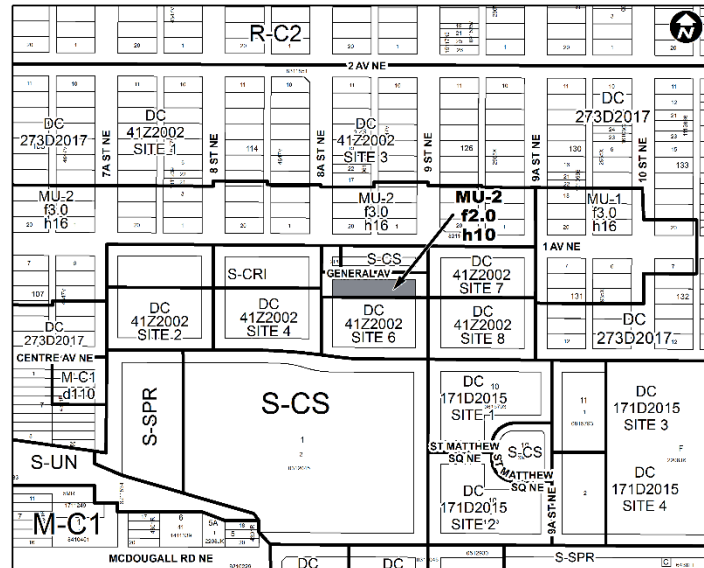
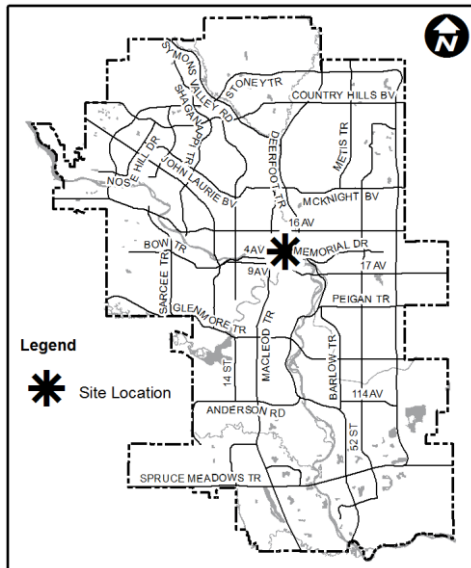
---

**BACKGROUND**

The applicant is contemplating the future use of a Cannabis Store and is seeking the redesignation to provide flexibility for future redevelopment. At this time, the applicant is not considering demolition and redevelopment of the site, but rather the allowable uses within the land use district.

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018**

## Location Maps



## Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018

---

### Site Context

The subject site is located along the south side of General Avenue NE, adjacent to the historic main street and commercial heart of Bridgeland-Riverside. The 1 Avenue NE main street contains a wide variety of retail stores, residential and other commercial developments. The majority of the main street, from 11A Street NE to Edmonton Trail NE, is designated Mixed Use – Active Frontage (MU-2). Lands south of the site are part of the Bridges Development and are designated the same DC Direct Control District or are park spaces. A public plaza is located north of the site along 1 Avenue NE. The Langevin School is located more than 370 metres to the west of the site. The site is developed with a two-storey mixed-use development with ground floor commercial and 9 dwelling units above. Underground parking exists on site with 24 stalls accessed from the rear mutual access area, and an additional 24 on street parking stalls.

As identified in *Figure 1*, Bridgeland-Riverside's peak population was in 2017, reaching 6,332 residents.

*Figure 1: Community Peak Population*

<b>Bridgeland-Riverside</b>	
Peak Population Year	2017
Peak Population	6,332
2017 Current Population	6,332
Difference in Population (Number)	0
Difference in Population (Percentage)	0

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for mixed-use development on Bridgeland-Riverside's 1 Avenue NE main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Land Use

This application is to redesignate the site from the existing DC Direct Control District (Bylaw 41Z2002) to Mixed Use – Active Frontage (MU-2f2.0h10) District. The subject site is identified as 'Site 5' within the existing DC. The existing DC from 2002 restricts automotive uses, and includes uses intended for a mixed-use development with commercial and residential uses such as those of the current development on the site. The existing DC allows for buildings of a maximum of two storeys and up to 10 metres in height. The original height and density modifiers of 16 metres and 3.0 FAR included in the circulation and notice posting for the application was reduced in response to comments received from the community association and citizens. Thus,

## **Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018**

---

the proposed amendment is not requesting changes to the height from what is currently allowed. The proposed MU-2f2.0h10 District is intended to:

- promote development with storefronts along a continuous block face on General Avenue NE;
- allow a maximum floor area ratio (FAR) of 2.0; and
- allow a broad range of uses, combined with flexibility regarding the location and sizes of uses to support a range of neighbourhood shops and services.

### **Implementation**

The applicant's submission indicated they are interested in using the existing building for a cannabis retail use. On 2018 April 05, Council approved a new definition for cannabis retail in Land Use Bylaw 1P2007. This new use is called Cannabis Store and is proposed within specific land use districts, including the MU-2 District. Cannabis Store is not contemplated in any pre-1P2007 Bylaw DC Districts. The existing DC from 2002 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district. A discretionary development permit is also required for change of use, subject to Council's decision on this land redesignation and contingent on Cannabis Store being added to the MU-2 District in Bylaw 1P2007. A development permit application (DP2018-1665) is currently under review.

### **Infrastructure**

#### ***Transportation Networks***

A Transportation Impact Assessment (TIA) and parking study was not required as part of this land use amendment. At the development permit stage, site access, parking and loading is intended to continue as per the existing site conditions approved in 2003. First Avenue NE is classified as a Neighbourhood Boulevard street type. The parcel is well served by Transit with Route 90 directly adjacent the development on 1 Avenue NE. The parcel is also located within 500 metres walking distance to the Bridgeland – Memorial LRT station.

#### ***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.

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018**

---

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.

The Bridgeland-Riverside Community Association indicated their objection to the proposed land use redesignation in a letter received on 2018 May 29 (Attachment 2).

Administration also received fifteen letters in response to the notice posting. Three letters stated support for the proposal, one letter was neutral, and eleven letters objected to the land use redesignation.

**Reasons stated for opposition:**

- Concerns with the location of a cannabis store in close proximity to a playground zone and along a route that children use to walk to and from school;
- Concern that a cannabis store in this specific location along 9 Avenue NE, with a public plaza in front of the building, will attract activities that will make the gathering space unfriendly for families;
- Concerns locating a Cannabis Store in a mixed-use area with residences;
- Concern that if redevelopment were to occur the higher height of 16 metres would result in greater building mass and negatively impact the pedestrian experience in the public plaza in front of the building;
- Concern with proximity between a potential cannabis store and existing liquor stores;
- Concerns regarding the number of proposed Cannabis Stores in Bridgeland-Riverside;
- Concerns regarding the impacts of a Cannabis Store on crime in Bridgeland – Riverside;
- Concerns regarding locating Cannabis Stores in Bridgeland – Riverside given the proximity to the Calgary Drop IN & Rehab Centre;
- Concerns with the impact of a cannabis store on existing retailers and the retail environment in Bridgeland; and
- Opposition to a cannabis store in Bridgeland - Riverside given existing community challenges with crime and less than desirable activities.

**Reasons stated for support or neutrality:**

- Concerns that the community association does not represent all members of Bridgeland-Riverside;
- Trust in the planning process and Planning and Development staff to make well-considered decisions;
- The proposed location is not too close to schools or playgrounds;
- The potential for the use to add vibrancy and traffic to the area around the plaza;
- The proposal does not contravene the land use regulations for cannabis stores; and
- General support for the Cannabis Store use within Bridgeland-Riverside to make it easier for medical cannabis users to access their prescriptions.

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091, Bylaw 217D2018**

---

***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 'Neighbourhood Main Street' as identified on Map 1: Urban Structure Map in the *Municipal Development Plan (MDP)*. Neighbourhood Main Streets provide a strong social function and typically support a mix of uses within a pedestrian friendly environment.

The proposed redesignation to MU-2 would allow for mixed-use development that is pedestrian oriented and is in keeping with the above MDP policy.

***Bridgeland-Riverside Area Redevelopment Plan (Statutory, 1980)***

The site is located within the 'Community – Mid Rise' area as identified on Figure 3: Generalized Land use in the *Bridgeland-Riverside Area Redevelopment Plan (ARP)*. Additionally, the site is within the area of the ARP where the Developed Areas Guidebook applies. The proposed redesignation to MU-2 would allow for mixed-use development that is pedestrian oriented and is in keeping with the Developed Areas Guidebook policies for the *Community – Mid Rise* land use building block.

The site is also located within the 'Local Commercial and Mixed Use' area as identified on Figure 19: Conceptual Land Use Plan in the *Bow Valley Centre Concept Plan*, Part 6 of the ARP. The proposed redesignation to MU-2 would allow for mixed-use development that is in keeping with applicable policies within Part 6 of the ARP, which calls for at grade retail development with two storeys of residential development above.

The ARP is currently being updated. The proposed land use amendment is in line with the draft ARP.

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

The recommended land use district will help to implement policy goals of providing more compact, compete communities with a diversity of housing and a variety of shops and services that meet daily needs. The district will help promote high quality walking environments along the main street, which serve as a focal point for neighbourhood activity. The district also allows for a

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0719  
Page 8 of 8

**Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue  
NE, LOC2018-0091, Bylaw 217D2018**

---

broad range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

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 proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. The site is located within close proximity to the Bridgeland – Memorial LRT station and is within the Neighbourhood Main Street intended to support a greater mix of uses to serve changing community needs.


**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Letters Received by Calgary Planning Commission
4. Calgary Planning Commission Motions and Amendments
5. Proposed Bylaw 217D2018



**Applicant's Submission****Applicant:** Jenkins Architecture**Date of submission:** 2018 April 26

0091



**Calgary**

**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.

Our existing Land Use District (LOC2001-0027, DC 41Z2002, Site 5 - Referencing Commercial Districts in Section 33/2P80) falls under the 2P80 Bylaw and therefore was not included in the addition of Cannabis Stores to the allowed uses listed in the current 1P2007 Bylaw. The purpose of this re-designation is to bring our existing site up to date by adding Cannabis Stores to the discretionary uses.

There are no variances required, we are currently zoned for liquor stores and the non-DC parcels around our site have all been updated to include Cannabis Stores. Our proposed location is in the Piazza building, the Heart of Bridgeland and is the ideal location within the Bridges and Bridgeland Community.

There is abundant short term parking along the General Avenue as well as along 1st Avenue and the flanking streets (9th Street NE and 8A Street NE). Additionally there are 13 parking stalls in the underground parkade available for commercial tenants. General Avenue is notable from the viewpoint of being a short term parking area for the many Piazza retailers who require short term parking - notably the Piazza Wine & Spirits Shop, the Tobacco & Cigar Outlet, Charm Drycleaners and Starbucks Coffee.

ISC: Protected



**Community Association Letter**

Planning Committee  
917 Centre Avenue NE Calgary AB T2E0C6  
brcacalgary.org

22 May 2018

Circulation Control  
Planning, Development & Assessment #8201  
The City of Calgary  
PO Box 2100 Station M  
Calgary AB T2P2M5

Attn: CPAG.Circ@calgary.ca  
cc: Kate VanFraassen, File Manager (kate.vanfraassen@calgary.ca)  
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)

To Whom It May Concern:

RE: LOC2018-0091 (911 General Ave NE)

Thank you for the opportunity to comment with respect to the application for a Land Use Amendment affecting land 911 General Ave NE (LOC2018-0091).

This Land Use Application was discussed at a meeting of our Planning Committee convened 22 May 2018. Notice of that meeting was given to neighbours adjacent to the subject parcel and by posting in the general plaza. Approximately 4 neighbours attended (2 from the same building, 2 concerned about cannabis in this location of general plaza who live 2 blocks away), as did many regular Planning Committee members. The applicant was also invited to the meeting, and did attend. This matter has also been the subject of very significant discussion in the neighbourhood more generally, and also specifically at the level of BRCA's Board of Directors. This letter consolidates all such relevant feedback of which the Planning Committee is aware. It has not been uncommon for members of our Planning Committee to have heard people simply talking about this issue in General Plaza during the period of the sign having been posted.

The application is seeking a new land use designation for the site of DC to MU-2 to allow for a Cannabis Store. BRCA is strongly opposed to such re-designation by means of this application for several reasons:

- a. This location is the central gathering place for the community – the General Plaza. The commercial area already contains a tobacco outlet and a liquor store – both of which have window wraps. We are promoting active frontages and family uses for this location in the heart of the community. These existing non-family / non-active uses are already tending to dominate the plaza area that we would prefer to see develop more active uses, in keeping with original rationales. This strip is already saturated with adult uses of liquor and tobacco. The “come and go traffic” of drop off and pick up uses are not conducive to creating a “sticky street” or public plaza where people linger and provide vibrancy.

Please see also the language in our community's existing ARP (currently under reconsideration) on Pg. 23: "4. Active frontages are required for developments along 1 Avenue as specified below: a) between ... 7A and 9A Street NE all development shall provide active frontages along 1 Avenue NE" (note: in a practical sense, General Avenue effective "fronts" 1 Avenue NE, a fact of which all would have been well aware at the time of the Bow Valley Lands update that was made to create The Bridges area in the (otherwise dated) Bridgeland-Riverside ARP.)

- b. The location is one block removed from the Community Center, where there are daycare and school uses and a central community playground. Although we recognize that the location does not technically fall afoul of the "minimum distance" requirements established by new Guidelines, we believe it is nevertheless important to take a purposive approach to understanding those requirements. In particular, according to the Guidelines, setbacks exist "to ensure Cannabis Stores are not located too close to public and private schools in order to limit convenient access and lower the profile and visibility of cannabis to young persons." The point here about "lowering the profile and visibility" for young persons is key. The proposed location is very much at the heart of our community. It is a "short" one-block walk to our community association building, adjacent to a playground. In practice, General Avenue and those community-centre and playground lands tend to function together (e.g. parents and tots visit Starbucks, then wander the block to the playground). It is actually difficult to imagine a location that would, in our community, result in a Cannabis Store having greater profile and visibility for young persons that this one would have. We have, additionally, even received comments from pre-adult members of our community strongly opposed to the use in this location, precisely for this reason.
- c. There are many cannabis applications presently affecting the community. Further to the comments immediately above, we feel there are better locations suited to this use due to the competing planning merits / diversity of uses in those other locations. We understand, in particular, that there are three other locations being applied for in close proximity to this one. We feel that a maximum of one approved location would be appropriate in this radius, and the clear preference will be for a different location away from the central square/ General Plaza. Despite the desire by many to have this be simply another "use" in the community there is significant push back from residents about this specific location due to proximity to family amenities and public space. This might be no different if it were another liquor store or tobacco application. In any event, BRCA feels that it is wrong to approach the multitude of competing applications presently in front of us simply with a "first come first served" mentality, when the reality is that this is a one-time legal transition that Canada and Alberta will be experiencing in 2018. While in future (as with any other proposed "change of use") a "first come first served" approach may best reflect issues of private enterprise and commerce, in 2018 as these new Guidelines are being implemented for the first time, it would be wrong in our estimation to ignore that a multitude of Cannabis Shops will not be approved as "uses" within the same area. This is in keeping with the Guidelines: "To avoid the potential for negative perceptions that may be created about a community when there is an over concentration or clustering of Cannabis Stores along a main street or in a community." To avoid such overconcentration in our community—with many applications pending—it will be necessary and appropriate to approve some and deny others. And surely the basis for doing that ought to be based upon sound planning principles applied without any particular reliance upon "first come first served" when there are several applications currently pending, others of which are more responsive to concerns expressed by the community.

- d. The DC was created as part of a comprehensive development with a list of uses we are satisfied with. We do not see a need to change it. The City's own process obviously reflects the reality that the terms of Direct Control districts reflect a bespoke approach to defining uses for particular areas (e.g. as posted on the City's guidance page for land use: "A Direct Control District MAY NOT allow for cannabis businesses. Please contact the Planning Services Centre at 403-268-5311 for more information and to get more information on cannabis uses in Direct Control Districts." We think the hurdle ought to be greater in the case of a proposed use for a Cannabis Shop in a Direct Control district than elsewhere, and especially where the diversity of uses apparently expressed by the existing Direct Control rules has resulted in the (over) expression of inactive frontages (liquor, tobacco, dental offices, pizza take-out) and "adult-oriented" uses (liquor, tobacco). This area is intended to be a General PLAZA—a place of congregation, of community socializing, and of interaction. The proposed use facilitates none of that.
- e. The proposed land-use change further (if only theoretically, for the time being) would allow for the possibility for a much higher building to be constructed (or somehow renovated into existence?) at this location in future. Several residents have brought forward this issue. Though we appreciate that this is the result of the applicant choosing a district type to suit its needs, in the result we nevertheless must express concern as well about the theoretical maximum height of this proposed land-use amendment. (Buildings do burn down or experience damage, for example.). Please consider, among other things, that this site is only 1.5 blocks away from the lands affected by the current Bucci proposal to build to a 15-storey height within The Bridges.
- f. Please see our comments on related DP2018-1665.

In conclusion, BRCA recognizes that one or more Cannabis Shops are very probably coming to our community as a result of applications currently pending. Not everyone is happy about that change in public-policy but BRCA is not so motivated. The issue here is only a planning issue. As an oversimplification, but only a very slight one, the only neighbourhood comments we have received that are supportive of this application are ones that express support not as a matter of planning (i.e. whether this spot is suitable and/or better than another nearby spot) but only as a sort of sentiment in support of the broader public-policy issue that involves legalization *per se*. As stated above, BRCA has no interest in fighting against settled public policy through the guise of planning objections. The key here is: picking the right suitable spot(s) for what will be happening soon. This is not a suitable spot at all, and certainly not the best of those currently being proposed.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors  
Planning Committee



## Letters Received by Calgary Planning Commission

**From:** [Constance Chung](#)  
**To:** [CPC](#)  
**Cc:** [van Fraassen, Kate G.; "Dan Jenkins"](#)  
**Subject:** [EXT] Item Number 6.08 - Letter to CPC  
**Date:** Monday, June 11, 2018 2:20:43 PM  
**Attachments:** [Letter to CPC.pdf](#)

---

Good Afternoon,

Please see attached for a letter to the Calgary Planning Commission in regards to item number 6.08 (LOC2018-0091) scheduled for the June 14, 2018 meeting.

Should there be any questions please do not hesitate to give us a call to discuss further.

Regards,

**Constance Chung**  
**JENKINS ARCHITECTURE LTD.**  
T: (403) 283-0676  
E: [admin@jenkinsarchitecture.net](mailto:admin@jenkinsarchitecture.net)  
[www.jenkinsarchitecture.net](http://www.jenkinsarchitecture.net)

## Letters Received by Calgary Planning Commission



### JENKINS ARCHITECTURE LTD.

Calgary Planning Commission  
City of Calgary Planning Service Center  
3<sup>rd</sup> Floor Municipal Building  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

RE: Item Number: 6.08  
Calgary Planning Commission CPC2018-0719 2018  
Land Use Amendment in Bridgeland-Riverside (Ward 9) at 911 General Avenue NE, LOC2018-0091

Members of the City of Calgary Planning Commission:

Thank you for allowing me to comment on the Land Use amendment affecting 911 General Avenue NE (LOC2018-0091) – the Piazza building in Bridgeland.

This Land Use Amendment is before you today because the entire Bridges community in Bridgeland (old General Hospital Site) is a DC zoned community, it was zoned DC prior to the new Land Use bylaw in 2007 which means “cannabis shops” are not an allowed use. We are seeking to rezone the Piazza building from a DC zone to an MU-2 zone which would allow “cannabis shops” as a use. On the north side of 1 avenue NE, immediately across the street from the Piazza, the current zoning is MU-2 so we feel that the Piazza being rezoned to an MU-2 would be consistent with what’s already in the area. The existing land uses allowed for this building are exactly the same uses as allowed in other commercial districts at the time of the Bridges DC approval. Inclusion of “cannabis shops” would be consistent with the changes to commercial zones to allow these uses in post 2007 Land Use bylaw districts that has been approved at first reading by City Council.

I view this Land Use Reclassification as an administrative matter. The existing land uses across the street are being changed to include “cannabis Shop”. We are simply requesting a Land Use Redesignation to add the term “cannabis Shop” to our allowed land uses to be consistent with the allowable uses across the street (as it has been historically) . We have made a Development Permit application (DP2018-1665) for a small 800 sq ft neighborhood cannabis shop that will be operated by my daughter Alena.

I attended the BRCA meeting on May 22, 2018 to discuss this application. There were approximately 10-12 people in attendance including the members of the Planning Committee. There was certainly no consensus regarding this application, but there were some attendees who vocally support the small 800 sq ft neighborhood cannabis store and the reclassification application. In addition to that, the residents and retailers in the Piazza fully support this application. The views in the BRCA letter does not reflect the views of all the residents of the Bridges neighborhood or the Bridgeland Riverside community. In summary, the BRCA is opposed to this LOC because they feel a cannabis shop is wrong for this location because it is in the heart of the community. I have reached out again to discuss this matter with the community and have not been successful in this.

200, 1010 - 1 Avenue N.E., Calgary, Alberta, Canada T2E 7W7  
Tel.: (403) 283-0676 Fax: (403) 283-5283  
E-Mail: admin@jenkinsarchitecture.net



## Letters Received by Calgary Planning Commission



### JENKINS ARCHITECTURE LTD.

Contrary to the BRCA letter we feel the Piazza is the right location precisely because it is in the heart of the community. There are 10 storefronts in the Piazza building – Starbucks, dry cleaners, pizza take out and in, the Main Dish restaurant, a dental office, a tobacconist, a nail shop, a barber shop and a wine and spirits shop as well as the proposed 800 sq ft neighborhood cannabis shop. Eight of these successful local retailers have been in the building since opening in 2005. Their success and longevity is due partly to the excellent convenient location. The Piazza is within walking distance of the high density apartments in the Bridges community and a short drive for residents from the Bridgeland and Renfrew communities. The location of the Piazza provides an abundance of convenient short term parking along General Avenue as well as additional short term parking on 9<sup>th</sup> St and 8A ST NE. I simply cannot imagine a better location in the Bridgeland community for a small neighborhood cannabis shop.

I will be in attendance for the CPC meeting on June 14, 2018 and will be available to answer any questions you may have.

Regards,

  
Dan Jenkins

200, 1010 - 1 Avenue N.E., Calgary, Alberta, Canada T2E 7W7  
Tel.: (403) 283-0676 Fax: (403) 283-5283  
E-Mail: admin@jenkinsarchitecture.net



## Calgary Planning Commission Motions and Amendments

**2018 June 14**

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- Jenkins Architecture Ltd dated 2018 June 11;

as distributed, and directs it to be included in the report as Attachment 3.

**Moved by: J. Gondek**

**Carried: 7 – 0**



# PROPOSED

CPC2018-0719  
ATTACHMENT 5

## BYLAW NUMBER 217D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0091/CPC2018-0719)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

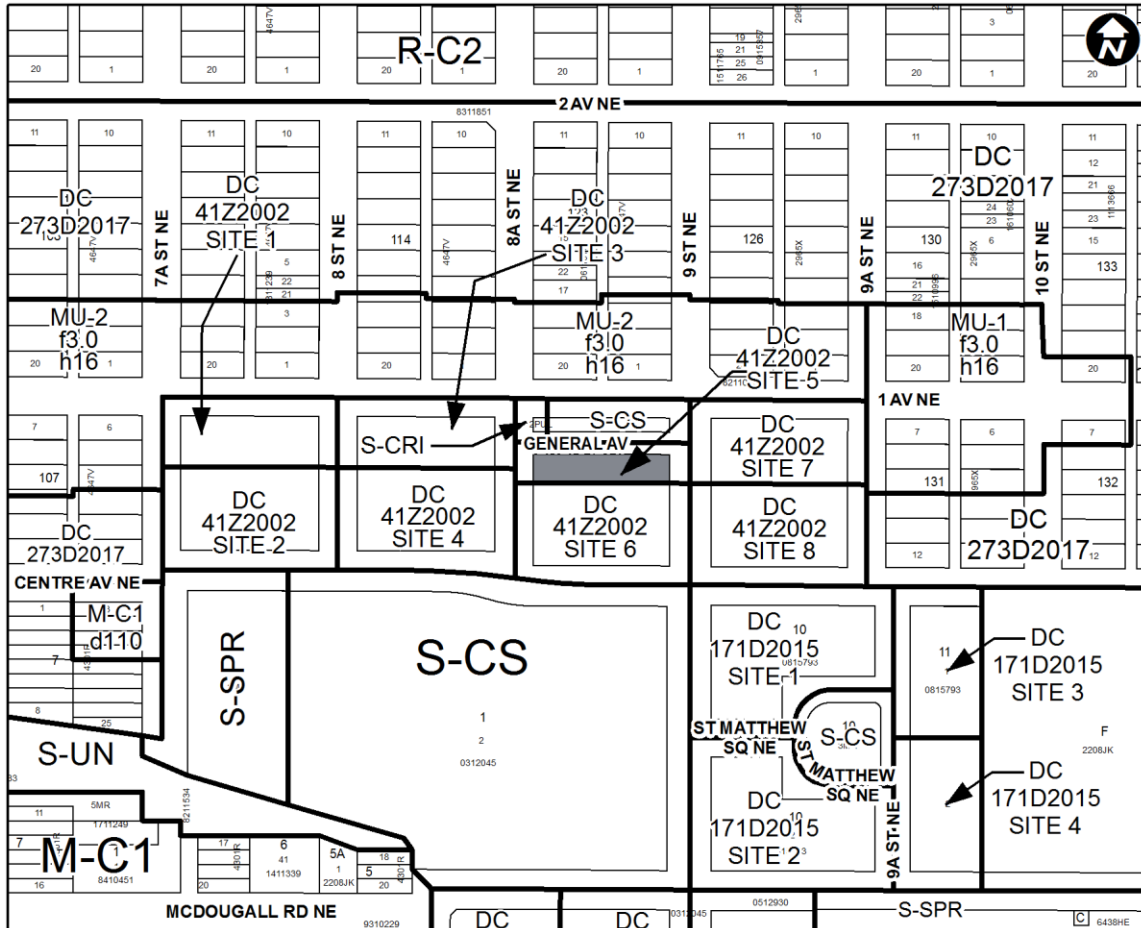
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0091/CPC2018-0719  
BYLAW NUMBER 217D2018

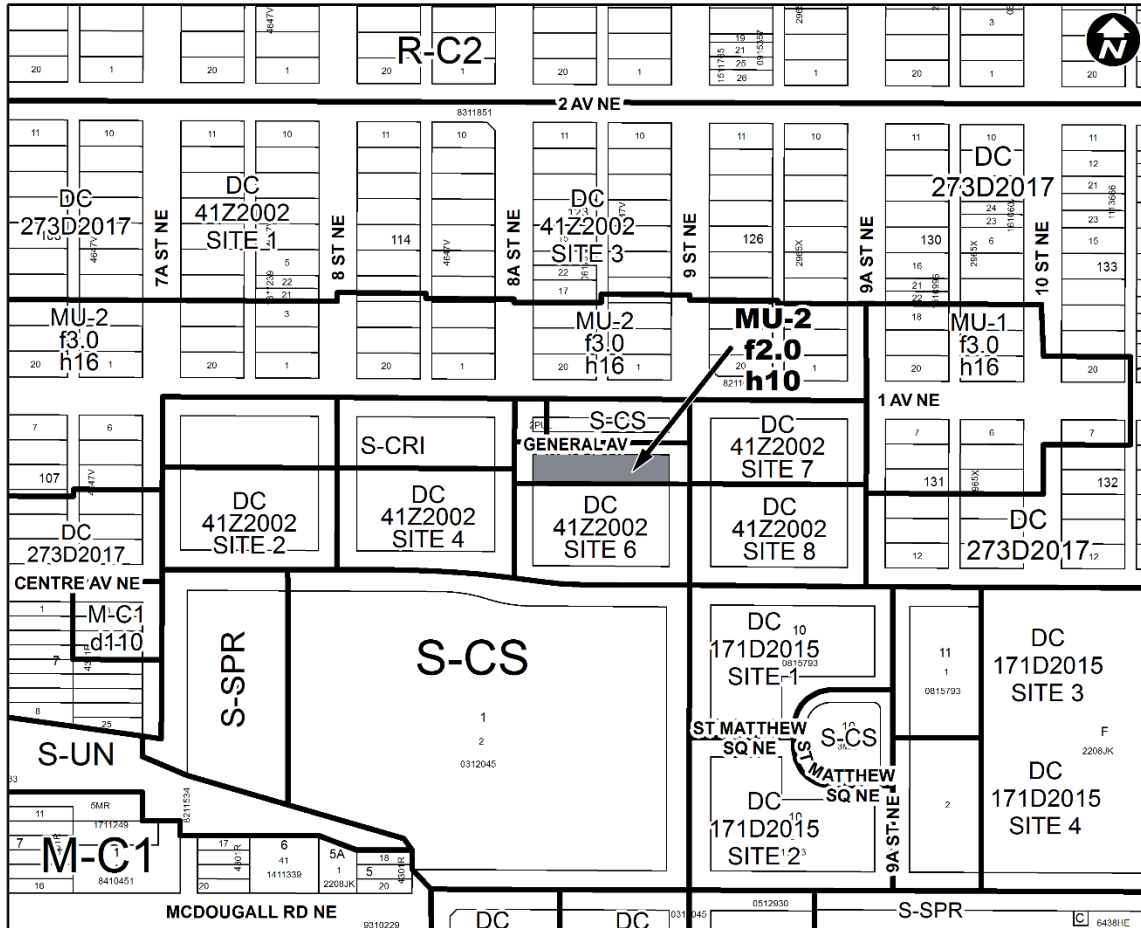
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0091/CPC2018-0719  
BYLAW NUMBER 217D2018

## SCHEDULE B







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0679  
Page 1 of 8

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R – 55 Avenue SW, LOC2017-0367, Bylaw 218D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Kasian Architecture Interior Design and Planning Ltd. on 2017 December 06 on behalf of the landowner 2025876 Alberta Ltd. (Darrell Winch) and The City of Calgary. This application proposes to change the designation of three residential properties and a residual parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Medium Profile (M-C2) District to allow for:

- multi-residential buildings (i.e. an apartment building);
- a maximum building height of 11 metres where adjacent to a shared property line or 16 metres otherwise (an increase from the current R-C2 maximum of 10 metres);
- a maximum building floor area of 4,500 square metres  $\pm$  (48,438 square feet  $\pm$ ), based on the District's floor area ratio (FAR) of 2.5; and,
- the uses listed in the M-C2 District.

This application does not conform to applicable policies of the *Municipal Development Plan* nor to the *Location Criteria for Multi-Residential Infill*.

**ADMINISTRATION RECOMMENDATION:**

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

1. **REFUSE** the proposed redesignation of 0.18 hectares  $\pm$  (0.45 acres  $\pm$ ) located at 720, 724, 728 and 728R – 55 Avenue SW (Plan 4606GN, Block 24, Lot 4; Plan 1693AF, Block 24, Lot B; and Plan 1559EO, Block OT) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District; and
2. **ABANDON** the proposed Bylaw.

**Moved by: E. Woolley**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 218D2018; and

1. **REFUSE** the proposed redesignation of 0.18 hectares  $\pm$  (0.45 acres  $\pm$ ) located at 720, 724, 728 and 728R – 55 Avenue SW (Plan 4606GN, Block 24, Lot 4; Plan 1693AF, Block 24, Lot B; and Plan 1559EO, Block OT) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. **ABANDON** the proposed Bylaw 218D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0679  
Page 2 of 8**

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55  
Avenue SW, LOC2017-0367, Bylaw 218D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

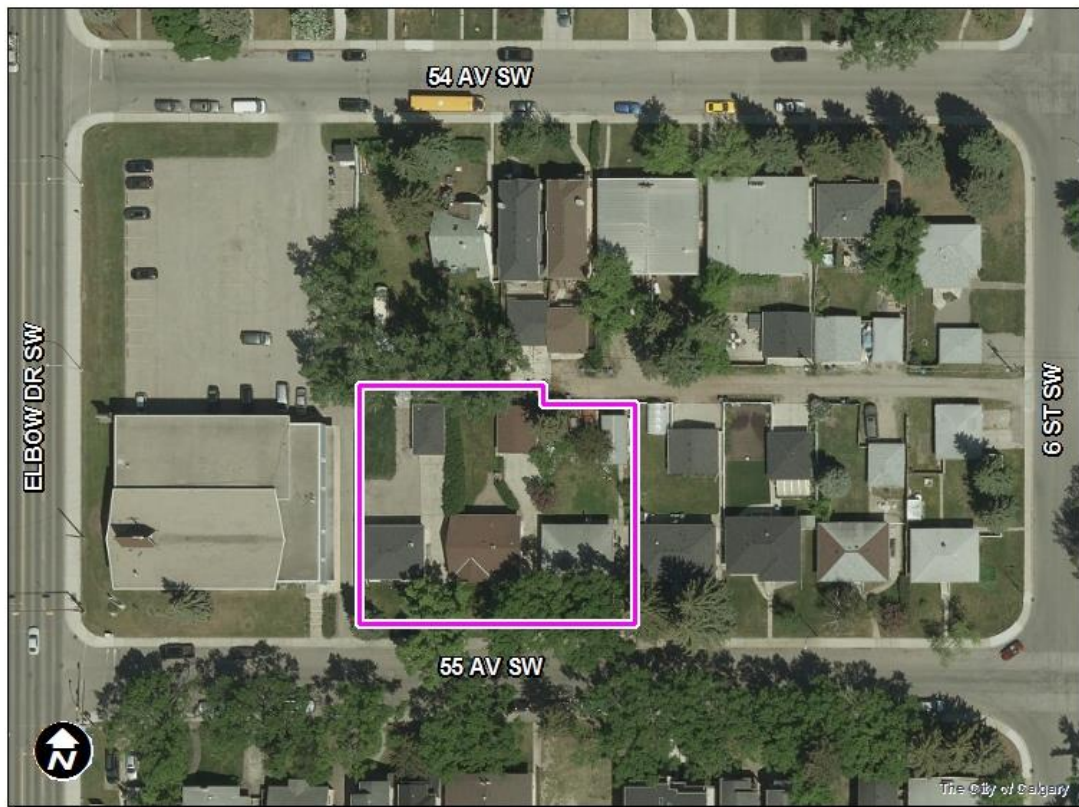
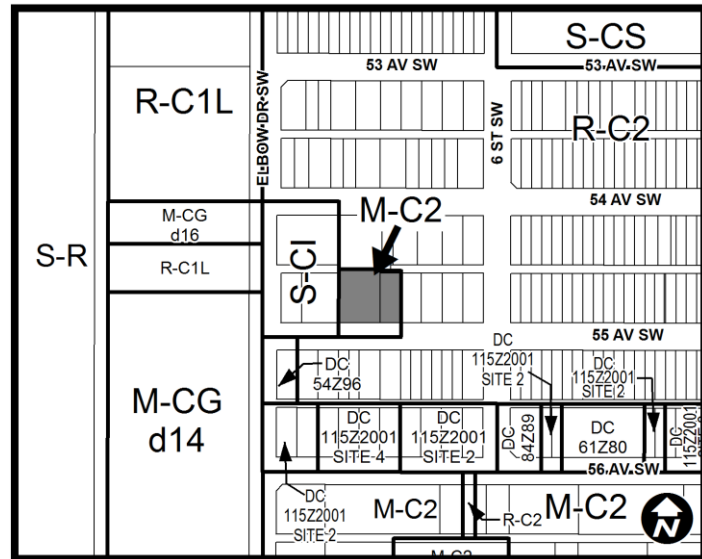
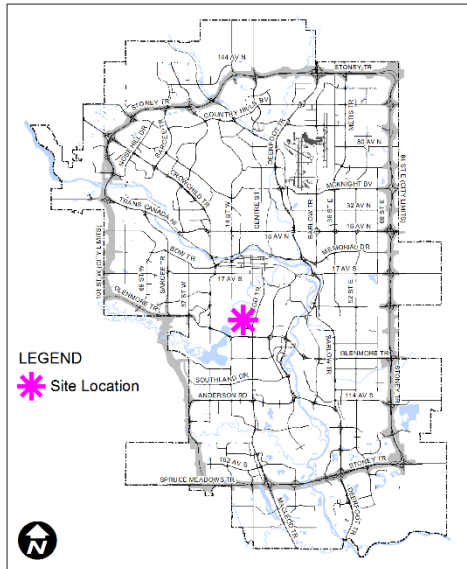
**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0679  
Page 3 of 8**

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55  
Avenue SW, LOC2017-0367, Bylaw 218D2018**

**BACKGROUND**

**Location Maps**



**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55  
Avenue SW, LOC2017-0367, Bylaw 218D2018**

---

**Site Context**

The subject site is located in the community of Windsor Park, five blocks south of the 50 Avenue SW Neighbourhood Main Street and east of Elbow Drive SW. Windsor Park's population peaked in 2015 at 4,501 residents and since that time has decreased in population by 150 residents (-3%). A site with a place of worship, designated Special Purpose – Community Institution (S-CI) District is located to the west of the subject site. Single detached dwellings and duplexes exist to the north, east and south of the subject site on R-C2 designated parcels. Many of the older dwellings are one-and-a-half storeys above grade, while newer dwellings are three stories above grade.

The subject site's total area is approximately 0.18 hectares  $\pm$  (0.45 acres  $\pm$ ). It is predominately flat with a slight slope down to the south and it is currently developed with three single detached dwellings.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment application would facilitate the development of a five storey apartment building. This application does not meet the policy direction of the Municipal Development Plan and the Location Criteria for Multi-Residential Infill. This application represents an abrupt change in height and massing from the adjacent low-density residential in an area where there is no local area plan to support the proposed form of development.

**Land Use**

The existing Residential – Contextual One / Two Dwelling (R-C2) District designation of the subject site is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

The proposed land use district is the Multi-Residential – Contextual Medium Profile (M-C2) District. M-C2 provides for Multi-Residential Development in a variety of forms at medium height and medium density. It may be applied in close proximity to, or adjacent to, low density residential development (if policy is supportive) and is intended for locations at community nodes or transit and transportation corridors and nodes. M-C2 does not limit density based on the number of dwelling units, but rather limits density through building form with a maximum floor area ratio of 2.5. The proposed district would allow for approximately 4,500 square metres of floor area to be developed under the 16 metre height limit.

**Implementation**

This is a stand-alone land use amendment with no associated development permit.

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367, Bylaw 218D2018**

---

**Infrastructure**

***Transportation Networks***

A Transportation Impact Assessment was not required for this land use amendment application. Access to the property is provided from 55 Avenue SW and the lane to the north. Calgary Transit bus route 3 runs along Elbow Drive SW, and the closest bus stop is located 125 metres from the site.

***Utilities and Servicing***

The subject development can be serviced with water, and sanitary from adjacent streets. A storm sewer extension may be required at the development permit stage.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application 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, the date of the Public Hearing and options for providing feedback will be advertised to the public.

Refer to Attachment 1: Applicant's Submission for details on the engagement undertaken by the applicant.

Administration received eight letters of opposition representing ten individuals. The main concerns raised in the public submissions were the following:

- Height and mass of the proposed building: There were concerns about the density of the proposed development given the low density context of the site.
- Traffic: There were concerns expressed about site access (for vehicles and waste removal) and parking.
- Shadowing impacts: There were concerns that the building would shade the adjacent homes and gardens.

The Windsor Park Community Association is in opposition to this application. The concerns are similar to the ones raised in the public submissions and also express concerns about the applicant's engagement process and that the type of units being built will not accommodate any families. See Attachment 2 which contains the Windsor Park Community Association's full response.

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367, Bylaw 218D2018**

---

**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)***

Map 1: Urban Structure of the *Municipal Development Plan* (MDP) identifies the subject site as being located within the Developed – Established area. There is a design brief for the area but no statutory local area plan. Section 3.5 of the MDP addresses Developed Residential Areas and encourages modest redevelopment of the Established Areas (Section 3.5.3). The following policies are relevant:

**3.5.1 General – Developed Residential Area Policies**

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

Administration considers this application to be inconsistent with MDP policy and incompatible with the context. The subject site is not within an MDP typology that would support this such as a Main Street or activity centre. A 4-5 storey building adjacent to single detached houses at a mid-block location represents significant intensification and a height difference that is considered incompatible in this context.

***Location Criteria for Multi-Residential Infill (Non-Statutory, 2016)***

~~Council adopted 'Location Criteria for Multi-Residential Infill' to be used as a guideline for the review of land use amendment applications seeking to allow for multi-residential developments in low density residential areas.~~

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55 Avenue SW, LOC2017-0367, Bylaw 218D2018**

---

Council adopted 'Location Criteria for Multi-Residential Infill' to be used as a guideline for the review of land use amendment applications seeking to allow for multi-residential developments in low density residential areas.

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 site does not meet half of the location criteria. The following are the criteria and a description of how the proposal aligns:

- On a corner lot:  
No, the site is located mid-block.
- Within 400 metres of a transit stop:  
Yes, approximately 110 metres from the Route 3.
- Within 600 metres of an existing or planned primary transit stop:  
Yes, Elbow Drive SW is intended to be a part of the Primary Transit Network, but service is not at that level yet.
- On a collector or higher standard roadway on at least one frontage:  
No, 55 Avenue SW is a local street.
- Adjacent to existing or planned non-residential development or multi-unit development:  
Yes, but mitigating this is the fact that the adjacent place of worship has a lower floor-area ratio than what's proposed.
- Adjacent to or across from existing or planned open space or park or community amenity:  
No, Windsor Park School is 270 metres away and Windsor Park is 290 metres away.
- Along or in close proximity to an existing or planned corridor or activity centre:  
No, the Neighbourhood Main Street is along 50 Avenue SW.
- Direct lane access:  
Yes, there is a dead-end lane at the rear of the subject site.

The criteria were developed to identify sites where the impacts of intensification would be minimized and where multi-residential development would be most appropriate. The subject site is not considered appropriate for greater density considering its mid-block location.

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

An Environmental Site Assessment was not required for this application. No additional social, environmental and economic impacts have been identified.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0679  
Page 8 of 8

**Land Use Amendment in Windsor Park (Ward 11) at 720, 724, 728 and 728R - 55  
Avenue SW, LOC2017-0367, Bylaw 218D2018**

---

**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.

***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):**

This application does not meet the policy standards of the *Municipal Development Plan* and the *Location Criteria for Multi-Residential Infill*. This application represents an abrupt change in height and massing from the adjacent low-density residential in an area where there is no local area plan to support the proposed form of development.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Letter from the Windsor Park Community Association
3. Calgary Planning Commission Member comments
4. Proposed Bylaw 218D2018
5. **Public Submissions**



## Applicant's Submission

To Members of Calgary Planning Commission:

### Rationale for Land-use Redesignation

#### Introduction

The subject site is located at 720, 724 and 728 55<sup>th</sup> Avenue SW (3 lots). The site is separated from Elbow Drive by an existing church and parking lot.

Currently there is no ARP to reference, however this area is undergoing a significant revitalization with many new side by side dwelling units being constructed. The Municipal Development Plan (MDP) encourages redevelopment in established areas. This is supported by two higher density projects that have recently been approved at the intersection of Elbow Drive and 50<sup>th</sup> Avenue. One building is primarily office with retail at grade and the second project is a 6-storey mixed use with residential, office and retail. There are several other projects being developed on the Elbow Drive corridor.

The Site is currently zoned R-C2 Contextual One/Two Dwelling Residential. Under bylaw 1P2007 and we propose with this submission to change the zoning to **M-C2 Contextual Medium Profile District (M-C2) as a base district and providing a maximum height on 16M.**

The subject site does not fall into a TOD district with the closest station being Chinook Centre located on 61<sup>st</sup> Avenue. There is transit service located within 110M of the subject site.

#### Site context

The area surrounding this site has a diverse mix of uses and built form. As noted there are several new developments located to the north of the project including mixed use, office, commercial, seniors housing and religious facilities. There are several new side by side dwelling units located in the immediate proximity and within a four-block radius of the planned development. To the south of the subject site there are many older multi-residential structures ranging in height from 3 to 5 stories and densities that reflect M-C2 zoning. The Chinook shopping centre is also within walking distance of the subject site.

#### Urban Design

From an urban design perspective, the proposed development will provide an increased residential density by introducing a mid rise concept. The proposed building will be stepped east to west to with the higher portion of the building backing onto the existing church site. Vehicular access and servicing will be provided at the rear of the site mitigating conflict with the existing sidewalk located on 55<sup>th</sup> Avenue. The design of the project has also respected the mature trees which currently exist along 55<sup>th</sup> Avenue.

The proposed design reflects sensitivity in terms of massing and scale. We believe the built form and increased density can be achieved while mitigating the impact of height on the community.

As noted above, transportation impact will be minimal on 55<sup>th</sup> Avenue with the emphasis to provide access from the existing rear lane. Provisions have also been made for on site visitors

## **Applicant's Submission**

parking. Consideration has also been given to waste and recycling storage and a full underground parkade for resident parking.

Increasing the density of residential development on the subject site should be supported given the location and relationship to the Elbow Drive corridor, 50<sup>th</sup> Avenue upgrades and medium and higher densities located to the south. We propose to step the building from 2 stories to a maximum of 16 metres bordering the adjacent church site. This cascading approach has been envisioned to reflect the sensitivity of adjacent home owners to the east and north. The design respects the pedestrian flow and mature trees located along 55<sup>th</sup> Avenue.

As the program is developed, our team will present additional material to support the proposed design. The planned medium density building will also compliment the adjacent developments to the west and south of this site by providing a transition to the existing zoning in this general area.

If you have any questions regarding our proposal for the site, please do not hesitate to contact any one of our team members to discuss further.

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

### **Engagement Undertaken by the Applicant:**

December 19, 2017:

- Meet with Councillor Farkas to present LOC documents

March 7, 2018 - Community Association Meeting #1

- First meeting to inform Community Associations of the upcoming project.
- Windsor Park Community Association representatives present.
- Presented preliminary concepts.

May 11, 2016 - Community Association Meeting #2

- Memo sent to President of Windsor Park Community Association to request 2<sup>nd</sup> meeting
- The applicant spoke to the President of the WPCA and he urged we conduct an open house to present material for the proposed Land Use Redesignation.

May 27 and 28 - Door to door canvas of primary neighbourhood (500M radius):

- THS Consulting Calgary conducted a door to door canvas of the immediate neighborhood to present the proposed Land Use Redesignation of the property. Approximately 160 residences were approached.
- Although many residents were not home on the weekend, many of the residents (approximately 35) we met were supportive of the project.
- Only 3 residents were opposed.

The concerns of the residents we spoke to were the same 3 issues:

- Parking on the street; Britannia and Windsor Park are already very congested, people were worried about losing even more street parking to mainly the Visitors to the new development. Those fears were allayed with the assurance that parking will be underground.
- Increased Traffic to the side streets surrounding the development; people are very concerned about more traffic, especially concentrated around the park and existing

## Applicant's Submission

playground zones. I addressed this with the traffic study and provided a copy to those whom asked for it.

- Price of the units in the development and concerns about the type of buyer or renter; people are wanting higher-end developments to bring in a higher standard of living to the area and more professional families. Concerns over more renters in the area.



**Gerry Garvin** | Senior Associate

Member CSC

**Kasian Architecture Interior Design and Planning Ltd**

1011 Ninth Avenue SE, Suite 450

Calgary, AB, Canada | T2G 0H7

T 403.290.8835 | C 403.540.1634

[www.kasian.com](http://www.kasian.com)



## Windsor Park Community Association Letter

### Windsor Park Community Association

5403 – 6<sup>th</sup> Street SW, Calgary, Alberta T2V 1E2

January 8, 2018

Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
Calgary, Alberta

Re: LOC 2017- 0367

Attention: Mr. Chris Wolfe

As president of the Windsor Park Community Association I wish to express the collective concerns of many of the residents of Windsor Park regarding the subject Land Use Amendment and to inform you that this particular land use amendment is **not an acceptable development**.

In 1999/2000, the City of Calgary and the then residents of Windsor Park worked collaboratively over an extended period to develop the Windsor Park Transition Zone policy. We draw your attention to the supplement report of the of the Jun 2000 56 Ave Transition Area Review CPC report where the Community's proposal which clearly states a preference that the **"rest of Windsor Park will remain securely R-2 far into the future."** (copy attached). We also draw your attention to the December 04, 2000 Council Meeting Minutes where in the "Revised Windsor Park Transition Area Policy Statement" Purpose where it is clearly stated **"to establish the area north of the Transition Area to 50<sup>th</sup> Avenue as an R-2 conservation area discouraging redesignations which could allow multi-unit development in the community."** Copy attached). Clearly the wishes of the residents of Windsor Park, even prior to this policy in 2000 for the area north of the Transition Zone, was to remain R-2 which was acceptable to City Council and the Administration then and a community character has developed from that position. If the City Administration were to conduct a survey of homeowners today, it would find that this character has taken hold and the residents do not want multi-unit developments. The community has been evolving in keeping the referenced statements with the understanding that these multi-unit developments would be discouraged.

There are a number of issues that a development of this magnitude raises.

1. Height

At 16 metres, this standalone building will be almost 50% higher than all adjacent buildings including the church. Most new home construction in Windsor Park is between 10 and 11 metres. There are a number of near 5 storey existing apartments in Windsor Park but they are all less than 16 metres in height. This building if approved would be the tallest structure in the community beyond the two new buildings at 50<sup>th</sup> Ave and Elbow Drive.

2. Parking

The proposed development at 40 units would require a minimum of 46 spaces at 1.15 spaces per dwelling. A simple drive down 56<sup>th</sup> and 57<sup>th</sup> avenues, where apartments already exist and the minimum requirements at the time were 1.25 stalls per dwelling, would quickly show that 46 stalls would be insufficient and would put additional strain on a community that already has serious parking issues.

## Windsor Park Community Association Letter

3. Traffic

The current plan calls for rear access where these 40 plus vehicles would all be accessing and egressing through a single lane alley. This will inevitably result in significant congestion during the morning and evening rush hours.

Access into or exiting from Windsor Park, where crossing Elbow Drive is required, will result in significant issues during rush hours. Also it should be noted that 55<sup>th</sup> Ave. is the primary access for emergency vehicles to access Elbow Drive. If these vehicles are delayed due to access being blocked, lives and property would be at risk

4. Building Mass

The conceptual building layout is somewhat misleading. It provides a floor line for the second floor but with the 3<sup>rd</sup> floor being even larger; it implies that the floor line will extend beyond the 2<sup>nd</sup> floor. This development will result in a significant shadow on adjacent lots to the north and the east for 6 months a year

Windsor Park and its residents have been supportive of rental units and multi-family developments based on Calgary's demographic surveys. The neighborhood has been and is supportive of increased densification via existing RC-2 zoning and the 50<sup>th</sup> Avenue SW ARP.

The community is aware of City's desire for increased densification and as a result has worked with the City, Elboya and Britannia to develop the 50<sup>th</sup> Avenue ARP to ensure there was appropriate development that increased development in the buffer areas of 50<sup>th</sup> Avenue. This is already occurring with a 115 apartment/townhouse complex, 19 unit townhouse complex and a 4 unit townhouse along 50<sup>th</sup> Avenue as planned. The Community is not supportive of this extra densification working further into areas that are still single family, including infills and likely to remain so.

The Developer has made no attempts to discuss its proposed development with some the immediate neighbours and has not reached out to the community association. Poor engagement by both the developer and Administration with Windsor Park, a community that Administration should know cares deeply about their community and participates actively in development issues might be considered disrespectful by both parties. Windsor Park has worked collaboratively with both developers at the corner of Elbow Drive and 50<sup>th</sup> Ave. These collaborations were started very early in the process and the community is pleased with the outcomes.

This development is also precedent setting in that one success will inevitably lead to more applications for rezoning, secure in the knowledge that the wishes and concerns of the homeowners and residents of Windsor Park will be over ridden and ignored. This will result in chopping up of the neighbourhood affecting its evolving character supporting families living in detached and semi-detached infills.

**I sincerely hope that during your review of this application you will take into consideration the fact that this Land Use Amendment 20176-0367 has no significant, if any, support within the community of Windsor Park and should be reject it in its entirety.**

Yours truly

Windsor Park Community Association

Philip Polutnik – President Windsor Park Community Association

## **Calgary Planning Commission Member Comments**

Reasons for support of the Refusal recommendation from Mr. Palmiere:

- The applicant's lack of community engagement, refusal to advance a development concept, and unwillingness negotiate an alternative land use is in stark contrast to planning best practices. In the absence of meaningful dialogue or design, I support administration's recommendation of refusal.





# PROPOSED

CPC2018-0679  
ATTACHMENT 4

## BYLAW NUMBER 218D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0367/CPC2018-0679)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

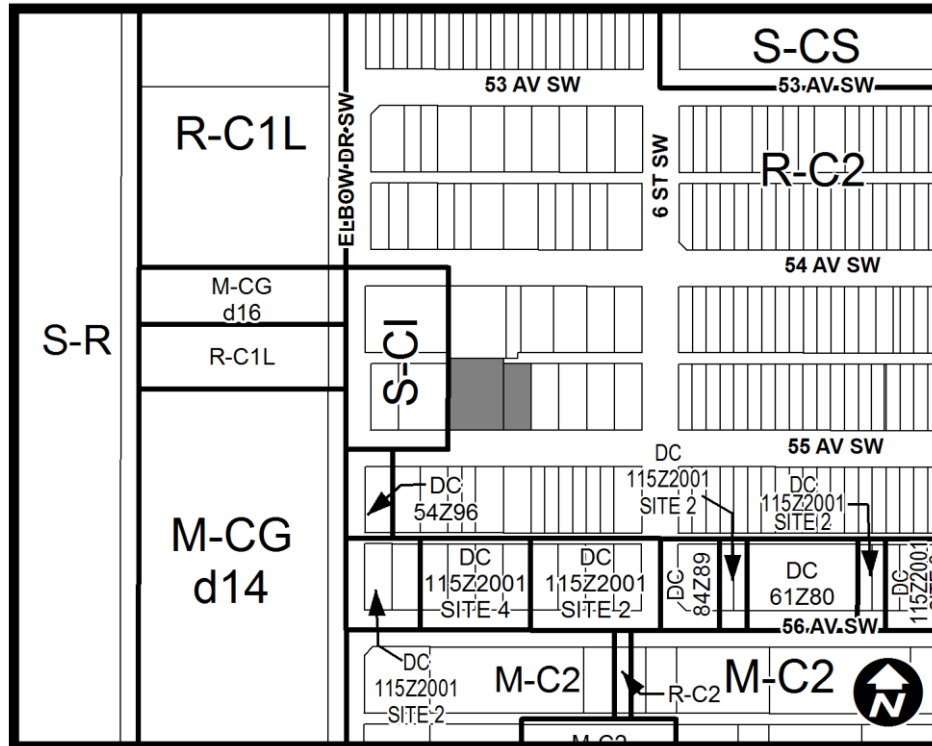
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0367/CPC2018-0679  
BYLAW NUMBER 218D2018

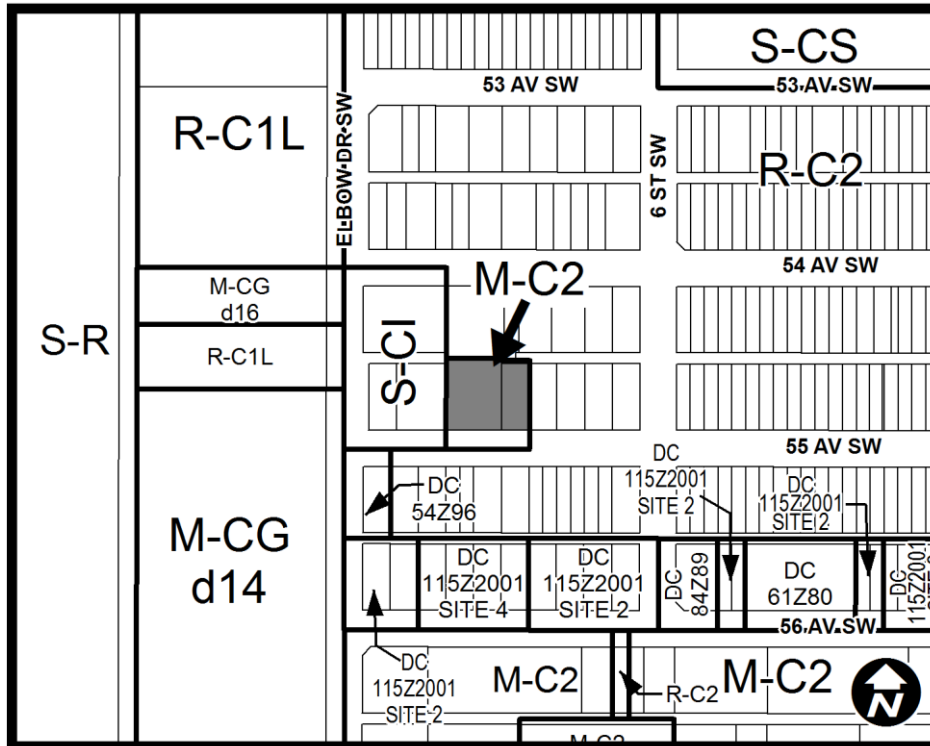
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0367/CPC2018-0679  
BYLAW NUMBER 218D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** Gerry Garvin <Gerry.Garvin@Kasian.com>  
**Sent:** Wednesday, July 04, 2018 2:23 PM  
**To:** Council Clerk  
**Cc:** Wolfe, Chris; Samnick, Cyrille; MacInnis, Brandy; Gripton, Stuart V.; Melody Zaleschuk  
**Subject:** [EXT] Re: LOC2017-0367

**Importance:** High

To Whom It may Concern!

**RE: LOC2017-0367**

**Municipal Address: 720, 724, 728 – 55<sup>th</sup> Avenue SW**

Pursuant to the several voice messages I have left today this is today advise that Kasian Architecture (the Applicant) wishes to pull the current Land Use Redesignation application (LOC2017-0367) from the planned City of Calgary Council Public Hearing scheduled for July 23, 2018. At this time we would like to have the application rescheduled for the next public hearing date, which we understand is scheduled for September 2018.

Subject to this information please advise if the advertising board will still be posted at this time.

Finally, we will advise your office of any changes should they arise.

Please confirm that this information is satisfactory

Regards,  
Gerry Garvin



**Gerry Garvin** | Senior Associate

Member CSC

**Kasian Architecture Interior Design and Planning Ltd**

1011 Ninth Avenue SE, Suite 450

Calgary, AB, Canada | T2G 0H7

T 403.290.8835 | C 403.540.1634

[www.kasian.com](http://www.kasian.com)

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

Office of the City Clerk,

I am writing you to give my comments regarding the Notice of Public Hearing on Planning Matters IMC 8062:

**Location: 720, 724, 728 & 728R 55 AV SW(Plan 4606GN,Block 24, Lot 4; Plan 1693AF, Block 24, Lot B; and Plan 1559EO, Block OT)**

The application proposes to designate the land use for the property as:

**From: R-C2**

**To: M-C2**

As the resident and property owner of 725-55 avenue SW, I hereby submit the following comments objecting to the Land Use Amendment.

- There is only one exit. The back laneway parallel to 55 avenue is the only exit. The residents may only exit to the east. To the west, there is no exit. The First Evangelical Free Church property exists here. Laneway traffic exiting to the east will be busy. The laneway is not wide enough for two way traffic. The other residents, needing to exit their garages along the laneway will have difficulty.
- Services such as garbage and recycling removal will be restricted due to access.
- Increased parking density on the street will be a hazard for Emergency vehicles travelling down 55 avenue from Fire Station #11.
- There are currently illegal secondary suites in the neighborhood. One exists a house away at 731- 55 avenue. Disruption occurs at this resident due to the transient status of the occupants. I suggest that the City of Calgary conclude their Secondary Suite policy before approving R-C2 land to M-C2 across the street. It seems unfair to expect the residents of Windsor Park on 55 avenue to have to deal with both.
- I have had prior issues regarding parking on the street in front of my house. Not only was it an inconvenience for me, it is a hazard for Emergency vehicles. Fire Station #11 emergency vehicles travel frequently down 55 avenue from Fire Station #11. The issues occurred due to a lack of

parking for residents with basement suites. This recently has been resolved. I may finally park in front of my house. If an apartment building goes up, the street will be lined with cars again.

- I purchased my property in 2005 knowing that single family dwellings were across the street from me. This is such a beautiful tree lined street with single family homes. An apartment building structure does not belong. An apartment building structure would change the character of the community. Land Use for in-fills and single dwelling structures are appropriate.

Thank you for reviewing my comments.

Damon Olsen

Resident and Property Owner

725-55 Avenue S.W.

Calgary, Alberta

T2V 0G4

Email: [damon.olsen@icloud.com](mailto:damon.olsen@icloud.com)

Cell Phone: 403 835-6051





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0673  
Page 1 of 9**

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by McKinley Burkart on 2018 January 19 on behalf of the landowner Richard Fedoruk. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for:

- multi-residential buildings (e.g. townhouses, 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), based on a density of 75 units per hectare; and
- the uses listed in the proposed M-CGd75 designation.

This redesignation is concurrent with a development permit application for a four-unit residential building. An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to allow for both the land use and development permit.

The proposal conforms to the ARP as amended, aligns with applicable policies of the *Municipal Development Plan*, and meets five of eight *Location Criteria for Multi-Residential Infill*.

**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: J. Gondek**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1940 – 29 Avenue SW (Plan 4479P, Block 23, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
4. Give three readings to the proposed bylaw.

**Moved by: J. Gondek**

**Carried: 7 – 0**

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0673  
Page 2 of 9**

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue  
SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE  
14:**

That Council hold a Public Hearing on Bylaws 45P2018 and 219D2018; 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 44P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1940 – 29 Avenue SW (Plan 4479P, Block 23, Lots 19 and 20) from Residential – Contextual One/Two Dwelling (R-C2) District **to** Multi-Residential –Contextual Grade-Oriented (M-CGd75) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 219D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Approval(s): S. Lockwood concurs with this report. Author: D. Pomreinke

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

**Site Context**

The subject site is located in the inner-city community of South Calgary at the northeast corner of 29 Avenue and 19 Street SW. Surrounding development is a mix of single and semi-detached housing. The immediate area is predominantly designated R-C2 District, though one block east the land use transitions to primarily M-C1 District. Two parcels located a block north have recently been redesignated to R-CG District.

The parcel is approximately 0.06 hectares in size with dimensions of 15 metres wide by 38 metres deep. The property is currently developed with a walk-out bungalow dating to the early 1950s, featuring an attached side garage with vehicular access to 19 Street SW. The site features a substantial slope down to the north, with the rear property line approximately 7 metres below the front property line at an average slope of 18 percent.

As identified in *Figure 1*, the community of South Calgary reached its peak population in 2016. From 1968 to 1985 the community's population decreased by 32 percent but it has since recovered and surpassed its 1968 peak. Much of this population growth over the past 30 years is associated with unit construction – from 1985 to 2017 the total number of occupied dwelling units has increased by 35 percent.

*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)	-44
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.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This application represents a modest increase in density and allows for development that is compatible with the massing, layout and use of other buildings in the neighbourhood. The proposal aligns with planning policy in the area as discussed in the Strategic Alignment section of this report.

**Application Review**

The applicant requested a pre-application enquiry (PE2017-01068) with Administration on 2017 August 03 to discuss a four-unit residential development. Given the slope of the site and desire to construct a different type of low-density infill housing, the applicants envisioned a four-plex rather than a rowhouse. Parking would be accessed from the lane in attached drive-under garages which would run the length of the building.

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

Because the garages would cross underneath multiple units, the development could not be considered as a Rowhouse use, and could only be considered as a Multi-Residential Development. This use is not listed in the R-CG District, but is listed as a discretionary use in the M-CG District.

Administration was supportive in principle of an increase in residential density and advised the applicants to bring forward a design that was grade-oriented and street-oriented. Because the M-CG District would allow more intense forms of development compared to what would be allowed by the R-CG District, the applicant agreed to a density cap of 75 units per hectare (allowing no more than four units), and to comply with the more restrictive bylaw requirements of the R-CG District (for height, setbacks, parcel coverage, etc.).

The applicant submitted a concurrent land use redesignation and development permit application on 2018 January 19. The development permit (DP2018-0230) is for a discretionary use Multi-Residential Development. The permit has been reviewed by Administration and CPAG has recommended approval to the Development Authority. CPAG also supports several relaxations. In particular, the building is over the maximum height due to a terraced design as it steps down to the north in response to the grade. A relaxation is supported, as is a relaxation to the landscaping requirement as the applicant proposes a green roof for stormwater management. The opinion of the Development Authority is that the design responds to its context and the impact of these relaxations to adjacent properties is minimal.

## **Land Use**

The subject property is currently designated Residential – Contextual One/Two Dwelling (R-C2) District, which is intended for development in the form of single detached, semi-detached and duplex dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District is intended for low-height and low-density grade-oriented multi-residential developments where the façade of some or all dwelling units face a public street. The proposed district allows for a maximum building height of 12 metres and is proposed with a density modifier of 75 units per hectare. The intent of the density modifier is to reflect the applicant's intention to develop a four-unit development and to encourage a form that is compatible with the adjacent low-density residential development.

## **Infrastructure**

### ***Transportation Networks***

Pedestrian access to the site is available from 29 Avenue SW and the rear lane, however there is no public sidewalk connecting the two along 19 Street SW due to the steep grade. The area is served by Calgary Transit bus service with an inbound Route 6 stop 300 metres to the north and an inbound Route 7 stop 400 metres south. Vehicular access is currently provided from both frontages and on-street parking adjacent to the site is not restricted.

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

***Utilities and Servicing***

Water, sanitary and sewer services are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time. The applicant intends to pursue a green roof for stormwater management, subject to the approval of Water Resources.

**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 applicants distributed information packages to nearby residents that outlined the intent of the proposal, architectural renderings, next steps and contact information. An information session was held by the applicant on 2018 February 28 at the Flames Community Arena in Altadore. Eight people attended representing adjacent properties, and the Planner-File Manager was in attendance to answer questions.

The Marda Loop Community Association was circulated on this application. After considering both the land use and development permit application and after conferring with residents at the information session, the Association responded with a letter strongly opposed to the project (Attachment 2).

Administration also received 14 letters of opposition from members of the public. Reasons stated for opposition are summarized as follows:

**Redesignation**

- M-CG is inconsistent with existing R-C2;
- the subject lot is not big enough for the maximum height and densities allowed by M-CG;
- M-CG allows for greater massing and parcel depth that will be more visually dominating than an R-C2 structure;
- the proposal is not compatible with surrounding dwellings because it is multi-residential;
- the community is delicately balanced between higher and lower density and this change would upset that balance;
- rezoning the property breaks the neighbours' reasonable expectation of ongoing continuity;
- prime inner-city properties nearby are valuable because they are quiet, private, and have available on-street parking and would be devalued by this change;
- rezoning will set an unwanted precedent for future applications;
- amenities are quite a distance away;
- higher density development means more transient population of renters, who may not have as vested an interest in the community as the existing higher socio-economic population in new R-C2 buildings in the area;

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

Four-plex Development

- a new structure would block views north to downtown and morning sun from the east;
- a rooftop patio would encourage all-night partying and cause noise pollution;
- would rather see two single infills on the site;
- more traffic and noise, which would reduce privacy and quality of life;
- lack of rear yard space will not attract families with children;
- rear-access garages will not adequately serve the actual parking demand, which will spill on to 29 Avenue due to both volume and convenience;
- increase in parcel coverage dramatically changes the community fabric and rhythm and makes this one site an undesirable anomaly that is out of context with R-C2;
- amenity spaces for two units are oriented directly at the unit across the street, reducing privacy;
- increase in units means an increase in waste bins – how would they function?

Transportation

- on-street parking is congested on 29 Avenue as-is due to infills and secondary suites;
- steep slope of 19 Street is extremely dangerous, especially in the winter;
- alley access is sometimes blocked by snow and ice, making a downhill approach from the south difficult and unsafe;
- no sidewalk on 19 Street;
- lack of major transportation access to and capacity on 17 Avenue and 14 Street;

Other

- persistent resident concerns around infill suggest that The City is not doing anything to address problems caused by infill and is not listening to the public;
- other inner-city communities like Scarboro and Mount Royal are unfairly protected from density increases and do not bear an equal burden of accepting change; and
- traffic enforcement is not happening at the same time violations are happening.

Administration considered the relevant planning issues specific to the proposed redesignation. Issues with the height, massing, and parcel coverage are mitigated by the slope of the site, which necessitates the building be stepped down away from 29 Avenue. The proposed redesignation does allow for a larger structure than a new single or semi-detached infill, but not unreasonably so. A structure permitted under M-CG would not have a significantly higher impact in terms of massing than those permitted under R-C2.

Several objections state that a building with four units is inappropriate next to buildings with one or two units, or that a multi-residential district should not be in the heart of a lower-density area. The City's current direction is to support such applications under the premise that it is entirely appropriate for inner-city communities to feature mixed densities and structure types within individual blocks.

From a transportation perspective, the slope of 19 Street SW is too steep for a City sidewalk. The approach towards the alley coming down the hill from the south is dangerous in winter conditions, however the southwards approach from 28 Avenue SW is manageable. The applicant's intent to provide two parking stalls for each unit (with room for a third on the

**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

driveway) is deemed sufficient for the property, with plenty of available curb space for public parking within a half block along 19 Street SW south of 29 Avenue SW.

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.

**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 these communities, particularly in close proximity to areas of higher density or if the intensification is consistent and compatible with the existing character of the neighbourhood. The proposal is in keeping with relevant MDP policies as the rules of the M-CGd75 District provide for development form that is sensitive to existing residential development in terms of height, built form and density.

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

The subject site is located within the classification of Residential Conservation area of the *South Calgary/Altadore Area Redevelopment Plan* (ARP), as identified in Map 2. In order to support the proposed land use redesignation, Map 2 needs to be amended first to reclassify this site as Residential – Medium Density.

Policies for the proposed area encourage multi-family development in the area to be attractively landscaped, similar in scale to its surroundings, varied in terms of housing types, and suitable for families. The proposed land use district allows for development that complies with these development guidelines.

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

The *Location Criteria for Multi-Residential Infill* is a tool for review of redesignation applications in the developed areas. The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.



**Policy and Land Use Amendment in South Calgary (Ward 8) at 1940 - 29 Avenue SW, LOC2018-0014, Bylaws 45P2018 and 219D2018**

---

The proposed land use aligns with five of the eight criteria. The site is on a corner parcel with a lane and is within 400 metres walking distance of transit service, future Primary Transit service, and the Main Street at Marda Loop. Criteria not met include being adjacent to non-residential or multi-residential development, being adjacent to a park or other amenity, and being located on a collector.

While these criteria lay out the ideal location for more intensive multi-residential development, the modest scale of this infill project does not require that all criteria be met.

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

The proposed M-CGd75 District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change would diversify housing stock in the community allowing it to meet the 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 current and future operating budgets at this time.

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATIONS:**

The proposal conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed Multi-Residential –Contextual Grade-Oriented (M-CGd75) District allows for more intensive use of land at a similar height and density to the R-CG District, but provides more flexibility in building layout that can address the slope.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Development Permit Information
5. Proposed Bylaw 45P2018
6. Proposed Bylaw 219D2018



## Applicant's Submission

### South Calgary Townhouse – Land Use Redesignation

to:	The City of Calgary Planning Implementation Development & Building Approvals 800 Macleod Tr. S.E. Calgary, Alberta	date:	2018-01-09
attn.:	Adam Sheahan, Planner 2	file reference:	3.7.1 Land Use Redesignation
project:	South Calgary Townhouse	pages:	3
project no:	17037		
re:	<u>Project Rationale: Land Use Amendment</u>		

This document is for the intended recipient only and may contain information which is legally privileged. If an addressing or transmission error has misdirected this document please notify the author by replying. If you are not the intended recipient you must not use, disclose, distribute, copy, print or rely on the information contained within.

On behalf of Tollo Group Inc. and Richard Fedoruk, McKinley Burkart Architects is pleased to submit a proposal for the re-designation and redevelopment of 1940 29 Avenue SW with the intention of constructing a contextual grade-oriented multi-residential townhouse project which is designed to be compatible with the goals and purpose of the South Calgary Area Redevelopment Plan.

The land parcel is listed below in Table 1:

**Table 1: Parcel for Redesignation**

<u>Civic Address</u>	<u>Legal Address</u>
1940 29 Avenue SW	Lots 19 + 20; Block 23; Plan 4479 P

#### Application References

Pre-Application Enquiry:	PE2017-01068
Concurrent Development Permit Application:	DP2018- <u>0230</u>

While respecting the current land use context and understanding the general desire to retain neighbourhood stability through appropriate redesignation, the proposed development is seen as introducing a new multi-dwelling model for inner-city neighbourhoods in Calgary, that will appeal to a variety of family sizes and types.

The Lands are situated within the community of South Calgary and are neighboured by the community of Richmond across 20 Street SW to the west and are governed by the South Calgary - Altadore Area Redevelopment Plan (ARP), which guides in both policy direction and contextual design for the development.

## Applicant's Submission

This proposed development is designed to provide a high quality and aesthetically sensitive multi-residential dwelling that is aimed at appealing to a variety of family types and sizes. The application is for a three-and-a-half storey townhouse building containing four grade-oriented units that share a common corner. Each unit contains three bedrooms and private tandem-parking garages accessed from the existing lane. Contextually, the proposed mass, density, and height are all appropriately scaled to the adjacent land uses of low-density residential and multi-family developments. The design intent is to deviate from the commonly implemented rowhouse model, which typically results in the main living spaces and outdoor amenity spaces for 3-4 units facing directly on to the adjacent property, thus compromising the existing owner's privacy.

### Redevelopment of the site: Context and Identity

This land use application is to permit the proposed development by approving land use and development permit changes. (Refer to Table 2 for current and proposed land uses for the Lands). This adjustment to the current R-C2 (Low Density Residential District) zoning will allow for a new low density residential model that is compatible with the ARP in preserving and enhancing the character and scale of the neighbourhood through conservation, and low density residential and grade-oriented medium density residential infill developments.

**Table 2: Proposed Redesignation of Parcel**

<u>Civic Address</u>	<u>Current Zoning and Use</u>	<u>Proposed Zoning</u>
1940 29 Avenue SW	R-C2 Single Family Residence	M-CG d75 with R-CG Development Outcome

Considering land use policy guidance thus far, and indicated through pre-application discussions with the City of Calgary, it is believed that the M-CG (Multi-Residential – Contextual Grade-Oriented District) land use zoning with a density modifier and an R-CG (Residential – Grade-Oriented Infill District) development outcome is well suited to responsibly accommodate urban design and architectural intentions for the proposed site. As indicated in Table 2, the proposed change to the M-CG land use zoning would be the adjustment of the site density from 111 units per hectare to 75 units per which is consistent with the R-CG land use and the maximum density under the ARP.

The rationale during the pre-application stage was that the M-CG district with a density modifier would be more appropriate than the R-CG district due to the lack of the latter having townhouses listed as a permitted or discretionary use. The proposed development is not seeking to increase density or height limitations – it merely provides an alternative configuration of units that are more considerate to the adjacent property. Contextually, the lands are located within several blocks of various other M-CG and R-CG districts, as well as situated on a block immediately adjacent to a large M-C1 district. These zonings support a variety of similar developments including semi-detached duplexes, rowhouses, and townhouses.

The proposed development is on a corner parcel with a dramatic slope, a common site condition for this area. Unique programmatic distribution, massing, and resolution of policy and building pragmatics ensures that this project responds to and augments an already vibrant neighbourhood. It will activate 29 Avenue SW, 19 Street SW, and the existing lane alike, while maintaining the privacy of the immediately adjacent neighbour by pulling all outdoor amenity spaces to the front, rear, and 19 Street facades of the parcel.

## Applicant's Submission

### Conclusion

South Calgary exists as an established stable and vibrant neighbourhood within the city. Together, with the support of the community and the adjacent neighbour, the developer, and the city, we hope to provide a high quality, thoughtful development that enhances the current character of the surrounding area. The proposed land use redesignation seeks to align with the Area Redevelopment Plan and further evolve and enliven the identity of South Calgary.

per: 

david jenista, architect  
aaa b.envd. m.arch. mraic

End of document.



## Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

March 8, 2018

Circulation Control  
Planning & Development #8201  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5  
Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

Attn: Derek Pomreinke, [derek.pomreinke@calgary.ca](mailto:derek.pomreinke@calgary.ca)

### SENT BY EMAIL

Dear Mr. Pomreinke;

**RE: Community Association Feedback for LOC2018-0014**

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.

It is our understanding that this application proposes a redesignation from Residential – Contextual One/Two Dwelling (R-C2) to Multi-Residential – Contextual Grade-Oriented (M-CGd75), however, it must also comply with the Residential – Grade-Oriented Infill (R-CG) bylaws with the exception of the use. The MLCA has also been circulated on the concurrent Development Permit application DP2018-0230. A separate letter will be submitted by the MLCA providing comments on the DP application.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The MLCA has been part of the following engagement with the applicant to date:

- The applicant provided a project information pdf and link to a project website to post on the MLCA's website.
- The applicant attended the MLCA Planning & Development Committee meeting on February 12, 2018.
- The applicant hosted an information session on February 28, 2018.

The MLCA appreciates that you have attended the above noted engagement sessions. We feel that the presence of City Administration has been beneficial to the process.

## Community Association Letter

To date, the Committee has received written objections from 9 community residents regarding the application. Concerns expressed by neighbours include (but are not limited to):

- Lack of contextual fit
- Location does not meet the Location Criteria for Multi-Residential Infill
- Massing impacts due to the increased allowable lot coverage (including shadowing and loss of views)
- Safety considerations pertaining to the severe slope on 19<sup>th</sup> Street SW at this location
- Reduction in home values
- Loss of privacy
- Increased density
- Parking

At the information session held on February 28<sup>th</sup>, attending residents expressed that the applicant's 4-plex style design was preferred over a typical 4-unit rowhouse design, therefore, reducing this application to an R-CG district would not improve the outcome for the neighbours.

The Committee has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of South Calgary as identified in the South Calgary/Altadore ARP. Furthermore, this parcel does not meet The City's Location Criteria for Multi-Residential Infill. While this location may be on a corner parcel (Criteria 1), is within 400 metres of a transit stop (Criteria 2), and has direct lane access (Criteria 8), failure to achieve the purpose statements of any of the remaining five criteria suggests that this location is not suitable for multi-residential infill.

- Criteria 3 (within 600 metres of an existing or planned primary transit stop): A SW BRT stop is not planned near these locations, nor do the #7, #107, or #13 transit routes operate at frequencies of 10 minutes or less for extended time periods.
- Criteria 4 (on a collector or higher standard roadway on at least one frontage): 19<sup>th</sup> Street SW and 29<sup>th</sup> Avenue SW are local roads at this location. As such, multi-residential development here would increase traffic on local residential streets.
- Criteria 5 (adjacent to existing or planned non-residential development or multi-unit development): This development would not serve as a transition of height and massing between lower density uses and larger buildings as there are no larger buildings in the immediate vicinity.
- Criteria 6 (adjacent to or across from an existing or planned open space, park or community amenity): The visual impact of the increased massing of this development will not be reduced by an open space or improve the safety of a park.



## Community Association Letter

- Criteria 7 (along or in close proximity to an existing or planned corridor or activity centre): This development is not in close enough proximity to the 33<sup>rd</sup> Avenue SW or 14<sup>th</sup> Street SW Main Streets to act as a transition and/or buffer between lower and higher density development.

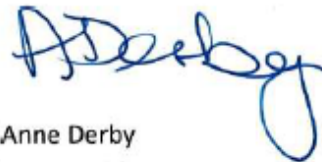
Based on the above, it is the position of the MLCA to strongly oppose this land use redesignation application. As South Calgary continues to re-develop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of the community is appropriate.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



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



Anne Derby  
Vice President  
Marda Loop Communities Association  
[vp@mardaloop.com](mailto:vp@mardaloop.com)

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary [evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)

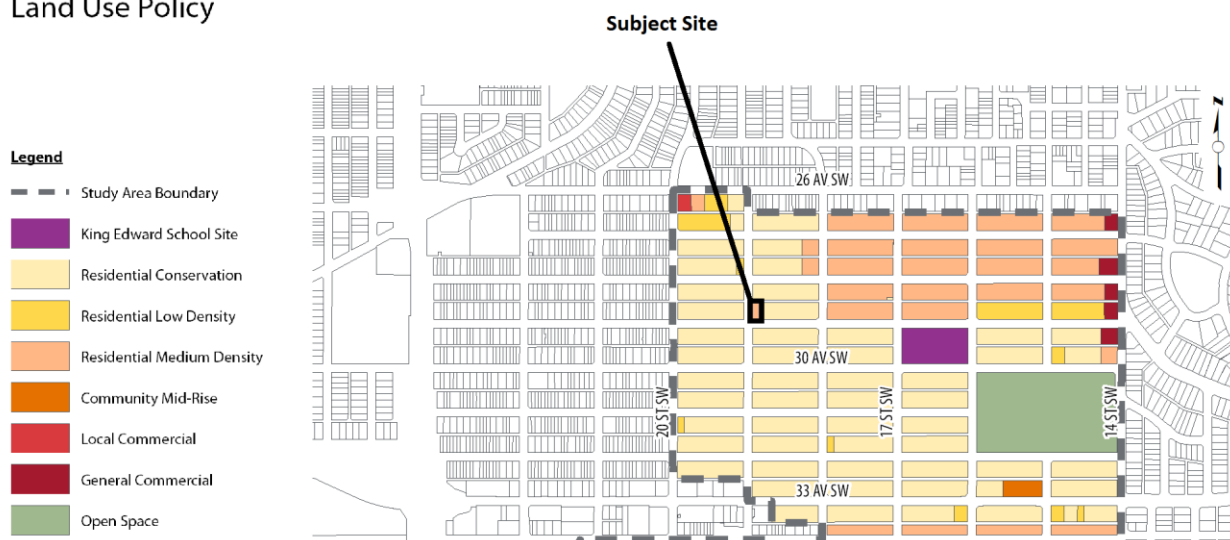


## Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

1. The South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled “Land Use Policy” by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1940 – 29 Avenue SW (Plan 4479P, Block 23, Lots 19 and 20) from “Residential Conservation” to “Residential Medium Density” as generally shown in the sketch below.

Map 2

Land Use Policy



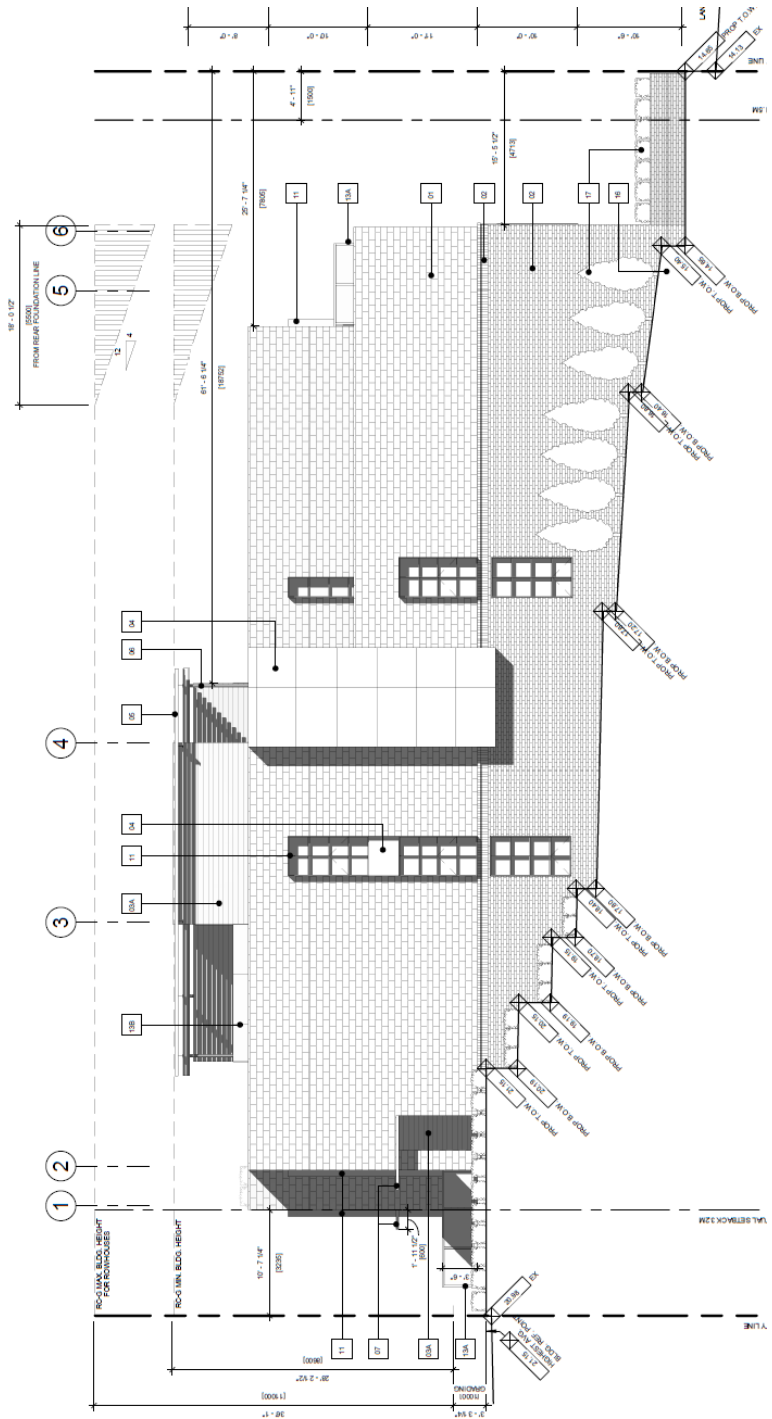




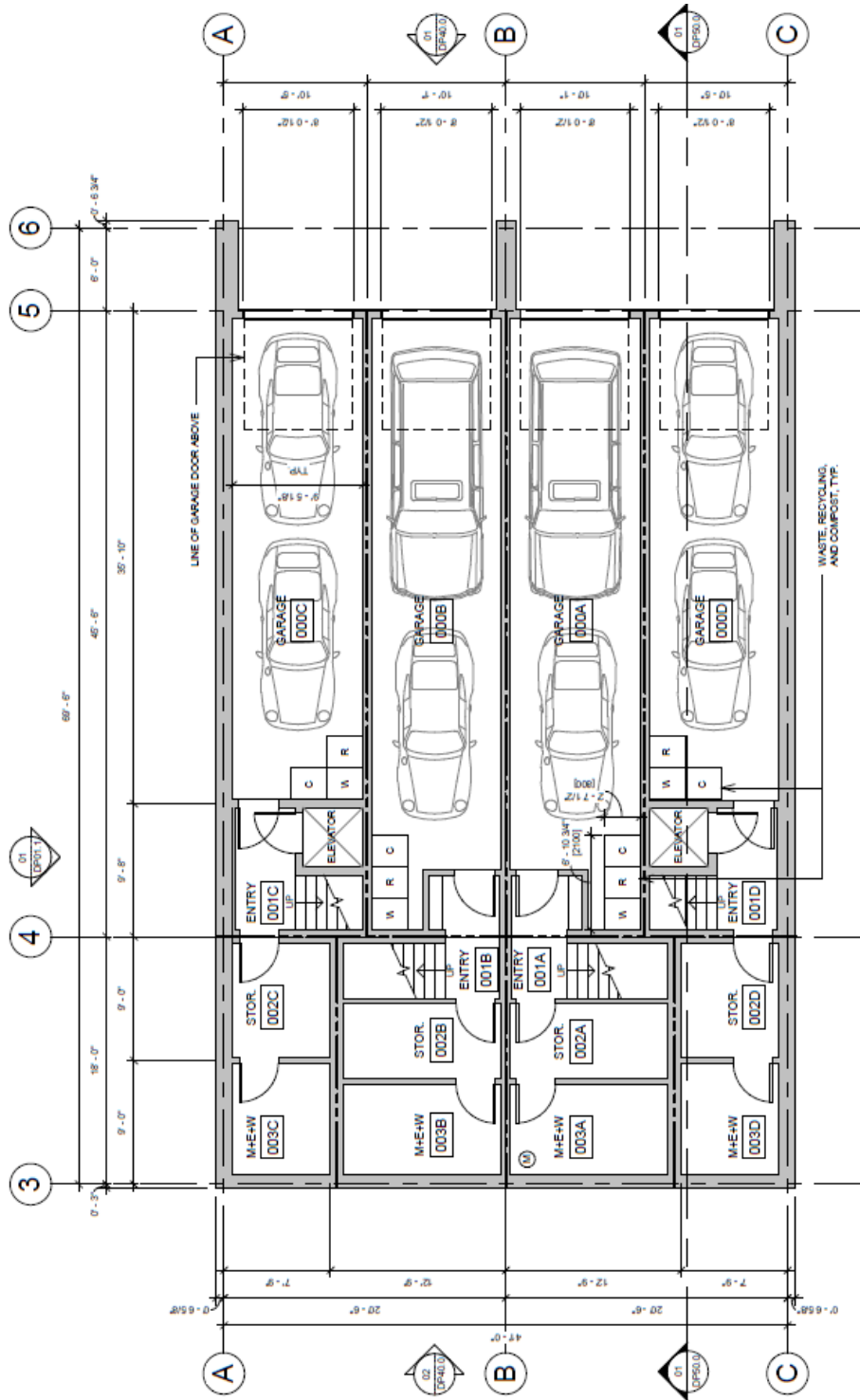
CPC2018-0673  
Attachment 4



CPC2018-0673  
Attachment 4









# PROPOSED

CPC2018-0673  
ATTACHMENT 5

## BYLAW NUMBER 45P2018

### 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, being Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled "Land Use Policy" by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1940 – 29 Avenue SW (Plan 4479P, Block 23, Lots 19 and 20) from "Residential Conservation" to "Residential Medium Density".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

CPC2018-0673  
ATTACHMENT 6

## BYLAW NUMBER 219D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0014/CPC2018-0673)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

AMENDMENT LOC2018-0014/CPC2018-0673  
BYLAW NUMBER 219D2018

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0014/CPC2018-0673  
BYLAW NUMBER 219D2018

## SCHEDULE B





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0722  
Page 1 of 7**

**Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018**

---

**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Inertia on 2018 March 23 on behalf of the landowner Xin Jiang. The application proposes to change the designation of this property from the 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 (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 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 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 2); and
2. Give three readings to the proposed bylaw.

**Moved by: M. Foht**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from the 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: M. Foht**

**Carried: 7 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0722  
Page 2 of 7

**Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 48P2018 and 222D2018; 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 48P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from the 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 222D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.



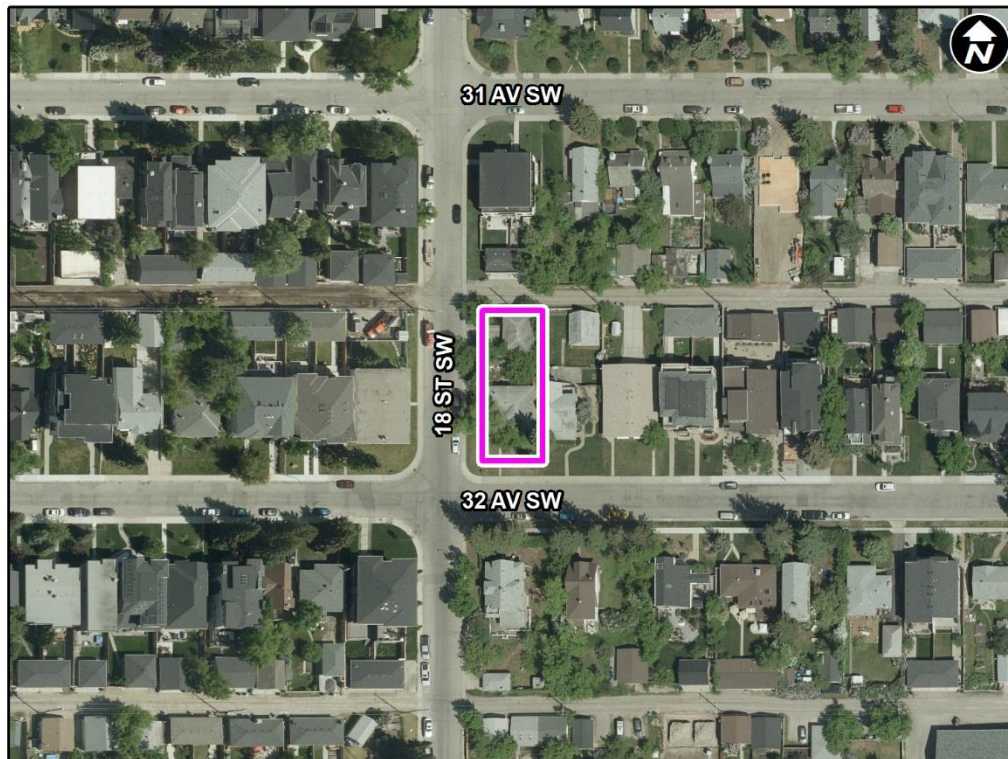
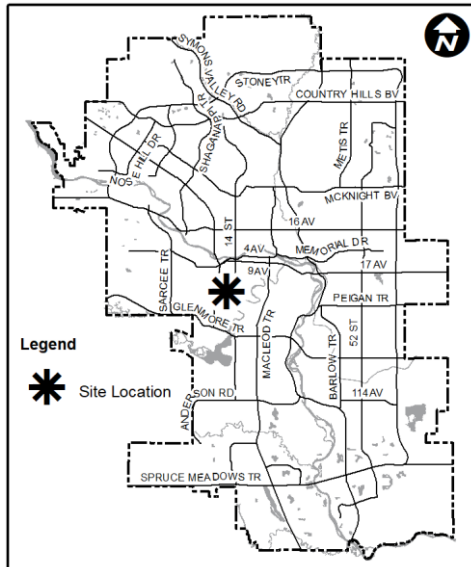
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0722  
Page 3 of 7

Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue  
SW, LOC2018-0068, Bylaws 48P2018 and 222D2018

BACKGROUND

Location Maps



## Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018

### Site Context

The site is located at the corner of 32 Avenue SW and 18 Street SW in the community of South Calgary. Single detached and semi-detached dwellings dominate the streetscape as the surrounding lands are all designated R-C2 Residential– Contextual One / Two Dwelling District.

The site is approximately 0.06 hectares in size and has a rear lane.

As identified in *Figure 1*, the community of South Calgary's population has seen population growth over the last several years reaching its population peak in 2016. In the last year, 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)	-1.9%

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are 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 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 low density 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.

**Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018**

---

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***

Pedestrian and vehicular access to the site is available from 32 Avenue SW, 18 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 125 metres walking distance on 33 Avenue SW providing service to the Centre City. 33 Avenue SW is also identified as part of the primary transit network.

***Utilities and Servicing***

Water, storm 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 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.

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.

The application was circulated to the Marda Loop Community Association. Their written response is included as Attachment 2. The community association's objections are based on the proposal's inability to meet key criteria in Location Criteria for Multi-Residential Infill, as well the lack of a coordinated approach on where density in the neighbourhood should be located.

5 letters of objection were received from individual residents. The objections centred on the potential impacts of more units on the availability of on-street parking, and that the proposed increased density would be more appropriate on the neighbourhood's main streets.

The applicant met with the Community Association and local residents at an information session on 2018 May 14. No further comments arising out of the meeting were received by the report submission date.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0722  
Page 6 of 7

## **Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018**

---

### **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.

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

The subject parcel is located within the Conservation/Infill on Map 2 of the *Richmond Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate this proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Residential (Attachment 3).

#### ***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 proposed land use aligns with four of the criteria. The site is a corner parcel. It is located 200 metres of both a transit stop and the Primary Transit Network located on 33 Avenue SW. The site also has lane access.

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 July 23

ISC: UNRESTRICTED  
CPC2018-0722  
Page 7 of 7

**Land Use and Policy Amendment in South Calgary (Ward 8) at 1840 - 32 Avenue SW, LOC2018-0068, Bylaws 48P2018 and 222D2018**

---

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

The recommended land use allows for a wider range of housing types than the existing RC-2 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 current or future operating budgets at this time.

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal conforms to the *South Calgary/Altadore Area Redevelopment Plan* as amended and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels 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. Marda Loop Community Association comments
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
4. Proposed Bylaw 48P2018
5. Proposed Bylaw 222D2018
6. **Public Submission**



## 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.

1840 32 Avenue SW

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 South Calgary / Altadore and consists of 0.058ha. We are proposing a four-unit rowhouse development with front doors facing 32 AV SW and 18 ST SW, 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 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 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 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 a block North of 33 Avenue SW, designated as Main Streets in the City of Calgary Main Streets program.
- The site is less than 5 minutes' walk to South Calgary park
- It is less than 5 minutes' walk from local shopping and other commercial uses on 33 Avenue SW.

ISC: Protected

## Applicant's Submission

PL 1263 (R2017-09)

### 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 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." (MDP 2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 18 ST SW, the pedestrian realm along 18 ST is protected.

#### South Calgary / Altadore Area Redevelopment Plan (ARP)

The ARP recommends that this site be of a Conservation/ Infill use. Given that 32 AV SW is a Neighbourhood Boulevard which is only a block away from 33 Avenue SW (designated as Main street, the ARP designation of Residential Low Density would be more appropriate. The ARP states:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

Our proposal for four units on this site has a density of only 68.96 units per hectare. The proposed building is of a scale compatible with the single detached and semi-detached housing in the area, and every unit as an individual at-grade access.

As these units each have two upstairs bedrooms plus one basement bedroom, 3 1/2 baths, a private at-grade amenity space, and private garages, they would be attractive for families looking to live in the community.

#### 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 South Calgary 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.

**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



## Marda Loop Community Association Comments



3130 16 Street SW  
Calgary, AB, T2T 4G7

May 2, 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: Dino Civitarese, [dino.civitarese@calgary.ca](mailto:dino.civitarese@calgary.ca)

### SENT BY EMAIL

Dear Mr. Civitarese;

### RE: Community Association Feedback for LOC2018-0068

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.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments. To date, the MLCA has not been contacted by the applicant nor are we aware of any community engagement regarding this application. The MLCA has not been contacted by any residents regarding this application.

We recognize that there has been discussion about whether The City's Location Criteria for Multi-Residential Infill should apply to the R-CG district. Based on the feedback received from community members on R-CG applications to date, the MLCA feels the criteria do have merit when considering which locations are appropriate for this type of development. While it is our opinion that this location does meet some of the criteria, because it is not on a collector or higher standard roadway on at least one frontage (Criteria 4) and based on the current land use districts in the vicinity it does not serve as a transition (Criteria 5 and 7), we do not feel it is suitable for the R-CG district. The Committee also has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of South Calgary as identified in the South Calgary/Altadore ARP.

The 33<sup>rd</sup> Avenue SW Main Streets Land Use Planning Initiative is currently underway, however, to date we have not been privy to what, if any, redesignations are being proposed along 32<sup>nd</sup> Avenue SW. We are aware that there is the potential for this location to be redesignated as part of the Initiative and look forward to participating in the proactive planning of our communities.

### Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Marda Loop Community Association Comments

Community Association Feedback for LOC2018-0068  
Page 2 of 2

Based on the unsuitable location of the proposed development and absence of community engagement by the applicant, it is the position of the MLCA to oppose this land use redesignation application.

As South Calgary continues to re-develop at a fast pace, there are ongoing concerns regarding the lack of a comprehensive review of how and where increasing the density of the community is appropriate. We would therefore prefer to see an update to the South Calgary/Altadore ARP, in consultation with the community, to proactively include the R-CG district.

Continuing the current pattern of implementing this district on an ad hoc basis as corner lots become available for redevelopment is causing extreme frustration and uncertainty in the community. Additionally, debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

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)

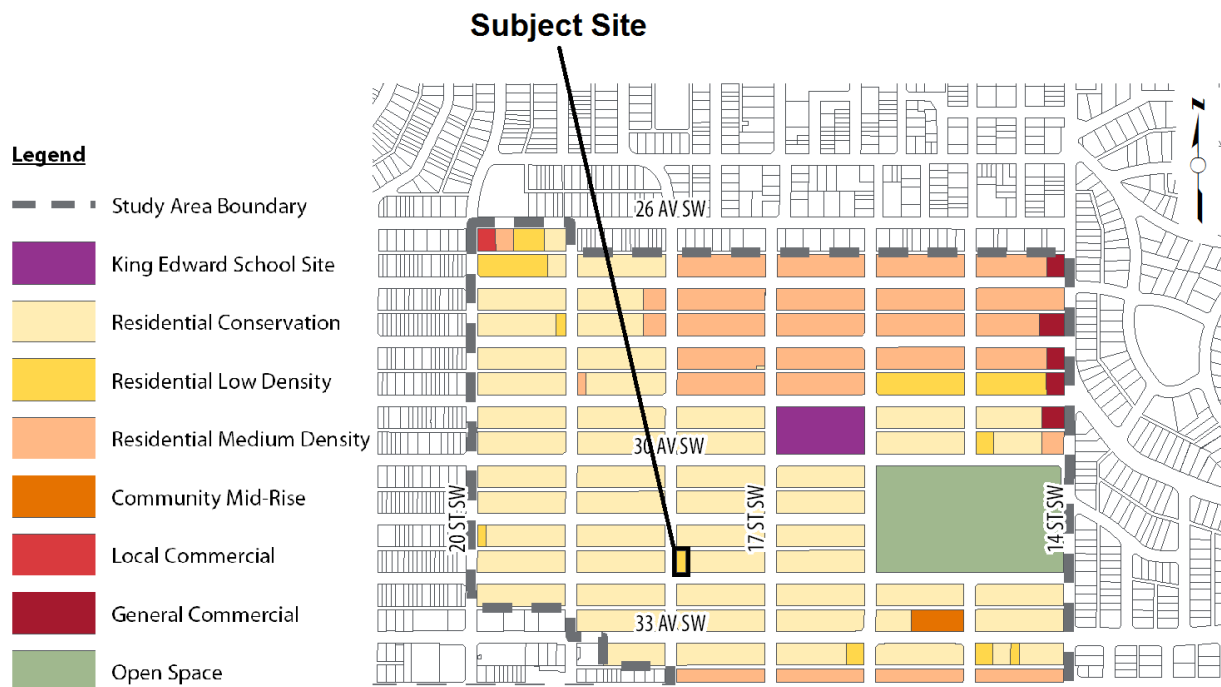
Marda Loop Communities Association Vision:  
An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

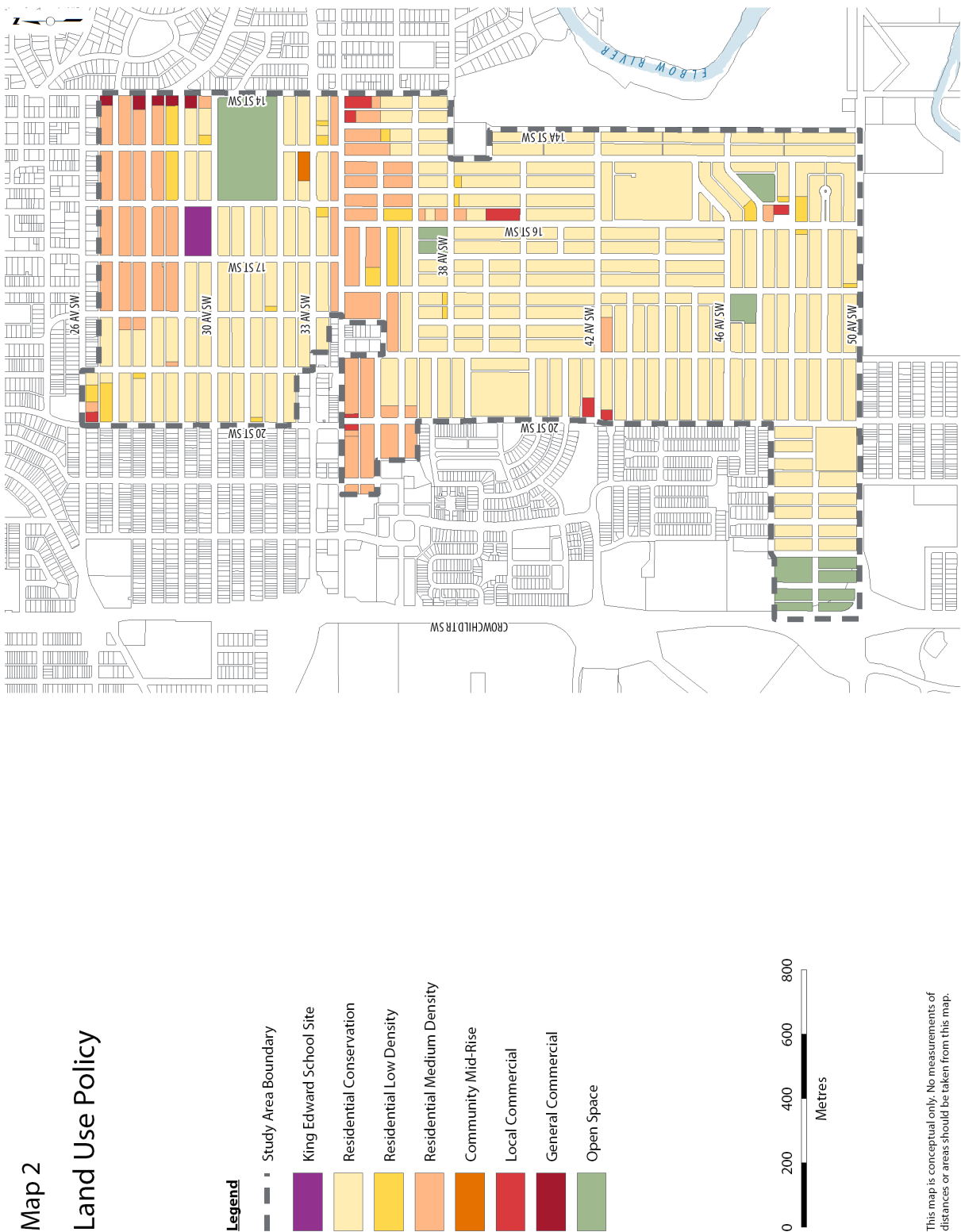
1. The South Calgary/Altadore Area Redevelopment Plan, being Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled “Land Use Policy” by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from “Residential Conservation” to “Residential Low Density” as generally shown in the sketch below.

### Map 2

### Land Use Policy



Proposed Amendment to the South Calgary/Altadore  
Area Redevelopment Plan



# PROPOSED

CPC2018-0722  
ATTACHMENT 4

## BYLAW NUMBER 48P2018

### 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, being Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled "Land Use Policy" by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1840 – 32 Avenue SW (Plan 4479P, Block 49, Lots 19 and 20) from "Residential Conservation" to "Residential Low Density".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

CPC2018-0722  
ATTACHMENT 5

## BYLAW NUMBER 222D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0068/CPC2018-0722)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

**AMENDMENT LOC2018-0068/CPC2018-0722  
BYLAW NUMBER 222D2018**

## **SCHEDULE A**

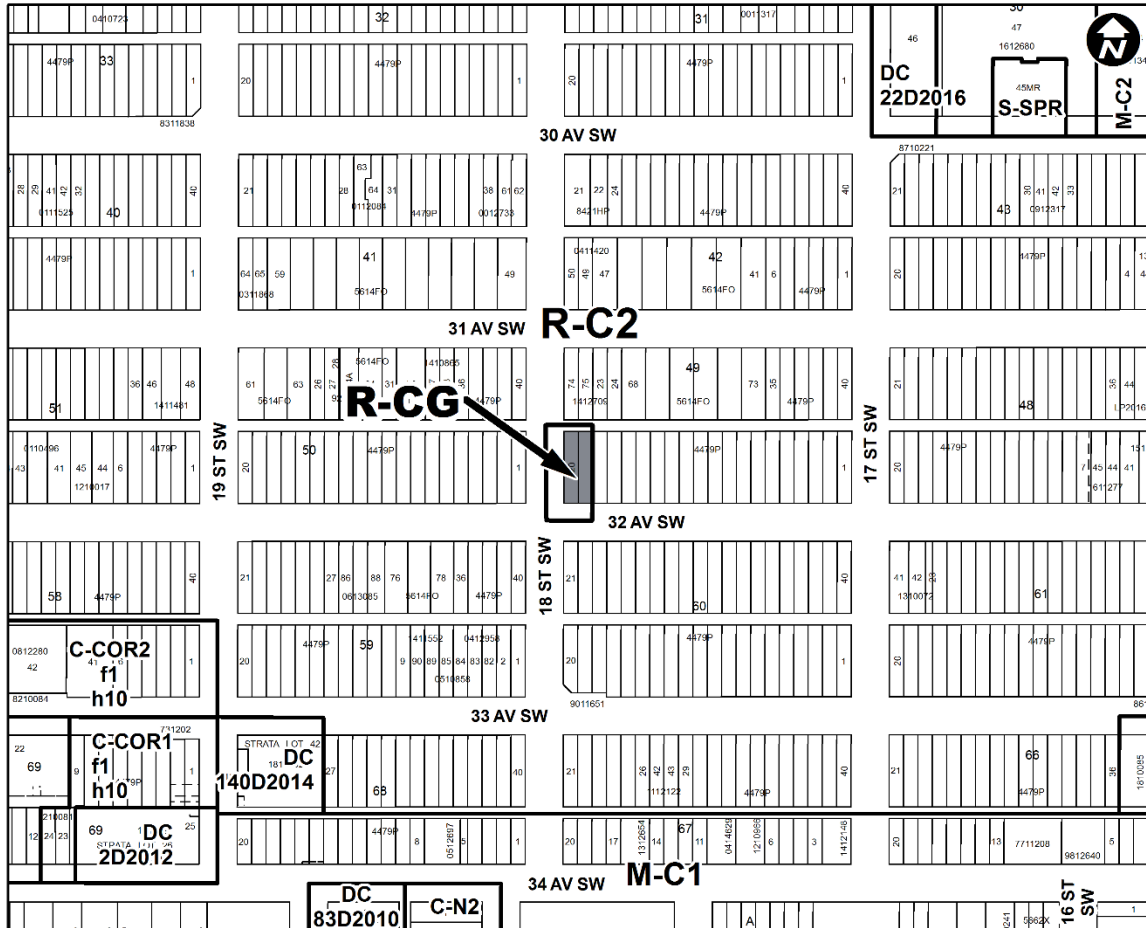




# PROPOSED

AMENDMENT LOC2018-0068/CPC2018-0722  
BYLAW NUMBER 222D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** ALLAN FRANKIW <afrankiw@shaw.ca>  
**Sent:** Sunday, July 08, 2018 10:25 PM  
**To:** Public Submissions  
**Subject:** [EXT] Application for Land Use Amendment: LOC2018-0068, 1840-32 Ave SW

We, Allan and Diane Frankiw of 1901-31 Ave SW are filing a written objection to the application to redesignate the above listed property from R-C2 to R-CG.

We had a new house built in 2012/2013 with the understanding that this area would not have a density greater than in the land use designated as R-C2. Having this proposed land use amended will affect our property value in a negative manner. It will be more difficult to obtain fair value for a high end house like ours next to a property designated as R-CG.

A major issue in the area is parking. Even with the current R-C2 land designation, parking is an issue since many home owners have a second vehicle and do not park their vehicles in their garages. This proposed land use change will only add to this problem. And once something is built, the City does not or cannot enforce residents to park in their garages. It becomes a community issue. We also bought a house on a corner lot to accommodate more parking for family/visitors when they come to see us.

It is easy to approve something like this, but the consequences are then felt by the community.

Once again, we object to the proposed land use amendment since when we built our house, we understood the land was designated as R-C2. No one told us that the rules may change or our decision would have been different.

Regards,

Allan and Diane Frankiw  
1901-31 SW  
Calgary, Alberta  
T2T 1T1

Home phone 403-271-3448



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0702  
Page 1 of 9**

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 – 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by Max Tayefi Architect on 2018 January 10 on behalf of the landowner, Bhajan Singh Johal and Harwinder Johal. The application proposes to amend the land use designation of this property from DC Direct Control District to the Residential – Grade-Oriented Infill (R-CG) District 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 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

A minor map amendment to the *Richmond Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP as amended and with applicable policies of the *Municipal Development Plan*.

A housekeeping map amendment, not related to this land use redesignation application (LOC2018-0007), to the *Richmond Area Redevelopment Plan* is required prior to consideration of this application. The map proposed (Attachment 2) includes a correction for lands that should be shown as Low Density Residential as per Bylaw 10P2018, approved on 2018 March 19 by Council.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2040 – 25A Street SW (Plan 5661O, Block 14, Lots 21 and 22) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and

4. Give three readings to the proposed bylaw.

**Moved by: L. Juan**

**Carried: 7 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0702  
Page 2 of 9

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 46P2018 and 220D2018; and

1. **ADOPT** the proposed amendment to the Richmond Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 46P2018.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2040 – 25A Street SW (Plan 5661O, Block 14, Lots 21 and 22) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 220D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

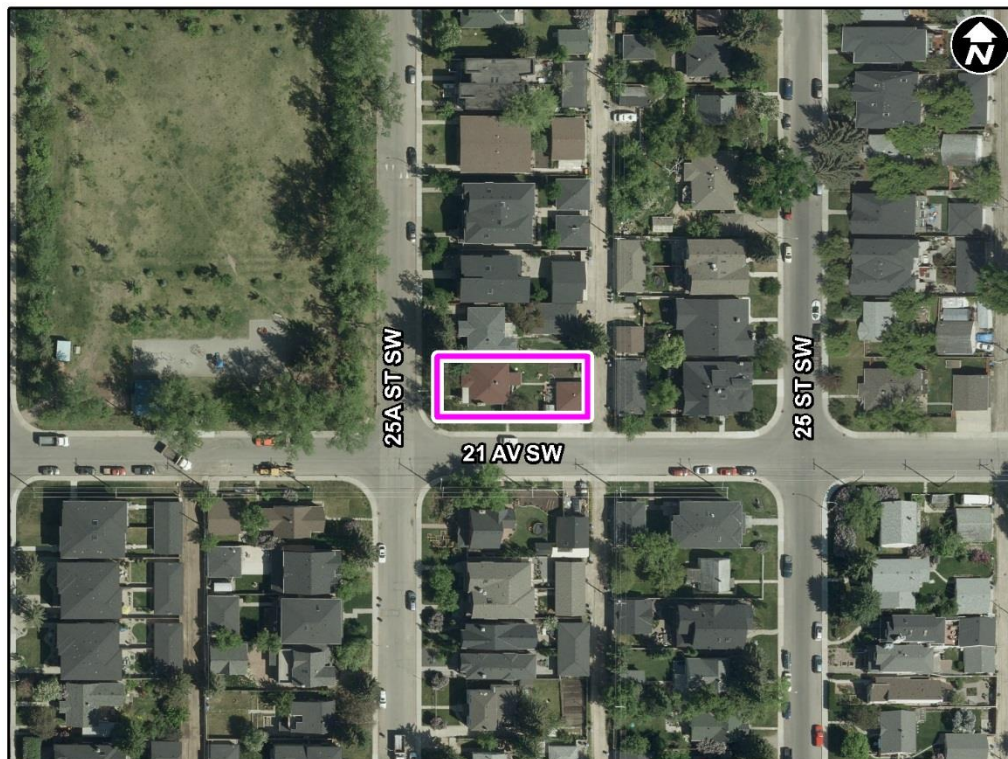
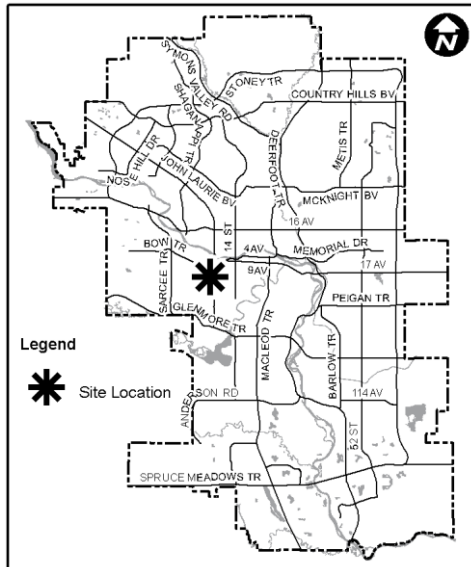
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0702  
Page 3 of 9

Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018

BACKGROUND

Location Maps



**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

**Site Context**

The subject parcel is located in the community of Richmond, on the northeast corner of 21 Avenue SW and 25A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Direct Control District and Residential - Contextual One/Two Dwelling (R-C2) District, with the exception of R-CG land uses along 19 Avenue SW. The subject site is located on a corner parcel, across from an existing open space (Glengarry Park), and has a direct lane access to the east.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 38 metres. The site is currently developed with a single detached dwelling and a rear detached garage that is accessed from 21 Avenue SW.

As identified in *Figure 1*, the community of Richmond reached its peak population in 1968 with 5,080 residents. The current population for the community is 4,781, a decline of 299 residents from peak population.

*Figure 1: Community Peak Population*

<b>Richmond</b>	
Peak Population Year	1968
Peak Population	5080
2017 Current Population	4,781
Difference in Population (Number)	-299
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 [Richmond](#) 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 *Richmond Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

**Land Use**

The subject property is currently designated under a DC Direct Control District (Bylaw 30Z91) which is based on the R-2 Residential Low Density District in Land Use Bylaw 2P80. The existing land use district is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the community. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.



**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

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

## **Infrastructure**

### ***Transportation Networks***

The parcel is located within 700 metres of the Shaganappi Point LRT Station and approximately 300 metres from transit stops. Routes 18, 29 and 112 offer service to the Downtown Core, Heritage, University and Sunalta LRT Stations. 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**

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 Richmond/Knob Hill Community Association was circulated on this application. The Association responded with a letter of opposition for the redesignation, on 2018 February 15 (Attachment 3).

11 letters of opposition were submitted including the following comments:

#### **Policy-related comments:**

- The proposed application deviates away from the Richmond Area Redevelopment Plan.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

- The proposal cannot be supported without overall consideration and plan of infrastructure capacity (transportation, utility, retail, etc.) for the area.
- Rowhouse development should be towards 17 Avenue SW, Crowchild Trail SW and 33 Avenue SW.
- A proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood, which did not anticipate this amount of density to be tagged at the end of a lower density residential block. Should zoning for rowhousing be allowed in this locale, a terrible precedent will be set; opening the door for considerable additional density not anticipated or supported by community residents.

Parking-related comments:

- Continuous on-street parking problems may worsen with multi-residential units being proposed.
- The proposal would add more cars parking close to the corner and will reduce visibility for pedestrians.

Development-related comments:

- The proposed land use redesignation does not fit the existing context (semi-detached and single detached buildings) and create over density.
- Concerns around the additional one meter of height and the amount of sunlight that would be blocked for all surrounding neighbors.
- Concerns around the increase in traffic directly next to a park within a playground zone.
- The proposed development is located directly across from a park/playground and the increased density will dramatically increase traffic congestion and endanger the park users.
- Proposal to proceed with 4 units and building orientation will affect privacy of surrounding neighbours.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas to accommodate a broader range of housing types.

**Engagement**

Prior to the application submission, the applicant had a meeting with the Richmond/Knob Hill Community Association and presented the proposal.

The applicant provided a letter to respond the comments provided by the Richmond/Knob Hill Community Association and adjacent neighbours (Attachment 4). This letter was forwarded to the Community Association by Administration.

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

The applicant also held a public information session at the Good Companions 50 Plus Club on 2018 May 24. Members of Administration were present to provide clarification on the proposal and process-related questions. The applicant has provided a summary of their public engagement with the community (Attachment 5).

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

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

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

The subject 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.

***Richmond Area Redevelopment Plan (Statutory, 2008)***

The subject parcel is located within the Conservation/Infill on Map 2 of the *Richmond Area Redevelopment Plan (ARP)*. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures containing no more than two units. To accommodate this proposed R-CG District, a minor amendment to Map 2 of the ARP is required to change the land use category of the subject site to Low Density Residential (Attachment 2).

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

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

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

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

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

The subject parcel meets five of eight of the location criteria in that it is located on a corner parcel, on a street across from a park, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a 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 DC Direct Control District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal conforms to the *Richmond Area Redevelopment Plan* as amended and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Richmond Area Redevelopment Plan
3. Richmond/Knob Hill Community Association Comments
4. Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments
5. Summary of Applicant-led Community Engagement

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0702  
Page 9 of 9**

**Policy and Land Use Amendment in Richmond (Ward 8) at 2040 - 25A Street SW,  
LOC2018-0007, Bylaws 46P2018 and 220D2018**

---

6. Proposed Bylaw 46P2018
7. Proposed Bylaw 220D2018



## Applicant's Submission

**MT-Arch**  
Max Tayefi Architect Inc.

6607

Land use redesignation  
2040 – 25a Street SW

To whom it may concern:

We are proposing to rezone this property to R-CG – residential – grade-oriented infill district in order to build a 4 unit rowhouse with detached 4 car garage. This type of development already exists in the neighborhood and, as such, we believe that the building type is suitable for this property. The units will be two storeys high, which is the same allowable height as any single family or duplex dwelling. Each unit will have direct access from the sidewalk and feature front patios and landscaping which is street-oriented.

Please review the drawings and provide comments as you deem necessary.

Regards  
Max Tayefi,

Elveden Centre, Iveagh House  
Suite 1450, 707-7th Ave SW  
Calgary AB T2P 3H6

P: (403) 608 0646  
E: info@mt-arch.ca  
w: www.mt-arch.ca

Max Tayefi  
Architect, AAA, MBA, LEED<sup>AP</sup>





## Proposed Amendment to the Richmond Area Redevelopment Plan

1. The Richmond Area Redevelopment Plan, being Bylaw 17P85, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", as follows:

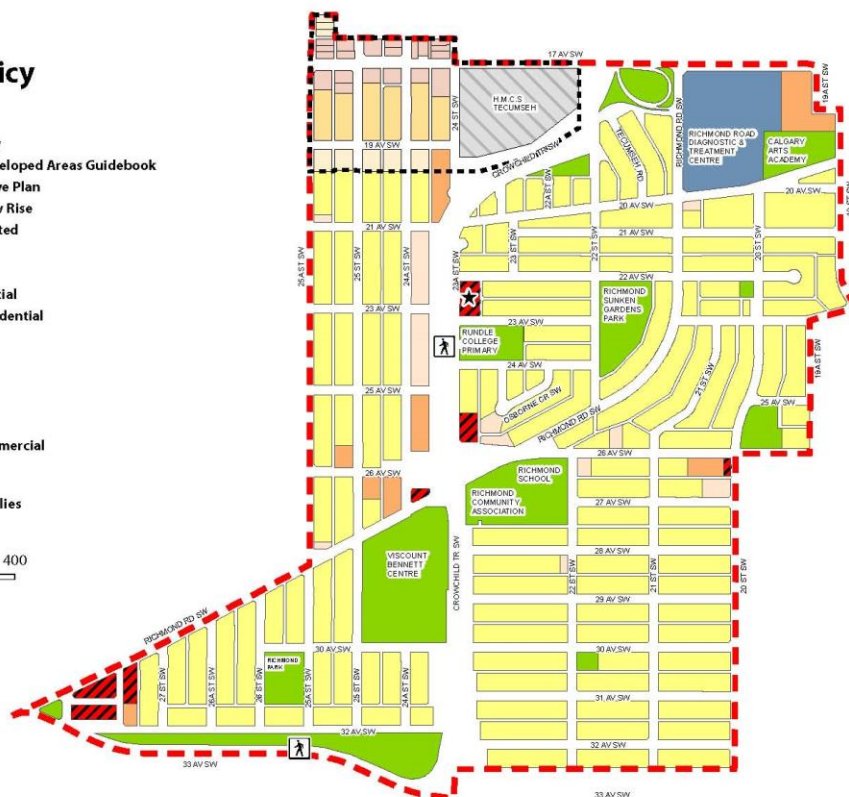
**Map 2**

### Land Use Policy

**Legend**

- Study Area Boundary
- Main Street Area Developed Areas Guidebook
- Future Comprehensive Plan
- Neighbourhood - Low Rise
- Neighbourhood Limited
- Community Mid Rise
- Conservation/Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Institutional
- General Commercial
- Local Commercial
- Restricted Local Commercial
- Pedestrian Bridge
- Transition Policy Applies

0 200 400  
Metres





## Richmond/Knob Hill Community Association Comments



### Richmond/Knob Hill Community Association

February 15, 2018

Attention: Ms. Yuping Wang  
Planning & Development  
City of Calgary  
PO Box 2100 Station M  
Calgary AB T2C 8G1

Re: Community Association Comments – LOC2018-0007 – 2040 25A ST SW

We understand that you are the File Manager for the captioned application to change the land use designation of a corner parcel located at 2040 25A Street SW (the "Subject Parcel") from DC Direct Control (based on R-2) to R-CG Residential - Grade-Oriented Infill, to allow for a 4-unit row house development to be constructed thereon (the "Application"). The Development Committee for the Richmond/Knob Hill Community Association (the "Association") has reviewed the Application and advises that it opposes the Application for the following reasons:

- 1) Although Richmond/Knob Hill ("RKH") falls within the Developed Residential Area – Inner City, being an area in which the Municipal Development Plan ("MDP") generally supports moderate intensification that respects the community context and contributes to a greater variety of housing types overall, and encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit, it should be noted that the MDP also provides that such intensification is to take place in accordance with Local Area Plans established through community planning processes. In this regard we refer you to:
  - a) MDP Section 2.3.1.b.iii -- Promote a broader range of housing choice for all ages, income groups, family types and lifestyles by including supportive land use policies and development strategies in the Implementation Guidebooks and/or in Local Area Plans that encourage the provision of a broader range of housing affordable to all income levels (emphasis added);
  - b) MDP Section 2.3.1.d -- Promote methods to efficiently use or adapt the city's existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. Strategies may include allowing accessory units in low-density areas and other methods determined through community planning processes (emphasis added); and

## Richmond/Knob Hill Community Association Comments

- 2 -

- c) MDP Section 2.3.2.d -- Ensure that the preparation of Local Area Plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.
- 2) The Local Area Plan applicable to the Subject Parcel is the Richmond Area Redevelopment Plan (the "Richmond ARP"), which provides for the following residential land use policies:
  - a) Conservation and Infill, which allows for single detached dwelling, semi-detached dwelling and duplex developments;
  - b) Low Density, which allows multi-dwelling infill developments, such as townhouses and stacked townhouses, not exceeding 75 units per hectare;
  - c) Medium Density, which allows townhouse, stacked townhouse and apartment developments not exceeding 210 units per hectare; and
  - d) High Density, which includes apartment developments not exceeding 321 units per hectare.

As the Application seeks a redesignation from DC (based on R-2) to R-CG to allow the construction of a 4-unit row house development, to be supported by the Richmond ARP the Subject Parcel would need to be located in an area designated as Low Density or Medium Density. However, the Subject Parcel is located in an area designated as Conservation and Infill (see attached ARP map – Attachment 1), and the Application is therefore not supported by the Richmond ARP.

As the Richmond ARP dates back to 1986, and has not been materially updated since then, consideration should be given to whether its designation of the Subject Parcel as Conservation and Infill is still appropriate, or whether a different designation would better address "local character, community needs and appropriate development transitions within" RKH.

- 3) The "Location Criteria for Multi-Residential Infill" implemented by City Council in 2014 set out certain criteria for assessing the appropriateness of applications seeking redesignation to allow multi-residential infill development in a low density area. Those criteria, and their application to the Subject Parcel, are as follows:

Is the Subject Parcel:

- a) A corner parcel – YES, the Subject Parcel is a corner parcel;
- b) Within 400m of a transit stop – YES, the Subject Parcel is located within 400m of transit stops on 17 Avenue SW and Crowchild Trail S;
  - i) In this regard, with transit routes on 17 Avenue SW, 26 Avenue SW, Crowchild Trail S and portions of 33 Avenue SW, it should be noted that there are transit stops within 400m of every low density residential parcel ("LDR Parcel") in RKH (see attached map – Attachment 2;

## Richmond/Knob Hill Community Association Comments

- 3 -

- c) Within 600m of a transit stop on the Primary Transit Network – YES, the Subject Parcel is within 600m of transit stops on 17 Avenue SW and Crowchild Trail S, both of which are part of the Primary Transit Network;
  - i) In this regard, as 17 Avenue SW, 33 Avenue SW and Crowchild Trail S are all part of the Primary Transit Network, it should be noted that there are Primary Transit Network transit stops within 600m of every LDR Parcel in RKH (see attached map – Attachment 3);
- d) On a collector or higher standard roadway on at least one frontage – NO, the Subject Parcel is not located on a collector or higher standard roadway;
  - i) The Subject Parcel has frontages on 25A Street SW and 21 Avenue SW, neither of which is classified as a collector or higher standard roadway (see attached map – Attachment 4);
  - ii) The only roads within or bordering onto RKH that are classified as collectors are:
    - (1) 19 Street SW north of 19 Avenue SW;
    - (2) 19 Avenue SW (between 24 Street SW and 25A Street SW);
    - (3) 19/20 Avenue SW (between 19 Street SW and Richmond Road SW)
    - (4) 20 Street SW (south of 26 Avenue SW);
    - (5) 24 Street SW (between 17 Avenue SW and Crowchild Trail);
    - (6) 25 Street SW (between 26 Avenue SW and Richmond Road SW);
    - (7) 26 Avenue SW; and
    - (8) Richmond Road SW;
- e) Adjacent to existing or planned non-residential development or multi-unit development – NO, the Subject Site is surrounded by other DC (based on R-2) parcels and developments which are consistent with that designation;
- f) Adjacent to or across from an existing or planned open space, park or community amenity – YES, the Subject Site is across the street from a community park, but is otherwise surrounded by other DC (based on R-2) parcels and developments which are consistent with that designation;
- g) Along or in close proximity to an existing or planned corridor or activity centre – NO, the Subject Site is surrounded by other DC (based on R-2) parcels and developments which are consistent with that designation, and is 2 blocks away from the nearest neighbourhood corridor, being 17 Avenue SW; and
- h) Served by direct lane access – YES, the Subject Parcel is served by direct lane access
  - i) In this regard, as RKH is a laned community, it should be noted that virtually all of its LDR Parcels are served by direct lane access.

The Subject Parcel therefore satisfies only 5 of the 8 criteria, and 4 of those 5 “satisfied” criteria would be satisfied by virtually every other corner LDR Parcel in RKH, and 3 of those 5 “satisfied” criteria would be satisfied by virtually every LDR Parcel in RKH. Accordingly, if these results are considered sufficient to conclude that the Subject Parcel is an appropriate location for multi-residential infill development, and therefore that its designation under



## Richmond/Knob Hill Community Association Comments

- 4 -

the Richmond ARP should be upgraded from Conservation and Infill to Low Density, then that would suggest that every corner LDR Parcel in RKH, and possibly every LDR Parcel in RKH, should be similarly upgraded. If a change is to be made to the Richmond ARP that has the potential to have ramifications of that magnitude, then it should only be done through a comprehensive community engagement process that determines not only the need for such a change, but also widespread community support for such a change, as was recently done to update the Area Redevelopment Plans for the NW communities of Banff Trail and Capitol Hill.

- 4) It is not apparent to the Association that there is either a need to open up RKH's non-collector LDR Parcels, whether corner or interior, to multi-residential infill development, nor widespread community support for such a change. With respect to the issue of need, RKH's population stopped declining back in 1988 and since then has grown by 31%, and is expected to surpass its previous 1968 peak within the next year or two (see attached chart – Attachment 5). Over the same period the number of residential units in RKH has increased by 33%. Much of this increase in population and number of units has taken place within the R-C2 portions of RKH's Conservation and Infill areas, where older wide-lot bungalows have been subdivided and replaced with 2 narrow lot detached or semi-detached infills. Opportunities exist for significantly more population and unit count growth:
- a) Within the Richmond ARP's existing Conservation and Infill areas, as to date only around half of RKH's DC (based on R-2)/R-C2 parcels have been redeveloped;
  - b) Within the Richmond ARP's existing Low Density and Medium Density areas, which to date have also only been partially redeveloped;
  - c) Along and in the vicinity of RKH's two "Main Streets", being:
    - i) 17 Avenue SW, the westmost portion of which recently underwent a major Main Streets community engagement process that culminated in City-initiated upzoning, including of many DC (based on R-2)/R-C2 parcels to R-CG (including several parcels at the north end of the block face upon which the Subject Parcel is located), and amendments to that portion of the Richmond ARP – we anticipate a similar process being initiated for RKH's remaining portion of 17 Avenue SW in the near future; and
    - ii) 33 Avenue SW, for which a new "activity centre" Area Redevelopment Plan was enacted in 2014 and a Main Streets community engagement process is just getting underway, and where over 200 new apartment-style units are either currently under construction or in the planning approval process;

In this regard, and in anticipation of the City-initiated upzoning that is likely to result from the 33 Avenue SW Main Streets community engagement process, the Association recently responded favourably to an R-C2 to R-CG upzoning application for the corner parcel at 2403 32 Avenue SW, which backs onto a Marda Loop business district property on the north side of 33 Avenue SW (LOC2017-0238);

## Richmond/Knob Hill Community Association Comments

- 5 -

- d) Along RKH's collector roads, where to date the Association has responded favourably to all applications to upzone LDR Parcels, including:
  - i) in 2014, applications to upzone:
    - (1) each of the interior parcel at 2235 26 Avenue SW and the adjacent corner parcel at 2239 26 Avenue SW (both of which are located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2014-0096); and
    - (2) the corner parcel at 2104 Richmond Road SW (located at the intersection of the 20 Avenue SW and Richmond Road SW collector roads) from R-C2 to R-CG (LOC2014-0154);
  - ii) in 2015, applications to upzone:
    - (1) the corner parcel at 2840 25A Street SW (located along the Richmond Road SW collector road) from DC (based on R-2) to M-CG (building height modifier was requested -- LOC2015-0166); and
    - (2) the interior parcel at 2220 26 Avenue SW (located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2015-0182); and
  - iii) In 2017, applications to upzone:
    - (1) the corner parcel at 2803 25 Street SW (located along the 26 Avenue SW collector road) from DC (based on R-2) to R-CG (LOC2017-0125);
    - (2) the corner parcel at 2804 25A Street SW (located along the 26 Avenue SW collector road) from DC (based on R-2) to R-CG (LOC2017-0172); and
    - (3) the interior parcel at 2224 26 Avenue SW (located along the 26 Avenue SW collector road) from R-C2 to M-CG (LOC2017-0252).

In this regard it should be noted that on several occasions the Association has also taken the position that a DP application for a low density development on an R-C2 parcel located along one of RKH's collectors should be denied on the basis that a higher density development would be more appropriate in that location, in one case even going so far as to include that argument in an appeal of an approved DP to the Subdivision and Development Appeal Board (SDAB2017-0017).

- e) On the Viscount Bennett school site, which the Association understands is likely to become available for redevelopment in the near future.

Based on the above, there would appear to be plenty of opportunities for both further population growth and increased "missing middle" development within RKH without having to open up its non-collector LDR Parcels, whether corner or interior, to multi-residential infill development.

- 5) With respect to the issue of community support, based on the feedback that the Association has received from RKH residents over the last few years, including through:
  - a) a 2010 community engagement process as part of the development of the Association's Residential Development Design Guidelines, which referenced a willingness to consider upzoning applications for parcels along RKH's collectors/corridors;
  - b) a 2014 Winterfest community engagement event;

## Richmond/Knob Hill Community Association Comments

- 6 -

- c) a 2015 Community Visioning project in which the Association partnered with the Federation of Calgary Communities, the University of Calgary Urban Studies group and the Killarney Glengarry Community Association; and
- d) regular interaction with RKH residents both generally and in relation to specific development proposals,

it has become quite clear to the Association that there is reasonably widespread support among RKH residents for further intensification, but only to the extent either contemplated by the Richmond ARP or located along our collectors and Main Streets. We have not detected any groundswell of support for having our non-collector LDR Parcels, whether corner or interior, opened up to multi-residential infill development.

Based on the above, the Association requests that the Application be denied, and that the applicant be encouraged to redevelop the Subject Parcel in accordance with its existing DC (based on R-2) land use designation.

Thank you.

Richmond/Knob Hill Community Association  
c/o 2126 28 Avenue SW  
Calgary AB T2T 1K5  
development@richmondknobhill.ca

---

Dennis Cant  
Director, Development

---

Doug Roberts  
Development Committee Chair

Attachments (5)



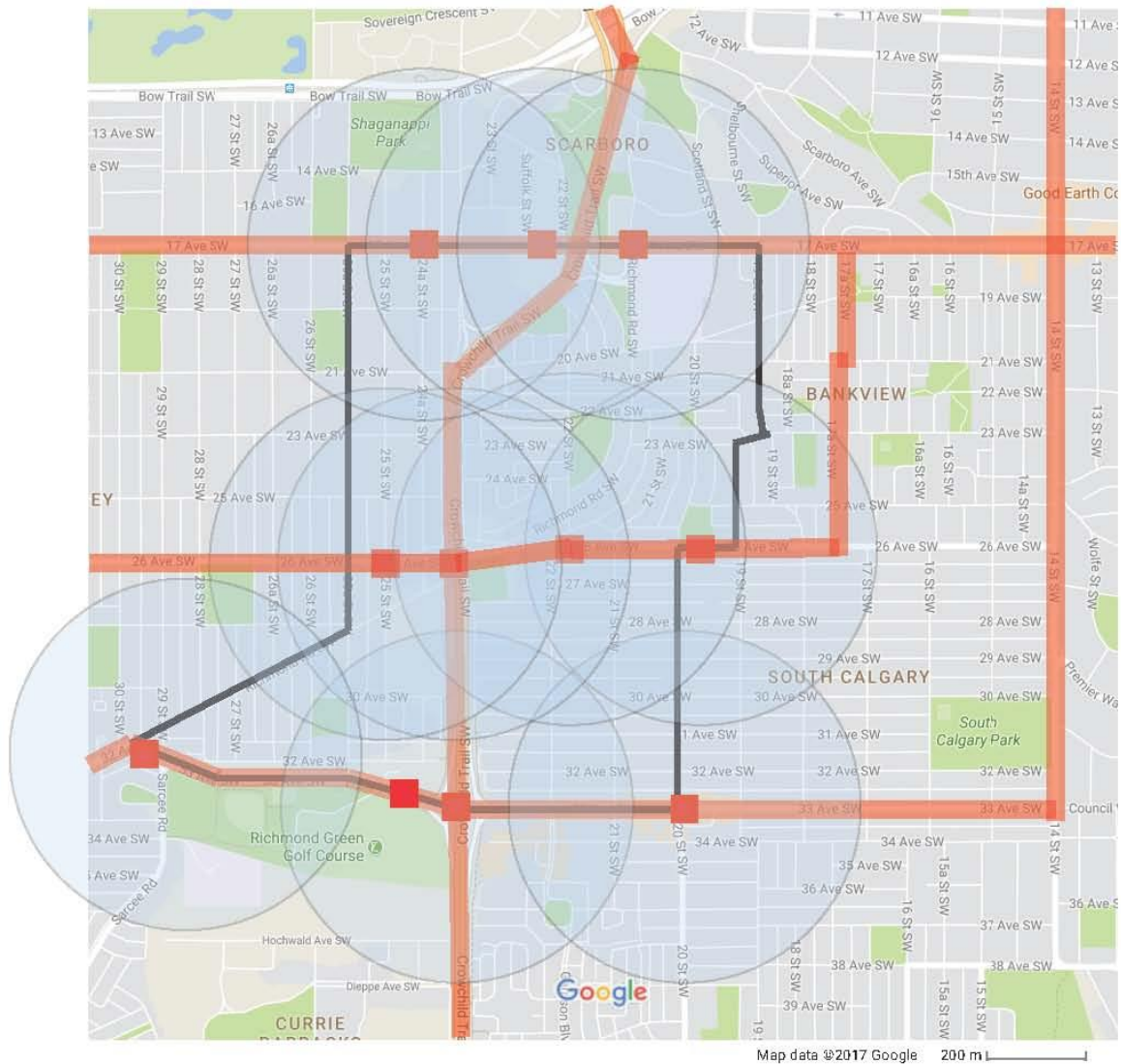


## Richmond/Knob Hill Community Association Comments

RICHMOND/KNOB HILL

Attachment 2

AREA WITHIN 400M OF TRANSIT STOP



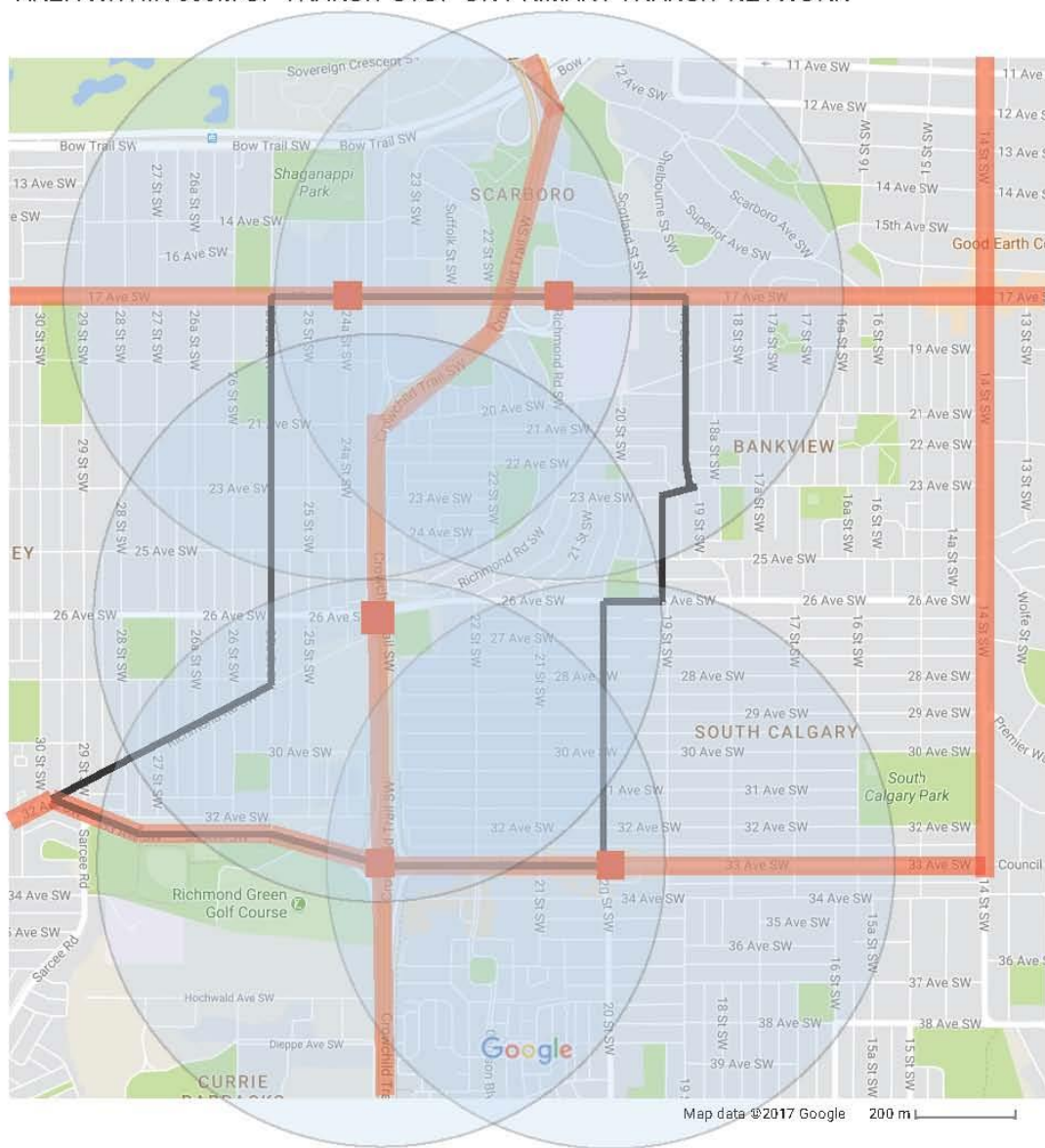
-  Transit Route  
 Transit Stop  
 RKH Community Boundary

## Richmond/Knob Hill Community Association Comments

RICHMOND/KNOB HILL

Attachment 3

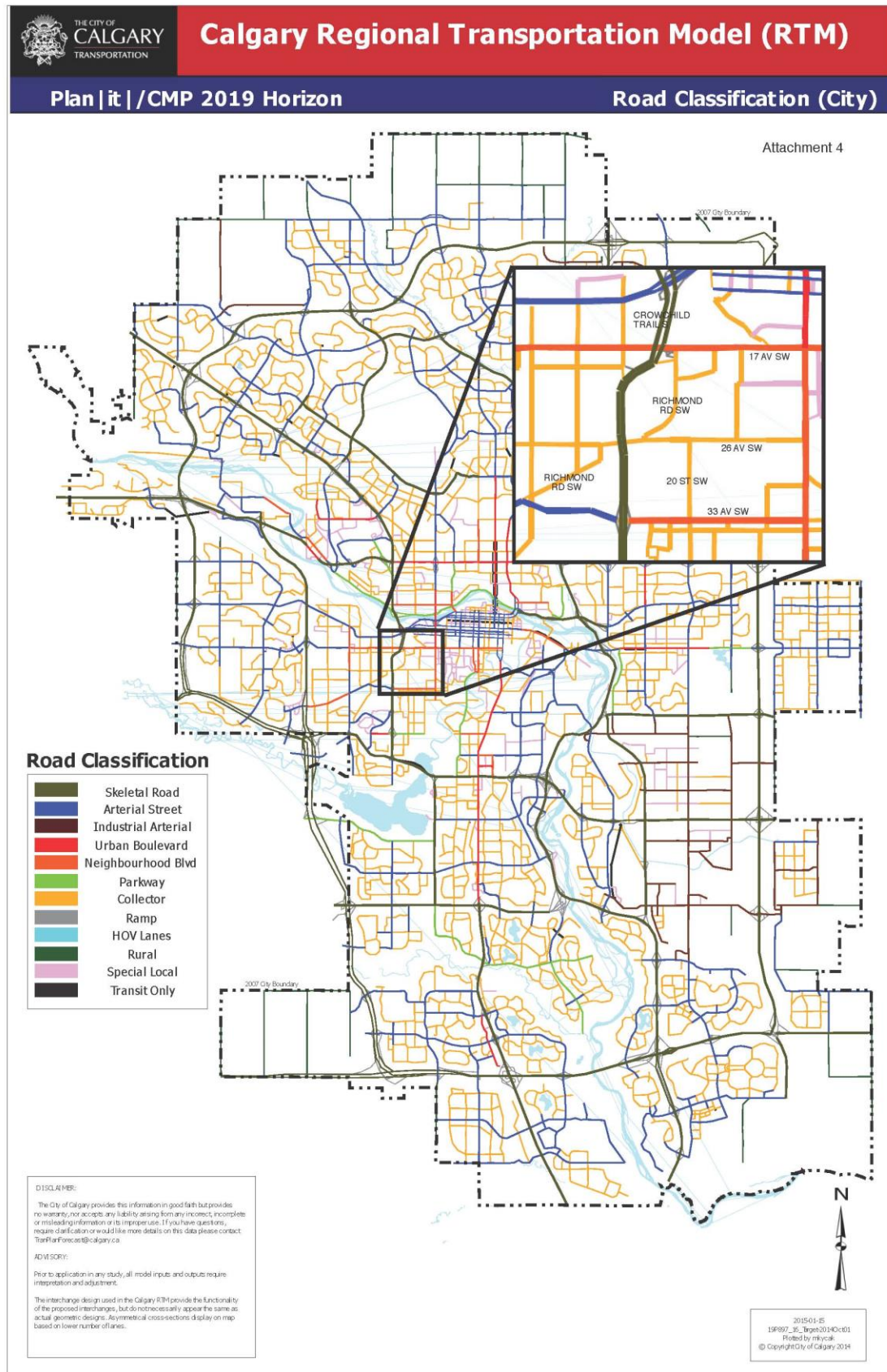
AREA WITHIN 600M OF TRANSIT STOP ON PRIMARY TRANSIT NETWORK



- Primary Transit Network
- Transit Stop
- RKH Community Boundary



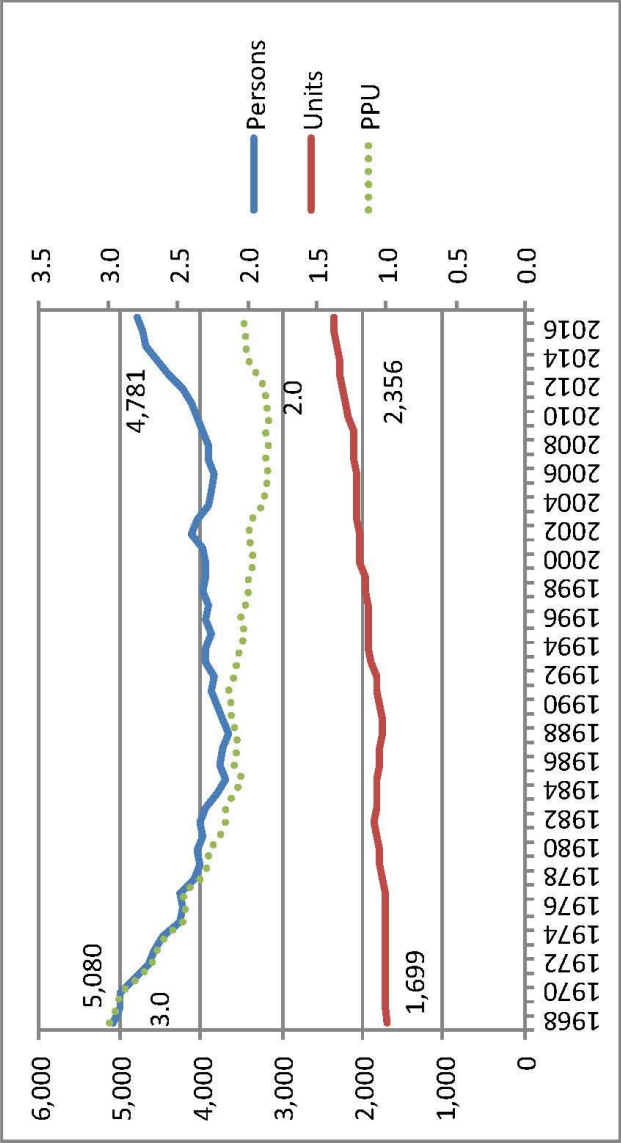
## Richmond/Knob Hill Community Association Comments



Richmond/Knob Hill Community Association Comments

Attachment 5

**RICHMOND/KNOB HILL      Historic Census Data 1968-2017**





## Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



### **Land use re-designation LOC2018-0007 2040 – 25a Street SW**

#### **The property:**

We are proposing to rezone this property to R-CG – residential – grade-oriented infill district for purposes of building a 4-unit rowhouse with detached 4-car garage. This type of development already exists in the neighborhood and, as such, we believe that the building type is suitable for this property. The units will be two storeys high, which is the same allowable height as any single family or duplex dwelling. Each unit will have direct access from the sidewalk and feature front patios and landscaping which is street-oriented.

#### **CPC key points:**

CPC recommends approval of the proposed Policy Amendment and Land Use Amendment

The proposed Local Area Plan amendment and Land Use amendment are in keeping with the relevant goals and policies of the Municipal Development Plan and serve to accommodate future development that enable a moderate increase in density while maximizing the use of existing infrastructure. Moreover, the proposed re-designation seeks to accommodate a development that meets the City's "Location Criteria for Multi-Residential Infill" as outlined in the report to council PUD2016-0405.

#### **Legislation and policy:**

##### South Saskatchewan Regional Plan (SSRP)

The proposed re-designation complies with the overall goals of the provincial plan including the Land Use Patterns policies (subsection 8.14).

##### Municipal Development Plan (MDP)

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 3.2.1).

The proposed R-CG District allows for development that is sensitive to the existing context and conform to the relevant policies of the MDP. The subject site is located on a corner parcel and will allow for a greater variety of housing forms in the area. The proposed re-designation is found to comply with the general goals of the MDP.

## **Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments**



### Richmond Area Redevelopment Plan (ARP)

The re-designation of the parcel to R-CG requires a site specific minor amendment from “Conservation and Infill” to “Low Density Residential”. This allows for townhouse development.

### Location Criteria for Multi-Residential Infill

The subject parcel meets 5 of the 8 location criteria for multi-residential infill. The three criteria which the subject parcel does not meet are not deemed to be critical in appropriately accommodating infill residential in the scale that can be accommodated by the proposed redesignation (see comments further below)

### Transportation networks:

The subject parcel is a corner lot, lane accessible, with street parking available on adjacent streets. The nearest transit stop is 250 m from the parcel, additional transit is available along Crowchild Trail and the SW BRT route.

### Utilities and servicing:

There are no upgrades of existing services required for this development.

### Also:

R-CG is not a multi-family designation – it is a low-density grade-oriented development, designed to integrate into the existing fabric and allow alternative forms of housing for various incomes – the “missing middle”.

This proposed development is consistent with city-wide goals and policies of the Municipal Development Plan, which encourages the development of more housing options in established communities, more efficient use of existing infrastructure, and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

### **Responses to community citizen concerns:**

1. Deviates from applicable Richmond ARP:  
it is consistent with the intent of the ARP and follows the more recent MDP
2. Infrastructure capacity for the area:  
DTR comments indicate no utility upgrades required
3. Does not fit (with) the existing context (detached/semi-detached) and create(s) over density:



## Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



Zoning allows for 2 units on this site - we are proposing 4. The overall height will be 2 storeys – the same as allowed contextually, except site coverage is up from 45% to 60%. This is not a big jump in density compared to multi-family type developments. There is no provision for future secondary suites. Density is the same as a semi-detached with secondary suites.

4. On-street parking problems may worsen with multi-residential units proposed:  
The City transportation department is not concerned with this issue, present neighborhood does not require on-street parking permits.

5. More cars parking close to the corner and will reduce visibility for pedestrians:  
Studies show that increases in on-street parking, especially at corners, act as traffic calming – cars slow down.

6. Additional one meter in height and amount of sunlight that would block all surrounding neighbors:  
Height limits for rowhouses are potentially 11.0 m. Our proposal is two storey only – the same as the neighborhood context.

7. Concerns around the increase in traffic directly next to a party within a playground zone:  
There will be 2 additional cars for 2 additional units; this would be the same if we built a duplex with secondary suites. Traffic issues only arise with multi-family developments – increases of 10 or more vehicles.

8. Located directly across from a park/playground and increased density will dramatically increase traffic congestion and endanger the park users:  
Two extra cars are not allot (see comments above); also increasing density next to a park increases the usage of the park and make the proposed units more desirable for young families; it is one of the location criteria for increased density

9. Building orientation will affect the privacy of surrounding neighbors:  
Again, this is a two storey building – the same as any house. Building code and land-use bylaw limitations on windows on side elevations, in this case, will reduce the north elevation windows facing the neighbor. The east unit adjacent to the neighbors back yard will have major windows facing east (own back yard) and south as per the other units.

10. Rowhouse development should be towards 17<sup>th</sup> ave SW and Crowchild Trail and 33 ave. SW:  
We acknowledge that greater density should be along major collectors. This development is a minor increase in density and blends in with the context.

## Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



11. Proposed increase in density will significantly and adversely affect numerous adjacent residents and will detract from the character of the neighbourhood, which will not anticipate this amount of density to be tagged at the end of a low density residential block. . . a terrible precedent will be set . . .

The city is totally in favour of increased density in inner city neighborhoods – planning policy dated back to 2014 has been public. This development represents a slight increase in density, The precedent is for lots at block ends only, the advantages are higher population with more activity in area, better utilization of local retail, existing infrastructure. Two storey building with multiple frontages engages the street and makes block end more dynamic and active.

### Responses to RKHCA concerns:

1. MDP policies encourage the provision for a broader range of affordable housing. To meet MDP goals, a grade-oriented R-CG district was introduced in 2014 to facilitate a wide range of low density ground-oriented housing, sensitive integration, provide communities with certainty regarding form and scale of housing. R-CG is one of the low density zoning options (not multi-family).

The ARP was written in 1986 and had a stated shelf life of 10-15 years. Today, much there is greater priority on the more recent MDP, the CTP Calgary Transportation Plan and the Developed Areas Guidebook. The Richmond ARP is directly informed by the Inner-City Plan from 1979. Although this plan is outdated, the goals are similar “a low-density policy is intended to improve existing neighbourhood residential quality and character, as described in the conservation and infill policy, while providing for low profile family-oriented redevelopment . . . maximum density should not exceed 75 per hectare.

The community has been engaged at the beginning of this development process, corresponding with a request for re-zoning. Letters were distributed to neighbors outlining our intent.

2. An amendment in the ARP from “conservation and fill” to low-density is not supported by the community association. The city planning department, however, does support this change.

3. The “Location criteria for Multi-residential infill” implemented by the City council in 2014 to assess the appropriateness of of multi-residential infill development in low density areas are as follows:

A – corner parcel – yes

B – within 400m of transit stop – yes

C – within 600m of a transit stop on the primary transit network – yes

## Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



**D – on a collector or higher standard road – no** (see below)

**E – adjacent to existing or planned non-residential development or multi-unit development – no**

F - adjacent to or across from an existing or planned open space, park or community amenity – yes

**G – along, or in close proximity to, an existing or planned corridor or activity centre – no**, subject parcel is, however, close to 19<sup>th</sup> avenue.

H – served by direct lane access – yes

Regarding item D: There is widespread support for further intensification but only to the extent either contemplated by the ARP or located along collector roadways and Main Streets. The subject parcel does not front on a collector road: the resultant traffic generation and parking demand is likely to be minimal. The distinctly residential form and appearance created by the R-CG district's steady rhythm of doors and porches adds visual interest to the neighbourhood streetscape, calming local traffic and enhancing pedestrian safety and experience along adjacent sidewalks. Meanwhile, location along a collector or higher order road may be especially well-suited to higher intensity multi-residential districts like M-CG, M-C1 and M-C2 which have a higher order of traffic generation and parking demand.

Location criteria are not intended to be treated as a set of requirements, checklist or scorecard for appropriateness, but rather as an additional tool for Administration to highlight some of the preferred site characteristic that may make a site more suitable for redevelopment.

4. Potential precedent of increasing density for every corner lot in the entire neighborhood – this is not acceptable, also would require comprehensive community engagement process. There is precedent for increased density along community edges and collector roads (encouraged by community), no need to increase density within the community:

As stated above, this land-use re-designation is considered low-density. There is a minor increase in lot density which is the same as would be allowed for a semi-detached (duplex) dwelling with secondary suites.

### Further points:

5. The subject site benefits from a corner location, direct lane access, proximity to primary and local transit, proximity to an existing open space, park or community amenity, and proximity to a main street

6. Regarding height and shadow concerns: the proposed building is two storeys with pitched roof, the same as allowed in existing R-C1 or R-C2 zoning.

## Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



7. Setbacks: the land-use bylaw allows for and encourages moving buildings towards the corner and away from neighboring property – deducing privacy concerns.

8. Secondary suites: are not part of this proposal; are not possible in the future without expensive renovations due to building code limitations, and new Development Permit application.

9. Traffic and parking: this proposal is for 4 units with 4 private garages and one visitors stall – increases of traffic and parking requirements on local streets is minimal. There are no current parking restrictions, so available parking is not a problem.

10. Density and neighbourhood character: the proposal presents a modest increase in density, while providing more flexible and affordable inner-city housing options for Calgarians looking to live in communities with direct and easy access to transit, shopping, schools, amenities, open spaces, and community services.

### Conclusion:

The risk of simply maintaining the land-use status quo is highlighted in RKHCA's letter of support for the R-CG district:

"we estimate that our community is approximately 50% redeveloped, and to date that redevelopment has consisted almost exclusively of older bungalows on R-C2 parcels being demolished and replaced with a pair of 2-storey or 3-storey detached or semi-detached dwelling units. Our concern is that if this development pattern continues Richmond/Knob Hill will end up being a slightly denser but still excessively homogeneous residential community, with too little demographic or economic diversity – fewer rental, starter or senior-friendly housing options."

The proposed land use re-designation at 2040-25a street SW will contribute to the continued vitality of Calgary's inner-city neighbourhoods and 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.

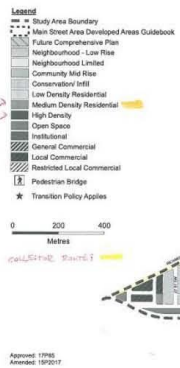
Regards  
Max Tayefi,

## Applicant's Response to Richmond/Knob Hill Community Association and Community Citizen Comments



### Land use Map

Map 2  
Land Use Policy



### Proposal massing







## Summary of Applicant-led Community Engagement



### **2040 - 25a street SW Open House Report:**

An open house was held on May 24, 2018 to present the proposed application to the neighbours, and the invitation was extended to the community association and the city of Calgary planning team. Representative from both the association and the City, and also 10 to 12 people from community residents were in attendance at the open house.

During the open house, a Q&A session was held that took almost two hours, and the neighbors, community association, City planners and the applicant's representative (MT-Arch) were engaged and discussed the questions and concerns that were presented.

The following is the highlight and areas of concerns that were brought up by some of the neighbors and the community association during the Q&A period:

#### location criteria

- if one RCG is built, is there more likelihood that one will be approved next to it?

#### rezoning

- this site is outside the line of denser development along 17th avenue, therefore should not be rezoned - there should be guidance from the City

- Richmond has taken on significant densification load already. has Richmond taken on enough densification - City doesn't know

#### process

- concern that DP application is permitted use - no advertising
- how much impact does community opinion impact decisions at City

#### waste and recycling

how do you handle 12 bins on one property

#### parking

- how do you handle parking, existing park is going to be redeveloped
- not convinced there will be one car per owner on proposed site

#### privacy

- concerns about privacy - especially back yard, are there rules in place?

#### design

- design is too cold, not enough warmth

#### landscaping

- can we protect mature trees on the site?
- will there be boulevard planting?

## Summary of Applicant-led Community Engagement



The following are the responses and feedback provided by the City planners and/or the applicant's representative (MT-Arch):

### Location criteria:

- At this point there is very little likelihood for this concern since this type of zoning and development is only suitable for corner units and not the middle of blocks.

### Rezoning:

- City has criteria guidelines for the areas with older ARPs such as this community that the city planners will follow and determine the suitability of each application on a case by case following the criteria approved by the City of Calgary.
- The statistic were not presented in the session, however the debate that which community is taken more progress on the city of Calgary densification benchmarks is also driven by the market and developers' interests.

### Process:

- Any application with discretionary use or noncompliance rules will be advertised, furthermore the Architect has provides means of engagement during design development for interested parties to provide comments.

### Waste and recycling:

- The number of bins per unit is a city wide challenge and with good design there will be storage areas as per the City of Calgary rules and staging area for the time of pick up. This minimizes the impact of having the bins exposed on the lane all the time.

### Parking:

- The requirement for the development will be 4 cars which will be provided by garages accessing from the lane. This is equal to having two double garage if this was to be developed as a semidetached development.

### Privacy:

- At the DP stage the privacy will be provided by followings the City of Calgary planning and building rules including size of the window and obscure glazing, fence height, visually obstructive balcony panels, etc.

### Design:

- Through means of engagement during design development comments of community in large will be discussed and addressed.

### Landscaping:

- Such as any other type of development the mature trees are unlikely to be possible to retain, however the City of Calgary rules for this zoning will permit



## Summary of Applicant-led Community Engagement



and may mandate to install additional trees on the city boulevard along the property line which will provide ample new vegetation that enhances the street scape and the neighborhood.

The material that were presented at the open house beyond the previously circulated material are attached.

Attachments: (total 8 files)

- Open house invitation letter
- Open house sign
- Presentation boards (four 24"x36" boards)
- Presentation notes
- Comments form

## Summary of Applicant-led Community Engagement



### Invitation to open house

Re: 2040 - 25a Street SW – Application for Re-zoning

We would like to invite you to an information session regarding our application to the City of Calgary proposing to rezone the 2040 -25a street lot to R-CG residential zoning, allowing it to be designed as a 4 unit row house with detached garages.

The opinions of our neighbors are important to us. As such, we would like to share the proposal with all of you to get your feedback and approval. The meeting will introduce the project and then a Q/A session will be held to address any questions or concerns you might have. We are expecting that a City of Calgary planner familiar with this application will also be in attendance.

We are holding the gathering on Thursday May 24 at 7:00 pm at the Good Companion 50 plus club (address below). Should you be unable to attend the gathering, please feel free to contact us at 403-608-0646 or email at [mtayefi@mt-arch.ca](mailto:mtayefi@mt-arch.ca) regarding any questions you might have about the project.

Thank you kindly,

Venue Address:  
Good Companion 50 plus club  
Main floor meeting room  
2609 19 Ave SW, Calgary, AB T3E 0E9

Time:  
Thursday May 24, 2018 7:00 pm

Elveden Centre, Iveagh House  
Suite 1450, 707-7th Ave SW  
Calgary AB T2P 3H6

P: (403) 608 0646  
E: [info@mt-arch.ca](mailto:info@mt-arch.ca)  
w: [www.mt-arch.ca](http://www.mt-arch.ca)

Max Tayefi  
Architect, AAA, MBA, LEED<sup>AP</sup>

**Summary of Applicant-led Community Engagement**

# **Open House**

**Proposed Rezoning  
2040 21 Ave SW**

**Location:  
Good Companions 50 Plus Club  
Meeting Room  
Upstairs**

## Summary of Applicant-led Community Engagement



## Summary of Applicant-led Community Engagement

4020-25a STREET SW

### PROPOSED APPLICATION BASIC INFORMATION:

<u>CATEGORY</u>	<u>PROS:</u>	<u>CONS:</u>
DENSITY	- 4 UNIT VS. 2 UNITS + 2 SECONDARY	- NO SECONDARY SUITES
PERMITTED HEIGHT	- 11.0 M (POTENTIAL 3 STOREYS)	- 8.6 M OR 10M (CONTEXTUAL) (2 STOREYS OR 3 STOREYS IF CONTEXTUAL)
BUILDING MASS	- INCREASE FROM 45% TO 60%	- EQUIVALENT TO ONLY ONE TOWNHOUSE
FRONT SETBACK	- 1.8 M INSTEAD OF 5 M FOR CONTEXTUAL (RELAXATION WILL BE REVIEWED AT DP STAGE)	- ACTIVE FRONTAGE WITH PORCHES, LANDSCAPING, BOULEVARD TREES
PROXIMITY TO PARK	- POTENTIAL INCREASED TRAFFIC	- INCREASED USAGE OF PARK, - TRAFFIC LEVEL MAY NOT CHANGE IF ACCOUNTED FOR SECONDARY SUITES
PARKING REQUIRED	- INCREASE TO 4 FROM 2 +2 (SECONDARY)	- DUPLEX WITH SECONDARY SUITE REQUIRES 4 - ALL REQUIRED PARKING WITHIN PROPERTY
LOCATION	- POTENTIAL INCREASED DENSITY	- PARCEL AT BLOCK END PROVIDES MORE STREET FRONTAGE - MINOR INCREASE IN DENSITY - PROVIDES ALTERNATIVE HOUSING TYPE



## Summary of Applicant-led Community Engagement



SITE PLAN



SITE PLAN OPTION



Summary of Applicant-led Community Engagement



CONCEPT DESIGN



CONCEPT



VISUALIZATION



PROPOSED DEVELOPMENT  
2018-07-02  
CITY OF MISSISSAUGA  
PLANNING & DEVELOPMENT  
DEPARTMENT

MTArch  
Mississauga, Ontario  
ARCHITECTS



## Summary of Applicant-led Community Engagement



### 2040 - 25a street SW PRESENTATION TO NEIGHBOURS

#### The property:

- We are proposing to rezone this property to R-CG - residential - grade-oriented infill district for the purposes of building a 4-unit row-house with a detached 4-car garage.
- this type of building development already exists in the neighbourhood and, as such, we believe that the building type is suitable for the property.

#### The design:

- 4-units, each with access from the street (21st ave.), at least one with access from 25a street - takes advantage of corner lot location
- two storeys - same general height as any house as permitted in RC1/RC2 zoning
- pitched roof, mix of cladding materials, lap siding, panels, stone or brick, asphalt shingles - typical residential appearance
- detached 4 car garage, plus concrete pad visitors parking within the property - all lane accessible

#### Background:

- Historically CPC has been in favour of similar re-zoning.
- proposal is in keeping with the relevant goals and policies of the Municipal Development Plan and serve to accommodate future development that enable **moderate** increase in density while maximizing the use of existing infrastructure

#### Areas of concern:

- increased density:
  - this development falls under the category of low-density residential; **not** multi-family, mid- or high-density
  - 4 units with no option for secondary suites = 2 units with secondary suites
- location criteria:
  - meets 5 of 8 location criteria – the other three are deemed not critical for the type of development proposed, they more appropriate for multi-family development [corner parcel, within 400m of transit stop, within 600m of primary transit network, adjacent to existing open space (park), served my lane access]
  - R-CG is a low-density grade-oriented development, designed to integrate into the existing fabric and allow alternative forms of housing for various incomes - the "missing middle". This is part of city-wide initiative to provide more housing options in established communities.
- does not fit with existing context, creates too much density:
  - current zoning allows for 2 units, we are proposing 4, furthermore, zoning already allows for 2 units + 2 secondary suites = 4 units.
- too much building mass:
  - the site coverage goes from 45% to 60% - essentially, the only increase is the building mass from one unit. New zoning has potential height of 11.0 m, our proposal is two storeys with a pitched roof, the same as any typical detached house.
- deviates from applicable Richmond ARP:
  - it is consistent with the intent of ARP and follows more recent MDP encouraging minor increases in density.



## Summary of Applicant-led Community Engagement



- privacy issues:
  - the city encourages moving the building towards the street and away from neighbouring property; and minimizing windows overlooking the neighbour's back yard
- parking:
  - all required parking is within the parcel, street parking is available in front of the parcel on two sides, it does not interfere with the neighbours' frontages
- parking near park:
  - studies show that increases in on-street parking, especially at corners, slow cars down (traffic calming).
  - parking for this park is available on the park frontage on all 4 sides, there is no need to park in front of residences.
  - increasing density adjacent to park increases its utilization
- utilities:
  - no upgrades to existing infrastructure required
- urban street frontage:
  - not as intrusive as infill duplexes with double front driveways and garages.
  - maintain green frontage with walk up to front doors, not rows of stairs.

### Analysis:

	R-C2	R-CG	proposal
Density	2 units	4 units	4 units
Coverage	45%	60%	56.5%
Height	9.6 m	11.0 m (townhouse)	8.6 m

## Summary of Applicant-led Community Engagement



**Re: Proposed Rezoning application for "2040 25a street SW Calgary AB"**

### **Comments:**

Please provide any other comments you would like to share with us. Thank you  
(You can drop off this form at the end of session or email to the address at the bottom of the page by May 25, 2018)

Name: (optional)

Email: (optional)

---

Elveden Centre, Iveagh House  
Suite 1450, 707-7th Ave SW  
Calgary AB T2P 3H6

P: (403) 608 0646  
E: info@mt-arch.ca  
w: www.mt-arch.ca

Max Tayefi  
Architect, AAA, MBA, LEED<sup>AP</sup>

# PROPOSED

CPC2018-0702  
ATTACHMENT 6

## BYLAW NUMBER 46P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RICHMOND AREA REDEVELOPMENT PLAN BYLAW 17P85

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Richmond Area Redevelopment Plan Bylaw 17P85, as amended;

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

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

1. The Richmond Area Redevelopment Plan, being Bylaw 17P85, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

BYLAW NUMBER 46P2018

## Schedule A



# PROPOSED

CPC2018-0702  
ATTACHMENT 7

## BYLAW NUMBER 220D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0007/CPC2018-0702)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

AMENDMENT LOC2018-0007/CPC2018-0702  
BYLAW NUMBER 220D2018

## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0007/CPC2018-0702  
BYLAW NUMBER 220D2018

## SCHEDULE B







**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0693  
Page 1 of 8**

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 – 29  
Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

**EXECUTIVE SUMMARY**

This application was submitted by Kelvin Hamilton Architecture on 2018 April 10 on behalf of the landowners, Gregory Ball and Marvis Olson. The application proposes to change the designation of 2639 – 29 Street SW from the Residential – Contextual One/Two Dwelling (R-C2) District to the Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small scale commercial developments;
- opportunities for residential uses to occur on upper floors;
- a maximum building height of 10 metres (no changes from current maximum height);
- building that is in keeping with the scale of nearby residential areas; and
- the uses listed in the proposed C-N1 designation

The proposed C-N1 District is a commercial designation intended to accommodate small scale street oriented commercial development with opportunities for residential uses to occur on upper floors while keeping with the scale of the established neighborhood.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal is in conformance with the local area redevelopment plan as amended and 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 Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation (Attachment 3); and

2. Give three readings to the proposed Bylaw.

**Moved by: E. Woolley**

**Carried: 7 – 0**

3. **ADOPT** by bylaw the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District; and

4. Give three readings to the proposed Bylaw.

**Moved by: E. Woolley**

**Carried: 7 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0693  
Page 2 of 8

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29  
Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE  
14:**

That Council hold a Public Hearing on Bylaws 47P2018 and 221D2018; and

1. **ADOPT** the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 47P2018.
3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2639 – 29 Street SW (Plan 1855W, Block 1B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Commercial – Neighbourhood 1 (C-N1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 221D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

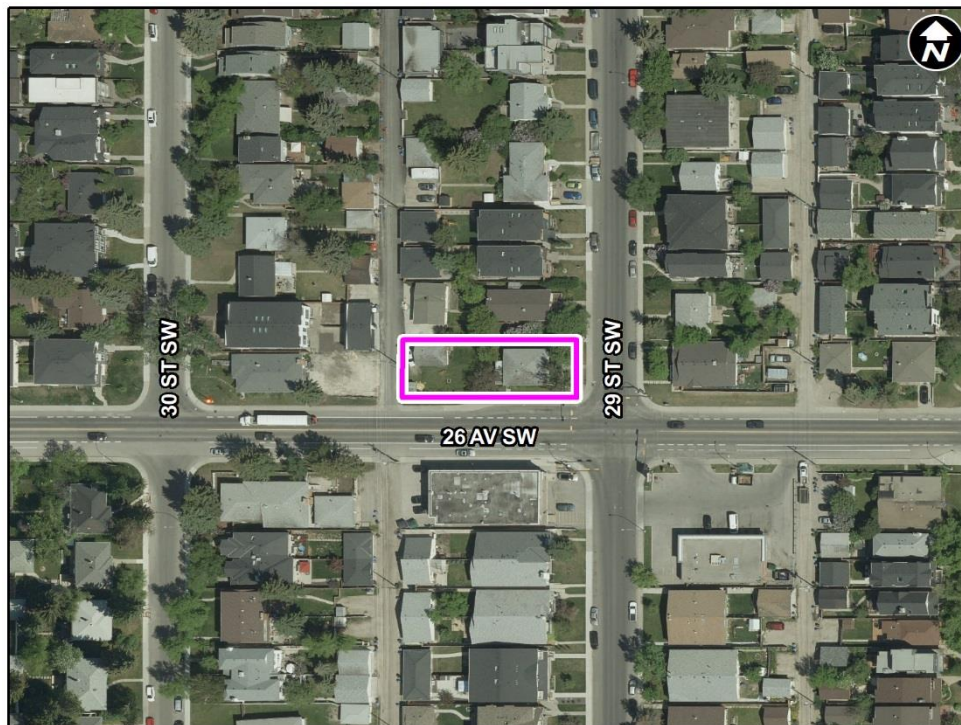
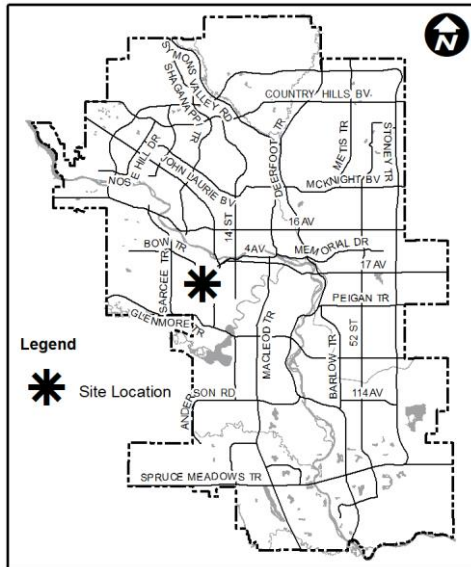
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0693  
Page 3 of 8

Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29  
Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018

BACKGROUND

Location Maps



## Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29 Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018

### Site Context

The subject parcel is located in the community of Killarney/Glengarry at the northwest corner of 26 Avenue SW and 29 Street SW. Surrounding development consists of low-density residential in the form of single detached and semi-detached dwellings, and local commercial in the form of retail and consumer services.

The area is largely designated under the R-C2 district, though a variety of districts including M-CG, C-N1, C-N2 and S-CS exist within one block of the site. The subject parcel is approximately 230 metres northwest of the community association building with open space and 400 metres northeast from the Killarney Elementary School. Neighborhood commercial developments are across the street and lane from the site.

The site has an area of 0.07 hectares (0.17 acres) with approximate dimensions of 15 metres in width by 45 metres in length. The site is developed with a single detached house with the detached garage accessed from the rear lane.

As identified in *Figure 1*, the community of Killarney/Glengarry reached its peak population in 2015 with a total of 7,677 residents. The current population is 7,423, a decline of 254 residents from peak population.

*Figure 1: Community Peak Population*

<b>Killarney / Glengarry</b>	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	-254
Difference in Population (Percent)	-3.3%

*Source: The City of Calgary 2017 Civic Census.*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation would ensure the parcel supports a mix of neighbourhood commercial uses while being compatible with the scale of the surrounding residential areas that maintain the objective of the Commercial section outlined in the *Killarney/Glengarry Area Redevelopment Plan*. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29 Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

---

***Land Use***

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas intended for single detached, semi-detached and duplex housing. The district allows for maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Commercial – Neighbourhood 1 (C-N1) District is a neighbourhood commercial designation intended for street oriented small scale commercial development with opportunities for residential units in the upper floors of a building. The district is limited to parcels with less than 1.2 hectares in site area. The maximum building height of 10 metres and a maximum floor area ratio of 1.0 ensures compatibility with adjacent residential developments.

Other land use districts such as MU-1, MU-2 and M-X1 were considered but ruled out due to height and scale. MU-1 and MU-2 are typically intended for development with 4 to 10 storeys located in commercial streets and M-X1 allows a maximum building height of 14 metres (approximately 4 storeys).

Development in a C-N1 District typically takes the form of small scale neighbourhood commercial on the main floor with dwelling units on the upper floor, vehicular access from the lane, and landscape screening for site abutting low-density residential.

**Infrastructure**

***Transportation Networks***

The subject site is located at the corner of two collector roads with designated bicycle lanes available along 26 Avenue SW.

The site is located approximately 445 metres from primary transit service at Richmond Road SW. Route 6 bus stop, that offers services to the downtown core and the Westbrook LRT station, is located next to the site. Vehicular access is available from the rear lane and street parking is restricted along 26 Avenue SW.

***Utilities and Servicing***

Water, sanitary and storm sewer main are available from 29 Street SW and 26 Avenue SW. Existing infrastructures can accommodate the potential development 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 was advertised online.

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29  
Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

---

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

The Killarney/Glengarry Community Association was circulated and it provided a letter of support to the proposed land use designation with comments related to development permit and the new area redevelopment plan currently being developed.

Administration also received one letter of support and one letter of opposition citing the following reasons:

*Comment in Support:*

- Appropriate location for a commercial with residential development as it faces the corner of 2 busy intersections (29 Street and 26 Avenue SW).

*Comments in Opposition:*

- Setbacks, privacy, massing and shadowing concerns;
- Notice posting on their site is having a negative impact on my property;
- No one wants to live next to a commercial site; and
- Will support M-CG rowhouse instead of C-N1

Administration considered all comments received and has determined the proposal to be acceptable. The design of the site, including provision of on-site parking, shadow, setbacks and the commercial uses will be reviewed through the development permit.

***Engagement***

The applicant engaged the Killarney/Glengarry Community Association and discussed the land use application and future development prior to formal submission. No public meetings were held in association with this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

This site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map. 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 falls within the Inner City area as identified on Map 1 of the *Municipal Development Plan* (MDP). There are several MDP policies which support the proposed area redevelopment plan amendment and land use redesignation. These include policies regarding the development of complete communities, creating neighbourhood commercial in close proximity to residential developments, revitalization of local communities by adding population

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29 Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

---

and a mix of commercial and service uses, and ensuring a mix of land uses surrounding in close proximity to transit

***Killarney/Glengarry Area Redevelopment Plan (Statutory, 1985)***

The subject site is identified as a Conservation/Infill on Map 2 – Land Use Policy in the area redevelopment plan. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, duplex and structures.

To accommodate the proposed C-N1 District, a minor amendment to Map 2 is required to change the land use category of the subject site to Local Commercial. The purpose of the category is to accommodate commercial development that is compatible with the scale of the surrounding neighbourhoods. The proposed amendment to the ARP is deemed appropriate given the intent of the proposed C-N1 District.

It should be noted that Administration is currently undertaking a renewal of the ARP – as approved by Council in the 2018 Planning and Development work program. The new area redevelopment plan is in the early stage of gathering input from community and stakeholders to better assess policy direction.

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

The recommended land use allows for a wide range of street oriented neighbourhood commercial development and the ability for residential units on the upper floors. As such, the proposed district provides opportunity that may better accommodate housing needs of different age groups, lifestyles and demographics while providing local amenities for community residents.

No environment 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.

**Risk Assessment**

There are no significant risks associated with this application.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0693  
Page 8 of 8

**Policy and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2639 - 29  
Street SW, LOC2018-0078, Bylaws 47P2018 and 221D2018**

---

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

The proposal aligns with applicable policies of the *Municipal Development Plan*. The proposed C-N1 District is intended for small commercial developments that are in keeping with the scale of nearby residential areas. The proposal allows for limited use sizes and types of development that has the ability to provide dwelling units on the upper floors while being compatible with the established neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Killarney/Glengarry Community Association Comments
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan
4. Calgary Planning Commission Member Comments
5. Proposed Bylaw 47P2018
6. Proposed Bylaw 221D2018
7. **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.

City of Calgary  
Planning and Development  
800 Macleod Trail SW  
Calgary AB. T2P 2M5  
April 10, 2018

Re: Land Use Re-designation from R-C2 to C-N1: 2369 29th Street SW: - Plan 1855W, Block 1, Lots 1&2

The parcel is located in the community of Killarney (Land area = 0.0699ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a mixed-use development consisting of commercial units at grade, with condo units above. We believe our proposal will be a great asset to the Killarney community's revitalization program.

#### RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to C-N1 land use, which will help facilitate the development of new compact, sustainable and affordable homes along with the support of new small businesses in the area.

**Corner Lot:** The site occupies a prominent corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 26th Avenue and 29th Street SW with grade-orientated commercial unit entrances as well as the entrance to the apartments on the levels above.

**Collector Road:** Both 26th Avenue and 29th Street SW are collector roads that encompass the subject site; each road ensures the ease of access and traffic capacity for future residents and businesses.

**Direct Lane Access:** The proposed site enjoys direct lane access, facilitating a development that provides vehicle access to the back lane, creating uninterrupted, pedestrian-friendly streetscape interface along 26th avenue and 29th street SW.

**Proximity to Transit:** There is a primary bus stop directly outside of the subject property on 26th Avenue SW and within 100m across the road from another primary bus stop. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency of every 10minutes.

**Adjacent to Existing Commercial Development:** The subject site is directly adjacent to existing commercial developments, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric.

#### Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

## Applicant's Submission

### COMMUNITY ENGAGEMENT

#### Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 1855W – Block: 1B – Lot: 1&2).

#### Killarney/Glengarry Community Association

KHA has already reached out to the Killarney/Glengarry Community Association Team to introduce our vision for the above-mentioned property. We have submitted a copy of our rationale document, which has provided a detailed outline of our plans. This was followed up with a meeting with the KGCA Team on the 5 February 2018, where we presented our plans as a slide presentation format and tabled questions and concerns relating to the development. On the 12 February 2018, KHA received written feedback from the KGCA Team confirming support for the land rezoning to accommodate commercial on the main floor of the development and condo units above as per our proposal for the community.

#### Ward 8 Councilor Office

KHA reached out to Cllr Woolley's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted the Rationale document for their review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be either C-N1 or M-X1. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation C-N1 as it is the more favorable designation to host our vision for the site.

#### Conclusion

The proposed plan to re-designate the land use at 2639 29th Street SW provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing C-N1 and C-N2 developments, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct lane access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to C-N1.

## Killarney/Glengarry Community Association Comments



May 9, 2018

File Manager  
LOC2018-0078  
City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta  
T2P 2M5  
Attn: Calvin Chan

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0078, currently under review for a land use amendment at 2639 29 Street SW. The KGCA is looking to ensure that Killarney-Glengarry is developed in a manner that aligns with our core values (safe, vibrant, and inclusive). As such, these items are front of mind when reviewing the proposals of project proponents.

As part of our Terms of Reference, a Land Use Change falls as a Level 3 for commentary. For Level 3 items we considered the following 4 points:

**1. SUGGESTIONS THAT ALIGN TO KGCA VALUES** (safe, vibrant, inclusive)

While presenting earlier this year, Kelvin has provided preliminary development plans for the site showing commercial on the main floor, along with condo units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. We are conceptually supportive of this proposal, because it lends to a more vibrant frontage on a main road and introduces mixed affordability to the community which makes it a more inclusive build. We were also interested in the proponent's creative intention to create roof top gardens in lieu of removing all the greenery at street level as part of the build.

**2. ENGAGEMENT INITIATIVES/EFFORT:**

We had the opportunity to meet with the project proponent earlier this year, in advance of their application to the City and are appreciative of their proactive engagement. We believe that pre-emptive engagement by proponents helps ensure better outcomes for all parties involved, specifically when larger scale changes are being applied for (such as R-C2 to C-N1). We suggested to the proponent that they should do some engagement with nearby property owners to understand any potential concerns they may have with the project and address any issues raised, where reasonable. We have not been made privy to the outcomes of this exercise.

**3. IDENTIFY PARTIES AFFECTED:**

At this time, we are only aware of the developer and home owner. We have not heard from any residents directly on this proposed land use change.

## Killarney/Glengarry Community Association Comments



### 4. SUMMARIZE ISSUES:

The community does have some minor concerns that we would like to see addressed as this process progresses:

- Given the current proposed zoning is C-N1, and the wide array of potential uses for the site if zoned C-N1, we would like to see the potential uses narrowed to those which would allow for the development Kelvin has proposed. Alternatively, we would be supportive of the progression of the Land Use Amendment and Development Permit concurrently to alleviate these concerns. This ensures that economic or market conditions do not lead to the development of a site that does not conceptually align with what was originally proposed.
- In regards to the proposal at hand, the KGCA wonders if the suggestion from the City to apply for a zoning that mirrors the commercially zoned properties on the South side of the intersection reflects the likelihood of changes to 26<sup>th</sup> Ave that may occur as part of the ARP review. In regards to the proposal itself, the KGCA believes that there is interest in, and an opportunity for, the creation of a more unified vision along 26<sup>th</sup> Ave. We believe that mixed use commercial developments could play a role in making the street more cohesive and vibrant than it is currently. Our hope is that this vision can be clarified with a better understanding of the opportunities afforded by mixed use zones, along with feedback from stakeholders as part of the new ARP.
- Our final concern relates to the usage of automated car parking; While the proponent is confident that it will be a workable solution for the building, the KGCA would like a better understanding from the City whether this is an acceptable solution, both logistically, and in regards to potential noise impacts on adjacent residents. This will ensure that a zoning change is not completed on a property that may not be able to meet its parking requirements.

The KGCA is not opposed to increased density in the community, but is sensitive to ensuring developments are contextual and appropriate in scale. We recommend that the developer continues engagement efforts with both residents and the KGCA Development Committee to ensure the character and context of the build are suitable.

Sincerely,

Cale Runions  
Director - Development  
*Killarney-Glengarry Community Association*



(a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy”, as follows:





## **Calgary Planning Commission Member Comments**

Reasons for Approval from Mr. Foht:

- I supported the application on this basis of a use in the existing improvements to the lands.
- I have concerns about the viability of any new development that might be proposed in the future. The concerns are:
  - Providing access to the site.
  - Parking to meet minimum.
  - Requirements – either commercial or residential.





# PROPOSED

CPC2018-0693  
ATTACHMENT 5

## BYLAW NUMBER 47P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

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

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

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 2 entitled "Land Use Policy" and replace with the revised Map 2 entitled "Land Use Policy", attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

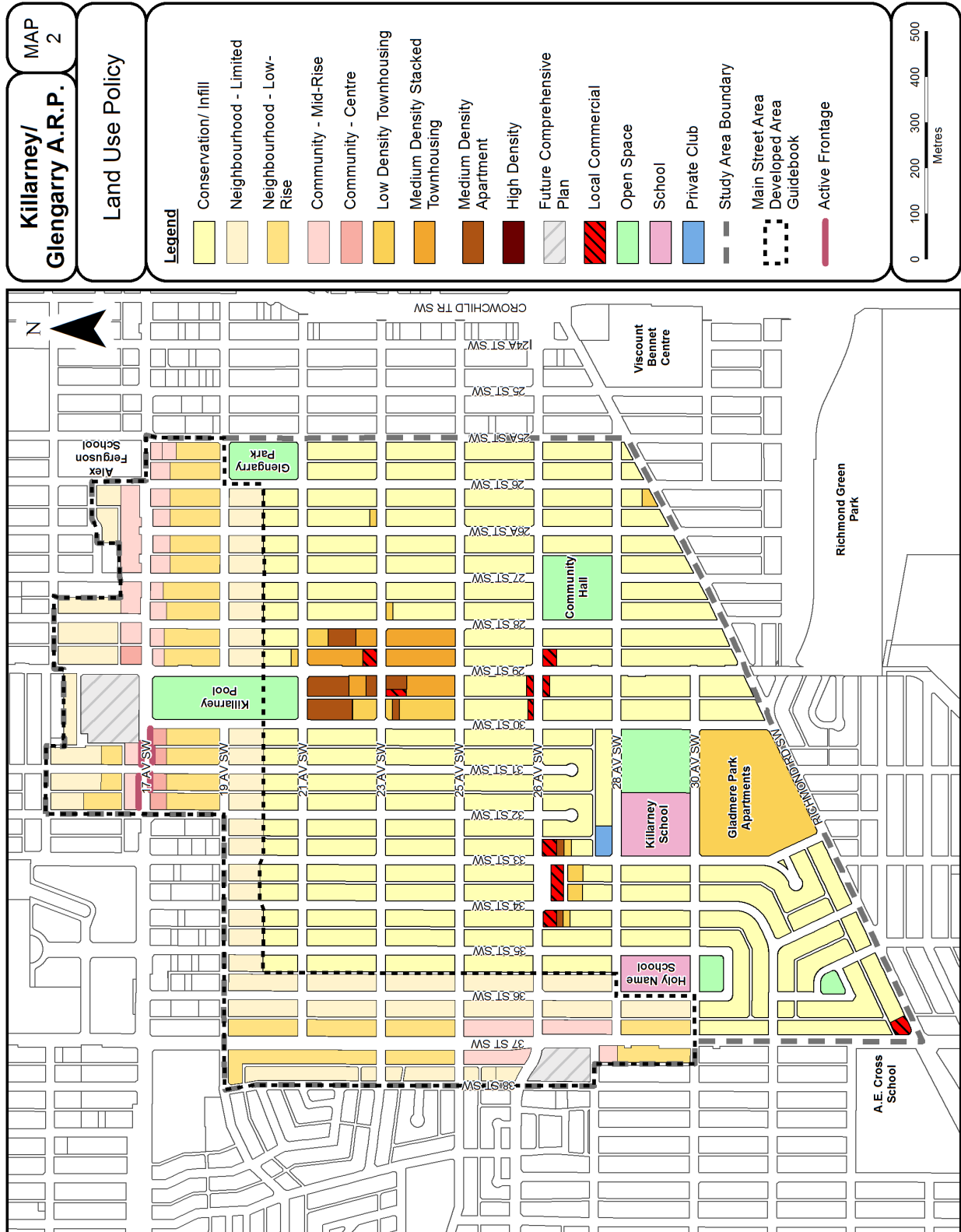
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

BYLAW NUMBER 47P2018

## Schedule A



# PROPOSED

CPC2018-0693  
ATTACHMENT 6

## BYLAW NUMBER 221D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0078/CPC2018-0693)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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

# PROPOSED

AMENDMENT LOC2018-0078/CPC2018-0693  
BYLAW NUMBER 221D2018

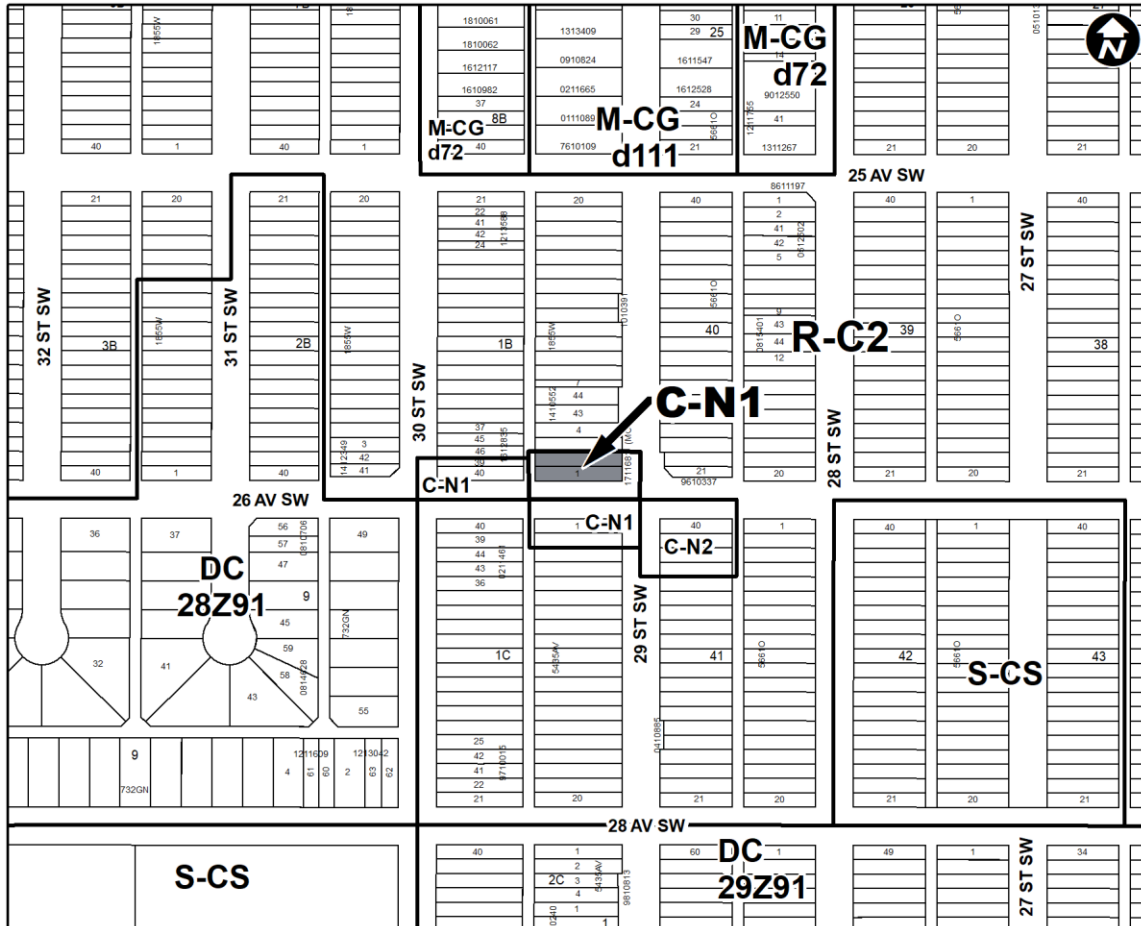
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0078/CPC2018-0693  
BYLAW NUMBER 221D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** bmillham@shaw.ca  
**Sent:** Monday, July 09, 2018 12:45 PM  
**To:** Public Submissions  
**Subject:** July 23, <web submission> LOC2018-0078

July 9, 2018

Application: LOC2018-0078

Submitted by: millham, elizabeth

Contact Information

Address: 2609 27th Street SW

Phone: (403) 243-1899

Email: bmillham@shaw.ca

Feedback:

this property is already on a hill so the height will seem even greater. Also, I point out problems as commercial property (on lower level): there is a bike path, no parking and the property is on the SW corner where the No 6 bus stops. Horrible location for a business. Businesses on 26th Ave are located on the south side of the avenue where there is a parking lane and bike path.

July 9, 2018

Office of the City Clerk  
City of Calgary  
700 Macleod Tr. SE  
P.O. Box 2100 Stn. M Calgary T2P2M5

BYLAW 221D2018  
To redesignate land located at 2639 29 St. SW

Re: Opposition against approval

1. Commercial is encroaching on the residential Community. Any commercial development in the heart of a Community should be to provide essential services only for the immediate area.
2. This application is directly across from an existing commercial development, plus diagonally across from yet another commercial development. How much commercial development does any corner in a community require?
3. This brings up the question of parking. 26<sup>th</sup> Ave. SW is a Calgary Transit route, plus there is a bus stop at this site. In addition to Calgary Transit, 26<sup>th</sup> Ave. SW is now also a designated bike route.
4. The commercial development directly across has insufficient parking, therefore using up what little available on street parking exists. The residential blocks directly north and south of this proposal are heavily redeveloped with semidetached infill dwellings, resulting in virtually no excess to on street parking. This development would only exacerbate the situation, if there isn't sufficient on-site parking. What are the required number of parking stalls for all tenants for this application commercial and residential?
5. The height is excessive up against adjacent residential. The neighbouring, new infill dwelling to the north, will be deprived of any natural sunlight for most of the year. Degrades quality of life for the neighbouring residents.
6. Directly adjacent to this proposed development is a brand new semi-detached infill dwelling. Who wants to pay \$\$\$\$+ to have no privacy, increased traffic, noise, shadowing etc. from the proposed development, resulting in a problematic residential property and future slum housing. Large commercial has no place directly next to residential.
7. This lot is high set and would require excavation and retaining walls to protect the adjacent new residential property, further reducing the logic of rezoning to commercial.
8. Have garbage collection, fire lane access, fencing requirements, etc. been addressed. Noisy garbage collection from commercial operations will be right up against a new residential property.

All too much!!!!

Ursul Pauls, longtime resident of K/G



3003 29 St. SW  
403 282 1441



**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0694  
Page 1 of 8**

**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by B&A Planning Group on 2017 December 14 on behalf of the landowner, Trinity Development Group.

This application provides the planning approval mechanisms for the developer to construct a private bridge above Canada Olympic Drive SW, to connect the east and west sides of the Gateway commercial area for Medicine Hill. The bridge will be located in the closed road right-of-way (air envelope), and the bridge will be maintained in perpetuity by the developer/owner.

This application is a land use amendment to change the designation of the air envelope above Canada Olympic Drive SW from undesignated road right of way to a site specific DC Direct Control District and a road closure to close a portion of the air envelope above Canada Olympic Drive SW.

Canada Olympic Drive SW will not be physically closed by this application and will be retained in the City of Calgary's ownership as a road right of way.

This application, together with the approved development permit for cell B, allows for construction of a private bridge over a road right of way which contributes to a more accessible, efficient and convenient method of access between cells B and A in the gateway district in the Medicine Hill community

The proposal is deemed appropriate and in keeping with applicable policies identified in the *Municipal Development Plan* and the *Canada Olympic Park and Adjacent Lands Area Structure Plan*.

**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed strata road closure of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) of strata road (Plan 1811054, Area A) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW with conditions (Attachment 3).

2. Give three readings to the proposed closure bylaw.

**Moved by: A. Palmiere**

**Carried: 7 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW (Plan 1811054, Area A) from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a private bridge above a public road and signage and utilities on or adjacent to a bridge structure, with guidelines (Attachment 2).

4. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 8C2018 and 223D2018; and

1. **ADOPT** the proposed closure of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) of strata road (Plan 1811054, Area A) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Closure Bylaw 8C2018.

3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW (Plan 1811054, Area A) from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a private bridge above a public road and signage and utilities on or adjacent to a bridge structure, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 223D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0694  
Page 3 of 8**

**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada  
Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

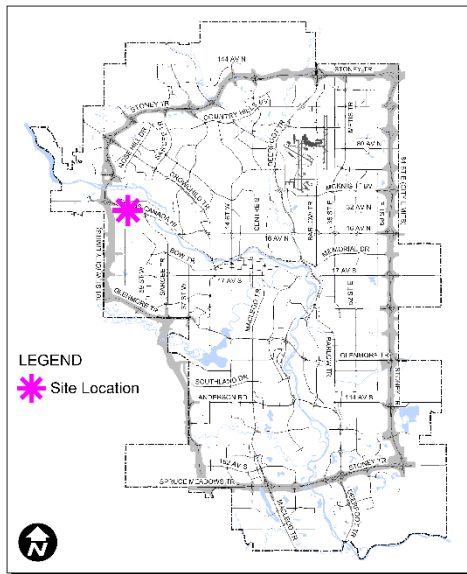
A private bridge between cells A and B (see attachment four the cell arrangement in the approved Outline Plan) above Canada Olympic Drive SW was originally proposed as part of the approved outline plan for the Medicine Hill community.

The development permit for cell B proposed 4 buildings with various uses - including retail and consumer services, fitness centre, liquor store, outdoor cafes and various restaurants (DP2017-2343). The development permit was approved by Calgary Planning Commission on January 25, 2018.

As part of the review of the development permit for cell B the applicant provided details of the bridge including the bridge dimensions and appearance, phasing and construction timing. Administration reviewed the development permit for cell B and considered the details and phasing provided to be acceptable and subsequently required a land use and road closure (through development permit conditions) to provide the legal mechanisms for the applicant to construct a private bridge over a City owned public right of way.

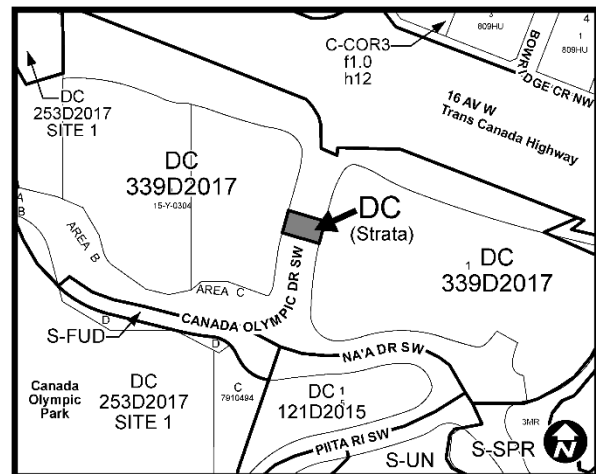
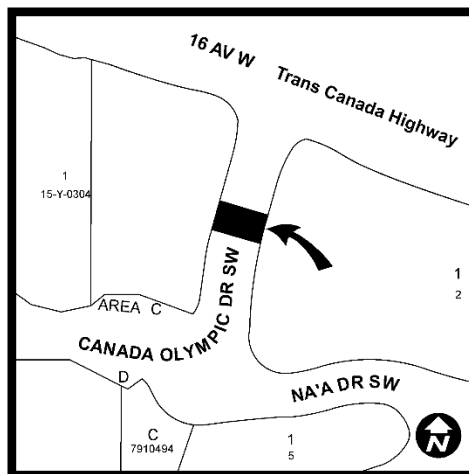
**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

**Location Maps**



Road Closure Map

Proposed Land Use Map



## **Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

---

### **Site Context**

The subject site is located in the new community of Medicine Hill and comprises the air envelope above Canada Olympic Drive SW.

Bowfort Road Junction and the Trans-Canada Highway lie to the north, with undeveloped parcels to the east and west which have been stripped and graded and are owned by the applicant. Immediately to the south is a traffic circle with additional undeveloped parcels owned by the applicant to the south.

The subject site's total area is approximately 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) in size.

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

#### **Land Use**

This application is a land use amendment and road closure to change the designation of a portion of air envelope above Canada Olympic Drive SW and to close a portion of the air envelope. The application provides the planning mechanisms for the developer to construct a private bridge above Canada Olympic Drive SW, which the developer will maintain in perpetuity.

A site specific Direct Control District is required to allow for signage in the proposed air space. The signage could be located adjacent to the bridge or attached to the bridge.

The circumstances warrant a direct control district to be able to limit the uses within the parcel to be created. Administration deliberately did not create a new use of "bridge" for the bridge structure as the bridge was considered to be ancillary to the uses approved as part of the development permit for cell B.

#### **Infrastructure**

##### ***Transportation Networks***

The approved outline plan for the Medicine Hill community allows two points of access into and out from the development - from Bowfort Junction / Trans-Canada Highway and Sarcee Trail. As part of the development permit for cell B the access point and bridge details (design specifications, clearance and loading requirements) were reviewed and considered to be satisfactory.

Through this land use amendment review CPAG Transportation ensured there will be satisfactory clearance between the base of the proposed bridge and Canada Olympic Drive SW which will be beneath it.

The road closure conditions ensure there are appropriate agreements in place (including sale of the air rights above Canada Olympic Drive SW) to Transportation's satisfaction. The City will review construction drawings and maintenance plans for the bridge and has the right to maintain or close the bridge if deemed necessary.

**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

---

No transportation impact assessment was required as part of this land use amendment application.

***Utilities and Servicing***

Utilities and servicing were not relevant to this land use amendment application as they were considered as part of the previous outline plan, subdivision and development permit applications for cell B.

**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.

In accordance with the Canada Olympic Park and Adjacent Lands ASP and the East Paskapoo Slopes Joint Advisory Committee (JAC) Terms of Reference, Administration provided the direct control district to the JAC and convened a JAC meeting to discuss this application on March 21, 2018.

No members of the JAC attended the JAC meeting on 2018 March 21.

As no members of the JAC attended the JAC meeting, Administration encouraged comments on the application to be made in writing. As of the date of writing this report one comment has been received from a member of the JAC who had no objection to the application and considered the road closure application to be an enhancement to the site (based on the elevation details of the bridge provided to the JAC).

In accordance with planning policy in the Canada Olympic Park and Adjacent Lands ASP, Administration circulated this application to:

- Coach Hill/ Patterson Height Community Association;
- Valley Ridge Community Association;
- East Paskapoo Preservation Society;
- Edworthy Park Heritage Society;
- Society of Bowness Residents; and
- Bowness Community Association.

Administration received correspondence from the Bowness Community Association with no comments on this application.

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



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0694  
Page 7 of 8

## **Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

---

### **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) and Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP) (Statutory – 2017)***

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 of the *Municipal Development Plan* (MDP) and within the Gateway District and Commercial Main Street in Map 2 Land Use Concept of the Canada Olympic Park and Adjacent Lands ASP.

This land use amendment and road closure application does not conflict with any of the overarching policies in the MDP or ASP. This application, together with the approved development permit for cell B, allows for construction of a private bridge over a road right of way which contributes to a more accessible, efficient and convenient method of access between cells B and A in the gateway district in the Medicine Hill community.

The proposed bridge will create a fitting entrance and exit into the Medicine Hill community and will contribute to place making in line with sound planning principles.

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

An environmental site assessment was not required for this application.

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0694  
Page 8 of 8

**Road Closure and Land Use Amendment in Medicine Hill (Ward 06) at Canada  
Olympic Drive SW, LOC2017-0388, Bylaws 8C2018 and 223D2018**

---

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

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and the Canada Olympic Park and Adjacent Lands Area Structure Plan.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Road Closure Conditions
4. Approved Outline Plan (LOC2014-0080)
5. Proposed Bylaw 8C2018
6. Proposed Bylaw 223D2018

## **Applicant's Submission**

The purpose of the road closure is to facilitate the construction of a private bridge structure that spans over Canada Olympic Drive S.W. south of the Bowfort Road/Trans-Canada Highway interchange. The intent is to build an open bridge that provides vehicular, bicycle and pedestrian access between the two commercial development sites on either side of the road. This bridge is being proposed in order to encourage pedestrian movements, improve connectivity and pedestrian safety, and provide an alternative route for vehicles and bicycles between the sites.

The road closure is not intended to physically close the road but instead to enable the creation of a Strata title for the air space above Canada Olympic Drive S.W. The area of closure modestly exceeds the anticipated dimension of the bridge to allow for building error, modest design amendments, directional signage and maintenance access.

There will be no impact on existing utilities running within the road right-of-way as the bridge abutments will lay entirely within private property. The road closure will not impede the movement of vehicles, cyclists or pedestrians accessing WinSport or other adjacent properties.

For these reasons we respectfully request approval of this road closure for the air rights above a portion of Canada Olympic Drive S.W. between the Bowfort Road/Trans-Canada Highway interchange and the roundabout at Na'a Drive S.W.



## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to provide:
- (a) the opportunity for a private bridge above a public road to accommodate pedestrian, cyclists and vehicle traffic to enable commercial traffic between two **parcels**;
  - (b) the opportunity for signage and utilities on or adjacent to a bridge structure that do not create any traffic safety issues or concerns in a manner that is consistent with a public thoroughfare.

### 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 following **uses** are **permitted uses** in this Direct Control District:
- (a) **Sign – Class A;**
  - (b) **Sign – Class B; and**
  - (c) **Utilities.**

### Discretionary Uses

- 5 The following **uses** are **discretionary uses** in this Direct Control District:
- (a) **Community Entrance Feature;**
  - (b) **Sign – Class C; and**
  - (c) **Sign – Class D.**



## Road Closure Conditions

1. When the airspace that is required to accommodate the private vehicular and pedestrian structure that is proposed to be located directly over a public road right-of-way (Canada Olympic Drive SW), is sold by the City to the developer, an easement and maintenance agreement shall be executed and registered on the title of the airspace, to the satisfaction of the Directors, Transportation Planning, Roads, and Transportation Infrastructure and the City Solicitor.

Said agreement shall ensure that:

- I. There will be no storm water that will fall from the structure onto public lands located directly below or adjacent to said structure;
- II. There will be no debris that will fall from the structure onto public lands located directly below or adjacent to said structure;
- III. The owner of the airspace will be responsible for maintenance and liability for the private vehicular and pedestrian structure located over public lands;
- IV. The owner of the airspace will indemnify, defend, and save harmless the City to the satisfaction of the Directors, Transportation Planning, Roads, and Transportation Infrastructure and the City Solicitor;
- V. The owner of the airspace will maintain insurance policies to the satisfaction of the Directors, Transportation Planning, Roads, and Transportation Infrastructure and the City Solicitor;
- VI. The owner of the airspace will provide construction and maintenance plans (including ongoing maintenance documentation) for the structure to the City to the satisfaction of Directors, Transportation Planning, Roads, and Transportation Infrastructure;
- VII. The City will have the right to maintain or close the bridge if deemed necessary by Directors, Transportation Planning, Roads, or Transportation Infrastructure;
- VIII. Signage requirements on the bridge for The City and the Owner are as per the following framework:
  - a. Signage to serve the adjacent developments shall be permitted upon the bridge deck only. This signage is not for users of Canada Olympic Drive SW which is a public right-of-way having specific signage requirements and restrictions.
  - b. The City reserves the right to install traffic signage;
  - c. Bridge substructure (underside);
    - i. No signage shall be installed.
  - d. Bridge sides:
    - i. No signage shall be installed on the bridge sides without approval by the Director of Roads.
    - ii. The City reserves the right to install traffic signage on the south side of the bridge.
    - iii. It is understood that the Owner intends to install a Community Entrance Feature on the north side of the bridge.
  - e. Bridge deck (top):
    - i. The Development Permit process will be used for signage upon the bridge deck that affects users of the bridge and adjacent

### Road Closure Conditions

- developments.
- ii. At no time shall bridge deck signage cause conflicts for users of Canada Olympic Drive SW which is public road right-of-way.
2. When the airspace be sold to the developer (area which is required to accommodate the private vehicular and pedestrian structure above Canada Olympic Drive SW), the subject parcels shall be consolidated onto a single title. The consolidation would include parcels at Plan 5565AH, Block 51, Lot 8 and Plan 7910494, Block B (cell A) and **Plan 1612946, Block 1, Lot 2 (cell B)** and the airspace area.
  3. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Director, Roads. All work performed on public property shall be done in accordance with City standards.
  4. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Director, Roads, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
  5. Unless otherwise agreed in writing by the Director, Transportation Infrastructure, the Developer shall use an approved City of Calgary vendor (Engineering) for all bridge design and construction work, including construction supervision and contract administration.
  6. The framework for the design and construction of the bridge is as follows:
    - I. The bridge will be designed to support a minimum 38,556 kg (85,000 lbs) load;
    - II. The design will adhere to the City of Calgary's *Design Guidelines for Bridges & Structures* and the *Canadian Highway Bridge Design Code, CSA S6-14*;
    - III. The City maintains the right to review QA/QC documentation during construction.
  7. That all costs associated with the closure be borne by the applicant;
  8. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards;
  9. Any utility right-of-ways are to be provided to the satisfaction of the Development Authority and the City Solicitor







# PROPOSED

CPC2018-0694  
ATTACHMENT 5

## BYLAW NUMBER 8C2018

**BEING A BYLAW OF THE CITY OF CALGARY  
FOR A CLOSURE OF A ROAD  
(PLAN 1811054, AREA A)  
(CLOSURE LOC2017-0388)**  
\*\*\*\*\*

**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 1811054  
BLOCK 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 THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

CPC2018-0694  
ATTACHMENT 6

## BYLAW NUMBER 223D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0388/CPC2018-0694)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

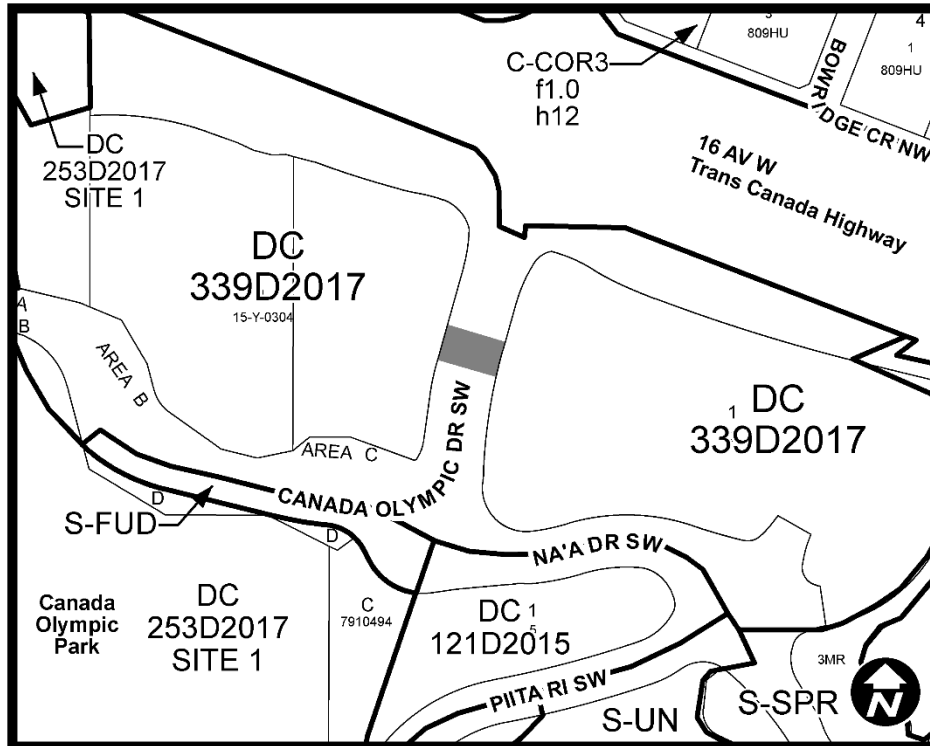
\_\_\_\_\_  
CITY CLERK

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

**AMENDMENT LOC2017-0388/CPC2018-0694  
BYLAW NUMBER 223D2018**

**AMENDMENT LOC2017-0388/CPC2018-0694  
BYLAW NUMBER 223D2018**

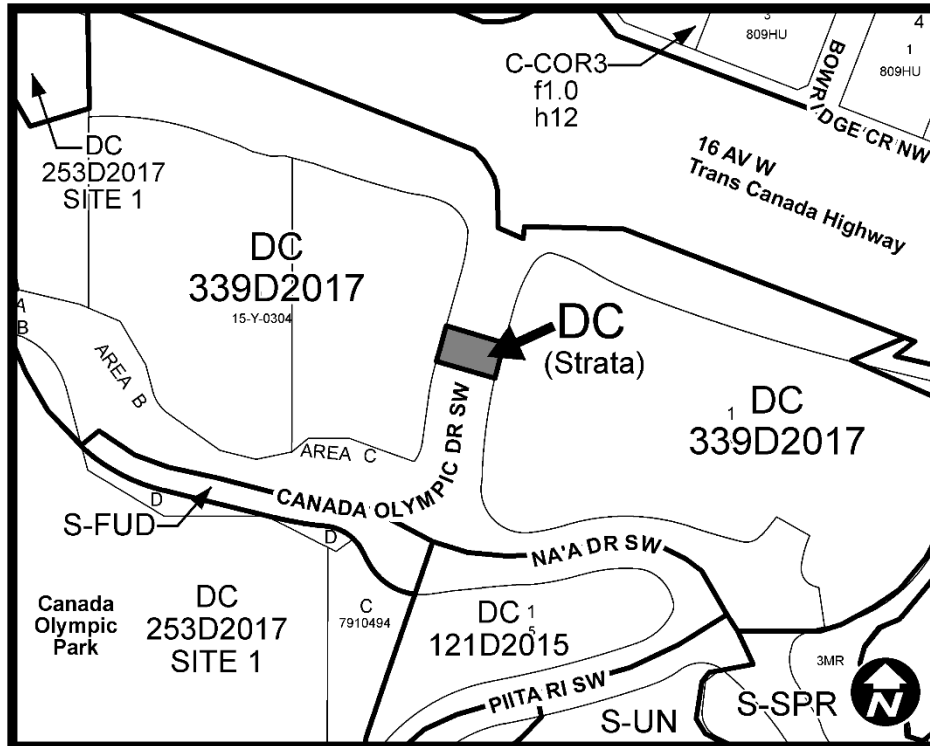
## **SCHEDULE A**



# PROPOSED

AMENDMENT LOC2017-0388/CPC2018-0694  
BYLAW NUMBER 223D2018

## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to provide:

- (a) the opportunity for a private bridge above a public road to accommodate pedestrian, cyclists and vehicle traffic to enable commercial traffic between two **parcels**;
- (b) the opportunity for signage and utilities on or adjacent to a bridge structure that do not create any traffic safety issues or concerns in a manner that is consistent with a public thoroughfare.

### Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

### Reference to Bylaw 1P2007

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

# PROPOSED

AMENDMENT LOC2017-0388/CPC2018-0694  
BYLAW NUMBER 223D2018

## Permitted Uses

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

- (a) **Sign – Class A;**
- (b) **Sign – Class B; and**
- (c) **Utilities.**

## Discretionary Uses

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

- (a) **Community Entrance Feature;**
- (b) **Sign – Class C; and**
- (c) **Sign – Class D.**



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0690  
Page 1 of 7

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by Dialog on 2018 April 12 on behalf of the landowner 3934381 Canada Inc (Hydro-Québec). The application proposes to change the land use of the subject site from DC Direct Control District (2P80) to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District to allow for:

- the permitted and discretionary uses listed in the proposed C-C2 designation;
- a greater variety of commercial uses;
- a greater range in use area restrictions;
- a maximum building height of 23 metres (no change proposed); and
- a maximum floor area ratio of 2.0 (no change proposed).

No changes to the existing development have been proposed, and the land use amendment has been requested to allow additional commercial uses, with more flexible use area restrictions.

The proposal allows for a land use district that is compatible with surrounding development and in alignment 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 redesignation of 1.14 hectares  $\pm$  (2.82 acres  $\pm$ ) located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District **to** Commercial – Community 2 f2.0h23 (C-C2f2.0h23) 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, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 224D2018; and

1. **ADOPT** the proposed redesignation of 1.14 hectares  $\pm$  (2.82 acres  $\pm$ ) located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District **to** Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 224D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0690  
Page 2 of 7**

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

---

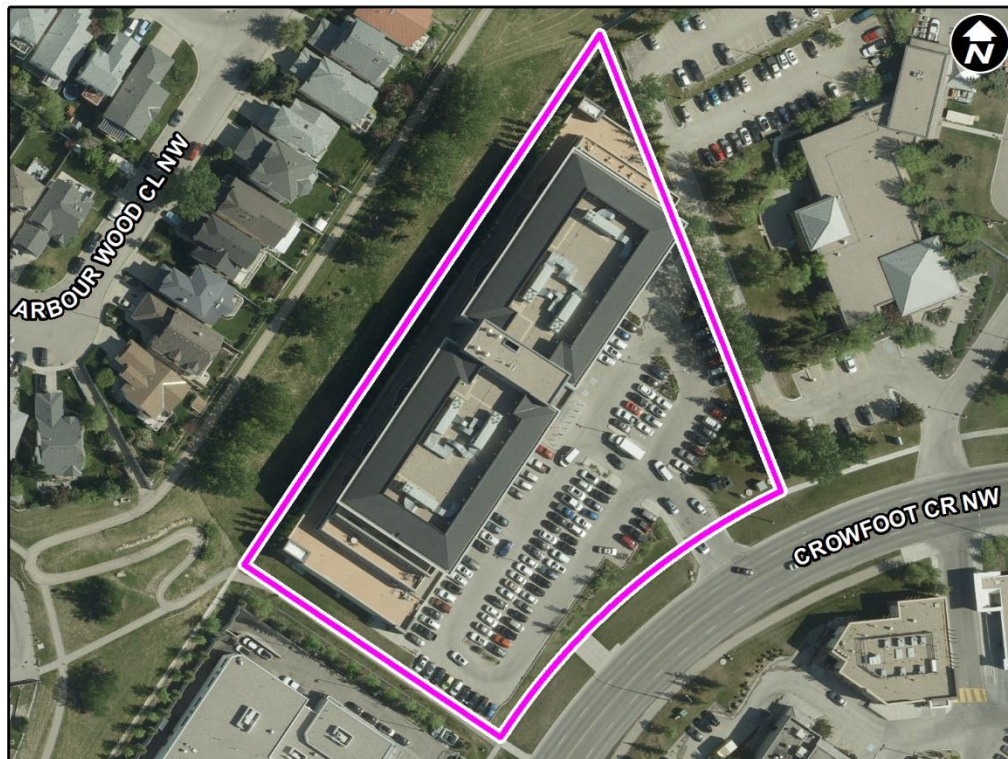
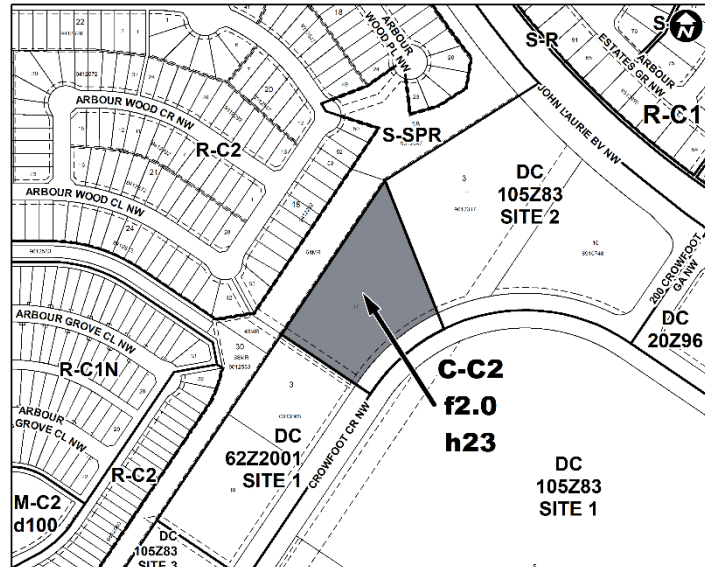
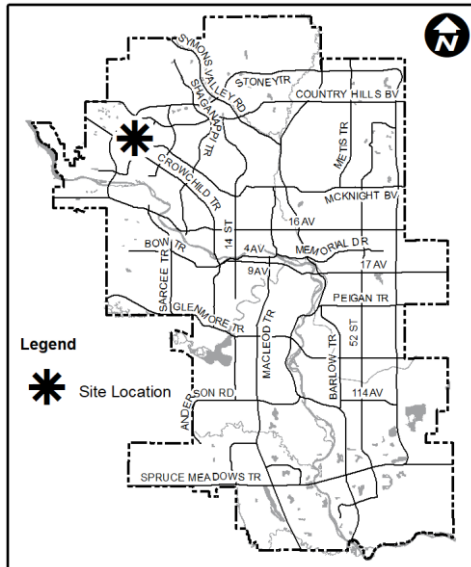
**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

**BACKGROUND**

**Location Maps**



**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

---

**Site Context**

The subject site is located in the northwest community of Arbour Lake, north of Crowchild Trail NW and west of Nose Hill Drive NW. Lands to the north, south and east are commercially designated, while those lands west are low density residential and are separated from the subject site by a strip of land designated as Special Purpose – School, Park, and Community Reserve (S-SPR) District.

The site is approximately 1.14 hectares (2.82 acres) in size, and is developed with a four-storey, approximately 10,929 square metre (117,640 square foot) commercial building. Parking for the existing building is provided by a surface parking and an underground parkade which, together, are able to accommodate 355 vehicles.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The application proposes to redesignate the parcel from DC Direct Control District based on a 2P80 land use district to Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District. The C-C2 district allows for a wide array of commercial uses and provides for greater flexibility of use areas.

**Land Use**

The subject site is currently designated as DC Direct Control District, and is based on the C-2 General Commercial District guidelines from the Land Use Bylaw 2P80. The purpose of this district is to provide for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC Direct Control District guidelines provides restrictions around uses and use areas. All uses in the DC District are discretionary, and are limited to the following:

- Offices;
- Retail stores;
- Personal service businesses;
- Medical clinics;
- Restaurant – food service only;
- Restaurant – Licensed;
- Child care facilities;
- Financial institutions;
- Laboratories.

In the existing DC Direct Control District (Bylaw 2P80), individual personal service businesses and retail stores are restricted in area to 280 square metres (3,014 square feet), while the total area for all of those commercial uses combined is limited to 2,000 square metres (21,528 square feet).

The proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District (1P2007) is characterized by large commercial developments that are on the boundary of several

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

---

communities. These developments have a wide range of use area sizes and types and have a slightly higher maximum building height than nearby low density residential areas. The district has a floor area ratio modifier of 2.0 and a maximum height of 23 metres. Both of these values are set to match the existing building as the building is only eleven (11) years old and no redevelopment is being contemplated as part of this application.

The uses listed under the proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District are similar in scope to the uses listed in the C-2 General Commercial District (2P80) upon which the existing DC Direct Control District is based. The use area for most individual uses is limited to 6,000 square metres (64,583 square feet).

## **Infrastructure**

### ***Transportation Networks***

The subject site is located adjacent to transit stops for several bus routes on Crowfoot Crescent NW as well as 850 metres walking distance from the Crowfoot LRT Station. Vehicular access is available from Crowfoot Crescent NW. 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 new uses and use area changes on 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 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.

Administration did not receive comments from the Arbour Lake 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0690  
Page 6 of 7

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

---

**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 identified as a Major Activity Centre according to Map 1 – Urban Structure of the *Municipal Development Plan (MDP)* and is in close proximity to primary transit. Major Activity Centres (MACs) provide for the highest concentration of jobs and population outside of the Centre City area. The MDP states that MACs should be developed to function as an “urban centre” for a sub-region of the city and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

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

The proposal continues to allow for and further supports a mix of commercial uses in Arbour Lake and provides local amenities for community residents

No environmental issues have been identified and an Environmental Site Assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Commercial – Community 2 f2.0h23 (C-C2f2.0h23) District integrates well with the existing commercial development while also allowing for greater flexibility of uses and use rules.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0690  
Page 7 of 7**

**Land Use Amendment in Arbour Lake (Ward 2) at 600 Crowfoot Crescent NW,  
LOC2018-0079, Bylaw 224D2018**

---

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Bylaw 224D2018
3. **Public Submission**





## **Applicant's Submission**

The site, located at 600 Crowfoot Crescent NW, is currently zoned DC 23Z2008. This zoning was applied by the City of Calgary with the adoption of the current Land Use Bylaw. Currently the site is occupied by a four storey building. The approximately 117,640 SF building is a mixed use of Retail / Personal Service Businesses on the first floor and office space on the upper floors. The previous retail financial CRU on the SW corner is being proposed for landlord re-demise to a variety of smaller CRU units and an expansion of an existing optometry tenant.

The current Land Use is appropriate for the site, with the exceptions of permitted and discretionary uses, and use area restrictions for the main floor Retail and Personal Service Businesses.

To provide flexibility for future leasing considerations and in recognition of the existing tenant use area, we ask that the bylaw be redesignated to C-C2 of the current Land Use Bylaw.



# PROPOSED

CPC2018-0690  
ATTACHMENT 2

## BYLAW NUMBER 224D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0079/CPC2018-0690)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

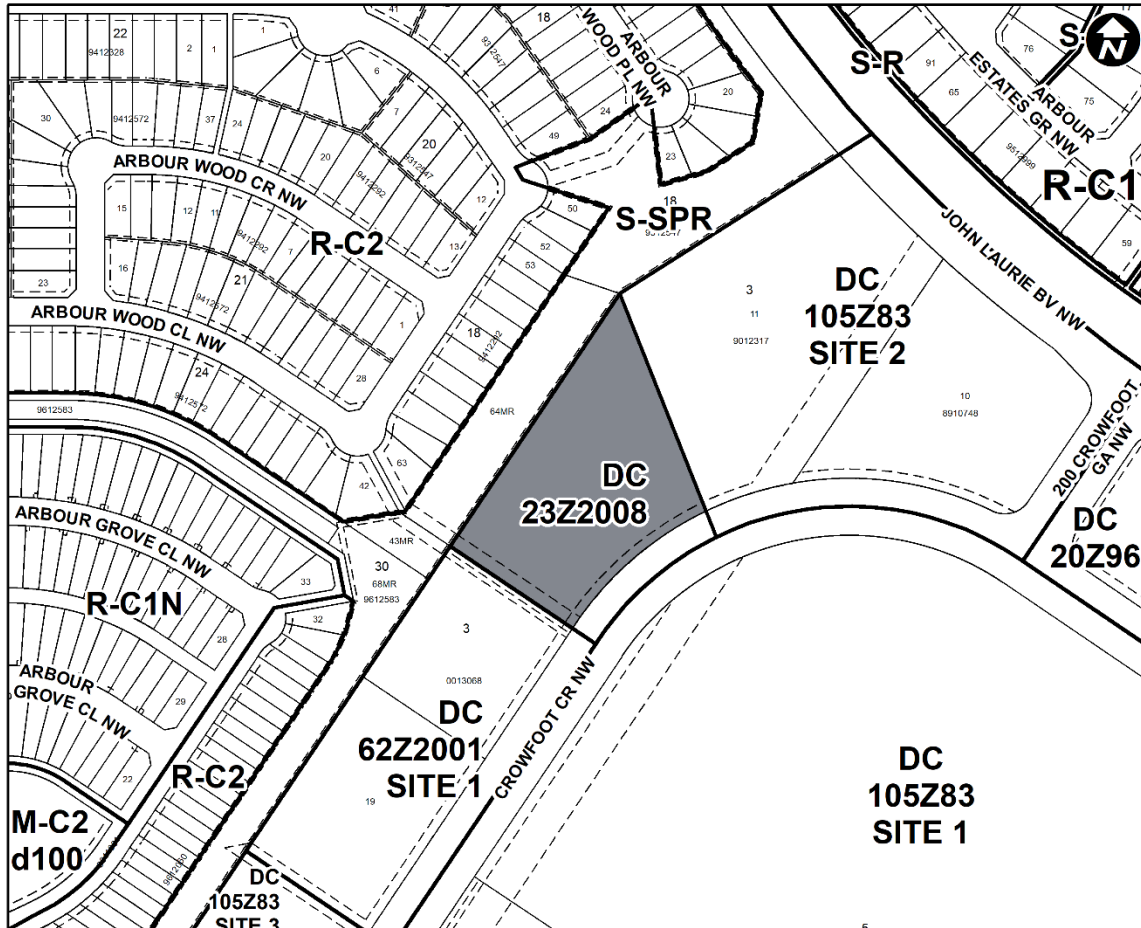
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0079/CPC2018-0690  
BYLAW NUMBER 224D2018

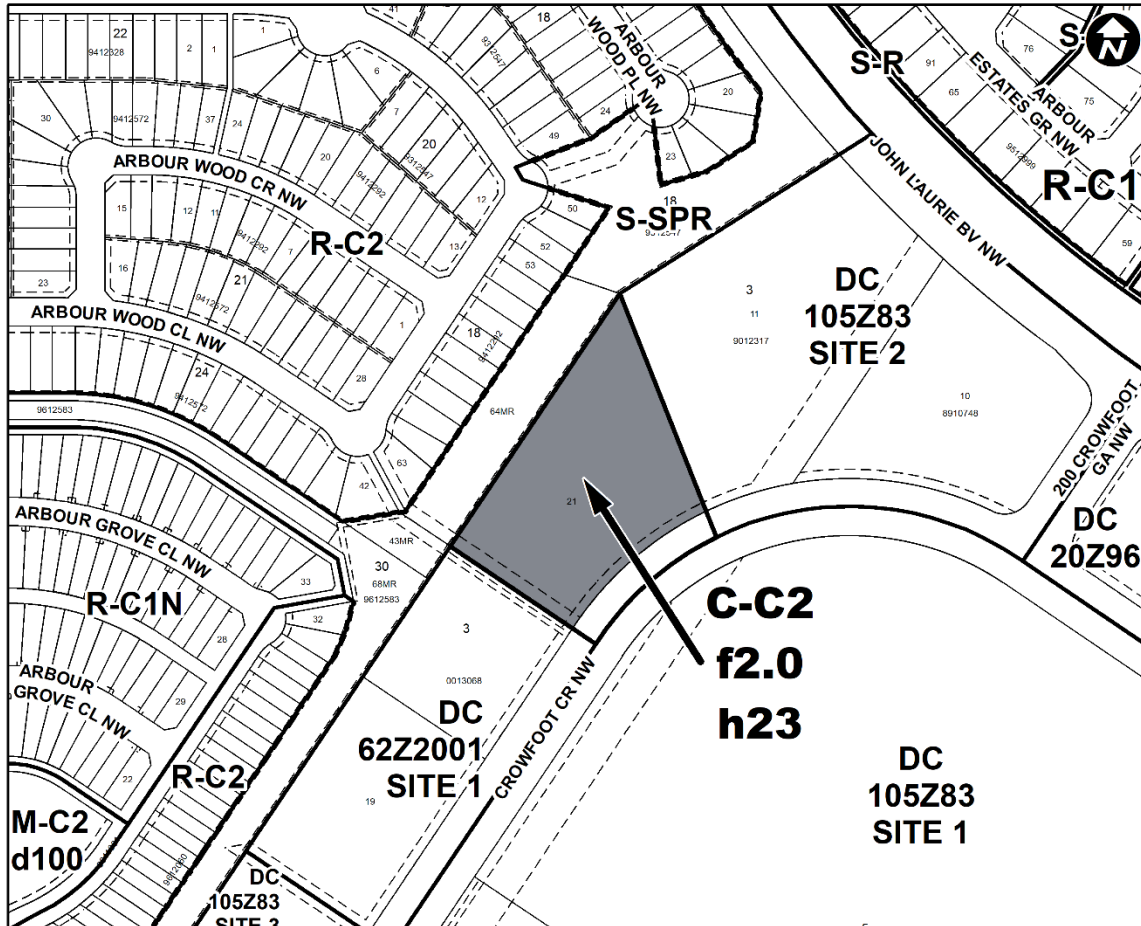
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0079/CPC2018-0690  
BYLAW NUMBER 224D2018

## SCHEDULE B





**Rowe, Timothy S.**

---

**From:** jane.zhangy@gmail.com  
**Sent:** Monday, July 09, 2018 12:54 PM  
**To:** Public Submissions  
**Subject:** July 23, <web submission> LOC2018-0079

July 9, 2018

Application: LOC2018-0079

Submitted by: Yan Zhang

Contact Information

Address: 311 Hamptons Gardens NW

Phone: (403) 222-2222

Email: jane.zhangy@gmail.com

Feedback:

There are not many people visiting the mall.
--





Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0704  
Page 1 of 6

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)  
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

---

**EXECUTIVE SUMMARY**

This application has been submitted by Seika Architecture, on 2017 July 06, on behalf of the land owners Paragon Commercial Ltd. This land use amendment application seeks to redesignate a 1.55 hectare parcel in the Saddle Ridge Industrial area from the Special Purpose – Future Urban Development (S-FUD) District to the Commercial – Corridor 2 (C-COR2f2.5h18) District for future development of the site as a commercial node servicing the industrial area, including:

- small to mid-scale commercial with opportunities for mixed-use developments;
- a maximum building height of 18 metres;
- a maximum, cumulative building floor area of approximately 38,000 square metres, based on a building floor to parcel area ratio (FAR) of 2.5;
- the uses listed in the C-COR2 land use designation.

An amendment to the *Saddle Ridge Area Structure Plan* is required in order to accommodate this land use redesignation. No development permit has been submitted for this site at this time.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the Saddle Ridge Industrial Area Structure Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.

**Moved by: J. Scott**  
Absent: E. Woolley

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 1.55 hectares ± (3.83 acres ±) located at 9020 - 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f2.5h18 (C-COR2f2.5h18) District; and
4. Give three readings to the proposed bylaw.

**Moved by: J. Scott**  
Absent: E. Woolley

**Carried: 6 – 0**

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0704  
Page 2 of 6

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)  
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

---

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaws 49P2018 and 225D2018; and

1. **ADOPT** the proposed amendment to the Saddle Ridge Industrial Area Structure Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 49P2018.
3. **ADOPT** the proposed redesignation of 1.55 hectares  $\pm$  (3.83 acres  $\pm$ ) located at 9020 - 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f2.5h18 (C-COR2f2.5h18) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 225D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

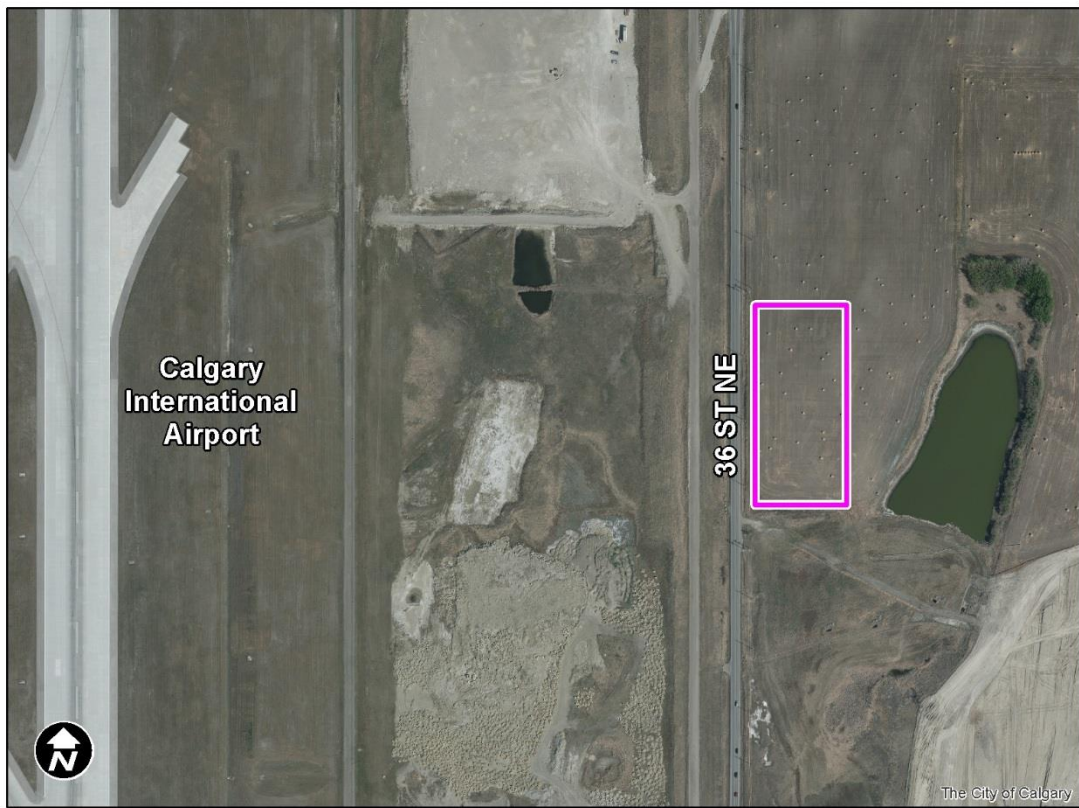
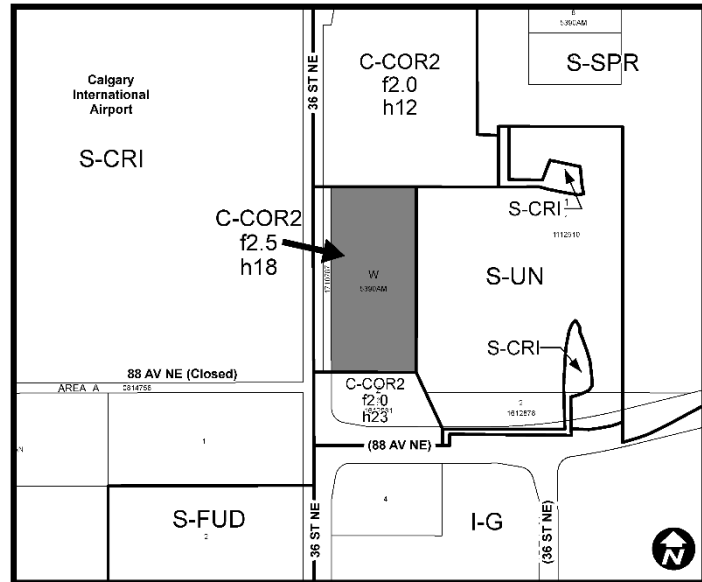
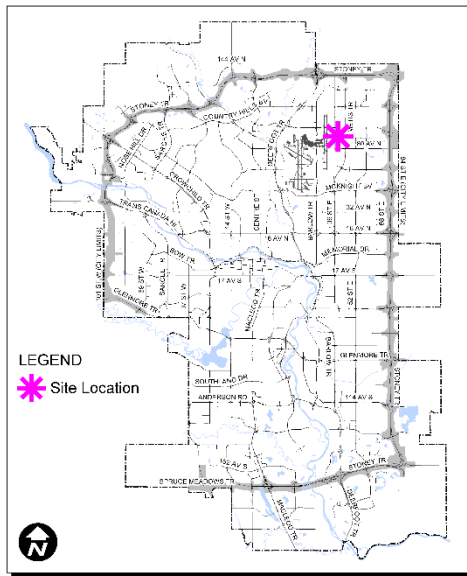
**BACKGROUND**

The Saddle Ridge Industrial area is subject to policies of the *Saddle Ridge Area Structure Plan* (ASP).

In 2014, a land use and outline plan was approved on the adjacent parcels to the subject site. This land use and outline plan saw the parcels adjacent to the site on the north and the south side along 36 Street NE redesignated to the Commercial – Corridor 2 (C-COR2) District.

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)  
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

**Location Maps**



**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)  
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

---

**Site Context**

The subject site is located in the northeast community of Saddle Ridge Industrial along 36 Street NE, between Airport Trail NE and 80 Avenue NE. The immediate area is predominantly undeveloped with commercial land uses designated to the north and the south of the subject site. The site directly to the east is a natural area with a wetland. The Calgary International Airport is close by with the east runway approximately 600 metres to the west.

The site is relatively flat with no significant vegetation or wetland bodies.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed land use amendment would allow for a mix of commercial uses to serve the developing industrial area of Saddle Ridge Industrial.

**Land Use**

This application proposes to redesignate the subject parcel from the Special Purpose – Future Urban Development (S-FUD) District to the Commercial – Corridor 2 (C-COR2f2.5h18) District with an FAR of 2.5 and a maximum height of 18 metres. The C-COR2 district is intended to accommodate commercial developments of varying sizes and distance from the street.

**Implementation**

As noted, the proposed redesignation is intended to accommodate the completion of a developing commercial node by joining the commercial land use areas located on the north and south of the subject site. The ultimate vision for the area is a serviced industrial area for which local services for the employees could be derived from this commercial node.

**Infrastructure**

***Transportation Networks***

A Transportation Impact Assessment (TIA) was submitted in support of the land use redesignation application. An updated TIA and parking analysis will be required at the development permit stage in order to confirm trip generation and parking requirements based on the development permit site plans.

Access to 36 Street NE will be restricted to right-in / right-out only. Additional access to 88 Avenue NE could be considered through an access easement agreement.

A future upgrade of 36 Street NE to a divided arterial standard is necessary to support full development in this area.

The Martindale LRT station is located approximately 2000 metres from the site. As the area develops, future local Transit service is anticipated on 36 Street NE and on 88 Avenue NE, with stops less than 100 metres away from the site.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0704  
Page 5 of 6**

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)  
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

---

***Utilities and Servicing***

Sanitary, storm water and water services are available to service the subject site.

**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.

***Engagement***

No public meetings were held for this proposal.

No comments were received from citizens and there is no community association for this area of the city. A letter was sent to the adjacent community association - Saddle Ridge Community Association with no response at the time of writing this report.

**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 Standard – Industrial area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage industrial uses as the primary use with uses that support the function of the area and cater to the day-to-day needs of area businesses and their employees also supported in key locations as a limited supply.

***Saddle Ridge Area Structure Plan (Statutory, 1984)***

The subject parcel is located within Cell F as identified in the *Saddle Ridge Area Structure Plan* (ASP). Cell F is identified as one of the major employment areas of the ASP. This Cell limits any land north of 80 Avenue NE to strictly fully serviced industrial uses. An amendment to the ASP is required to allow for this application to redesignate to a commercial district.

**Policy Amendment and Land Use Amendment in Saddle Ridge Industrial (Ward 5)  
at 9020 - 36 Street NE, LOC2017-0193, Bylaws 49P2018 and 225D2018**

---

***Airport Vicinity Protection Area (Statutory, 1979)***

The Airport Vicinity Protection Area regulation identifies the subject site as within the 35 - 40 Noise Exposure Forecast (NEF). This NEF contour lists prohibited uses which include: residences, schools, day cares, medical facilities, halls and auditoriums, places of worship, outdoor exhibition and fairgrounds, outdoor spectator entertainment/sports facilities, and campgrounds.

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

The proposal has the potential to allow for and further support a mix of uses in Saddle Ridge Industrial and provide local commercial services for the local employee population and reduce travel time between employment and services.

No environmental issues were identified for the subject site throughout the review by Administration.

**Financial Capacity**

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

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

**Risk Assessment**

The intent of this land use amendment is to allow for a change in the package of uses on the subject site to the same uses as the adjacent sites to the north and the south. Given the nature of allowable building forms and uses in the proposed C-COR2 District, there are no significant risks associated with this proposal.

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

The proposal conforms to the *Saddle Ridge Area Structure Plan* as amended and is keeping with applicable policies of the *Municipal Development Plan*. The proposed C-COR2 District will provide necessary local commercial services to an otherwise predominantly industrial area. The proposal allows for a range of uses that are compatible with adjacent uses and will work to connect an otherwise fragmented commercial node in an industrial area.

**ATTACHMENT(S)**

1. Proposed Amendment to the Saddle Ridge Area Structure Plan
2. Applicant's Submission
3. Proposed Bylaw 49P2018
4. Proposed Bylaw 225D2018

### **Proposed Amendment to the Saddle Ridge Area Structure Plan**

- (a) In “4.5 Major Employment Areas,” under “4.5.1 Industrial,” add to the existing text of point “1” to read “with the exception of the parcel located at 9020 - 36 Street NE which is appropriate for commercial uses.”





## Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

LOC 2017-0193  
App. Sub.

**Land use Re-designation site at 9020 36Street N.E. Calgary.**

**Existing land use designation-** Future Urban Development (S-FUD)

July 5<sup>th</sup> 2017

**Proposed land use designation-** Commercial Corridor 2- C-COR2

**Site context based on land use designation.**

The area adjacent and close to the subject site consists of lands that are zoned commercial.

**Site Context-**

The total land area is 4 acres. The north and south side of the land faces future commercial development lands. East side of the land faces pond. The west side of the land faces city of Calgary airport land. 36 street nNE designated as future four lane collectors, offering special exposure to the commercial lands proposed in this Land Use.

**Site Layout**

The proposed development will include commercial & office. Majority of the buildings have a commercial area for the podium level and office floors above.

**Site Access & Traffic**

The site access will be on 36 street N.E..

**Market study**

The market study conducted by Colliers confirms a strong need for commercial space as proposed. This is further enforced by the strong interest through formal reservation for commercial and office space in this development.


**Parking**

The parking planned is surface parking for commercial & office uses.

**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.

Regards



Ajith Karunasena

**Architect AAA, and Urban Designer**

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

# 651 MacEwan Drive, N.W. Calgary, Alberta, T3K 3R1

Tel- 403 210 5085

Fax- 403 210 5085



# PROPOSED

CPC2018-0704  
ATTACHMENT 3

## BYLAW NUMBER 49P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE SADDLE RIDGE AREA STRUCTURE PLAN BYLAW 3P84

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Saddle Ridge Area Structure Plan Bylaw 3P84, 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 Saddle Ridge Area Structure Plan attached to and forming part of Bylaw 3P84, as amended, is hereby further amended as follows:
  - (a) In "4.5 Major Employment Areas," under "4.5.1 Industrial," add the following to the end the existing text in Policy 1: "with the exception of the parcel located at 9020 - 36 Street NE which is appropriate for commercial uses."
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



# PROPOSED

CPC2018-0704  
ATTACHMENT 4

## BYLAW NUMBER 225D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0193/CPC2018-0704)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

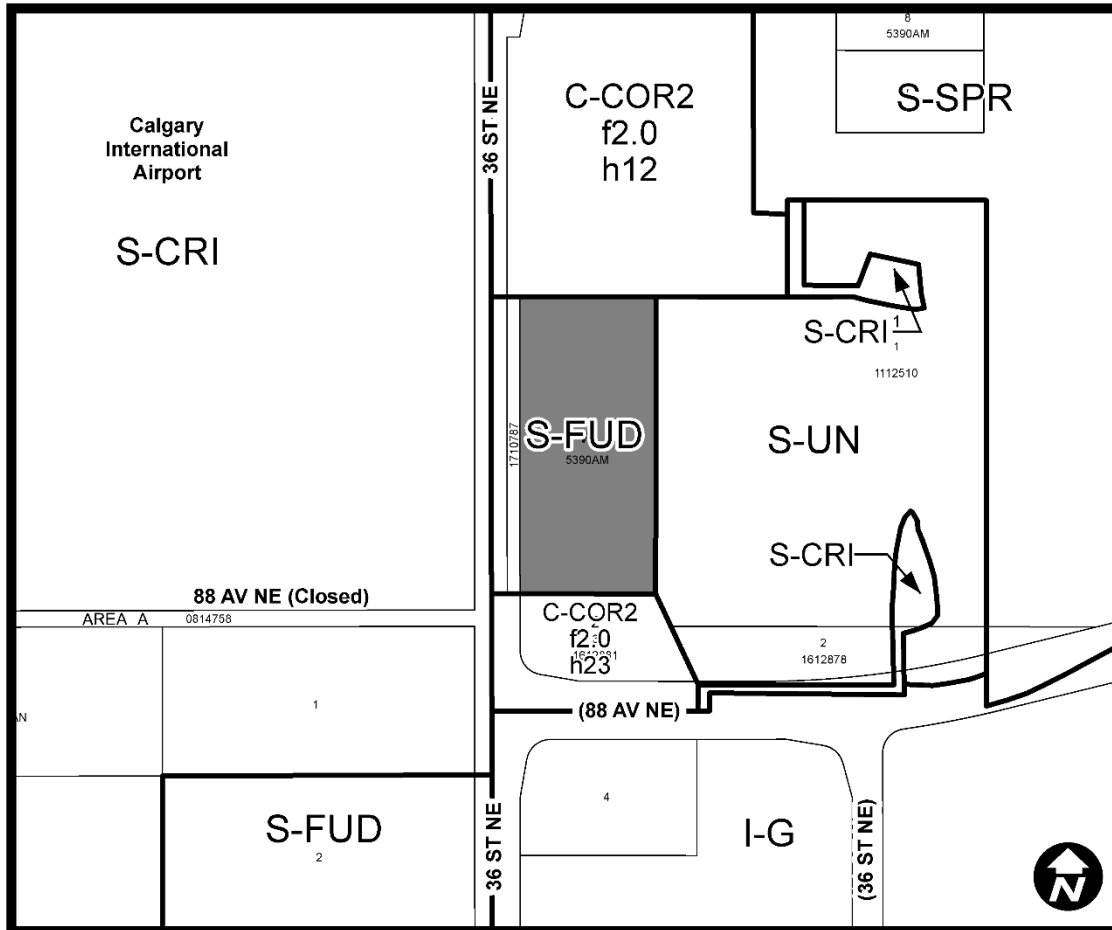
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2017-0193/CPC2018-0704  
BYLAW NUMBER 225D2018

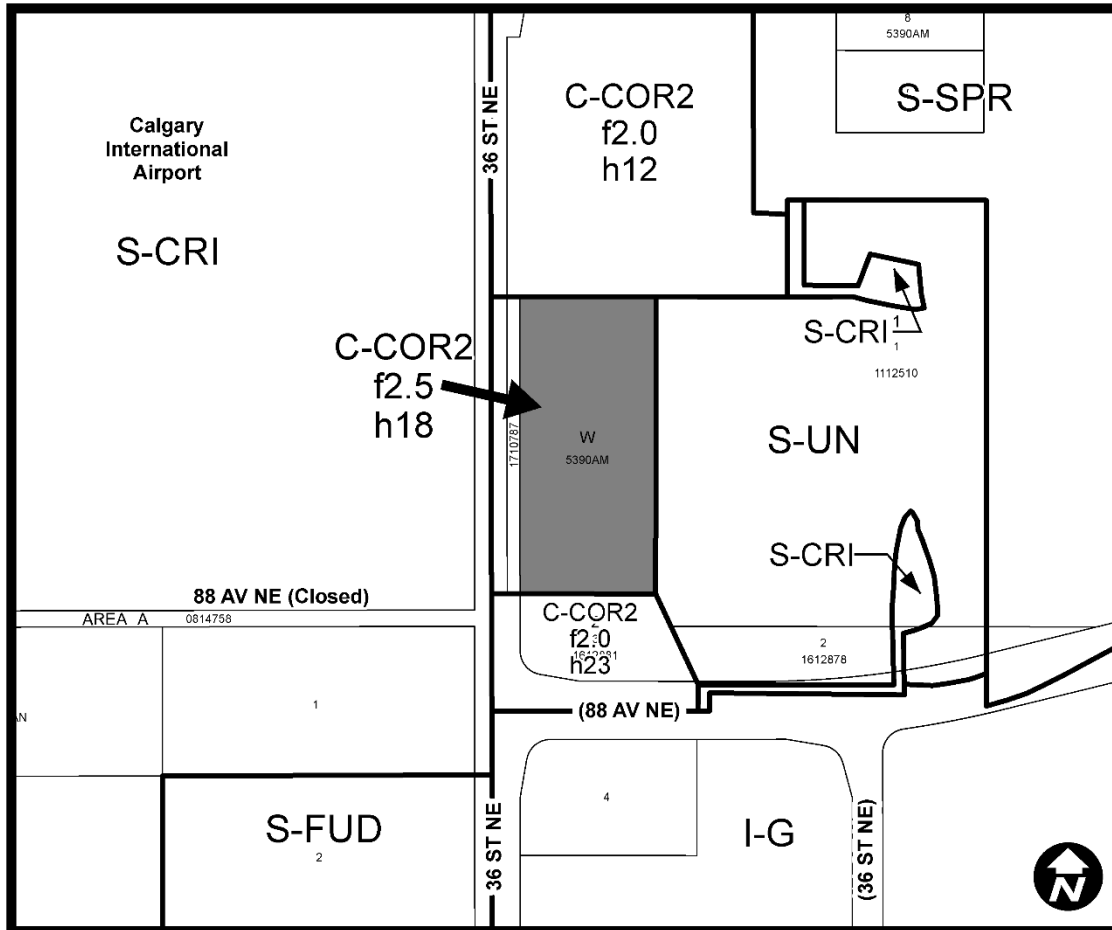
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2017-0193/CPC2018-0704  
BYLAW NUMBER 225D2018

## SCHEDULE B







Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0652  
Page 1 of 8

**Land Use Amendment in Highland Park (Ward 4) at 304 – 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

**EXECUTIVE SUMMARY**

This application was submitted by TC Design and Consulting on 2018 March 23 on behalf of the landowner Manpreet Nihil. 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. secondary 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.

There is no local area plan that covers this area of the city. The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommends that Council hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 304 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 23 and 24) 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, DATED 2018 JUNE 14:**

That Council hold a Public Hearing on Bylaw 226D2018; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 304 – 32 Avenue NE (Plan 5942AD, Block 3, Lots 23 and 24) 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 226D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0652  
Page 2 of 8**

**Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

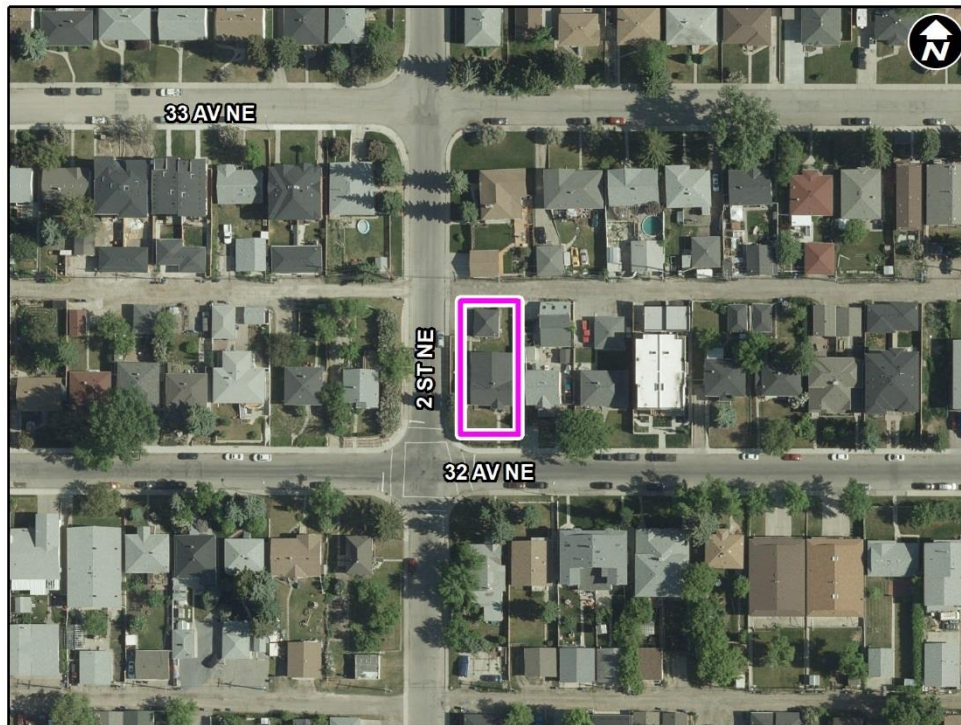
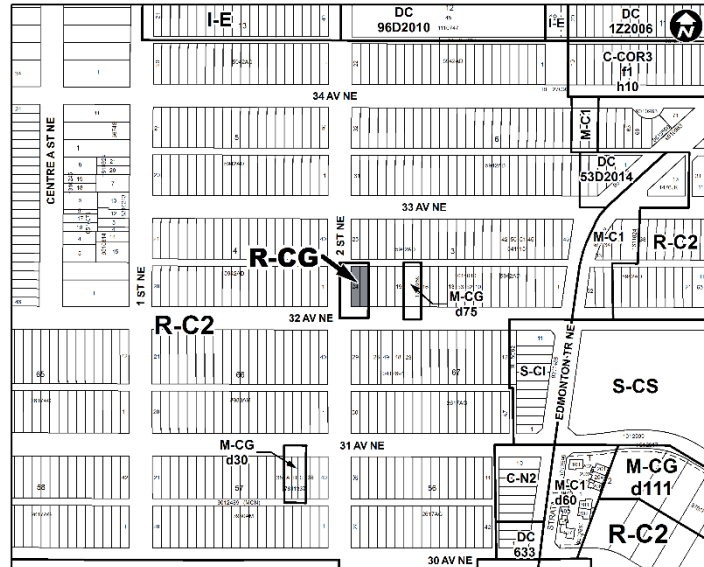
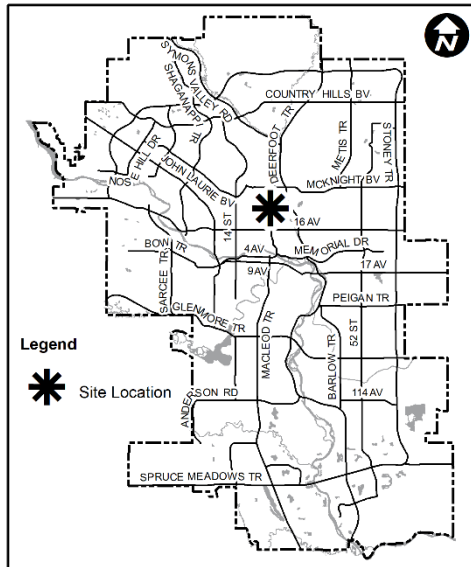
Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0652  
Page 3 of 8

Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018

BACKGROUND

Location Maps



**Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

**Site Context**

The subject site is a corner lot located in the community of Highland Park north of 32 Avenue NE and east of 2 Street NE. The site is approximately 0.05 hectares in size with approximate dimensions of 15 by 35 metres. A rear lane exists to the north of the site. The property is currently developed with a single detached building with a detached garage that is accessed from 2 Street NE. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west and south. There is a multi-residential development three lots to the east on 32 Avenue NE.

The population of Highland Park has experienced a population decline from its peak in 1969, as indicated in *Figure 1* below.

*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 Civic Census*

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

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 four (4) dwelling units on the subject site.

**Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

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 March 22, a development permit (DP2018-1163) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a two-storey, four-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 on the corner of 32 Avenue NE and Second Street NE. Thirty-Second Avenue is classified as a collector street in this area. The site is also approximately 230 metres from transit stops for several bus routes on Edmonton Trail NE as well as approximately 400 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.

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:

**Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

- The subject site is located on a minor residential street on the periphery of the community with all adjacent properties being zoned R-C2;
- Traffic concerns;
- Parking concerns;
- Specific road and pedestrian conditions are not suitable for this proposal; and
- No existing Area Redevelopment Plan.

Following the receipt of the Community Association letter, the applicant revised their application to R-CG from the original proposal of Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Community Association has been advised of the change, however the Community Association has not provided additional comments on the land use amendment application.

One letter of objection was received from the current tenant living in the single-detached dwelling on the subject parcel who had concerns regarding future eviction. No other letters were received by neighbours.

***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 a development form that may be sensitive to existing residential development in terms of height, built form and density.

**Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

***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 to be 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 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;
- direct lane access; and
- along or in close proximity to an existing or planned corridor or activity centre.

The following criteria were not met:

- adjacent to or across from existing or planned open space or park or community amenity.

The proposed amendment includes moderate intensification, generally consistent with the location criteria for multi-residential infill development, the proposal 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.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0652  
Page 8 of 8

**Land Use Amendment in Highland Park (Ward 4) at 304 - 32 Avenue NE,  
LOC2018-0067, Bylaw 226D2018**

---

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal generally 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 – all of which are consistent with the *Location Criteria for Multi-Residential Infill* development.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Highland Park Community Association Letter
3. Proposed Bylaw 226D2018
4. **Public Submission**



## Applicant's Submission

0067



### 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.

#304 32nd AVE. NE

The Purpose of the rezoning is encouraging more families to move into the area, increasing the density, and bringing a build form that will enhance the corner parcel with entrances on both street faces. The build form intended could be row-house or cluster type form with lane garages which meets criteria 8 of (Location Criteria for Multi-Family residential Infill). The intended number of units will be 4 units. The units will provide a 2 bedrooms and 3 bedrooms. This type of building form adds to the residential appearance of side street and allows to keep design patterns prevalent in the neighborhood.

We feel that The proposed re-designation meets some or most of the MDPs and ARPs policies, as well as Location Criteria for Multi-Family residential Infill.



## Community Association Letter

To: Sabrina Brar  
City of Calgary Planning Department

Re: Highland Park Community Association Comments on LOC2018-0067  
Ms. Brar,

The Community of Highland Park thanks you for the circulation of LOC2018-0067 the proposed land use redesignation for 304 32 Ave NE from R-C2 to M-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 on the periphery of the community with all adjacent properties also having the R-C2 zoning and located on a road that is used as a connector route between Centre Street and Edmonton Trail NE. 32nd Avenue also sees a large amount of pedestrian traffic by students heading to and from George P. Vanier School. The location is also well located for access to public transit with the #3, #4, #5, #69 bus routes being within easy walking distance. In general this location is where the Community would like to see the proposed M-CG zoning and an increase in density. While we believe that adding density within established communities can generally be a benefit we still need to be sensitive to the location.

The issue with this location is the narrowness of 32nd Avenue NE. Parking, in general, is very limited on this avenue and often times it functions as a single lane, where vehicles must pull into open on-street parking stalls to allow for oncoming traffic to pass. Any large vehicle such as a school bus or a 3-5 tonne cube van cannot traverse this street without oncoming traffic pulling into a parking stall in order to provide enough space to allow them to pass. The applicant has not mentioned what they will provide in terms of off-street parking, but it is safe to assume that the move from single family residence to four families at this location will see an increase in vehicles contending for parking upon this avenue.

This location also is located at the bottom of a small valley, seeing 32nd Avenue rise to meet Centre Street and Edmonton Trail. Over the last winter with the large snowfall Calgary received there have been multiple times where pedestrians have been forced onto the streets due to icy sidewalks which are also on an incline. Obviously, the choice to walk on the road is the pedestrian's choice and snow removal is an issue with the property owners, but this does not negate the fact that this is an ongoing issue at this location. Anything that can be done to improve 32 Avenue NE for pedestrians would be beneficial to the community, however adding additional vehicles contending for on-street parking on a narrow street is not viewed as a positive.

The Highland Park Community Association is supportive of continued densification within our community that allows for a varied demographic. However, the community feels the proposed land use at this location, due to the specific road and pedestrian conditions outlined above make

### **Community Association Letter**

this location unsuited for the proposed land use changes. We hope that the upcoming ARP will support redevelopment that serves more than just densification interests, but rather the building of more complete communities.

Thank you for your consideration.

Paul Engler  
On Behalf of the Highland Park Community Association

# PROPOSED

CPC2018-0652  
ATTACHMENT 3

## BYLAW NUMBER 226D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0067/CPC2018-0652)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

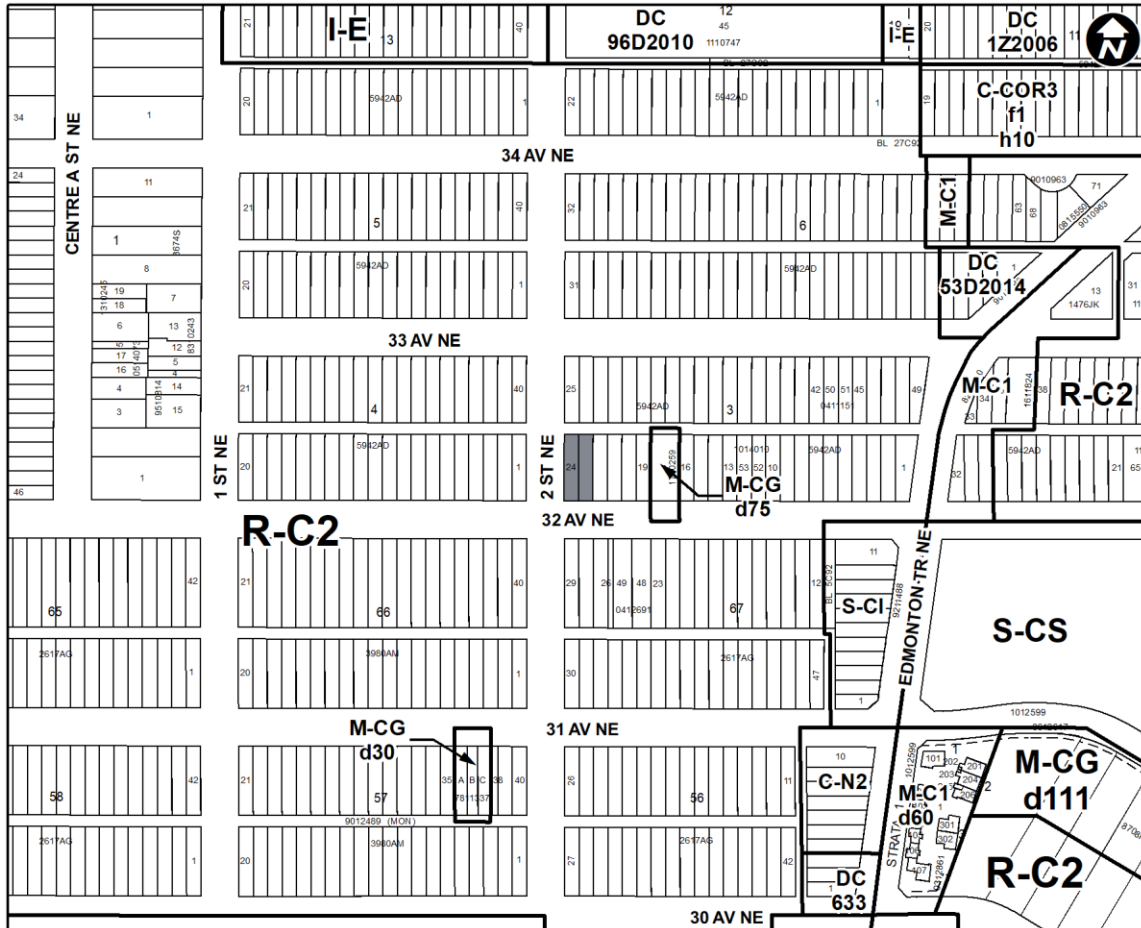
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2018-0067/CPC2018-0652  
BYLAW NUMBER 226D2018

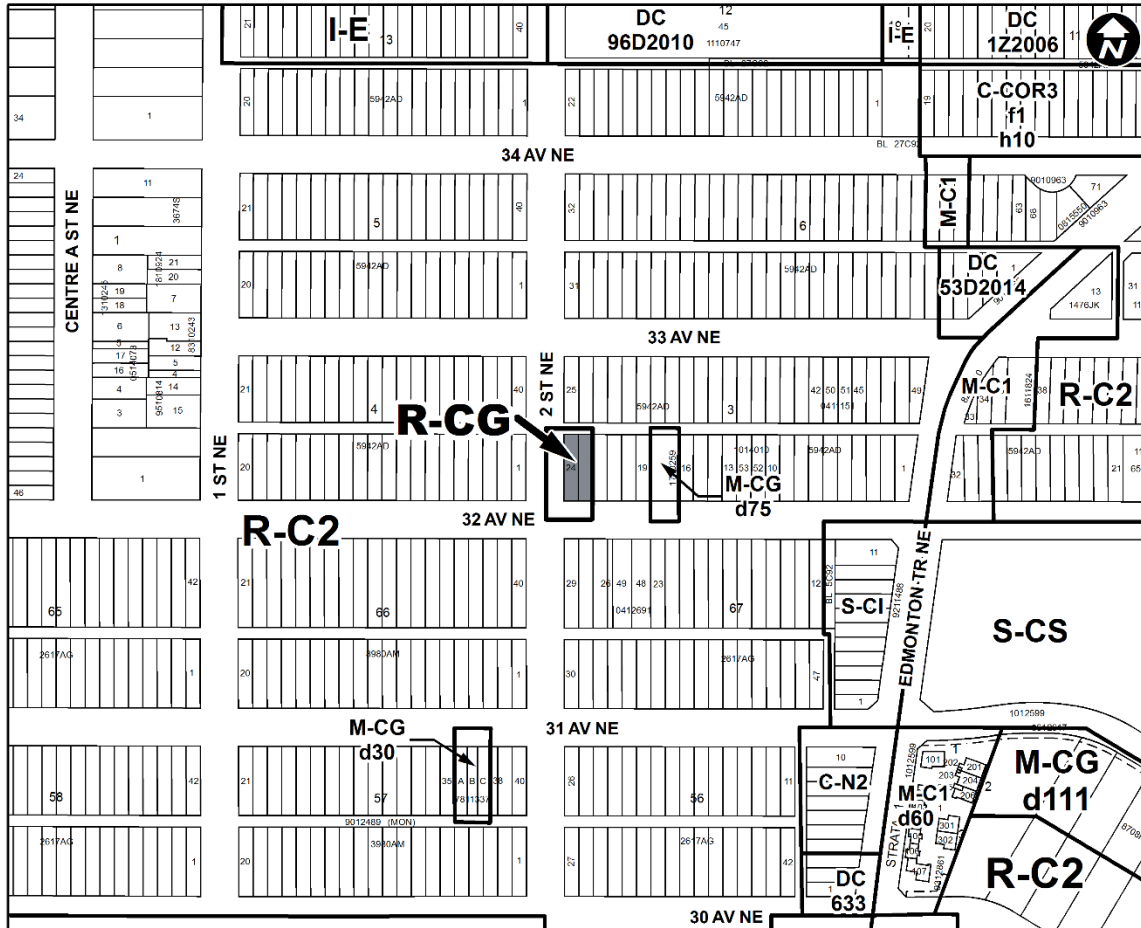
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2018-0067/CPC2018-0652  
BYLAW NUMBER 226D2018

## SCHEDULE B







**Rowe, Timothy S.**

---

**From:** Callie <callieroang@nucleus.com>  
**Sent:** Monday, July 16, 2018 11:59 AM  
**To:** Public Submissions  
**Subject:** [EXT] LOC2018-0067

Re: Application for land use  
LOC 2018-0067 for the address 304-32 Ave NE

Please accept this as submission for the hearing on July 23, 2018.

We are the home owners next door to 304-32 ave NE, Callie Roang and Paul Harris, for the property of 308-32 ave NE. The following is our concern with the design and size of the development under consideration by the current owner:

- 1) The height of the building will mean our whole yard is cast in shadow allowing no continued growth of the backyard garden and trees/shrubs plus enjoyment of our yard for ourselves or renters. Given the sheer size and height of a 4 plex on such a small lot it means building to the very edges of the property this will greatly overshadow existing established property owners such as ours with increased potential to devalue our home as currently its a bright open sunny yard. A duplex is more suitable for such a lot on a single level not towering above an existing owners property investment.
- 2) The parking for a 4 plex requires spaces for likely 4 or up to 8 vehicles how is this being addressed in the design to not have street parking unreasonably consumed by home owners on a regular basis?
- 3) The fence between our properties had decayed over years and blew over in 2017. The past owner was selling at the time of replacement so declined on paying for 1/2 of the fence. We had a new fence built and paid for it all, we want the privacy fence kept up and to not be damaged by construction.

We are not able to attend the hearing this week and would like our concerns registered, read and taken into consideration at the hearing of application for the property development application.

Sincerely

Callie Roang & Paul Harris

Sent from my Samsung device



Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0658  
Page 1 of 8

## **Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 – 8 Avenue SW, LOC2018-0113, Bylaw 227D2018**

### **EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Gibbs Gage Architects on 2018 May 14 on behalf of the landowner 1402801 Alberta Ltd. (Isaac Beall). The application proposes to change the redesignation of this property from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of the Barron Building.

The proposed DC Direct Control District is necessary to revise the existing land use to align with a new development permit application for a mixed-use development currently under review by Administration. Critical elements necessary to preserve the distinct character of the Barron Building have been maintained in the DC Direct Control District. The proposed district also provides flexibility for future development on the remainder of the site, eastward up to the corner of 8 Avenue/5 Street SW.

### **ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 610 – 8 Avenue SW (Plan A1, Block 48, Lots 21 to 28) from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of an existing building, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**

**Carried: 5 – 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, DATED 2018 JUNE 28:**

That Council hold a Public Hearing on Bylaw 227D2018; and

1. **ADOPT** the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 610 – 8 Avenue SW (Plan A1, Block 48, Lots 21 to 28) from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of an existing building, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 227D2018.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0658  
Page 2 of 8**

**Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue  
SW, LOC2018-0113, Bylaw 227D2018**

---

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2015 June 15 Combined Meeting of Council, Council approved Bylaw 94D2015, which redesignated the subject parcel from Commercial Residential District (CR20-C20/R20) to DC Direct Control District (LOC2014-0193).

The Minister of Alberta Culture, Administration and the applicant agreed to the existing DC Direct Control District, rather than the historic designation of the Barron Building, as a mechanism to protect its historic character and progress a development permit application (DP2013-0215) for the site.

**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0658  
Page 3 of 8**

**Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue  
SW, LOC2018-0113, Bylaw 227D2018**

---

**BACKGROUND**

The site currently includes the 11 storey Barron Building, constructed in 1951 by J. B. Barron. According to The City's Inventory of Evaluated Historic Resources, the Barron Building is considered to be a Calgary landmark and the finest example of Art Moderne-style architecture in the city and among the best examples of its type in western Canada. Additional information about the Barron Building may be obtained online through the [Inventory of Historic Resources](#) database.

In April 2013, the Minister of Alberta Culture determined that pursuant to Section 37(2) of the Historical Resources Act, the applicant for development permit application DP2013-0215 was required to conduct a Historic Resources Impact Assessment for the Barron Building.

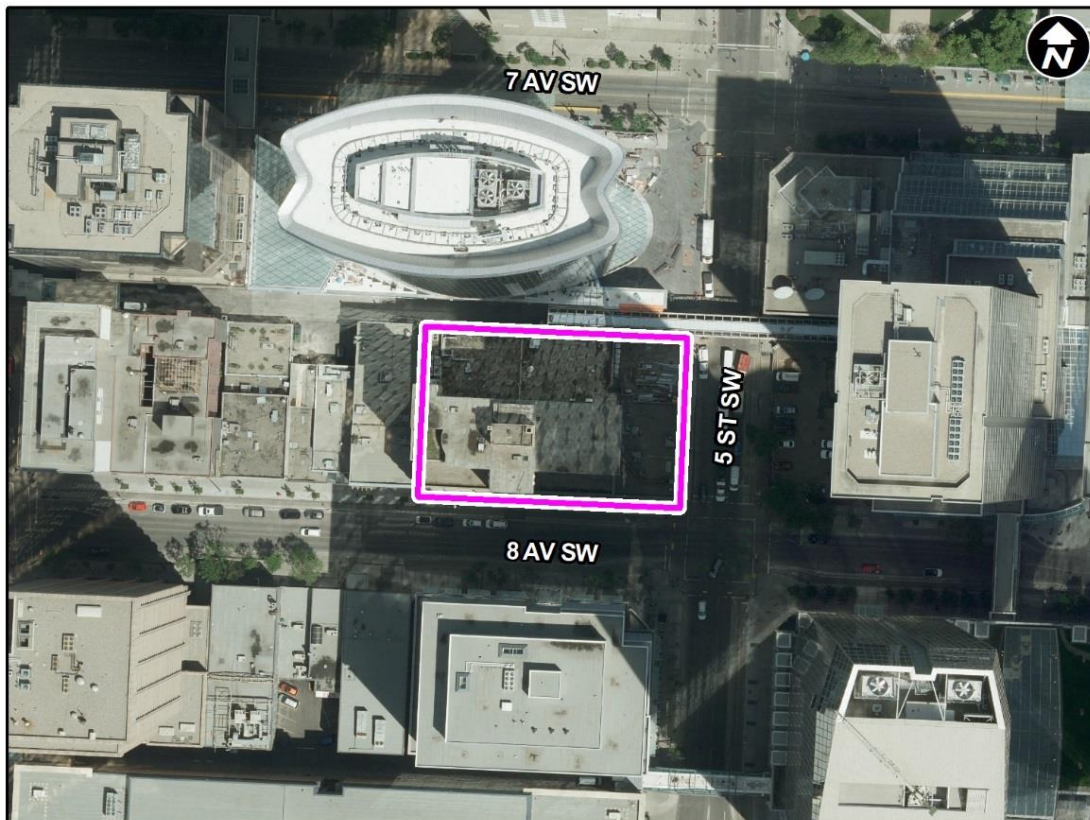
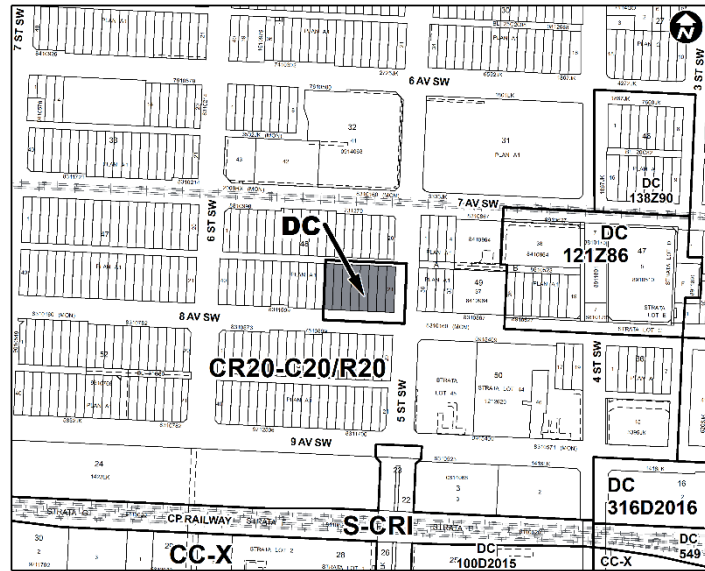
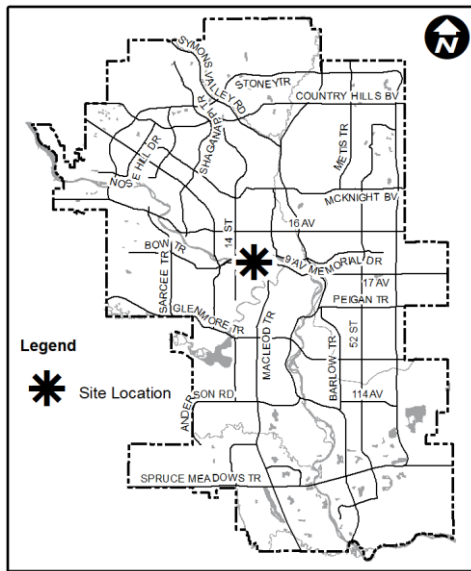
Following discussions between the applicant, Administration and the Minister of Alberta Culture, The City of Calgary was confident that a Ministerial Order to designate the Barron Building was not necessary and that the character-defining exterior elements, could be adequately preserved through a DC Direct Control District, subsequently approved by Council on 2015, June 15 (Bylaw 94D2015).

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0658  
Page 4 of 8

Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue  
SW, LOC2018-0113, Bylaw 227D2018

Location Maps



**Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113, Bylaw 227D2018**

---

**Site Context**

The subject site is located in the Downtown Commercial Core on the northwest corner of 8 Avenue SW and 5 Street SW.

The immediate area is characterized by a mix of restaurants, entertainment and office development. To the north of the site is the Manulife tower, to the east is a surface parking lot, to the south is a similarly scaled office development to the Barron Building and to the west is a 3 storey retail building. The predominant land use in this area is the Commercial Residential District (CR20-C20/R20).

**Implementation**

While the subject site is located within the Centre City Enterprise Area as illustrated on Map 2.1 of Bylaw 1P2007, the Barron Building is listed on the City inventory of potential heritage sites and therefore a change of use or addition to the building requires a development permit.

A development permit (DP2018-1591) application for the adaptive reuse of the existing Barron Building was submitted on 2018 April 20. The development permit proposes a mixed-use development with approximately 1,300 square metres of commercial uses at grade, approximately 1,100 square metres of co-working office space on the second level, 94 residential units on floors 3 to 11, and an amenity area at the mechanical penthouse level.

Administration's review of the development permit will determine the number of units, internal floor plan, and site layout details such as parking and site access. The development permit, which has been reviewed and is supported by Administration. No decision can be made on the development permit until Council has made a decision on the subject land use redesignation.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Land Use**

The existing DC Direct Control District (Bylaw 94D2015) is based on the Commercial Residential District (CR20-C20/R20) and is tied to plans submitted with the previous development permit application (DP2013-0215). The development concept permitted under the existing DC Direct Control District contemplates an office development that preserves the distinct heritage elements and proposes a complementary contemporary addition on the north and east elevations of the existing Barron Building.

The existing DC Direct Control District also includes an amendment to the parking stall requirements of the Commercial Residential District (CR20-C20/R20), to address the site constraints which limit the potential parking footprint that is possible in this heritage building.

The proposed DC Direct Control District revises the existing DC Direct Control District to align with the current development permit application (DP2018-1591). The new concept eliminates the addition to the building previously approved and allows for a greater variety of current and future uses. Critical elements necessary to preserve the distinct heritage character of the

**Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113, Bylaw 227D2018**

---

existing building have been maintained in the proposed DC Direct Control District. The current DP also confirms the preservation of the distinct heritage character of the existing building.

The proposed district also provides for the possibility of future development on the remainder of the site, provided the protected heritage elements are maintained and the development aligns with the Commercial Residential District (CR20-C20/R20).

The proposed DC Direct Control District also includes direction to the development authority when considering parking relaxations given the existing building configuration and site constraints, and locational criteria.

The proposed DC Direct Control District is provided for information in Attachment 2.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 50 metres from LRT stops on 7 Avenue SW, adjacent to several bus routes and Bus Rapid Transit stops along 5 Street SW. 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, storm sewer and sanitary mains are available from 8 Avenue SW 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 was advertised online.

Administration and the applicant attended the Calgary Heritage Authority board meeting on 2018 June 08, which included a presentation of the project and a question-and-answer period. The Calgary Heritage Authority provided a letter of support in response to the proposal (Attachment 3).

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 Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113, Bylaw 227D2018**

---

### **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)***

This application aligns with the *Municipal Development Plan* with respect to Centre City intensification and supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

#### ***Centre City Plan (Non-Statutory 2007)***

The *Centre City Plan* provides the policy framework for the downtown and provides overall guidance and direction for development. The plan recognizes that the downtown will remain the foundation of the Centre City because of the economic role that it plays for Calgary as a whole and that it has the potential to evolve substantially and contribute to the Centre City's overall vitality and livability.

The *Centre City Plan* also recognizes that the city's heritage is a precious resource that adds an immeasurable quality to a thriving Centre City and seeks to ensure that The City provides leadership in preserving and enlivening heritage resources.

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

Development enabled by this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services, employment, community amenities and transit. Mixed-use development of the subject site has the potential to allow for population growth that will support local services and create a livable, diverse and high density urban community.

Further analysis of any on-site sustainability initiatives proposed in conjunction with this project will be undertaken as part of the development permit review process. No environmental issues were identified through the proposed application.

### **Financial Capacity**

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

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

**Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 - 8 Avenue SW, LOC2018-0113, Bylaw 227D2018**

---

***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 the protection of the distinct character-defining exterior heritage elements and support the adaptive reuse of the existing Barron Building. While a development permit has been submitted, Council's decision on this land use amendment application may not result in the development considered under the associated development permit application being realized.

Given the inclusion of written and visual heritage preservation guidelines within the proposed DC Direct Control District, potential risks associated with loss of the distinct exterior heritage elements through a revised development concept are limited.

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

Administration recommends approval of this application due to its alignment with relevant planning policy contained in the *Municipal Development Plan* and *Centre City Plan* by supporting high-density residential development and intensification within the Centre City, and support of the Calgary Heritage Strategy with respect to the retention and reuse of a historic resources.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Calgary Heritage Authority's Submission
4. Motions and Amendments from Calgary Planning Commission
5. Comments from Calgary Planning Commission Members
6. Proposed Bylaw 227D2018

## 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 site included within this application houses the existing Barron Building, along with an adjacent single storey building located at the southeast corner of the parcel. The buildings represent two different municipal addresses: 610 8th Ave SW, Calgary AB, T2P 1G5 and 604 8th Ave SW, Calgary AB, T2P 1G4 respectively. The legal address for the parcel is Lots 21-28 Inclusive, Block 48, Plan A1.

Currently, the site is zoned under an existing Direct Control bylaw: 94D2015 - Amendment LOC2014-0193, with a base CR20 zone. We are proposing a land use redesignation to revise this existing Direct Control, in order to replace the architectural plans that are tied to the DC with an updated design that will allow more uses to be accommodated within the existing building (rather than the office-only use of the previous DC). A Direct Control zone is to remain in place with minimal revisions, as it's purpose is to achieve the protection of the distinctive heritage character of the existing building on the site, through the preservation of acknowledged character defining exterior elements. The proposed DC (as with the existing DC), only varies from the standard CR20 district through the specific recognition of these heritage building elements, and the requirement that they be maintained. The submitted land use drawings will be tied directly to the DC to ensure this requirement is met. Alternate parking requirements are also addressed in the DC, as the existing building restricts the possibility for increased underground parking, beyond the footprint of developable area.

We feel the included architectural plans improve upon the previously approved Land Use by maintaining more of the existing Barron Building, which helps to emphasize its significant design elements, while minimizing the impact on the existing DC.

A handwritten signature in black ink, appearing to read "Jessica Higson".

Jessica Higson  
Gibbs Gage Architects



## Proposed Direct Control District Guidelines

### Purpose

- 1 This Direct Control District is intended to:
- (a) support the adaptive reuse of the existing **building** on the site;
  - (b) achieve the protection of the distinctive heritage character of the existing **building** on the site, through the preservation of acknowledged character defining exterior elements;
  - (c) recognize the historic value of the existing **building** by incorporating an interpretive display within the site; and
  - (d) address the existing on-site parking situation by accommodating parking solutions within the existing **building** configuration and site constraints.

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The **permitted uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 apply in this Direct Control District.

### Additional Motor Vehicle Parking Stall Rules

- 7 In addition to the rules in Bylaw 1P2007, for all **uses** other than **Assisted Living, Custodial Care, Residential Care, Dwelling Unit** or **Live Work Unit**:
- (a) the maximum number of **motor vehicle parking stalls** required is 66;
  - (b) off-site transportation improvements in lieu of parking payment for the difference between the required number of **motor vehicle parking stalls** and the number of **motor vehicle parking stalls** provided must be made; and
  - (c) payments made under subsection (b) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

## Proposed Direct Control District Guidelines

### Parking Relaxation Considerations

8 In addition to the rules in sections 122 and 124 of Bylaw 1P2007, the **Development Authority** may consider a relaxation to the minimum number of required **motor vehicle parking stalls** and **bicycle parking stalls** when:

- (a) the proposed **development** is an adaptive reuse or addition to the **building** existing on the effective date of this Direct Control District; and
- (b) in the opinion of the **Development Authority**, it would be difficult to provide the required number of **motor vehicle parking stalls** and **bicycle parking stalls** due to the **parcel** configuration, area of the **parcel** and protection of the distinctive heritage character of the existing **building** on the site.

### Development Permit Requirements

- 9
- (1) Approval of this Direct Control District does not constitute approval of a **development permit**.
  - (2) As part of the first **development permit** application, an interpretive display must be incorporated within the site to recognize the historic value of the existing **building**.
  - (3) Subject to subsection (4), a **development permit** application must preserve the character defining elements as identified in Schedule C and conform to the plans attached as Schedule D of this Direct Control District.
  - (4) Minor adjustments to the design of the **development** as shown in Schedule D may be considered by the **Development Authority** and may include:
    - (a) a change to architectural and exterior materials and finishes, that are not identified in Schedules C and D of this Direct Control District, or any portion of them, if in the opinion of the **Development Authority** the change does not significantly reduce the overall attractiveness or the heritage quality of the **development**; and
    - (b) a change to the **development** as the result of Building Code requirements or City specifications related to engineering and transportation standards.

## **Proposed Direct Control District Guidelines**

### **SCHEDULE C**

The following character-defining exterior elements must be preserved as per existing site conditions and in accordance with the development plans attached as Schedule D to this Direct Control District:

#### **1 South Elevation (see Schedule D - Drawing No. LU20.05)**

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 2 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 4 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels, and aluminum-clad pilasters on central frontispiece rising from storey 2 to storey 10;
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners and in front of the columns from storeys 4 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, spandrel panels and ornaments for storeys 2 through 4; and
- (k) black granite cladding framing the 1 storey glazing (modified from the existing).

#### **2 West Elevation (see Schedule D - Drawing No. LU20.06)**

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;

### **Proposed Direct Control District Guidelines**

- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10; and
- (i) concrete window sills in the façade of storeys 4 through 11.

#### **3 North Elevation (see Drawing No. LU20.07)**

- (a) visual upper form of the original rooftop mechanical and elevator housing.

#### **4 East Elevation (south of grid line B) (see Drawing No. LU20.08)**

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8th and 11th storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;



### **Proposed Direct Control District Guidelines**

- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 8;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, and ornaments on storeys 3 and 4; and
- (k) black granite cladding return at 1 storey (modified from the existing).











## Calgary Heritage Authority's Submission



June 15, 2018

**Adam Sheahan**

Centre West | Community Planning  
Planning & Development  
P.O. Box 2100, Stn. M, #8075  
Calgary, AB T2P 2M5

Dear Mr. Sheahan:

**Subject: Barron Building LOC2018-0113 & DP2018-1591**

Thank-you for taking the time to attend our most recent board meeting on Friday June 8 to give us an update on the development plans for the Barron Building.

The Calgary Heritage Authority (CHA) would like to provide comments on the above noted applications.

We are pleased to see that the east façade of the Barron Building will no longer be covered up as was proposed in the original plans. We would encourage the site owner to incorporate some commemorative signage into the public areas of the building and on the street.

We are also pleased to see that the Bank of Montreal (built c. 1954) will be retained.

Overall, we are very happy to see this project taking a sympathetic approach to maintaining the exterior of the building and its significance to the oil boom in Calgary.

Sincerely,

**Josh Traptow**  
Executive Director  
Calgary Heritage Authority

Cc: Erin Van Wijk, Heritage Planner  
Ken Toews, Strategic Group  
Vincent Dods, Gibbs Gage Architects



CALGARY HERITAGE AUTHORITY, P.O. Box 75065 CAMBRIAN, CALGARY, AB T2K 6J8  
INFO@CALGARYHERITAGEAUTHORITY.COM | WWW.CALGARYHERITAGEAUTHORITY.COM | 403-805-7084





## Calgary Planning Commission Motions and Amendments

**2018 June 28**

**MOTION:**

The Calgary Planning Commission **APPROVED** the Minutes of Item 6.02 (LOC2018-0113 (CPC2018-0658)) at the meeting held on 2018 June 28.

**Moved by: L. Juan**

**Carried: 5 – 0**

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.



### **Calgary Planning Commission Member Comments**

Reasons for Approval from Mr. Friesen:

- This is an excellent project. The fact that historic elements will be retained warrants approval of this application.



# PROPOSED

CPC2018-0658  
ATTACHMENT 6

## BYLAW NUMBER 227D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2018-0113/CPC2018-0658)

\*\*\*\*\*

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

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

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

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

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

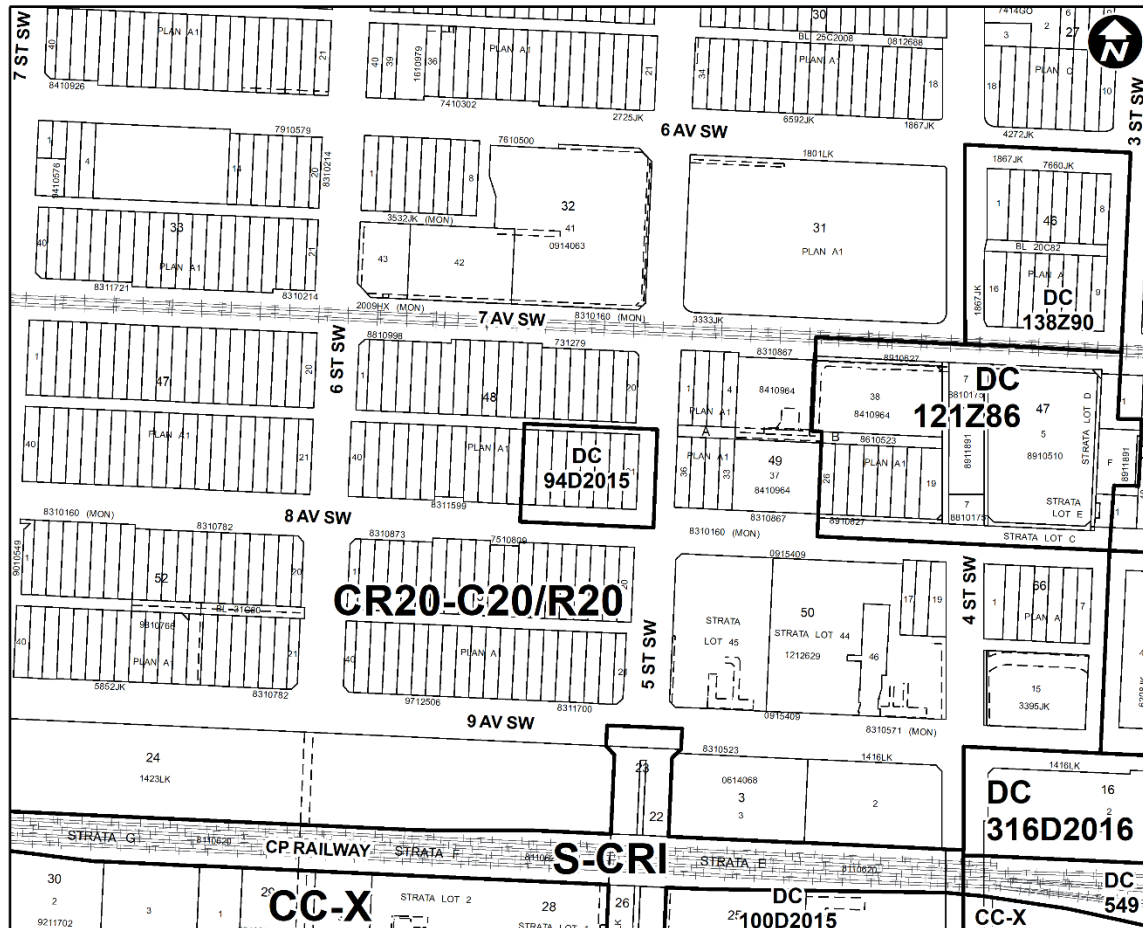
SIGNED ON \_\_\_\_\_

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

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

**AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018**

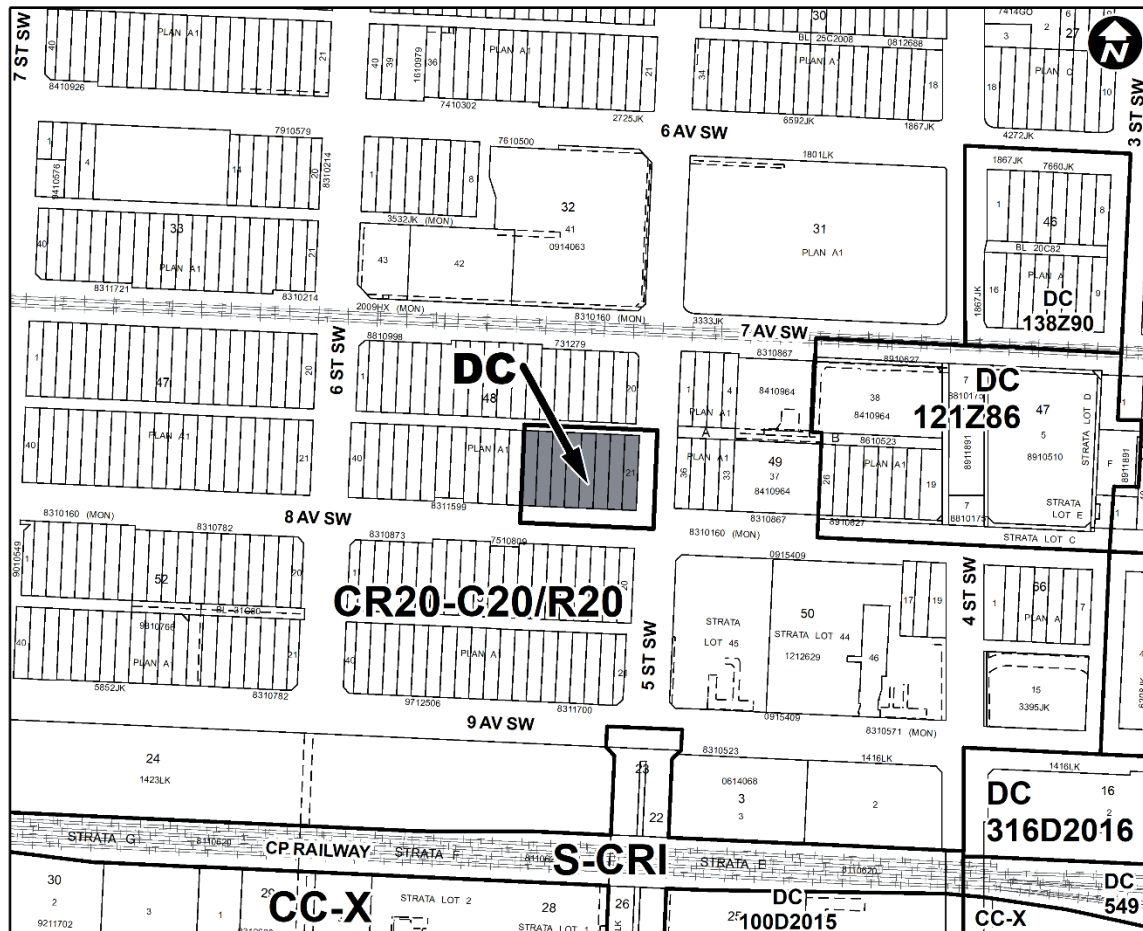
## **SCHEDULE A**



# PROPOSED

AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018

## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) support the adaptive reuse of the existing **building** on the site;
- (b) achieve the protection of the distinctive heritage character of the existing **building** on the site, through the preservation of acknowledged character defining exterior elements;
- (c) recognize the historic value of the existing **building** by incorporating an interpretive display within the site; and
- (d) address the existing on-site parking situation by accommodating parking solutions within the existing **building** configuration and site constraints.

# PROPOSED

AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018

## Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

## Reference to Bylaw 1P2007

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

## Permitted Uses

- 4 The ***permitted uses*** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

## Discretionary Uses

- 5 The ***discretionary uses*** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 apply in this Direct Control District.

## Additional Motor Vehicle Parking Stall Rules

- 7 In addition to the rules in Bylaw 1P2007, for all ***uses*** other than ***Assisted Living, Custodial Care, Residential Care, Dwelling Unit or Live Work Unit***:
- (a) the maximum number of ***motor vehicle parking stalls*** required is 66;
  - (b) off-site transportation improvements in lieu of parking payment for the difference between the required number of ***motor vehicle parking stalls*** and the number of ***motor vehicle parking stalls*** provided must be made; and
  - (c) payments made under subsection (b) must be in accordance with ***Council's*** policy and calculated at the rate per ***motor vehicle parking stall*** established by ***Council*** at the time the payment is made.

## Parking Relaxation Considerations

- 8 In addition to the rules in sections 122 and 124 of Bylaw 1P2007, the ***Development Authority*** may consider a relaxation to the minimum number of required ***motor vehicle parking stalls*** and ***bicycle parking stalls*** when:
- (a) the proposed ***development*** is an adaptive reuse or addition to the ***building*** existing on the effective date of this Direct Control District; and
  - (b) in the opinion of the ***Development Authority***, it would be difficult to provide the required number of ***motor vehicle parking stalls*** and ***bicycle parking stalls*** due to the ***parcel*** configuration, area of the ***parcel*** and protection of the distinctive heritage character of the existing ***building*** on the site.



# PROPOSED

AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018

## Development Permit Requirements

- 9 (1) Approval of this Direct Control District does not constitute approval of a ***development permit***.
- (2) As part of the first ***development permit*** application, an interpretive display must be incorporated within the site to recognize the historic value of the existing ***building***.
- (3) Subject to subsection (4), a ***development permit*** application must preserve the character defining elements as identified in Schedule C and conform to the plans attached as Schedule D of this Direct Control District.
- (4) Minor adjustments to the design of the ***development*** as shown in Schedule D may be considered by the ***Development Authority*** and may include:
- (a) a change to architectural and exterior materials and finishes, that are not identified in Schedules C and D of this Direct Control District, or any portion of them, if in the opinion of the ***Development Authority*** the change does not significantly reduce the overall attractiveness or the heritage quality of the ***development***; and
  - (b) a change to the ***development*** as the result of Building Code requirements or City specifications related to engineering and transportation standards.

# PROPOSED

AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018

## SCHEDULE C

The following character-defining exterior elements must be preserved as per existing site conditions and in accordance with the development plans attached as Schedule D to this Direct Control District:

### **1 South Elevation (see Schedule D - Drawing No. LU20.05)**

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 2 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 4 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels, and aluminum-clad pilasters on central frontispiece rising from storey 2 to storey 10;
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners and in front of the columns from storeys 4 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, spandrel panels and ornaments for storeys 2 through 4; and
- (k) black granite cladding framing the 1 storey glazing (modified from the existing).

### **2 West Elevation (see Schedule D - Drawing No. LU20.06)**

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;

# PROPOSED

AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018

- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10; and
- (i) concrete window sills in the façade of storeys 4 through 11.

### **3 North Elevation (see Drawing No. LU20.07)**

- (a) visual upper form of the original rooftop mechanical and elevator housing.

### **4 East Elevation (south of grid line B) (see Drawing No. LU20.08)**

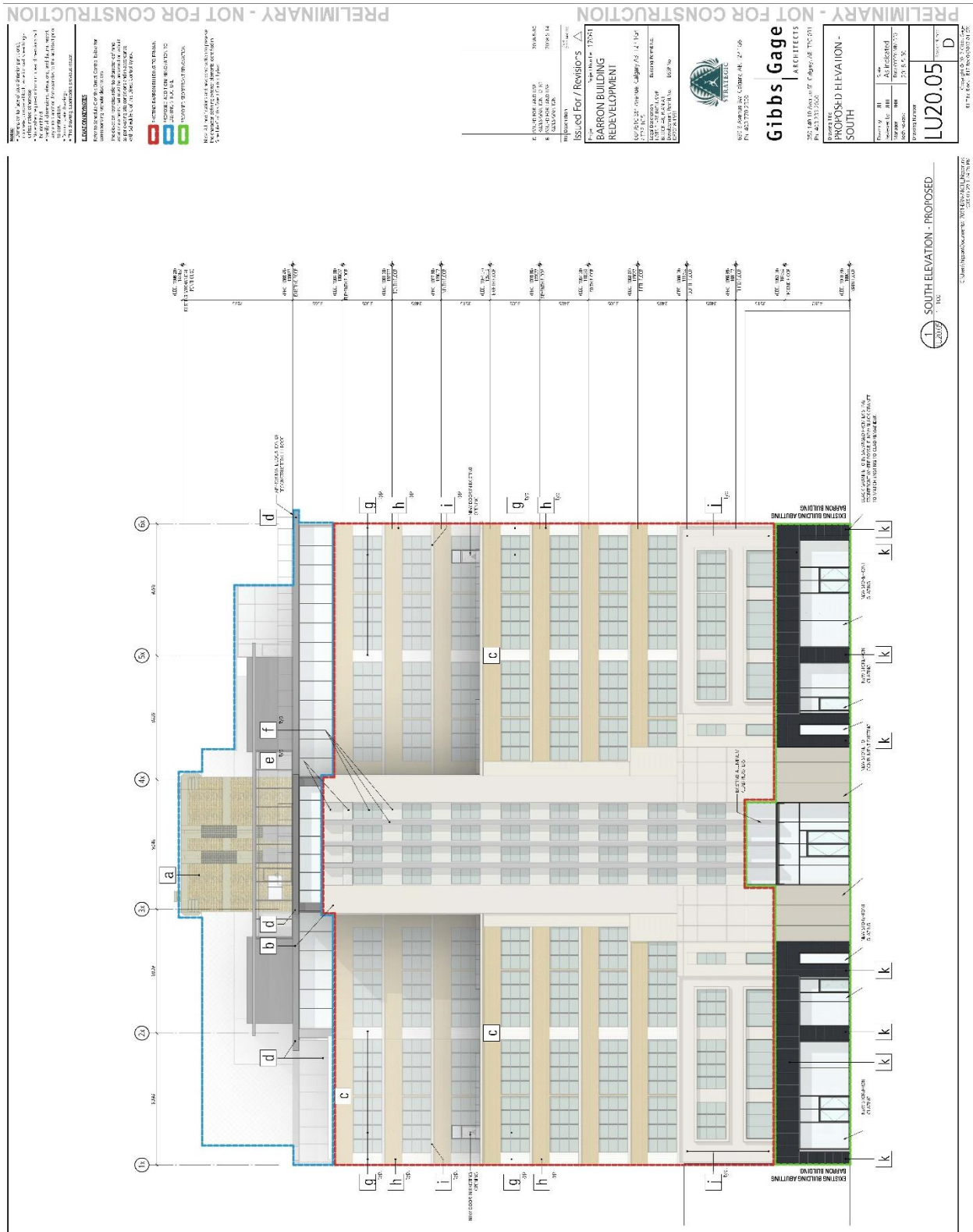
- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8th and 11th storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;

# PROPOSED

**AMENDMENT LOC2018-0113/CPC2018-0658  
BYLAW NUMBER 227D2018**

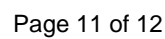
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 8;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, and ornaments on storeys 3 and 4; and
- (k) black granite cladding return at 1 storey (modified from the existing).

**SCHEDULE D**

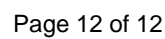




PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION





## **Amendment to Keystone Hills Area Structure Plan – Transportation Cap Increase**

### **EXECUTIVE SUMMARY**

The purpose of this report is to amend the Keystone Hills Area Structure Plan to increase an existing transportation cap from 1,400 to 3,300 units to allow for the continued development of Livingston and Carrington communities in the north sector of Calgary.

Currently, the Keystone Hills Area Structure Plan contains a Growth Management Overlay Removal Area subject to a transportation cap of 1,400 units. The cap was put in place based on an existing limited transportation network available in this area. While the specific transportation upgrades have been identified and are known, there has been no funding available to advance the necessary transportation improvements to increase the existing cap, or remove the cap entirely.

However, as the area developers, in working with Administration, agreed to fund the immediate transportation network upgrades, the existing unit cap may now be increased.

In order to accommodate the proposed cap increase and allow for additional development within the Growth Management Overlay Removal Area, an amendment to the Keystone Hills Area Structure Plan is required (Attachment 1). The proposed amendment will provide the area developers with an additional two to three years of construction within this area.

The recommendations in this report will not result in an increase of the existing Growth Management Overlay Removal Area beyond what has been anticipated by the Keystone Hills Area Structure Plan (i.e. housekeeping realignment of 144 Avenue NW). As such, there are no anticipated impacts to utility or Fire servicing as a result of the proposed transportation cap increase and associated amendment to the Keystone Hills Area Structure Plan.

#### **ADMINISTRATION RECOMMENDATION:**

That the Priorities and Finance Committee recommend that Council:

1. Direct Administration to prepare an amendment to the Keystone Area Structure Plan as outlined in Attachment 1;
2. Hold a Public Hearing on this matter; and
3. Give three readings to the proposed Bylaw.

And further, that this Report and proposed Bylaw be forwarded to the 2018 July 23 Public Hearing Meeting of Council to accommodate the required advertising.

#### **RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, DATED 2018 JUNE 05:**

That Council:

1. Hold a Public Hearing on this matter; and
2. Give three readings to proposed Bylaw **50P2018 (Attachment 1)**.

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

None.

## **Amendment to Keystone Hills Area Structure Plan - Transportation Cap Increase**

---

### **BACKGROUND**

The Keystone Hills Area Structure Plan (Plan), approved by Council in 2012, covers approximately 1,080 hectares of land located in the north part of the city, bounded by Stoney Trail N to the south, 14 Street NW to the west, 160 Avenue N to the north, and 15 Street NE to the east (Attachment 2). The future Green Line LRT is anticipated to extend along Centre Street N across Stoney Trail N to 160 Avenue N, with a station located at about 144 Avenue N and 160 Avenue N. The Keystone Hills ASP is intended to accommodate approximately 60,000 residents and employ about 18,000 people in three complete communities and one industrial/employment area. The ASP also envisions a future Major Activity Centre and Urban Corridor at 144 Avenue N and Centre Street N and along Centre Street N, respectively.

Council's adoption of the Keystone Hills ASP in 2012 July, Bylaw 15P2012, included a Growth Management Overlay (Overlay) which extended over the entire Keystone Hills Plan Area (Attachment 3).

At the 2015 July 27 Regular meeting of Council, Council decided to facilitate advancement of capital infrastructure ahead of planned capital budget expenditures in the Keystone Hills area through the approval of several borrowing bylaws, budget adjustments and Construction Financing Agreements (C2015-0526). This allowed Council to approve Bylaw 7P2015 which effectively lifted the Growth Management Overlay from a portion of the Keystone Hills ASP area and allowed for the development and construction within this newly created 'Growth Management Overlay Removal Area' (Attachment 4). The 'Growth Management Overlay Removal Area' (Overlay Removal Area) was approved subject to the following three conditions:

1. *"The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP."*
2. *"The required fire station is not funded at this time. Portions of the Growth Management Overlay Removal Area are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited."*
3. *"If the 144th Ave NW road alignment is revised, the Growth Management Overlay Removal Area boundary adjacent to 144th Ave NW will match the revised alignment."*

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

The area developers in collaboration with Administration and the Province explored opportunities to increase the transportation cap to allow more development as an interim measure until the ultimate infrastructure was constructed in the area. During the review of the transportation cap condition, Administration also reviewed conditions two and three to determine if they were still applicable. Below is a summary of the analysis of all three conditions, conditions two and three have now been satisfied.

## **Amendment to Keystone Hills Area Structure Plan - Transportation Cap Increase**

### **Status of Overlay Removal Area Conditions**

#### *Condition #1*

*"The required transportation upgrades are not funded at this time. A 1400 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP."*

The 1,400 single-family (now commonly referred to as single-detached) equivalent unit cap is based on the following infrastructure in-place, or expected to be in-place to accommodate anticipated development up to the 1,400 unit cap, as follows:

- a) Stoney Trail/Center Street N interchange (partial interchange, all movements);
- b) Stoney Trail/14 Street NW ramps (Stoney Trail westbound to 14 Street northbound, and 14 Street southbound to Stoney Trail westbound);
- c) 144 Avenue N – half of the six-lane arterial street (three lanes) between 14 Street NW and Livingston Gate NE, inclusive;
- d) Center Street N – four-lane arterial street between Stoney Trail N and 144 Avenue N, inclusive; and
- e) 14 Street NW – two-lane arterial street between Stoney Trail NW and 144 Avenue NW, inclusive.

With the exception of item d) above, all of the other infrastructure is already in place. It is anticipated that item d) will be started and completed in 2018.

The infrastructure noted above is expected to accommodate development within the Keystone Hills Overlay Removal Area up to the 1,400 unit cap, as well as full development of the community of Evanston. As discussed in the previous section of this report, an amendment to the Keystone Hills ASP is required to increase the existing transportation cap and allow for continued development within the Overlay Removal Area.

#### *Condition #2*

*"The required fire station is not funded at this time. Portions of the Growth Management Overlay Removal Area are beyond the Alberta Building Code 10-minute fire response area therefore development will be limited."*

Since the introduction of the Overlay Removal Area by Council in 2015, the transportation connections in the area, on which fire coverage rely, have improved to a point where all lands within the Overlay Removal Area may be developed. As such, this condition is no longer necessary and the Keystone Hills ASP may be updated accordingly. The proposed ASP amendment includes this update.

In addition, as the proposed ASP amendment does not increase the existing Overlay Removal Area beyond what has been anticipated by the Keystone Hills ASP (i.e. housekeeping realignment of 144 Avenue NW discussed below), there are no changes to Fire servicing in this area as a result of the proposed transportation cap increase.

#### *Condition #3*

*"If the 144th Ave NW road alignment is revised, the Growth Management Overlay Removal Area boundary adjacent to 144th Ave NW will match the revised alignment."*

## **Amendment to Keystone Hills Area Structure Plan - Transportation Cap Increase**

This condition has been satisfied as the Overlay Removal Area may now be adjusted to reflect the actual 144 Avenue NW alignment at 14 Street NW. The proposed ASP amendment includes this update. The update is in accordance with the direction of the Keystone Hills ASP and is not considered a net increase to the Overlay Removal Area, but rather a housekeeping item anticipated by the Keystone Hills ASP.

### **Existing Development within Keystone Hills ASP**

In the Keystone Hills ASP area, there are currently two actively developing communities - Carrington and Livingston. Five outline plans with associated land use amendments have been approved by Calgary Planning Commission and Council respectively to date. That includes Livingston stages 1a, 1b and 2a (Brookfield), as well as two Carrington stages (Mattamy, Genstar and H3 Developments). The approved land uses in the area are anticipated to allow for approximately 6,900 units.

Development continues to be approved in the communities of Livingston and Carrington with the existing transportation cap monitored through the release of building permits. The City has permitted the building permit release of 1,066 units as of 2018 May 1. A supply of 334 units remain under the existing 1,400 unit cap.

### **Proposed Transportation Cap**

A Transportation Impact Assessment (TIA) was submitted by the area developers in support of the proposed transportation cap increase and was reviewed by Administration. The proposed new cap number of 3,300 units is supported by the outcome of the TIA review.

To increase the Keystone Hills ASP Overlay Removal Area transportation cap from the existing 1,400 to 3,300 units, developers have agreed to construct local roads and upgrades to the existing Stoney Trail/Center Street N interchange, at their cost. Specifically:

1. Construction of the east collector street (1 Street NE – two lanes each direction) that will function as Center Street N; and
2. Upgrades to the existing Stoney Trail/Center Street N interchange to accommodate 4 lanes (two lanes in each direction).

Conditions of approval will be applied to individual subdivision applications, requiring the necessary transportation network improvements to service further development within the proposed transportation cap increase.

As proposed transportation cap increase and associated ASP amendment do not increase the existing Overlay Removal Area beyond what was anticipated by the Keystone Hills ASP, there are no impacts to utility or fire servicing.

The improvements to the street network are expected to provide the area developers with an additional two to three years of continued development, ahead of the completion of the ultimate

## **Amendment to Keystone Hills Area Structure Plan - Transportation Cap Increase**

interchanges in the area at 14 Street NW and Stoney Trail and an additional bridge deck at the Centre Street and Stoney Trail interchange.

### **Ultimate Transportation Infrastructure**

Additional development within the Overlay Removal Area above the proposed 3,300 unit cap will require additional infrastructure upgrades and investment, as follows:

1. Construction of the interchange at Stoney Trail/14 Street NW – This interchange is scheduled in 2020-2022 in The City's Investing in Mobility: Transportation Infrastructure Investment Plan (TIIP).
2. Upgrade of the interchange at Stoney Trail/Centre Street N – This interchange upgrade is scheduled in 2023 in The City's Investing in Mobility: TIIP.
3. Construction of the interchange at Stoney Trail/11 Street NE – This interchange is not included in the City's Investing in Mobility: TIIP. Ramps connecting Stoney Trail westbound to 11 Street northbound, and 11 Street southbound to Stoney Trail westbound is scheduled in 2021 in The City's Investing in Mobility: TIIP. These ramps are an initial phase of the full interchange at Stoney Trail/11 Street NE.

The ultimate transportation improvements in the area will be funded through a combination of developer levies and City funding. These improvements are included within the current Off-Site Levy Bylaw.

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

Administration has worked collaboratively with the area developers and their consultants to develop a plan and reach an agreement on the required transportation network upgrades to support additional development within the Overlay Removal Area of the Keystone Hills ASP.

### **Strategic Alignment**

Allowing continued development in Livingston and Carrington helps achieve the MDP goal of a prosperous economy through continued employment of construction trades. The transportation infrastructure upgrades also contribute to the MDP goal of connecting the city by accommodating a variety of modes within the road right-of-way. The proposed development optimizes the use of existing infrastructure in accordance with applicable Municipal Development Plan policy 2.1.4a and Strategic Action W2 from Action Plan 2015-2018 – Be as efficient and effective as possible, reducing costs and focusing on value-for-money. Greater efficiencies of the existing infrastructure are created by the additional development and tax base increase.

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

#### ***Social***

## **Amendment to Keystone Hills Area Structure Plan - Transportation Cap Increase**

The continuation of development in Carrington and Livingston will provide additional population to support the existing and planned amenities within the community, including future LRT line, Urban Corridor, Major Activity Centre and three school sites.

### ***Environmental***

Site-specific environmental considerations are part of outline plan and land use amendment application reviews.

### ***Economic (External)***

Further development within the Overlay Removal Area of the Keystone Hills ASP allows the area developers to continue to invest in the residential and non-residential development. This, in turn, will help grow the tax base and help maintain the pace of private investment while leveraging City capital investment in this area. The proposed transportation cap increase is expected to provide the area developers with an additional two to three years of construction.

### **Financial Capacity**

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

The existing development in the two communities of Carrington and Livingston has been included in the current operating budget. As development continues, the local infrastructure is assumed by The City, and as additional services come on line, increases to future operating budgets will be required, possibly as part of the 2019-2022 One Calgary budget discussions.

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

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developers. No capital investment for these improvements is required from The City now or at any future date. As development continues in the Keystone Hills ASP, future capital investment will be required by The City to complete the communities.

### **Risk Assessment**

Development approvals in the communities of Livingston and Carrington currently exceed the 1,400 unit transportation cap. This risk has been mitigated by monitoring the release of building permits. As the number of building permits released approaches the transportation cap, the development supply may be restricted until further improvements are made. Approval and construction of the street network upgrades will allow for development to continue for approximately two to three more years. Stoney Trail is a provincial highway and under the jurisdiction of Alberta Transportation (AT). While AT has approved the improvements in principle, Ministerial Consent and permits will be required prior to construction. Any delay in permits or construction for the capacity improvements once building permits have been released may result in reduced level of service for auto mobility in the area.

**Planning & Development Report to  
Priorities and Finance Committee  
2018 June 05**

**ISC: UNRESTRICTED  
PFC2018-0598  
Page 7 of 7**

**Amendment to Keystone Hills Area Structure Plan - Transportation Cap Increase**

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

Administration supports the proposed transportation cap increase and associated amendment to the Keystone Hills Area Structure Plan as the area developers agreed to fund the necessary, immediate transportation improvements in the area. The recommended amendment to the Keystone Hills ASP will allow for continued development within the Growth Management Overlay Removal Area of the Keystone Hills Area Structure Plan.

**ATTACHMENT(S)**

1. Proposed **Bylaw 50P2018**
2. Keystone Hills Area Structure Plan Boundary
3. Original Keystone Hills Growth Management Overlay
4. Keystone Hills Growth Management Overlay Removal Area





# PROPOSED

PFC2018-0598  
ATTACHMENT 1

## BYLAW NUMBER 50P2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KEYSTONE HILLS AREA STRUCTURE PLAN BYLAW 15P2012

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Keystone Hills Area Structure Plan Bylaw 15P2012, 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 Keystone Hills Area Structure Plan attached to and forming part of Bylaw 15P2012, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 4 entitled "Growth Management Overlay" and replace with the revised Map 4 entitled "Growth Management Overlay", attached as Schedule A.
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

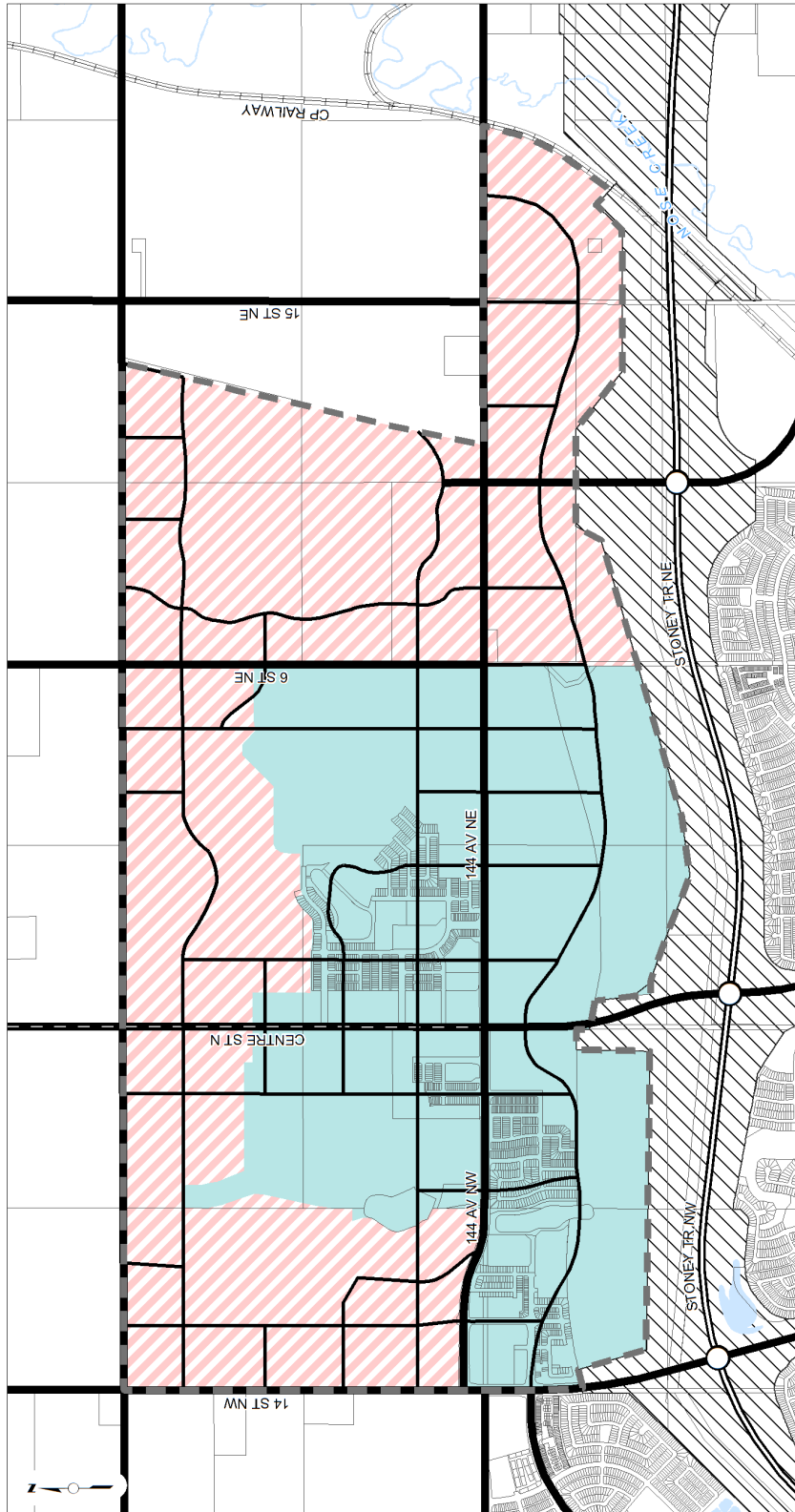
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

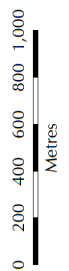
BYLAW NUMBER 50P2018

## Schedule A



Map 4

## Growth Management Overlay

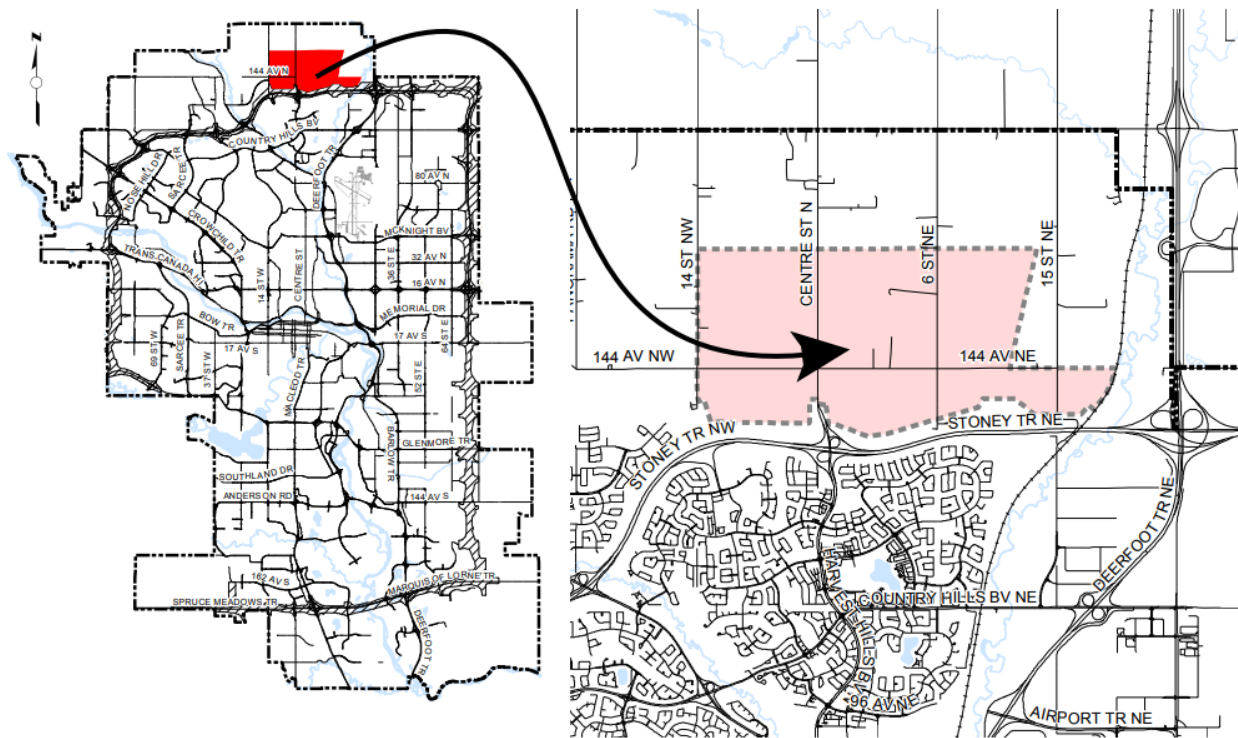


This map is conceptual only. No measurements of distances or areas should be taken from this map.

### \* Outstanding conditions:

1. The required transportation upgrades are not funded at this time. A 3,300 single-family equivalent unit capacity constraint is in place for the entire Keystone Hills ASP.

## Keystone Hills Area Structure Plan Boundary

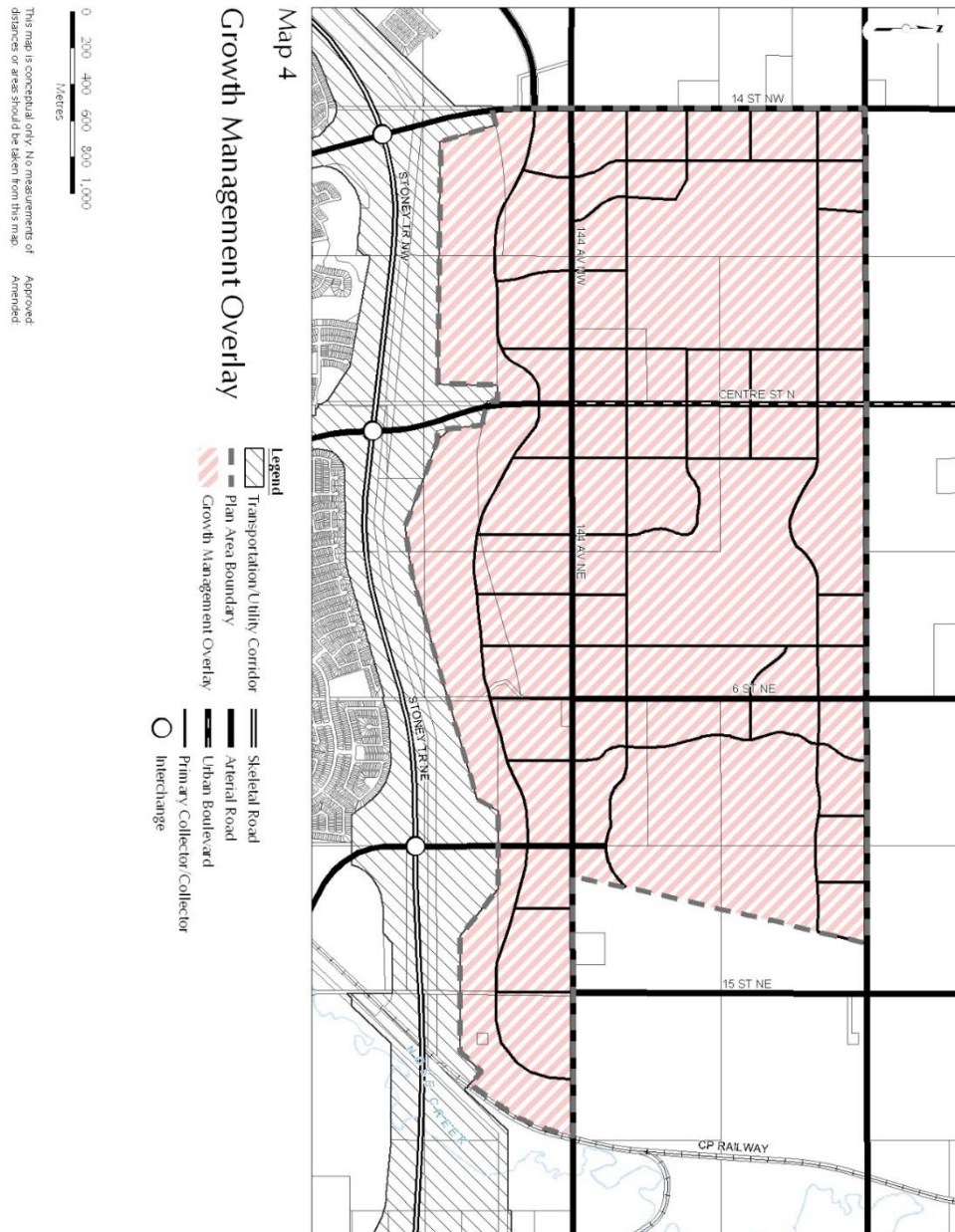


Map 1

Plan Area Location



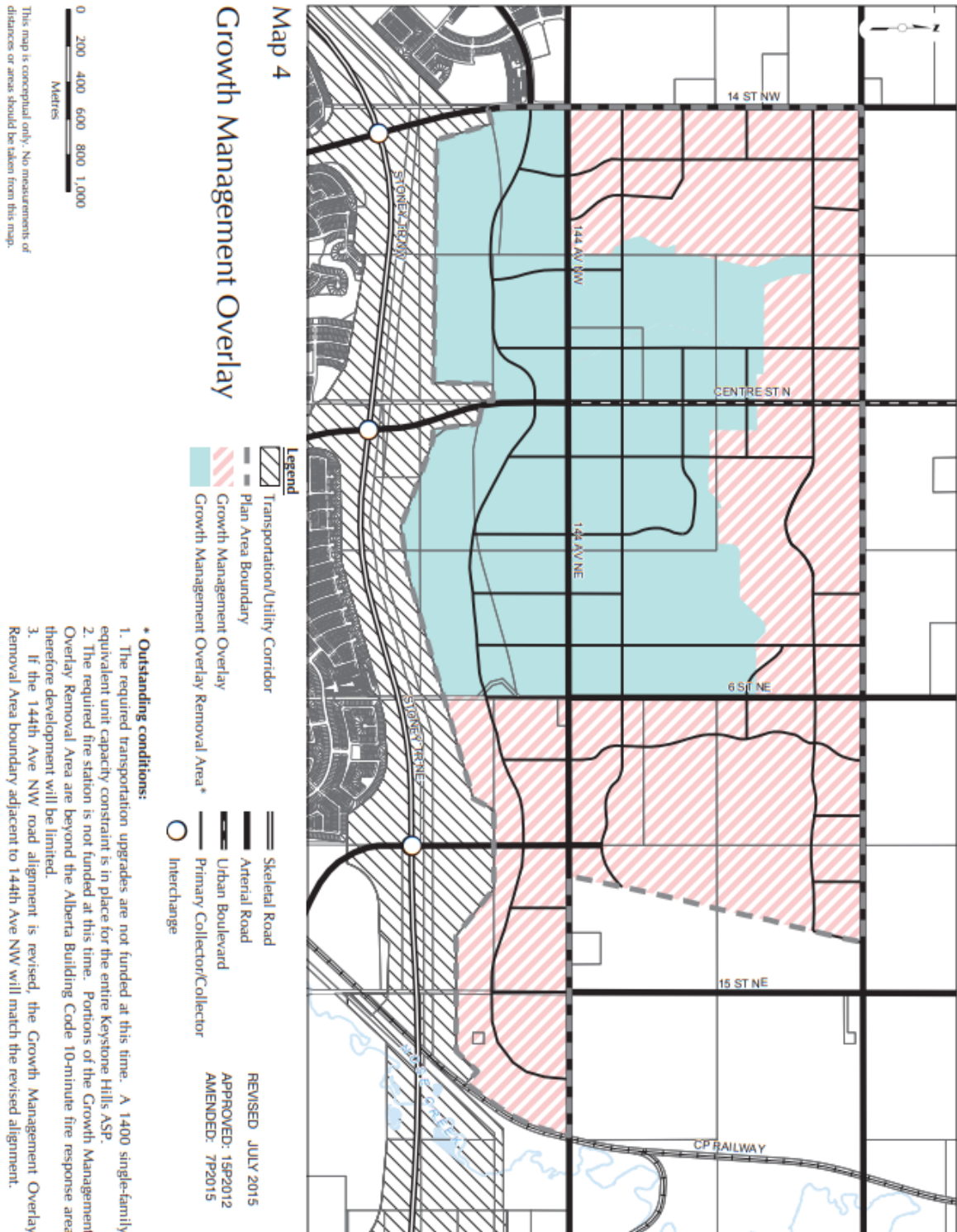
## Original Keystone Hills Growth Management Overlay







## Keystone Hills Growth Management Overlay Removal Area







## **Development Next to Freight Rail Corridors Policy**

### **EXECUTIVE SUMMARY**

Calgary is a major transportation and logistics hub and is connected to the national rail network through the Canadian Pacific Railway and Canadian National Railway. With increasing volumes and types of goods being transported via freight railways there is an increased awareness across the country for the potential risks of accidents and the physical impacts of train derailments. Calgary has developed a risk management approach for development next to the freight rail corridors that is unique to the Calgary context.

On 2017 March 20, Council directed Administration to bring forward a *Development Next to Freight Rail Corridors Policy* to the Standing Policy Committee on Planning and Urban Development no later than 2018 Q2.

A key aspect towards creating a viable policy is to use evidence to gain a proper understanding of the potential risks and impacts of train derailments. Towards this, in April 2017, Administration commissioned a Baseline Risk Assessment (Assessment) for the entire freight rail network within Calgary. The Assessment is an empirical engineering study that determined the probability of a train derailment leading to a fatality for each parcel adjacent to Calgary's freight rail corridors. The results of the Assessment informed the proposed policy "*Development Next to Freight Rail Corridors Policy*" (Attachment 1) and the associated Implementation Guide (Attachment 2). Administration recommends a ten-year review period of the Implementation Guide and Assessment with annual monitoring.

The objectives of the proposed policy are to protect buildings and building occupants, enable development and redevelopment by using a risk management approach, advance the vision of the Municipal Development Plan, and incorporate risk and noise considerations associated with freight rail operations in the development approval process, where appropriate. The proposed policy considers the physical impact of a potential train derailment as well as the noise impact associated with freight rail operations. The proposed policy applies to development located within 30 metres of the freight rail corridors and enables compatibility between urban development and rail operations.

In order to achieve these objectives, this report proposes the adoption of the *Development Next to Freight Rail Corridors Policy* to guide development along the corridors (Attachment 1), and to utilize the proposed Implementation Guide (Attachment 2) in making development decisions. Amendments to Land Use Bylaw 1P2007 (Attachment 3) will ensure the technical requirements are reviewed during the Development Permit stage.

Through the completion of the Assessment, significant work has been completed for the land owners both from risk and noise perspectives. Administration has established a consistent risk assessment and streamlined approval process. The proposed policy will replace the Interim Approach which was initially established in 2015 March.

## **Development Next to Freight Rail Corridors Policy**

### **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 3;
  - b. Forward the proposed report and bylaw directly to the 2018 July 23 Public Hearing of Council to accommodate the required advertising; and
2. Recommend that Council:
  - a. Hold a Public Hearing and adopt and give three readings to the proposed amending bylaw;
  - b. Adopt, by resolution, the proposed Development Next to Freight Rail Corridors Policy as outlined in Attachment 1;
  - c. Direct Administration to use the proposed Development Next to Freight Rail Corridors Policy Implementation Guide (Attachment 2) when making development decisions; and
  - d. Direct Administration to formulate an emergency response plan to the freight rail corridors that focuses on utilizing portions of public lands, and report back to the Standing Policy Committee on Community and Protective Services no later than Q2 2019.

### **RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2018 JUNE 14:**

That Council:

- a. Hold a Public Hearing and adopt and give three readings to **Proposed Bylaw 51P2018 (Attachment 3)**;
- b. Adopt, by resolution, the proposed Development Next to Freight Rail Corridors Policy as outlined in Attachment 1;
- c. Direct Administration to use the proposed Development Next to Freight Rail Corridors Policy Implementation Guide (Attachment 2) when making development decisions; and
- d. Direct Administration to formulate an emergency response plan to the freight rail corridors that focuses on utilizing portions of public lands, and report back to the Standing Policy Committee on Community and Protective Services no later than Q2 2019.

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

On 2017 March 20, Council adopted the recommendation from the Standing Policy Committee on Planning and Urban Development to receive PUD2017-0123 (Development in Proximity to the Railway Corridors Update) for information; and directed Administration to bring a Development and Rail Policy to the Standing Policy Committee on Planning and Urban Development no later than 2018 Q2.

## **Development Next to Freight Rail Corridors Policy**

On 2016 June 20, Council adopted the recommendation from the Standing Policy Committee on Planning and Urban Development to direct Administration to prepare a Rail Policy, in accordance with the Terms of Reference in Attachment 2 PU2016-0347, and provide an update to Council no later than 2017 Q1.

On 2016 March 21 Council directed Administration to consult with key stakeholders to review the draft deliverables for a Rail Policy Framework, including a more particular review and revision of the sensitive use list and report back to Council with a Terms of Reference that includes deliverables, scope of work and timelines no later than 2016 Q2.

At an in-camera session on 2015 December 18 Council directed Administration to report back to the 2016 March 21 Strategic Meeting of Council.

### **BACKGROUND**

Like many Canadian cities, Calgary was shaped by the railways in its early days. From 1883 rail properties influenced Calgary's pattern of growth, as businesses and industries wanted to be as close as possible to the railway and its services.

Today, Calgary is a major transportation and logistics hub and is connected via six corridors to the national rail network through the Canadian Pacific Railway (CP) and Canadian National Railway (CN). CP and CN play a critical role in the economic development and prosperity of Calgary. This rail service makes the Calgary Region one of the most cost-effective places in Western North America to establish a business within the transportation and logistics industry. According to the Calgary Logistics Council, the Calgary Region Inland Port offers the quickest delivery time to western Canada because it is located at the heart of major east-west, north-south rail and highway routes.

Since the Lac Megantic disaster in 2013, Transport Canada has undertaken several initiatives to improve railway safety in Canada. These initiatives include, but are not limited to:

- New rules regarding hauling dangerous goods by rail that restrict speeds for trains operating within the cores of Census Metropolitan Areas and in areas of higher risk.
  - These rules also require rail companies to incorporate input from municipalities on safety and security concerns in dangerous goods route risk assessments.
- Increased inspections and fines by Transport Canada's railway safety inspectors who monitor railway operations, equipment, infrastructure and grade crossings. The monitoring program uses evidence-based risk indicators to direct and enforce necessary changes.
- Accelerated the phase-out of older tank cars so that by November 1, 2016 all older tank cars were removed from crude oil service.

In addition to these initiatives, CP is investing in technologies to improve rail safety within the city of Calgary.

The rail traffic volume has increased and the nature of goods being carried by rail has changed over the last decade, with volumes projected to increase. A review of the potential risks and impacts of derailment accidents is appropriate. With development interest along the freight rail corridors increasing, it is important for a municipality to employ a risk management approach when considering development proposals in proximity to freight railways.

## **Development Next to Freight Rail Corridors Policy**

In 2013 the Federation of Canadian Municipalities (FCM), in collaboration with the Railway Association of Canada (RAC), published *The Guidelines for New Development in Proximity to Railway Operations*. In response to this publication and with Council direction, Administration formed an inter-departmental working group and developed an Interim Approach to review planning applications within 30 metres of the freight rail corridors. In 2017 March, the approach was updated and Council directed Administration to prepare a *Development Next to Freight Rail Corridors Policy* in consultation with key stakeholders and return to the Standing Policy Committee on Planning and Urban Development no later than 2018 Q2.

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

#### **Context Specific Policy**

The proposed policy is specific to the context of Calgary, specific to the context of each corridor within Calgary and specific to the context of each development along each corridor. The purpose of this policy is to promote the vision of the Municipal Development Plan and local area plans to ensure that development and redevelopment reach their full potential near freight railways. This policy has the following objectives:

- a) Protection for building occupants and buildings;
- b) Mitigation of noise impacts from freight rail operations on residents in buildings near freight railways; and
- c) Providing the planning process and landowners with a clear understanding of the potential risks and by doing so removing the need for individual risk assessments for most developments.

#### **Baseline Risk Assessment (Assessment)**

Administration commissioned a Baseline Risk Assessment (Assessment). The original mandate for the Assessment included the Centre City, Sunalta and Inglewood/Ramsay. However, Administration expanded the scope of the Assessment for the entire freight rail network in Calgary to develop a consistent approach that can be applied across the city. The network consists of six freight rail corridors as shown in Map 1 in the *Development Next to Freight Rail Corridors Policy Implementation Guide* (Attachment 2).

The Assessment is an empirical engineering study that uniformly assessed the risk associated with freight rail operations to development adjacent to the freight rail corridors, throughout the City. It is an innovative approach not yet undertaken by a municipality. The Assessment focused on two areas:

1. Understanding the probability of a train derailment leading to a fatality for each parcel along the six corridors; and
2. Investigating the impact of noise and vibration associated with freight rail operations on adjacent development.

The Assessment helped Administration to:

- Employ evidence-based decision making to achieve the right balance between safety, quality of life and enabling development that is aligned with the growth direction of the Municipal Development Plan;
- Understand the probability and impact of a train derailment and the noise impacts on a parcel-specific level along the freight rail lines;

### **Development Next to Freight Rail Corridors Policy**

- Develop a “Rail Proximity Envelope” where the policy applies and confirm a list of sensitive uses;
- Identify risk thresholds for High Density Uses and sensitive uses;
- Determine Maximum Building Width and Maximum Use Width for each parcel;
- Determine that a parcel-specific evacuation plan is not required for any parcel;
- Refine a consistent risk assessment process for applications and identify when site-specific assessments are required;
- Establish noise standards for indoor living spaces for residential, hotel and sensitive uses;
- Remove duplication of efforts relating to risk and noise studies;
- Understand the impact of vibration associated with freight rail operations and the implementation challenges of vibration standards; and
- Streamline the approval process and provide more certainty for development next to the freight rail corridors.

Through the completion of the Assessment and extensive stakeholder engagement, Administration has concluded that existing freight rail corridors within Calgary can be compatible with urban development.

#### **Rail Proximity Envelope**

The policy looks to address areas of concern on developments within close proximity to freight railways, which the Assessment defined as the “Rail Proximity Envelope” (Envelope). The Envelope refers to two areas:

1. Safety Envelope: 30 metres horizontally from the freight rail corridor and 7 metres in height from grade; and
2. Noise Envelope: 30 metres horizontal and 64 metres in height from grade.

This policy applies only on parcels and the buildings on them that are partially or entirely within Rail Proximity Envelope.

The policy also provides the following exemptions:

- Existing buildings, unless a change of use application is submitted for residential, hotel or sensitive uses;
- Lands solely adjacent to Light Rail Transit;
- Development adjacent to spur lines, which are lines built to serve specific customers; and
- Portions of Alyth Rail Yard in Inglewood that fall within the Airport Vicinity Protection Area (AVPA).

#### **Recommended Risk Tolerance Levels**

The Assessment included an analysis of all commodities hauled by rail companies, including dangerous goods, to determine the probability of fatality as a result of a derailment.

When dealing with industrial-based hazards such as freight rail, and its potential to impact the general public, the Major Industrial Accidents Council of Canada (MIACC) developed risk criteria to help evaluate risk tolerance levels of fatality for different types of land uses. The Assessment used the MIACC criteria to analyze the risk of one or more fatalities to the public due to a train derailment. The tolerance levels are based on the number of people exposed to the potential risk of a train derailment, ease of evacuation, duration of exposure to the potential risk, and the

## **Development Next to Freight Rail Corridors Policy**

occupant's ability for self-evacuation. The Assessment determined that an appropriate annual probability of fatality due to a train derailment for High Density Uses should be one in 1,000,000; and for Sensitive Uses should be one in 3,333,333.

To put the above risk tolerance levels into perspective with other widely accepted risks, the annual probability of fatality for an individual living in the United States for a selected cause (according to the Insurance Information Institute, 2014) is:

- one in 50,000 for car accidents;
- one in 120,000 for exposure to fire;
- one in 773,000 for all aviation accidents; and
- one in 5,227,000 for major storms (hurricanes, tornadoes, blizzards etc).

Based on the above analysis and information, Administration has based the proposed policy on the risk tolerance levels identified in the Assessment and recommends that Council accepts that a tolerable annual probability of a train derailment leading to a fatality for an individual parcel is:

- one in 1,000,000 for High Density Uses; and
- one in 3,333,333 for Sensitive Uses.

### **Maximum Building Width and Maximum Use Width**

The Baseline Risk Assessment determined that an effective way of lowering the risk to an individual building located within the Envelope is to limit the building width or, in the case of a sensitive use, the width of the use. By limiting the width, the amount of time the building or use is exposed to the risk of a train derailment is reduced. In essence, a smaller building or portion of a building within the Envelope has a lower risk of being directly impacted by a train derailment. The policy contains Maximum Building Widths and Maximum Use Widths for each parcel along all six corridors.

### **Sensitive Uses**

In March 2017, Council directed Administration to consider sensitive uses within the Envelope. If the proposed policy is approved, Council would reconfirm its direction to enable sensitive uses within the Envelope. The Assessment confirmed the list of sensitive uses is in accordance with nationally recognized industry standard risk assessment practices.

The policy identifies 12 sensitive uses (Addiction Treatment, Assisted Living, Child Care Service, Custodial Care, Emergency Shelter, Home Based Child Care – Class 2, Hospital, Jail, Residential Care, School Authority – School, School – Private, and Temporary Shelter), which are the same sensitive uses identified in the Interim Approach.

If feasible, consideration should be given to locate sensitive uses outside of the Envelope. However, the Assessment has confirmed that sensitive uses can locate within the Envelope provided that the requirements of the proposed policy are met.

### **Interim Approach**

The proposed policy will supersede the Interim Approach that has been in use since 2015. Administration advises that following the approval and adoption of the proposed policy, the *Development and Rail: Internal Review Committee (IRC)* should be dissolved. Circulations to Calgary Fire and Calgary Emergency Management Agency (CEMA) would continue and

## **Development Next to Freight Rail Corridors Policy**

Administration would apply the approved policy during the review and approval of applications adjacent to the freight rail corridors.

### **Parcel Specific Evacuation Plan**

When looking at the potential need to evacuate because of a release of dangerous goods, it was determined that it is beyond the scope of the Assessment to quantify the extent of dangerous goods release beyond the developments directly adjacent to the freight rail corridors. The extent of exposure varies based on the type of chemical release, wind direction and wind speed. Therefore, the Assessment's evacuation risks were only applied to the parcels that share a property line with the rail corridors. The Assessment analyzed the risk of evacuation for each of these parcels and determined that parcel-specific evacuation plans are not needed.

### **Noise and Vibration**

The Assessment determined the noise levels associated with freight rail operations and recommended acceptable noise standards for residential, hotel and sensitive uses. Applicants are required to mitigate the impact of noise. Mitigating the impact of noise can significantly improve human health and quality of life.

The Assessment also determined the impact of vibration on adjacent development. Applicants are encouraged to mitigate the impact of vibration on their development.

### **Review and Update**

The proposed policy is based on a ten-year projection of traffic growth to 2027. Administration recommends a ten-year review period with annual monitoring of:

1. Rail operations (any changes in track speed); and
2. Overall industry trends (traffic volume).

Any significant changes in rail operations such as change in speed in certain sections of the corridors, or increase in train traffic volume may trigger an earlier review of the policy and supporting documents.

### **FCM/RAC Guidelines vs the proposed Development Next to Freight Rail Corridor Policy**

The intent of the FCM Guidelines is to get municipalities to consider safety and liveability along the rail corridors. The Guidelines are meant to serve as a starting point for the municipalities to develop their own context specific policies. Some of the differences between the FCM/RAC Guidelines and the proposed policy include:

- The FCM Guidelines are not evidence-based and are applied in general. Whereas the proposed policy is evidence-based and specific to the context of each development.
- The FCM Guidelines recommend residential buildings to be setback 30 metres from principle main lines and 15 metres from a spur line. The proposed policy allows residential within the 30 metres, and because spur lines are for industrial use only, the policy does not apply to spur lines.
- Irrespective of the actual risk, if a residential building is proposed within the 30 metres, the FCM Guidelines' most common mitigation measures include a crash wall. In contrast, the proposed policy considers the actual risk and calls for mitigation only when the risk tolerance is exceeded.

## **Development Next to Freight Rail Corridors Policy**

- The FCM Guidelines require a noise study for development within 1,000 metres of a rail yard, 300 metres of a main line and require noise barriers as mitigation measures. The proposed policy requires residential and sensitive uses to adhere to the noise standards within 30 metres of the rail line.

### **Emergency Response Plan**

Facilitating emergency response to a railway incident was initially one of the deliverables of the policy. As the project progressed it was determined that the proposed policy's purpose is to provide a planning tool with a specific focus to assess and enable development on individual parcels next to the freight rail corridors. An emergency response plan is a tool used by emergency agencies outside of, but aligned with, the proposed policy.

It is important that development does not preclude the ability of first responders to access the rail corridor in the event of an emergency. Administration has identified a total of 33 potential access points to the rail corridors throughout the city, which consist of existing at-grade crossings and adjacent parks and opens spaces. In addition to these access points there are 545 vacant parcels adjacent to the corridors, 234 of which are owned by The City. Portions of the public lands could be retained long term for strategic access points, while portions of private lands could be considered for procurement as part of the emergency response plan. In anticipation of the redevelopment of inner-city lands adjacent to railways, Calgary Emergency Management Agency and Calgary Fire prefer access points to the corridors every 500 metres, which requires further review during the completion of the emergency response plan.

The emergency response plan would consider requirements by first responders for set-up and "room to work" in the event of a rail incident. The Calgary Fire Department, Calgary Emergency Management Agency, and the railway companies will maintain their existing plans and utilize established communication requirements in the event of an incident. These plans, in conjunction with the rail companies' federally mandated Emergency Response Assistance Plan, will be the main sources for a coordinated response. Administration recommends further developing an emergency response plan.

### **Other Jurisdictions**

Other jurisdictions are also looking at creating rules and guidelines for development next to the freight rail corridors, specific to their area. The City of Toronto is currently in the process of creating guidelines for development close to rail corridors and yards. The City of Montreal has adopted the FCM/RAC *Guidelines for New Development in Proximity to Railway Operations*. The draft Zoning Bylaw-Law for the City of Waterloo prohibits development within 15.0 metres of the railway right-of-way. No sensitive use is allowed within 75.0 metres of the railway right-of-way unless a noise and vibration study is provided.

## **Summary of Proposed Changes**

This report contains the following documents to implement the goals for development along freight rail corridors:

- Proposed Development Next to Freight Rail Corridors Policy: This is a non-statutory document and contains policies on safety and noise for development within the Rail Proximity Envelope. The policies of this document apply at the development permit stage. This policy



## **Development Next to Freight Rail Corridors Policy**

facilitates and enables development next to the freight rail corridors using a risk management approach through a streamlined approval process (Attachment 1).

- Proposed Development Next to Freight Rail Corridors Policy Implementation Guide: This document provides additional information to implement the *Development Next to Freight Rail Corridors Policy* (Attachment 2).
- Proposed amendments to Land Use Bylaw 1P2007: The Land Use Bylaw will be amended to contain the technical rules to implement the policy. The amendments ensure the requirements of the proposed *Development Next to Freight Rail Corridors Policy* are incorporated at the development permit stage and Administration has the ability to implement the policy (Attachment 3).

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

Administration has been working collaboratively with key stakeholders to develop the *Development next to Freight Rail Corridors Policy*. Administration has worked collaboratively with internal business units and key stakeholders, including rail companies, to understand the objectives of developers, the regulatory environment in which the rail companies operate, the needs of first responders, the vision and growth strategy of the Municipal Development Plan, and the needs of other stakeholders.

In particular:

1. Key stakeholders:  
Ten workshops were held between 2016 June and 2018 February with the key stakeholders. Through this engagement, Administration and industry stakeholders worked closely together towards a Calgary-based solution for development adjacent to the freight rail corridors. To further refine the proposed policy, Administration met regularly with the core industry representatives and internal stakeholders. The key stakeholders are supportive of the proposed policy (See Attachment 4 and 5).
2. Council:  
On 2018 February 1, Administration invited members of Council to attend a drop-in information session to learn about the proposed policy. Administration also met with individual Council members to discuss the proposed policy.
3. Public Information Sessions  
Administration has met to present the proposed policy with Community Associations that are adjacent to a freight rail corridor. Administration met with the Ogden Planning Committee on 2018 January 23. The Ogden Planning Committee advised against having a public information session and instead recommended informing residents through a newsletter article.

## **Development Next to Freight Rail Corridors Policy**

Additionally, Administration scheduled four information sessions to inform community members about the proposed policy and the impact of the policy on their neighbourhoods. Members of Council were informed about the scheduled public information sessions. A summary of the information sessions and number of attendees is provided in the table below:

<b>Date</b>	<b>Communities</b>	<b>Attendees</b>
February 15, 2018	Bowness	45
February 22, 2018	Inglewood, Ramsay, and Downtown neighbourhoods	42
February 27, 2018	Dover, Erin Woods, Penbrooke Meadows	39
February 28, 2018	Canyon Meadows, Southwood and Haysboro	49
<b>Total</b>		<b>175</b>

### **Strategic Alignment**

Enabling development and redevelopment along the freight rail corridors through a risk management approach advances the vision of the Municipal Development Plan (MDP) by:

- Providing safe and healthy communities with a variety of housing choices (MDP section 2.1.1.a);
- Making efficient use of land and achieve city wide growth targets; (MDP section 3.6.2, 2.2.3, 3.2 and 3.2.1.b);
- Creating a liveable, vibrant and diverse Centre City (MDP section 2.2.3); and
- Providing good quality of life for citizens (MDP section 2.1.1).

The systematic, risk management approach for development next to the freight rail corridors aligns with the following Integrated Risk Management principles:

- Better decisions are made when supported by a systematic approach to risk management;
- Risk management should be integrated into existing long-term strategic and business planning as well as informed decision-making in the day-to-day management of activities; and
- Risk management is consistently applied to the development and implementation of policy, programs, plans and future directions of The City of Calgary.

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

#### **Social**

Creating policy for development along the freight rail corridors will ensure that the safety of building occupants and buildings is considered in the approval process. The requirement for a noise study at the development permit stage will ensure that the impact of noise is mitigated for buildings next to the freight rail corridors, thus creating a higher quality of life for the building occupants.

## **Development Next to Freight Rail Corridors Policy**

### **Environmental**

The environmental impact associated with railway operations on adjacent development include noise and vibration. To address the impact of noise, the proposed policy requires residential, hotel and sensitive uses to meet recommended noise standards. The proposed policy also encourages applicants to consider the impact of vibration associated with freight rail operations on their development.

### **Economic**

Parcels adjacent to the freight rail corridors can achieve their full development potential and reach Municipal Development Plan, local area plan, and Land Use Bylaw objectives provided they meet the requirements of the proposed policy. The proposed policy recognizes the development potential of the parcels adjacent to the freight rail corridors by determining the risk profile of each parcel. The implementation of the proposed policy will result in parcels achieving their highest and best use and, therefore, significant revenue for The City through property tax.

### **Financial Capacity**

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

The implementation of the proposed policy can be achieved within the existing Planning & Development operating budget. Budget requests may be necessary in the future to review and update the Assessment.

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

There are no capital expenditures associated with the proposed policy.

### **Risk Assessment**

#### **Approving the proposed policy:**

There are a number of risks related to development adjacent to rail that have been outlined in the previous reports (PUD2016-0347 and PUD2017-0123). These risks include:

- Public Safety
- Protecting buildings
- Access to response to emergencies
- Uncertainty for landowners in terms of development potential
- Claims of negligent approvals
- Impact of noise

The City has already mitigated most of these risks through an Interim Approach guiding development decisions that is currently being employed. This report brings an update to this approach, which provides the ability to mitigate these risks, but in a more economic manner.

The proposed policy is founded on a specific-to-Calgary, evidence based analysis that confirms that the risk to development adjacent to the railway in Calgary is within nationally accepted levels. In adopting the new policy, The City acknowledges that the acceptable annual probability of a train derailment leading to a fatality is one in 1,000,000 for High Density Uses and one in 3,333,333 for Sensitive Uses. These risk tolerance levels are in line with Major Industrial

### **Development Next to Freight Rail Corridors Policy**

Accident's Council of Canada's risk criteria and are more conservative when compared to other risk as discussed on page of this report.

The proposed policy appropriately balances the goals of public safety, continued economic prosperity and appropriate patterns of development in the city. To ensure that the proposed policy remains relevant and strikes the right balance between competing priorities, Administration is recommending a ten-year review period with annual monitoring of rail operations, traffic volume and transportation of goods by rail and will bring forward further recommendations as warranted.

#### **Not approving the proposed policy and the recommendations:**

If the proposed policy is not adopted, each application next to the rail corridors may have to conduct a site-specific risk assessment, thus adding unnecessary time and resources for the applicants and the Development Authority. This could impede private sector investment for lands adjacent to the freight rail corridors. Additionally, the absence of noise policy may result in exposing any potential residents to the elevated noise from freight rail operations.

If an emergency response plan is not developed, currently available public lands may be developed and may limit The City's ability to have desired access points to the rail corridors.

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

The proposed policy assists the Development Authority when making a decision on a development permit next to freight rail corridors using a risk management approach. The proposed Land Use Bylaw amendments add necessary definition and rules to guide development next to freight rail corridors. The emergency response plan will help first responders to respond to incidents in the railway corridor.

#### **ATTACHMENT(S)**

1. Attachment 1 – Proposed Development Next to Freight Rail Corridors Policy
2. Attachment 2 – Proposed Development Next to Freight Rail Corridors Policy Implementation Guide
3. Attachment 3 – **Proposed Bylaw 51P2018**
4. Attachment 4 – Letter of Support from Industry Stakeholders
5. Attachment 5 – Letter of Support from Canadian Pacific Railway

## **Proposed Development Next to Freight Rail Corridors Policy**

### **1 Introduction**

Calgary is a major transportation and logistics hub and is connected to the national rail network through the Canadian Pacific Railway and Canadian National Railway. With increasing volumes and types of goods being transported via freight railways there is an increased awareness across the country for the potential risks of accidents and the physical impacts of train derailments. A municipality should understand the context and risks for development next to a freight railway corridor when making planning decisions, and to ensure any required mitigation measures are incorporated at the time of a project's construction. The context for Calgary was determined through a detailed Baseline Risk Assessment (Assessment) for all parcels adjacent to freight rail corridors.

The most critical areas that need to be considered in terms of mitigating the risks of a derailment are the lands that are most likely to be physically impacted. The risk mitigation policies below are designed to enable appropriate development in these areas by applying a risk management approach. They provide clear guidance on the risk mitigation measures that will be required for certain uses or new developments directly adjacent to the freight railway.

When redevelopment occurs next to a freight railway the effects of noise on residents must also be considered. Clear guidance regarding the mitigation of noise is provided below. The Policy also acknowledges that vibration caused by rail operations can affect adjacent buildings and that mitigation should be considered for potential chemical releases due to accidents. Due to the complex nature of these issues, however, this Policy only provides advisory statements regarding vibration and chemical release.

Details on how to apply the policies and mitigate the risks are provided in the Implementation Guide.

### **2 Purpose and Objectives**

The purpose of this Policy is to promote the vision of the Municipal Development Plan and local area plans to ensure that development and redevelopment reach their full potential near freight railways within acceptable risk levels.

This Policy supports the following objectives:

- a) Protection for building occupants and buildings;
- b) Mitigation of noise impacts from freight rail operations on residents in buildings near freight railways; and
- c) Provide the planning process and landowners with a clear understanding of the potential risks and by doing so remove the need for individual risk assessments for most developments.

### 3 Applicability of the Policy

This Policy addresses the very specific situation of new development next to freight rail corridors. It is supplemented by the Implementation Guide which provides further detailed guidance on implementing the policies.

- a) This Policy supplements other City plans and policies and is to be applied unless other statutory City policies prohibit new development adjacent to the freight railway corridors.
- b) This Policy only applies to lands that are at most risk of the physical impacts of train derailments. These lands have been identified as 30 metres on either side of a freight railway corridor in a zone referred to as the *Rail Proximity Envelope (Envelope)* and as described in the Implementation Guide.
- c) Land use districts vary along the freight railway corridors and allow for a wide range of potential uses. As not all uses have the same level of risk tolerance, this Policy only applies to high density residential and commercial uses (High Density Uses) and Sensitive Uses as identified in Table 1.
- d) It is important to not burden existing buildings and businesses along the corridors with requirements not originally considered in their design. Therefore, this Policy only applies to new developments and additions to existing developments as well as changes of use to High Density Uses and Sensitive Uses as identified in Table 1 within the 30-metre *Envelope*.
- e) The risks addressed in this policy are specific to freight rail operations as determined through the Assessment. Other forms of rail transportation in Calgary include Light Rail Transit lines. As they do not pose the same risk, this Policy does not apply to development and lands solely adjacent to Light Rail Transit.

### 4 Risk Mitigation

Developments that are within the *Envelope* are exposed to varying levels of risk due to the potential physical impacts of a train derailment based on the physical relationship between each parcel and the rail. To enable appropriate and desired new development, The City must understand the potential risks and subsequent mitigation measures that may be required. With this understanding, The City will be able to provide a consistent basis for decision-making that will support landowners in the development of their lands.

Consultation with experts, analyses based on a nationally used risk standard and comparison of other risk tolerance levels have enabled Administration to recommend annual probabilities of a train derailment leading to a fatality is one in 1,000,000 for High Density Uses and one in 3,333,333 for sensitive uses as acceptable tolerances respectively.

These risk tolerances have been determined based on the following:

- The number of people exposed to the potential risk of a train derailment;
- Ease of evacuation;
- Duration of exposure to the potential risk; and
- The occupants' ability to self-evacuate.

- a) The City should utilize the Assessment of the risks to lands adjacent to the freight rail corridors and use this as a consistent basis with which to determine if mitigation measures are required.
- b) The risks resulting from a train derailment depend on track and operational aspects as well as the size of planned buildings and the resulting likelihood that they would be impacted by a derailment. Mitigation measures should be required based on the risk tolerance established in The City's risk assessment as follows:
  - i. Where the risk for a parcel is one in 3,333,333 or less no additional mitigation measures are required and development can proceed with standard planning review process;
  - ii. Where the risk for a parcel is greater than one in 1,000,000 and the proposed development is for a High Density Use in a building that exceeds the *Maximum Building Width* as referenced in Table 1 of the Implementation Guide, a *Site-Specific Risk Assessment* is required;
  - iii. Where the risk for a parcel is greater than one in 3,333,333 and the proposed development is for a Sensitive Use that exceeds the *Maximum Use Width* as referenced in Table 1 of the Implementation Guide, a *Site-Specific Risk Assessment* is required;
  - iv. Where the risk for a parcel is greater than one in 3,333,333 and the proposed development is for a Sensitive Use in a building that exceeds the *Maximum Use Width* as referenced in Table 1 of the Implementation Guide, a *Train Impact Structural Review* is required.
- c) Fatalities also occur when people trespass across the freight rail corridor. To mitigate this risk, new developments adjacent to the freight railway should be physically separated from the corridor by a fence or similar barrier that meets the conditions established in the Implementation Guide.

## 5 Noise Mitigation

Railway operations by their nature are noisy. The goals of the Municipal Development Plan are to direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, provides good quality of life for citizens, creates liveable places, and provides safe and healthy communities. In order to achieve these goals and enable development adjacent to the freight rail corridor, it is important to manage the impact of noise associated with freight rail operations as it relates to uses where people live. These uses are identified in Table 1 as Noise Susceptible Uses.

- a) Noise mitigation is only required for Noise Susceptible Uses that directly face the freight rail corridor and are located within the *Envelope*.
- b) When located within the *Envelope*, noise levels should not exceed 35 dBA (Leq) in bedrooms and 40 dBA (Leq) in all other living spaces.
- c) The noise standards can be achieved either through the completion of a noise study or by employing enhanced construction methods.

## **6 Mitigation Measures**

Appropriate measures to mitigate safety and noise risks must be incorporated into new developments and as outlined in the Implementation Guide.

## **7 Vibration and Chemical Release (Advisory Statements)**

Vibration caused by rail operations and potential chemical releases due to train accidents are also aspects that should be considered when developing adjacent to a freight railway corridor. Due to the complex nature of these issues, however, this Policy only provides advisory statements regarding vibration and chemical release.

### **Vibration**

People can be sensitive to vibration generated by freight rail operations. Vibration impacts can include interference with sleep and activities involving concentration, reading and quiet conversation. The impact and mitigation of vibration associated with freight rail operations should be considered when planning and designing developments.

### **Chemical Release**

To further protect the buildings and the building occupants from a potential chemical release due to a rail incident, the incorporation of mitigation strategies into existing and new buildings within the *Envelope* is encouraged.

## **8 Emergency Response Plan**

In the event emergency response is required, access to the incident site is critical.

- a) Access points for emergency response in established and new communities should be facilitated through existing public lands, at-grade crossings, roadway openings or adjacent publicly owned open spaces.
- b) Private land owners are not required to dedicate portions of their development parcel for the purpose of accessing the freight rail corridor.

## **9 Review and Monitoring**

It is recommended that the Implementation Guide be maintained in consultation with industry stakeholders. It should be reviewed every ten years with annual monitoring to evaluate the risk associated with freight rail operations.



**Table 1: High Density Residential and Commercial Uses, Sensitive Uses and Noise Susceptible Uses**

High Density Residential and Commercial Uses	Sensitive Uses	Noise Susceptible Uses
<ul style="list-style-type: none"> <li>- Hotel</li> <li>- Live Work Unit</li> <li>- Multi-Residential Development</li> <li>- Multi-Residential Development – Minor</li> <li>- Dwelling Unit</li> <li>- Townhouse</li> <li>- Office</li> <li>- Instruction Facility</li> <li>- Post-secondary Learning Institution</li> <li>- Health Services Laboratory – With Clients</li> <li>- Medical Clinic</li> <li>- Cannabis Counselling</li> <li>- Dinner Theatre</li> <li>- Drinking Establishment – Large</li> <li>- Drinking Establishment – Medium</li> <li>- Drinking Establishment – Small</li> <li>- Night Club</li> <li>- Restaurant: Food Services Only – Large</li> <li>- Restaurant: Food Services Only – Medium</li> <li>- Restaurant: Food Services Only – Small</li> <li>- Restaurant: Licensed – Large</li> <li>- Restaurant: Licensed – Medium</li> <li>- Restaurant: Licensed – Small</li> <li>- Restaurant: Neighbourhood</li> <li>- Artist’s Studio</li> </ul>	<ul style="list-style-type: none"> <li>- Addiction Treatment</li> <li>- Assisted Living</li> <li>- Child Care Service</li> <li>- Custodial Care</li> <li>- Emergency Shelter</li> <li>- Home Based Child Care – Class 2</li> <li>- Hospital</li> <li>- Jail</li> <li>- Residential Care</li> <li>- School Authority – School</li> <li>- School – Private</li> <li>- Temporary Shelter</li> </ul>	<ul style="list-style-type: none"> <li>- Addiction Treatment</li> <li>- Assisted Living</li> <li>- Backyard Suite</li> <li>- Child Care Service</li> <li>- Contextual Semi-detached Dwelling</li> <li>- Contextual Single Detached Dwelling</li> <li>- Cottage Housing Cluster</li> <li>- Custodial Care</li> <li>- Duplex Dwelling</li> <li>- Dwelling Unit</li> <li>- Emergency Shelter</li> <li>- Home Based Child Care – Class 2</li> <li>- Hospital</li> <li>- Hotel</li> <li>- Jail</li> <li>- Live Work Unit</li> <li>- Manufactured Home Park</li> <li>- Multi-Residential Development</li> <li>- Multi-Residential Development – Minor</li> <li>- Residential Care</li> <li>- Rowhouse Building</li> <li>- School Authority – School</li> <li>- School – Private</li> <li>- Semi-detached Dwelling</li> <li>- Single Detached Dwelling</li> <li>- Townhouses</li> </ul>



## **Proposed Development Next to Freight Rail Corridors Policy Implementation Guide**

### **Contents**

1	Introduction .....	2
2	Definitions .....	2
3	Rail Proximity Envelope .....	3
4	Risk Tolerance for a parcel .....	7
5	Maximum Building Width and Maximum Use Width Table .....	8
6	Sensitive Use Locations .....	10
7	Fences .....	10
8	Noise .....	10
9	Decision Tree Flow Chart .....	10
10	Vibration Information .....	14
11	Chemical Hazard Release .....	14
12	Building Design Considerations.....	14

## 1 Introduction

The purpose of this document is to provide additional information to implement the *Development Next to Freight Rail Corridors Policy*. This document contains:

- Definitions;
- Direction on how to measure the Rail Proximity Envelope;
- Information on how to establish parcel risk profile;
- The Maximum Building Width and Maximum Use Width Table;
- Freight Rail Corridor Section Area Maps;
- Fence and barrier requirements;
- Noise Standards;
- Development Permit flow charts for General Application, Sensitive Use and Noise Susceptible Uses;
- Information on vibration studies;
- Examples of mitigation strategies related to chemical hazard release; and
- Building Design Considerations

## 2 Definitions

### 1. *Baseline Risk Assessment*

An empirical engineering study prepared in conjunction with the *Development Next to Freight Rail Corridors Policy* that determined the risk of a potential train derailment leading to a fatality for each parcel adjacent to the freight rail corridors in Calgary.

### 2. *Noise Study*

A report prepared by a Professional Engineer, submitted in support of a development proposal within the Envelope which must evaluate:

- The impact of noise associated with freight rail operations on adjacent development;
- Be developed in accordance with The City's Noise Study Scope; and
- Identify mitigation measures to be incorporated into the development proposal.

### 3. *Maximum Building Width*

The maximum width of a building allowed within the *Envelope* without requiring a Site-Specific Risk Assessment.

### 4. *The Maximum Use Width*

The maximum width of a Sensitive Use, either as a stand-alone building or within a building located within the *Envelope*, without requiring a Site-Specific Risk Assessment.

### 5. *Public Lands*

Land owned and operated by The City of Calgary including but not limited to parcels, open spaces, parks and road rights of way.

### 6. *Rail Proximity Envelope (Envelope)*

The three-dimensional areas on parcels adjacent to the freight rail corridor used for managing the risk of physical impact of a train derailment (Safety Envelope) and the noise impact (Noise Envelope) associated with freight rail operations. Information on how to measure both the safety and noise Envelope is contained in section 3 below.

7. *Risk Tolerance*

The identified annual probability of a potential train derailment leading to a fatality for an individual parcel.

8. *Site-Specific Risk Assessment*

A report prepared by a Professional Engineer with experience in risk management, submitted in support of development proposals within the Envelope which must:

- Contain quantitative and qualitative assessments of the mitigations required to address the risks and hazards associated with freight rail operations on an individual parcel;
- The mitigation measures must be incorporated into the development proposal;
- Not preclude The City from being able to rely on the Site-Specific Risk Assessment's conclusions in making development decisions; and
- Be developed in accordance with The City's Site-Specific Risk Assessment Scope.

9. *Train Impact Structural Review*

A report prepared by a Professional Engineer, submitted in support of development proposals within the Envelope which must evaluate:

- The effect of a direct impact from a train on the building; and
- Whether the building would experience a progressive collapse following the train impact.

### 3 Rail Proximity Envelope

The Rail Proximity Envelope relates to two areas: 1) Safety Envelope and 2) Noise Envelope. The depth of the Safety Envelope is measured 30.0 metres horizontally from the freight rail corridor and 7.0 metres in height from grade as shown in illustration 1 below. The depth of the Noise Envelope is measured 30.0 metres horizontally from the freight rail corridor and 64 metres in height from grade as shown in illustration 2 below. Further information on how these measurements are done is provided below.

Illustration 1: **Rail Proximity Envelope** for Safety

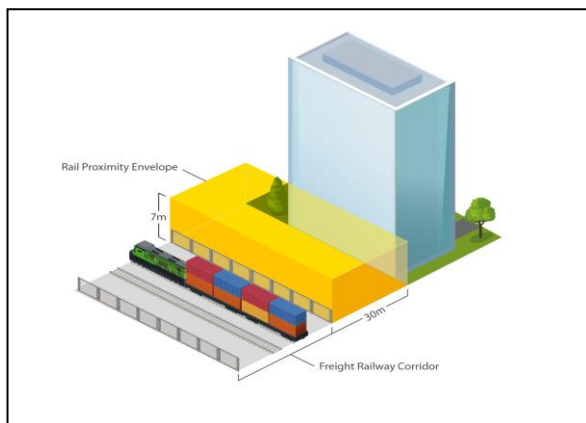
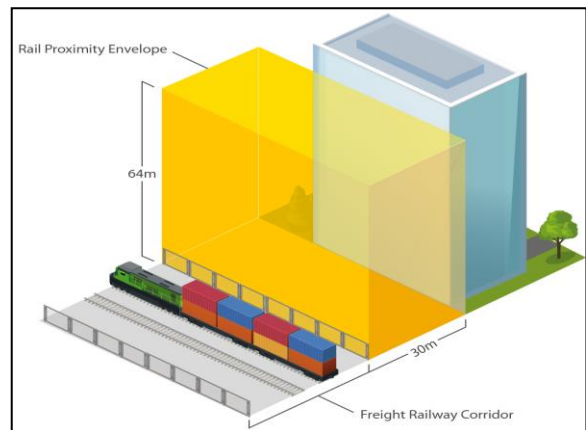


Illustration 2: **Rail Proximity Envelope** for Noise

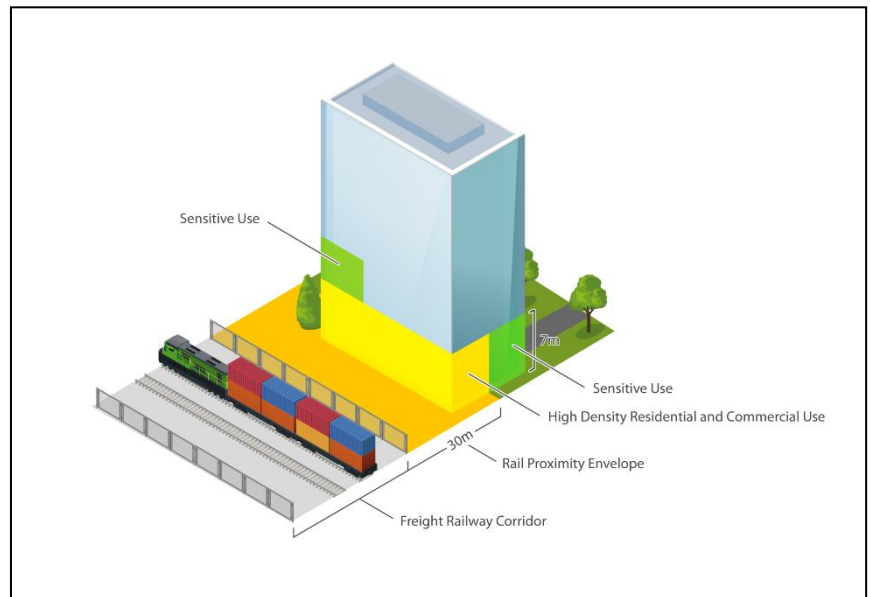


## Examples of Development Proposals within the Rail Proximity Envelope

### Centre City Example

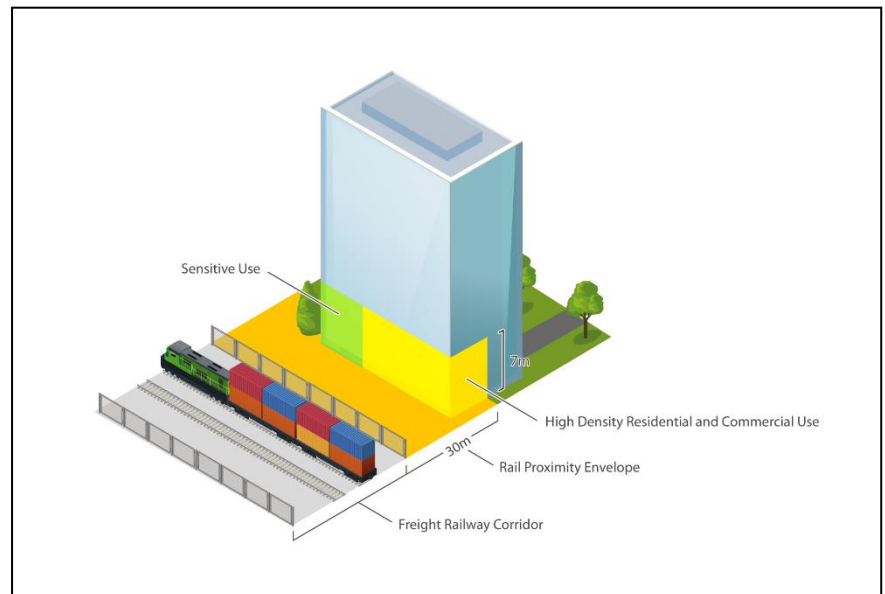
High Density Residential and Commercial Buildings that are 121m in width or less are allowed inside the Envelope without further studies. A Sensitive Use on the frontage facing the rail is not subject to the Safety Policy, but would need a Noise Study.

A Sensitive Use outside the Envelope, or not fronting onto the corridor, does not require any further information related to rail proximity.



### Sensitive Use Example

Sensitive Uses are allowed within the Envelope with a Train Impact Structural Review, but do not require a Site-Specific Risk Assessment. However, if the Sensitive Use(s) exceeds the Maximum Use Width for the Sensitive Use, then a Site-Specific Risk Assessment is required.



## Rail Proximity Envelope Measurement

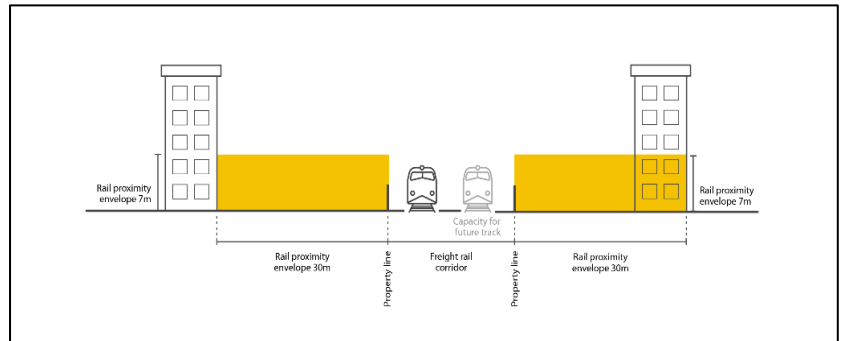
The depth of the Safety Envelope and Noise Envelope is typically measured from the property line of the freight rail corridor but could be adjusted based on surrounding contexts. Proper measurement of the Safety Envelope and Noise Envelope is based on four factors:

1. the capacity for additional freight tracks within the freight rail corridor;
2. existing buildings;
3. the presence of existing or proposed Light Rail Transit (LRT) within the freight rail corridor; and
4. the elevation difference between the freight rail corridor and adjacent parcels.

The following scenarios can be used to measure the Envelope:

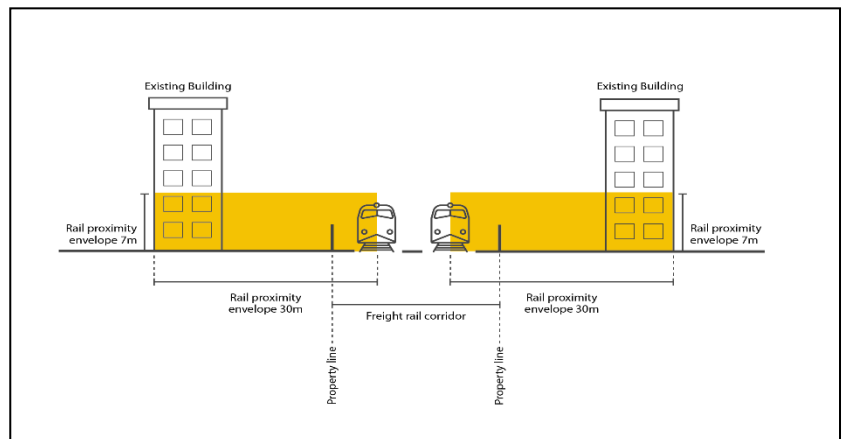
### a. Standard Envelope

Because a rail company can add additional track within the corridor, the Envelope is usually measured from the freight rail corridor property line. However, there are four exceptions to this rule.



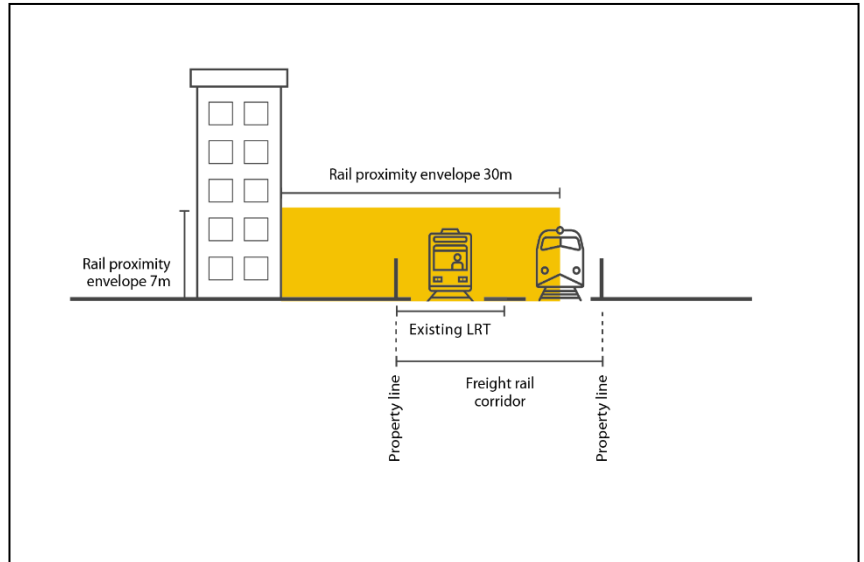
### b. Four Exception Envelopes i. Existing buildings

For existing buildings in which a change of use to a Sensitive Use or dwelling unit is proposed, the level of exposure is based on the existing freight tracks within the freight rail corridor; therefore, the Envelope is measured from the centerline of the nearest freight track to the portion of the building applying for the change of use.



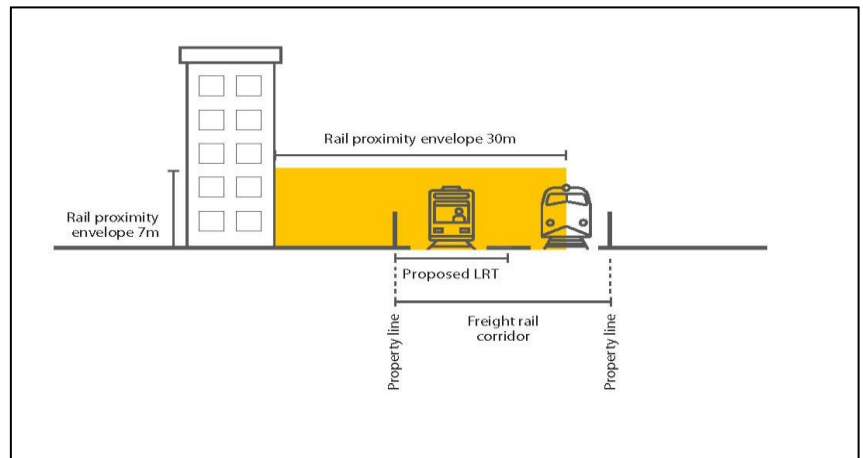
## ii. Existing Light Rail Transit

The presence of Light Rail Transit limits the rail company's ability to add additional freight tracks. For areas between 42 Avenue SE and Spruce Meadows Trail SE west of the freight rail corridor, the Envelope is measured from the centerline of the nearest freight track to the proposed development.



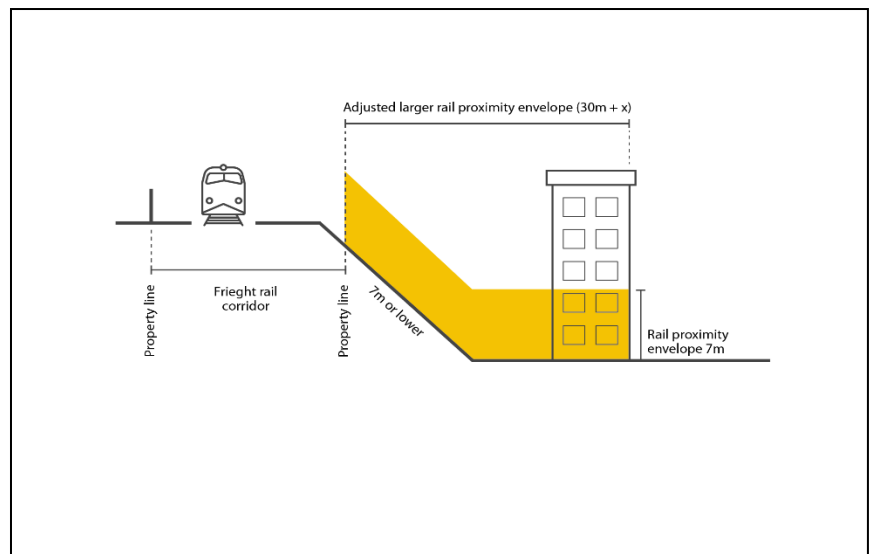
## iii. Future Light Rail Transit

For areas between 4 St SE and 26 Ave SE, and between 69 St SE and Glenmore Trail, where portions of the approved Green Line Light Rail Transit will share the corridor with the freight rail, the Envelope is measured from the centerline of the nearest freight track to the proposed development.



## iv. Elevation changes – parcels lower than the adjacent tracks

For parcels that are 7.0 metres or lower than the grade of the corridor's property line, the Envelope extends beyond 30 metres. The adjusted Envelope has been determined on an individual site-by-site basis and is available on the web-based interactive rail proximity maps on Calgary.ca.














#### 4 Risk Tolerance for a parcel

The interactive web-based map available on [Calgary.ca](http://Calgary.ca) provides the Risk Tolerance for every parcel along the six corridors.

## 5 Maximum Building Width and Maximum Use Width Table

Table 1 below provides the Maximum Building Width and Maximum Use Width information and is to be used in conjunction with Map 1. Maximum Building Width means the maximum width of a building allowed within the *Envelope* without requiring a Site-Specific Risk Assessment. The Maximum Use Width means the maximum width of a Sensitive Use, either as a stand-alone building or within a building located within the *Envelope*, without requiring a Site-Specific Risk Assessment.

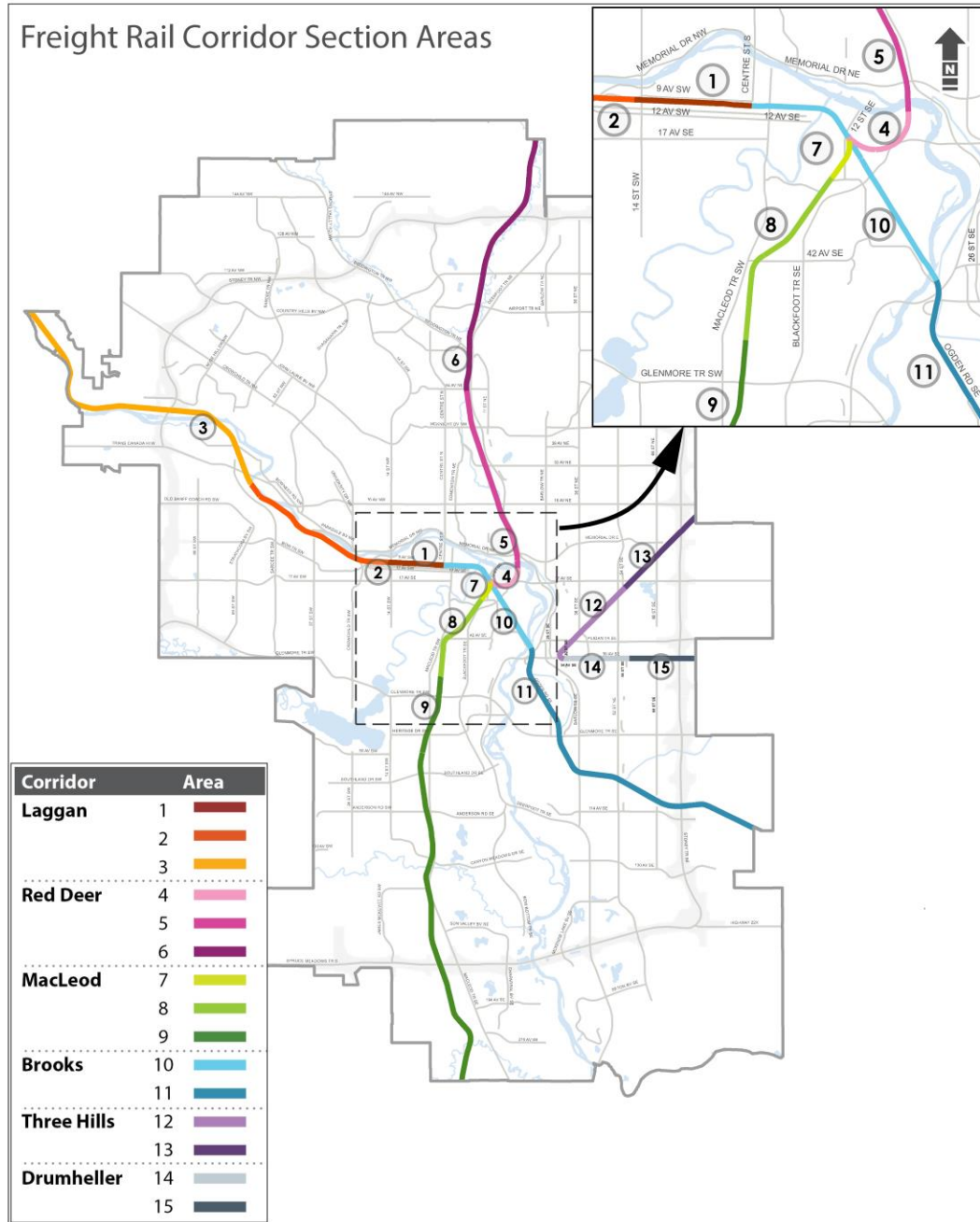
Table 1: Maximum Building Width and Maximum Use Width<sup>1</sup>

Freight Rail Corridor	Area	Maximum Building Width (Metres) High Density Uses	Maximum Use Width (Metres) Sensitive Uses	Description
Laggan	1	121	35	Between Centre St S and 15 St SW as shown in  on map 2.
	2	97	29	Between 15 St SW and south of 16 Ave NW as shown in  on map 2.
	3	72	21	Between south of 16 Ave NW and City limits as shown in  on map 2.
Red Deer	4	274	82	Between east of 12 St SE and south of Bow River as show in  on map 2.
	5	161	48	Between south of Bow River and 64 Ave NE as shown in  on map 2.
	6	113	35	Between 64 Ave NE and City limit as shown in  on map 2.
MacLeod	7	1,931	595	Between 12 St SE underpass and 26 Ave SE as shown in  on map 2.
	8	950	274	Between 26 Ave SE and 58 Ave SE as shown in  on map2.
	9	274	80	Between 58 Ave SE and City limit as shown in  on map2.
Brooks	10	129	39	Between Centre St S and Deerfoot Trail as shown in  on map 2.
	11	79	23	Between Deerfoot Trail and City limits as shown in  on map 2.
Three Hill	12	1,336	402	Between 50 Ave SE and east of 54 St SE as shown in  on map 2.
	13	644	193	Between east of 54 St SE and City limits as shown in  on map 2.
Drumheller	14	769	230	Between at-grade crossing on 50 Ave SE and east of 52 St SE as shown in  on map 2.
	15	224	66	Between east of 50 Ave SE and City limits as shown in  on map 2.

<sup>1</sup> For details on how the Maximum Building Width and Maximum Use Width were determined please refer to "City of Calgary Rail Baseline Risk Assessments Methodology and Results, dated March 16, 2018".

## Map 1: Freight Rail Corridor Section Area

Based on the risk profiles established in the Baseline Risk Assessment, there are 17 distinct freight rail corridor section areas as shown on Map 1.



## 6 Sensitive Use Locations

Sensitive Uses may be located within the Envelope. However, the applicant or building owner should consider locating Sensitive Uses either outside of the Envelope or in portions of a building that are not facing the freight rail corridor when inside the Envelope.

## 7 Fences

A fence or similar barrier must have a minimum height of 1.83 metres along the property line of the development parallel to the freight rail corridor.

## 8 Noise

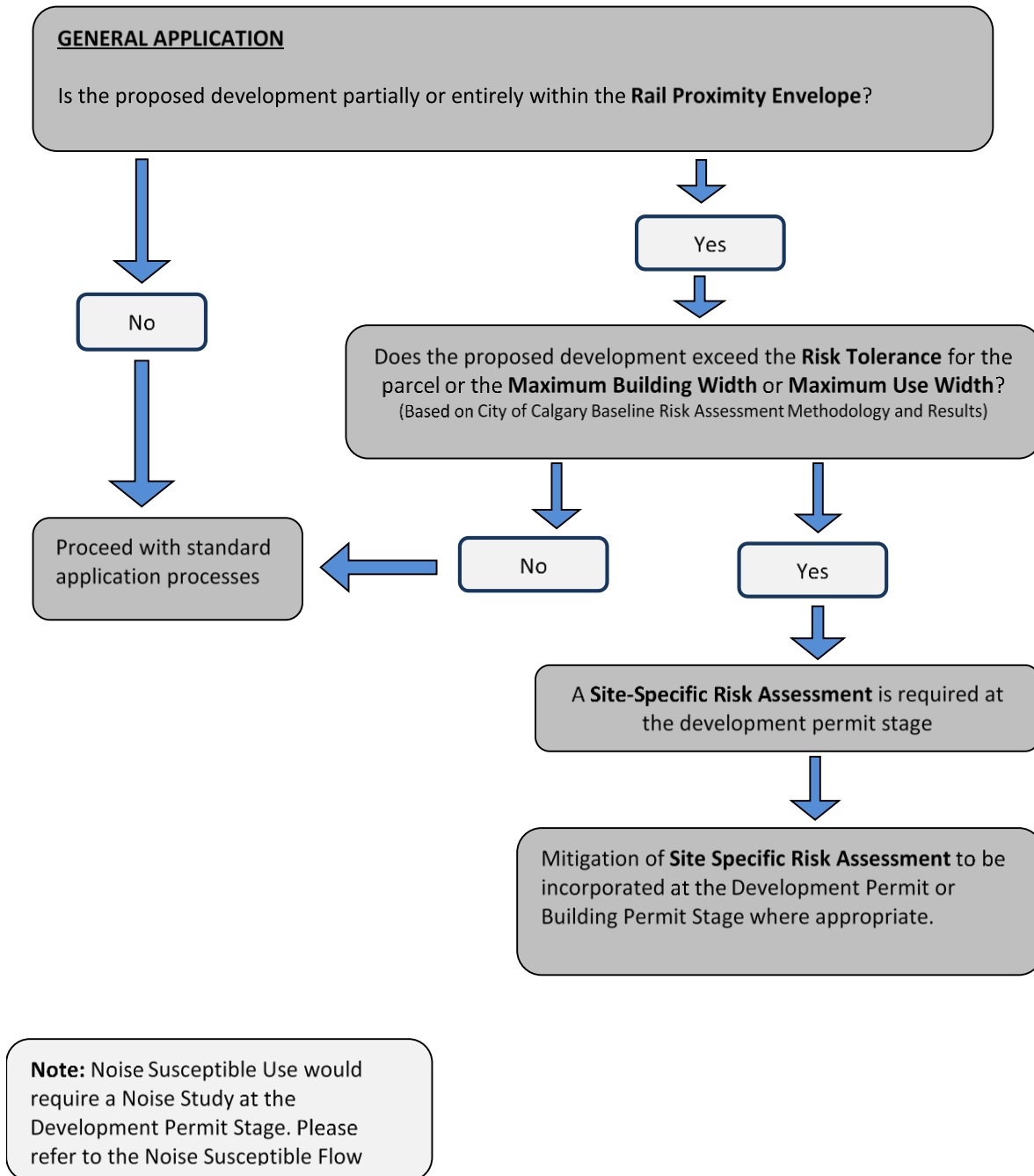
The noise policy applies to the units in a building that directly faces the freight rail corridor. The noise study must only address the noise associated with freight rail operations.

## 9 Decision Tree Flow Chart

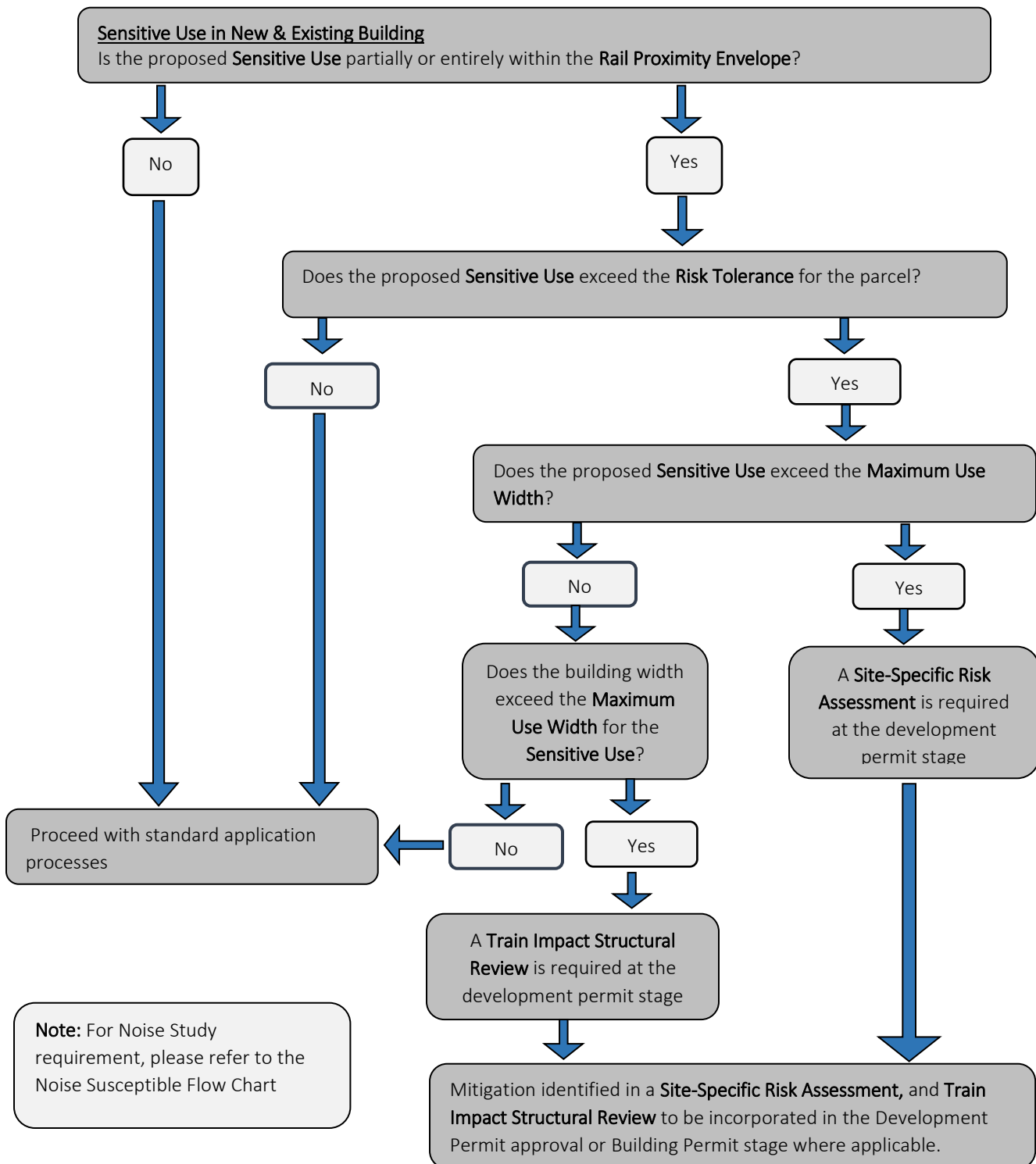
Based on the Baseline Risk Assessment, the following three flow charts are intended to guide applicants and the Development Authority as to when a Site-Specific Risk Assessment, Train Impact Structural Review and a Noise Study is required during the Development Permit review process. This is only for development that are proposed within the Envelope:

1. Flow Chart for General Application within the Rail Proximity Envelope;
2. Flow Chart for a Sensitive Use within the Rail Proximity Envelope; and
3. Flow Chart for a Noise Susceptible Use within the Rail Proximity Envelope.

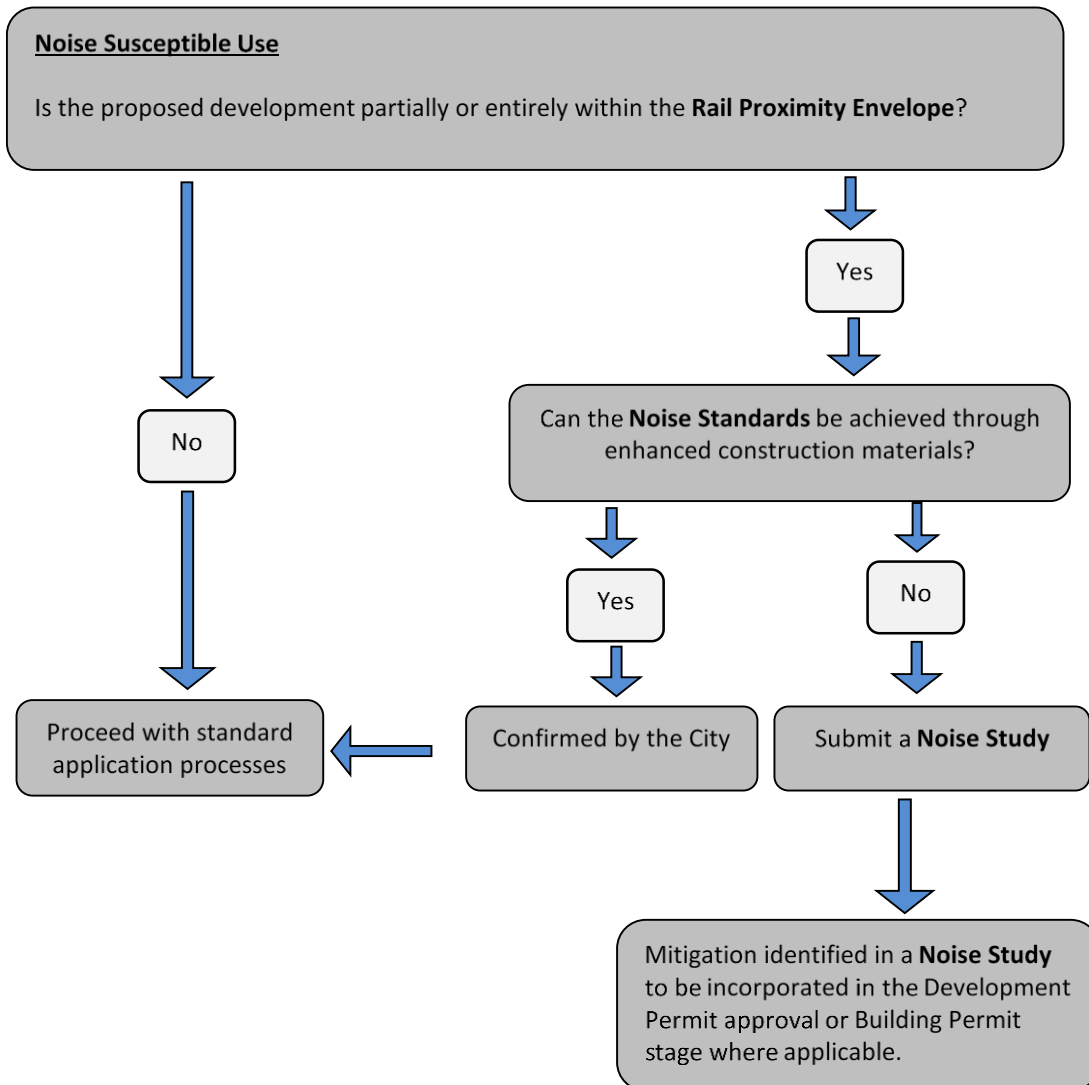
Flow Chart 1: General Application within the Rail Proximity Envelope



Flow Chart 2: Sensitive Use within the Rail Proximity Envelope



Flow Chart 3: Noise Susceptible Uses within the Rail Proximity Envelope



## 10 Vibration Information

If an applicant chooses to mitigate the impact of vibration, the Vibration Assessment Scope will be provided by the City to the applicant upon request.

## 11 Chemical Hazard Release

Applicants are encouraged to consider incorporating the following mitigation strategies into new building designs and into retrofit projects for existing buildings along the freight rail corridors:

1. Heating, ventilation, and air conditioning (HVAC) modifications to provide opportunities for shelter-in-place in the event of a chemical release due to a rail incident such as:
  - a. Installing chemical gas sensors linked to building automation systems to improve response time during an emergency;
  - b. Elevated locations of air intakes; and
  - c. The ability to completely shut down the building air intake.
2. Install cameras on building façades facing the freight rail corridor to improve response time during an emergency; and
3. Regular review and update of emergency response plans for the buildings.

## 12 Building Design Considerations

Wherever possible, new building design should consider providing access to water, such as dry standpipe for firefighting purposes on the rail side of the building.



# PROPOSED

PUD2018-0663  
ATTACHMENT 3

## BYLAW NUMBER 51P2018

### 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) Insert a new subsection 13(63.2) as follows:

**“(63.2) “freight rail corridor”** means one of the following fifteen rights-of-way for a freight rail operation excluding spur lines, as indicated, by area, on Map 3.1:

- (a) Area 1: means areas between Centre Street S and 15 St SW;
    - (b) Area 2: means areas between 15 Street SW and south of 16 Avenue NW;
    - (c) Area 3: means areas between south of 16 Avenue NW and west to the City limits;
    - (d) Area 4: means areas between east of 12 Street SE and south of Bow River;
    - (e) Area 5: means areas between south of Bow River and 64 Avenue NE;
    - (f) Area 6: means areas between 64 Avenue NE and north to the city limits;
    - (g) Area 7: means areas between 12 Street SE underpass and 26 Avenue SE;
    - (h) Area 8: means areas between 26 Avenue SE and 58 Avenue SE;
    - (i) Area 9: means areas between 58 Avenue SE and south to the city limits;

# PROPOSED

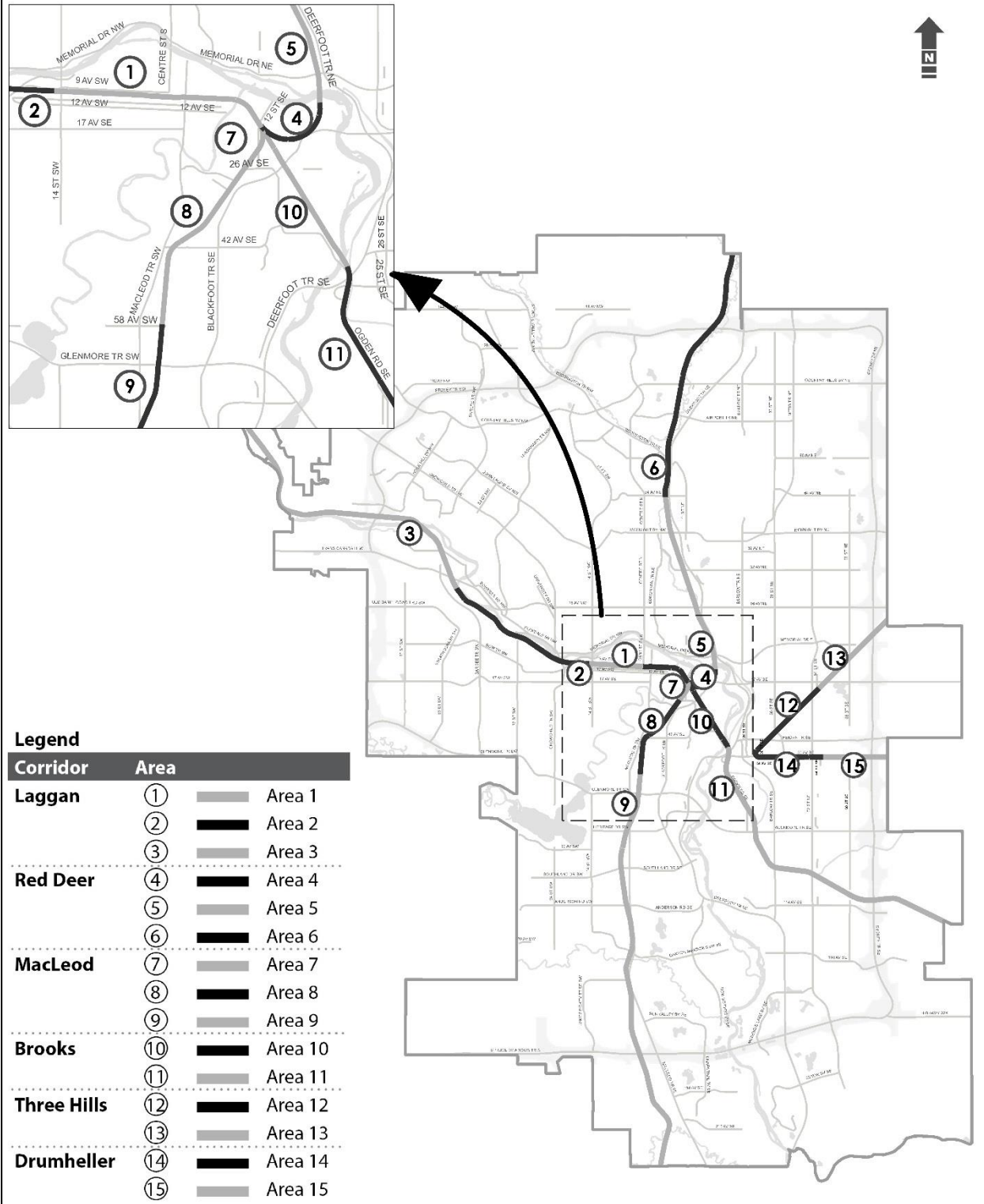
## BYLAW NUMBER 51P2018

- (j) Area 10: means areas between Centre Street S and Deerfoot Trail;
- (k) Area 11: means areas between Deerfoot Trail and southeast to the city limits;
- (l) Area 12: means areas between 50 Avenue SE and east of 54 Street SE;
- (m) Area 13: means areas between east of 54 Street SE and northeast to the city limits;
- (n) Area 14: means areas between the at-grade crossing on 50 Avenue SE and east of 52 Street SE; and
- (o) Area 15: means areas between east of 50 Avenue SE and east to the city limits.

# PROPOSED

BYLAW NUMBER 51P2018

Map 3.1 - Freight Rail Corridors



# PROPOSED

BYLAW NUMBER 51P2018

(b) Insert a new subsection 28(6.1) as follows:

**“(6.1) The *Development Authority* may, as a condition of issuing a *development permit* for a *permitted use* on a *parcel adjacent* to a *freight rail corridor*:**

- (a) require additional information as necessary to mitigate the impact of a potential train derailment and noise impact associated with freight rail operations; and
- (b) require the mitigations identified in subsection (a) to be incorporated into the ***development*** for the life of the ***development***.”

(c) Insert a new subsection 38(3) as follows:

**“(3) The *Development Authority* may, as a condition of issuing of a *development permit* for a *discretionary use* on a *parcel adjacent* to a *freight rail corridor*:**

- (a) require additional information as necessary to mitigate the impact of a potential train derailment and noise impact associated with freight rail operations; and
- (b) require the mitigation identified in subsection (a) to be incorporated into the ***development*** for the life of the ***development***.”

2. This Bylaw comes into force two weeks after the date of approval.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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



May 18, 2018

Delivered by Email

City of Calgary, SPC for Planning and Urban Development  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Members of SPC for Planning and Urban Development:

**Re: PUD 2018-0663 – Development Next to Freight Rail Corridors Policy**

BILD Calgary Region, BOMA Calgary and NAIOP Calgary are pleased to support the above noted Development Next to Freight Rail Corridors Policy (the 'Policy'), as presented by Administration.

The Policy is the positive outcome of a collaborative process involving Administration and representatives of the development and building industry, participating on behalf of our professional associations. The creation and refinement of the Policy has been a lengthy endeavour given our efforts in this regard began in mid-2015.

While we still believe that rail companies should take a greater role in mitigating the potential negative impacts of their operations, we acknowledge that the outcome is an excellent example of a collective approach to a complex problem and a shared desire by The City and industry to achieve a genuine 'made-in-Calgary' solution.

The vision leading this sensible, sound and unique approach is fundamentally aligned with the City's Integrated Risk Management principles, taking a systematic approach to the challenge through a technical evaluation of empirical data gathered in a Baseline Risk Assessment (the

'BRA') undertaken by a team of third party subject matter experts retained by a selection committee including representatives from planning, the local development Industry, Calgary Fire and CEMA.

The intent of the BRA was to create an understanding of the real risk of development along the rail corridor and distinguish it from the perceived risk.

The proposed Policy is informed by the Baseline Risk Assessment based upon its sound engineering principles and risk-based approach to managing safety and noise issues. It allows adjacent parcels to reach as close as possible to full development potential while providing safe and liveable environments for people working and residing within.

The Baseline Risk Assessment, and the conclusions therein, provide professional recommendations that Administration and Industry can support as the foundation of the proposed planning Policy that balances the real risk caused by rail operations with the aims of the Municipal Development Plan.

The planning path provided by the Policy and the Implementation Guide will assist both the development industry and administration with a clear direction for application approvals, without incurring unnecessary processing delays, costly information requirements or expensive mitigation measures of unrealistic or perceived rather than real risk.

The Policy provides much greater certainty to land owners and investors alike to allow greater development of adjacent lands in support of the goals and objectives of the Municipal Development Plan and to support, as well, the critical recovery of Calgary's economy.

Our associations would like to recognize the leadership of General Manager Stuart Dagleish, Directors Kevin Griffiths and Matthias Tita, the administrative team of Cliff DeJong, Abdul Jaffari, Joachim (Joe) Mueller, as well as the effort of countless others who have participated on this project.

We would also like to express our appreciation for the collaboration of Tom Sampson, Chief, Calgary Emergency Management Agency, and Steve Dongworth, Chief, Calgary Fire Department. As the Report's Administration Recommendation indicates, further work will be undertaken by Q2 2019 to formulate an emergency response plan to the freight rail corridors that focuses on utilizing portions of public lands and our associations have committed to further collaboration on this endeavour.

Finally, we would also like to recognize the late Kathy Dietrich, Director, Growth Strategies, for her vision and direction in the early stages of this project.

We would respectfully request that Members of SPC for Planning and Urban Development recommend Council approve the proposed Development Next to Freight Rail Corridors Policy,

the Implementation Guide and give three readings to the proposed supporting Amendments to the Land Use Bylaw 1P2007.

On behalf of BILD Calgary Region, BOMA Calgary and NAIOP Calgary:

**BILD Calgary Region**



Beverly Jarvis, Director of Government Relations, Policy & Projects

**BOMA Calgary**



Richard Morden, Chair-Elect

**NAIOP Calgary**



Paul Derksen, Chair, Government Affairs





Engineering – Public Works  
7550 Ogden Dale Road SE  
Calgary, AB, T2C 4X9

Office: 403-319-7488



Matthias Tita  
Director, Calgary Growth Strategies  
Planning & Development  
The City of Calgary  
PO Box 2100 Stn M  
Calgary AB T2P2M5

April 29, 2018

Kevin Griffiths  
Director, Calgary Building Services  
Planning & Development  
The City of Calgary  
PO Box 2100 Stn M  
Calgary AB T2P2M5

Dear Mr. Tita and Mr. Griffiths:

RE: Development Next to Freight Rail Corridor Policy

It is my understanding that the City staff will bring the draft Development Next Freight Rail Corridor Policy forward to Council's Standing Committee on Planning and Urban Development on Monday, April 30.

On behalf of Canadian Pacific, sincere congratulations on reaching this milestone. City planning staff have led an exhaustive effort to develop the draft policy. The comprehensive approach included development of a baseline risk assessment, policy development based on the risk assessment and best practices, and public information sessions. CP was pleased to participate in some of these sessions, and for the frequent updates from City staff.

As you know, CP supported and continues to help guide the Federation of Canadian Municipalities/Railway Association of Canada Proximity Guidelines. We are equally pleased that Councilor Cynthia Lulham, Project Director for the Proximity Guidelines, continues to be engaged in your policy development process as the draft policy reaches this milestone.

I look forward to the next steps. If, in the interim, CP can provide additional assistance, please let me know.

Sincerely,

Pete Bayerle  
Sr Manager Public Works – West  
Canadian Pacific.

ISC: Unrestricted



## Update on the Centre City Enterprise Area

---

### EXECUTIVE SUMMARY

Since the economic downturn began in 2014, our Centre City has experienced high vacancy rates in both the office and retail sectors. The Centre City Enterprise Area (CCEA) was instituted in July of 2017 to make it easier for tenants and new businesses to set up operations and for building owners to make improvements to their buildings to accommodate and attract new tenants. Despite positive economic indicators, the Centre City continues to struggle with persistent high office vacancy rates and increased retail vacancy rates.

Administration has been monitoring the impact of the CCEA and has found that it is having a measurable impact and has allowed applicants to save approximately 2,023 days in application processing time. A number of specific matters have been flagged for continued investigation including impacts of not requiring servicing assessments, impacts of heritage buildings not being part of the change of use development permit exemption and general retail business location trends.

A detailed communication plan has been prepared for the CCEA that embeds the initiative in the overall Invest in Calgary web portal. The plan is now being actioned through print advertising, paid advertorials, social media channels and proactive media relations. The main short-term objective of the communication plan is to inform the target audience about the website and to advise existing and potential businesses how our processes work, including within the CCEA and how to ensure their project's success.

### ADMINISTRATION RECOMMENDATION:

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

1. Receive this report for information; and
2. That this item be forwarded to the 2018 July 23 Regular Public Hearing Meeting of Council, without going through Calgary Planning Commission, an amendment to Land Use Bylaw 1P2007 as proposed in Attachment 3 of this report.

### RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2018 JUNE 14:

---

That Council:

1. Hold a Public Hearing on this matter; and
2. Give three readings to Proposed Bylaw **52P2018** (Attachment 3).

Excerpts from the Minutes of the Regular Meeting of the SPC on Planning and Urban Development, Held 2018 June 14:

---

“That this item be forwarded to the 2018 July 23 Regular Public Hearing Meeting of Council, without going through the Calgary Planning Commission”

## Update on the Centre City Enterprise Area

### PREVIOUS COUNCIL DIRECTION / POLICY

On 2017, June 12, Council, Moved by Councillor Woolley, Seconded by Councillor Carra, adopted Bylaw 30P2017, an amendment to Land Use Bylaw 1P2007 that established the Centre City Enterprise Area. The amendment suspended the requirement for development permits for changes of use, exterior alterations and small additions for a period of three years within a specific area of the Centre City experiencing high vacancy rates due to the economic downturn.

On 2017, March 20, Council approved PUD2017-0142 as follows:

ADOPT, Moved by Councillor Chabot, Seconded by Councillor Woolley, that the SPC on Planning and Urban Development Recommendation contained in Report PUD2017-0142 be adopted as follows:

That Council direct Administration to bring forward directly to the 2017 June Public Hearing, without going through Calgary Planning Commission, the necessary amendments to Land Use Bylaw 1P2007 to implement the changes to the development permit process for the Centre City as identified in this Report. For the purposes of these amendments, Centre City is defined as the area outlined on the map in Attachment 2.

On 2016 November 21, Council approved the package of Mid-Cycle Budget Adjustments as follows:

ADOPT, AS AMENDED, Moved by Councillor Sutherland, Seconded by Councillor Pootmans, that Administration Recommendations contained in Report C2016-0863, be adopted, as follows, **and as amended in Attachment 7**, subject to further amendments adopted by Council at this meeting:

1. Approve the proposed Mid-cycle Adjustments in Attachment 1, as follows (excerpt from full recommendation);
- The Operating Budget Adjustment for Funding Requests, contained on Pages 32 to 65.

#### Page 42:

<u>Program-Business Unit</u>	<u>Source</u>	<u>2017</u>
651 Urban Strategy	Fiscal Stability Reserve	\$50K

#### Page 44:

<u>Program-Business Unit</u>	<u>Source</u>	<u>2017</u>
651 Urban Strategy	Fiscal Stability Reserve	\$50K

#### Page 46:

<u>Program-Business Unit</u>	<u>Source</u>	<u>2017</u>
651 Urban Strategy	Fiscal Stability Reserve	\$50K

## **Update on the Centre City Enterprise Area**

---

These 3 initiatives were proposed through the Mid-Cycle Budget Adjustment Process and are named: Small Business Tactical Support Team, Centre City Enterprise District and Pop-Up Retail Program.

### **BACKGROUND**

Since the economic downturn began in Calgary in 2014, our Centre City has experienced high vacancy rates in both the office and retail sectors. The Centre City Enterprise Area (CCEA) was instituted to make it easier for tenants and new businesses to set up operations and for building owners to make improvements to their buildings to accommodate and attract new tenants. When the CCEA was adopted, Administration committed to providing updates to Council on the results and impacts on a regular basis. This report fulfills that commitment for the first year of implementation. Aspects of the Small Business Tactical Support Team are being implemented through various initiatives in Planning and Development and are being communicated through the Invest in Calgary web portal that is discussed later in this report. No further work or reporting on the Pop-Up Retail Program is expected in 2018 but is being investigated on an opportunity basis through private sector proposals.

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

Despite positive economic indicators, the Centre City continues to struggle with persistent high office vacancy rates (25.6% as of 2018 April, according to Barclay Street Real Estate). Retail vacancy rates have increased from 9.7% in December 2017 to 10.7% as of 2018 April (Barclay Street Real Estate). However, even more concerning is that building owners continue to disguise the extent of the retail vacancy issue by offering significantly reduced rents and short-term leases to retain tenants and fill vacant spaces. While some of this is attributable to the rapid changes in the overall retail sector, the extent of the challenge is magnified in Calgary's downtown.

The CCEA has had a measurable impact on enabling new business to locate in the Centre City and to get to operations in a timely fashion. In total, 49 Tenancy Changes and 55 Building Permits that would have required a development permit have been able to proceed without the requirement for a development permit. This equates to an approximate processing time saving of 2,023 days. The benefits to business from this time saving are:

- time to operations and revenue is reduced
- savings of time and money expended on City permit processes allowing more to be spent on their own business needs
- increased certainty of outcome and timelines resulting in reduced business risk

A more detailed breakdown of permit types and numbers is included as Attachment 1. It is difficult to predict the time an application would have taken, especially for a discretionary use because of the many variables involved in a particularly situation. The intent of these numbers is to give a sense of the order of magnitude of time saving based on the experience of staff involved in this work. One way to look at the impact of this time saving is that it equates to an equivalent of 5 years of additional business operation in spaces that would otherwise be vacant.

## Update on the Centre City Enterprise Area

---

Administration has continued to monitor the implementation of the program both with internal and external stakeholders and the following matters have been flagged for continued investigation and consideration.

### Servicing Assessments

Most change of use applications involve smaller retail spaces with minimal impacts on servicing requirements. Some concern has been raised that when a major change occurs like conversion from office to residential, there can be measurable impacts. Without a development permit, The City cannot require a servicing impact assessment be conducted prior to approval or release of a development permit. Administration is investigating alternate ways to ensure that servicing capacity can be reviewed to ensure adequate capacity for development in the area. Since the total number of buildings being considered for conversion to residential is still small, no change to the exemption is being proposed at this time.

### Change of Use Permits for Heritage Buildings

When the CCEA was approved, Council removed buildings on the Inventory of Evaluated Historic Resources from being eligible for a development permit exemption for a change of use with no exterior alterations. The concern was that building interiors can be a significant component of a building's heritage value and therefore a development permit would allow for greater oversight and ability to preserve heritage elements.

Since that time, there have been 18 instances where a development permit was required for a change of use in a heritage building. In these cases, there were no significant changes proposed to the heritage features of the buildings. Heritage planners do have the ability to engage with applicants/owners at the building permit stage and sites that are legally protected (by either or both levels of government) are required to engage with the heritage approving authority regardless of what kind of permit a project may need. Administration is confident that heritage design considerations can be addressed adequately through the building permit process. Heritage Planning is supportive of development permit exemptions for changes of use when changes to the building are internal only. A letter of support from the Calgary Heritage Authority has also been submitted and is included as Attachment 2. Exterior alterations and changes to a site plan will still be subject to a development permit. Facilitating the continued use of historic buildings is important to incentivize their retention. Removing potential application barriers such as internal changes of use will help achieve that goal.

A draft of a proposed bylaw amendment to make this change can be found in Attachment 3. Administration is requesting that Council direct that this amendment be brought forward directly to the next available Public Hearing without going through Calgary Planning Commission. This is the same approach followed with the original amendments.

### Business Location Trends

Centre City retail is undergoing an evolution as building owners and tenants adjust to a significantly reduced market that has resulted from the job losses and cuts in corporate spending, especially in the hospitality and hosting sector. Tenants are drawn to the highest areas of foot traffic such as 17 Avenue, Stephen Avenue and the busiest +15 connections. As these changes occur, it is expected to see vacancies appear in the less travelled parts of the Centre City. Allowing building owners to pursue a wider variety of tenants and to make changes

## **Update on the Centre City Enterprise Area**

---

to their buildings to accommodate different tenants will help ease some the strain that they are experiencing.

Administration will continue to work with Calgary Economic Development to engage the real estate market to stay on top of the trends and issues that are occurring in the Centre City. The retail brokerage community has been particularly helpful in providing insights and advice on what is happening and providing ideas to address these challenges. The establishment of an ongoing forum to share information and trends between The City and the brokerage community is being discussed.

### **Communication**

Administration has completed a detailed communication plan that is currently being actioned. The major tactic employed to date has been to consolidate information about the CCEA on the City's new Invest in Calgary portal on the Planning and Development pages of calgary.ca ([www.calgary.ca/invest](http://www.calgary.ca/invest)). This new portal consolidates many of the City's initiatives to make it easier for potential applicants to learn about opening a new business or developing in Calgary. With this now in place, broader communication through social media and other channels can be undertaken to get the information out to the right target groups and ensuring consistency of information and connectivity to other relevant City initiatives and processes.

Communications, in support of the Invest in Calgary web portal (and the Centre City Enterprise Area by association), is focused on using the City's:

- paid media channels
  - print advertising in Business in Calgary and Business Edge magazines
  - paid advertorials on Calgary Herald/Postmedia websites
  - Banner advertising on targeted business and news-focused websites (English, Chinese, Punjabi)
  - LinkedIn promotion and search engine optimization
- unpaid social media channels
  - promotion through the City of Calgary's Facebook and Twitter accounts
- proactive media relations
  - Targeted proposals to business journalists in Calgary at the Calgary Herald and Calgary Business

Project communications will be in market in May and June and then September and October to best reach our target audiences and has a budget of \$55,000, to be funded from Council's allocation from the Fiscal Stability Reserve for the package of Mid-Cycle Adjustments approved in 2016 November.

Currently there are approximately 40 initiatives that support a business life-cycle - from conception to sustainment – that would attract and support business investment in Calgary. The Invest in Calgary web portal and Centre City Enterprise Area are two of these initiatives that promote accessibility and transparency of information for the business community. While Administration has a plan that outlines proposed promotional efforts for this information, there is awareness that a broader effort is in place and this is just one part of an overall effort. Communications will be working collaboratively across the corporation to make sure that Invest in Calgary (and by extension the Centre City Enterprise Area) and promotional efforts align with this corporate strategy.

## **Update on the Centre City Enterprise Area**

---

### **Next Steps**

Administration is seeking Council direction to initiate the bylaw changes necessary to implement the actions identified in this report. It is anticipated the amendment could be brought forward to the July Public Hearing.

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

No formal engagement was carried out for this report however, Administration continues to meet regularly with industry players and will continue to meet with major stakeholders such as Calgary Economic Development, area Business Improvement Areas and building owners. More formal engagement will be carried out over the next year of the pilot as more data and experiences will be available to have a more meaningful conversation regarding the effectiveness and impacts of the CCEA.

### **Strategic Alignment**

The Centre City Enterprise Area pilot continues to be aligned with other strategic business-friendly initiatives being implemented by Planning and Development. Further, ongoing coordination with Calgary Economic Development will ensure the CCEA will be aligned with the upcoming Economic Strategy for Calgary.

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

This report is a direct outcome of the Action Plan Mid-Cycle Adjustments that had a focus on addressing the impacts of the economy on the community. The Centre City has been one of the hardest hit areas in terms of employment loss and vacancies. There are also significant social impacts on business and employees of those businesses relative to job loss and financial hardship. The intent of the CCEA is to enable business start-ups and create new jobs to replace those lost as a result of the downturn.

### **Financial Capacity**

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

Council approved \$50,000 for each of the two Mid-Cycle Adjustment Initiatives known as Centre City Enterprise District and Small Business Tactical Support Team. This \$100,000 is being used to fund implementation and communication actions related to the Invest in Calgary web portal and the Centre City Enterprise Area.

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

There are no capital budget implications as a result of this report.

### **Risk Assessment**

The risk of proceeding with the Land Use Bylaw amendment to include heritage buildings in the development permit exemption of the CCEA for change of use only (not including exterior alterations) is that some interior renovations may compromise heritage features of a building. This will be mitigated by heritage planners reviewing all building permits made for buildings on the Inventory of Evaluated Historic Resources.



Urban Strategy Report to  
SPC on Planning and Urban Development  
2018 June 14

ISC: UNRESTRICTED  
PUD2018-0627  
Page 7 of 7

### **Update on the Centre City Enterprise Area**

---

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

Administration is making the recommendation to include heritage buildings in the development permit exemption to ensure they can attract the widest possible range of tenants to ensure their ongoing use and economic viability. The Calgary Heritage Authority is in support of the amendment.

#### **ATTACHMENT(S)**

1. Attachment 1 - Summary of Permit Types and Process Time Saving
2. Attachment 2 - Letter from Calgary Heritage Authority
3. Attachment 3 - **Proposed Bylaw 52P2018**



**Summary of Permit Types and Process Time Saving**

<b>Summary of Permit Types and Processing Time Saving</b>			
<b>Type</b>	<b>Number</b>	<b>Estimated Processing Time (days)</b>	<b>Total Processing Time Saved (days)</b>
<b>Tenancy Changes</b>			
Permitted	26	2	52
Discretionary	23	35	805
<b>Totals</b>	<b>49</b>	<b>n/a</b>	<b>956</b>
<b>Building Permits</b>			
Permitted	26	2	52
Discretionary	29	35	1015
<b>Totals</b>	<b>55</b>	<b>n/a</b>	<b>1067</b>
<b>TOTALS</b>	<b>104</b>		<b>2023</b>



**Letter from Calgary Heritage Authority**



May 17, 2018

**Thom Mahler**  
City of Calgary  
P.O. Box 2100, Stn. M  
Calgary, AB T2P 2M5

Dear Mr. Mahler,

**Subject: Centre City Enterprise Area – Letter of Support**

The Calgary Heritage Authority supports the Centre City Enterprise Area report that is returning to Council later this year.

We are confident with the original proposal to *not* omit Inventory sites from the exemption when they were only doing a “Change of Use” with no exterior changes to a building or site.

Removing a barrier for building owners/businesses to start up their business in a vacant space in the CCEA is a positive move. *Furthermore, occupied and active heritage buildings benefit not only the owners but the visitors and surrounding area as well.*

The Exemption program will still require Inventory sites contemplating exterior changes to get a Development Permit. Municipal Historic Resources are still required to engage with Heritage Planning regardless of if they need a DP or not for proposed work that might affect regulated portions.

Sincerely,

**Josh Traptow**  
Executive Director  
Calgary Heritage Authority



CALGARY HERITAGE AUTHORITY, P.O. Box 75065 CAMBRIAN, CALGARY, AB T2K 6J8  
INFO@CALGARYHERITAGEAUTHORITY.COM | WWW.CALGARYHERITAGEAUTHORITY.COM | 403-805-7084



# PROPOSED

PUD2018-0627  
ATTACHMENT 3

## BYLAW NUMBER 52P2018

### 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) Delete the text in Section 25.2(2) and replace with:
    - “(2) “Unless otherwise stated in subsections (4) and (5), a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:
      - (a) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1; and
      - (b) it is a listed **use** in the district.”
2. This Bylaw comes into force on 2018 August 07.

READ A FIRST TIME THIS \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

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

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





**Chief Financial Officer's Report to  
Priorities and Finance Committee  
2018 June 28**

**ISC: UNRESTRICTED  
PFC2018-0753  
Page 1 of 6**

## **Electronic Notices for Property Assessment and the Assessment Review Board**

### **EXECUTIVE SUMMARY**

Administration has reviewed the feasibility of implementing paperless notices under the *Municipal Government Act* ("MGA") and the *City of Calgary Charter, 2018 Regulation* (the "Calgary Charter") and recommends that Calgary property owners be provided the option to receive their respective property assessment notices and Calgary Assessment Review Board ("ARB") documents electronically. Providing property owners with a paperless option for their property assessment notices and ARB documents would better serve our citizens, save money, and preserve the environment. This report seeks Council approval to establish a bylaw to enable these electronic processes.

#### **ADMINISTRATION RECOMMENDATION:**

That the Priorities and Finance Committee:

1. Direct Administration to
  - a. Forward Report PFC2018-0753 to the 2018 July 23 Public Hearing Council Meeting;
  - b. Publish a notice of the 2018 July 23 Public Hearing of the proposed bylaw under Report PFC2018-0753 (Attachment 3) in two issues of a newspaper, with each issue being in consecutive weeks and no later than 2018 July 13;
  - c. Publish banner advertisements on Calgary.ca, from 2018 July 3 to 2018 July 22, advertising the 2018 July 23 Public Hearing of the proposed bylaw under Report PFC2018-0753, and;
2. Recommend that Council:
  - a. Hold a Public Hearing and give three readings to the proposed bylaw (Attachment 3).

#### **RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, DATED 2018 JUNE 28:**

That Council hold a Public Hearing and give three readings to the proposed Bylaw **2H2018** (Attachment 3).

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

None

### **BACKGROUND**

The City of Calgary Assessment business unit and the City Clerk's office, in their delegated capacity as ARB Clerks, must send certain notices and documents prescribed under the MGA. The key notices are (a) property assessment notices and (b) ARB notices of hearing for complaints against property assessments by property owners. The mailing cost associated with 2018 property assessment notices alone was approximately \$500,000, inclusive of paper, printing, packaging and postage expenses.

## **Electronic Notices for Property Assessment and the Assessment Review Board**

In the last decade, both private and public-sector organizations have been increasing providing paperless options to their customers. In 2008, Council inquired about the possibility of implementing electronic assessment notices. After review, Administration responded to Council that, given legislative uncertainty with emailing assessment notices, it was not feasible to provide electronic assessment notices.

In 2012, Administration developed the myID user login process for citizens accessing personalized information through the calgary.ca website. The Assessment business unit was the first adopter of myID by integrating a user login to its online customer service portal ("Assessment Search"), allowing owners, through their secure user account, to check their property's factual details and compare its market value with any other property in the city. This feature has been well received by property owners. Since its launch in 2012, approximately 110,000 myID users have linked their property on Assessment Search.

While the technology infrastructure was in place to securely allow an owner to view property details through Assessment Search, there was no clear legislative direction provided as to sending notices, so all assessment notices remained in paper form.

In 2013, the City Clerk's Office developed a user log-in process for filing assessment complaints on the ARB's independent calgaryarb.ca website, and started emailing notices of hearing to any complainant who provided their email address with their ARB complaint filing and subscribed to receiving email communication from the ARB.

Since MGA and City Charter stakeholder engagement began in 2014, Administration has advocated for amendments to address the legislative barriers to sending assessment notices electronically. In 2018, amendments were made through the MGA and Calgary Charter. Section 4(29) of the Calgary Charter adds to the MGA whereby a municipal council may now, by bylaw, establish a process for electronically sending notices and documents, under Parts 9, 10 or 11 of the MGA; the parts of the MGA that govern property assessment notices, municipal taxation notices, and ARB documents.

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

Section 608.1 of the MGA (as modified by the Calgary Charter) specifies that a council may through a bylaw establish a process for sending the documents by electronic means provided: (a) the council is satisfied the bylaw includes appropriate measures to ensure the security and confidentiality of the information being sent; and, (b) the council gives notice of the proposed bylaw in a manner the council considers is likely to bring the proposed bylaw to the attention of substantially all persons that would be affected by it (see Attachment 1 – Relevant MGA and Charter Provisions for Communications by Electronic Means). The proposed bylaw speaks to enabling electronic assessment notices (sent under MGA Part 9) and ARB hearing related documents (sent under MGA Part 11).

#### **1. Electronic Assessment Notices**

##### **Delivery of electronic assessment notices through a secure login web portal**

The Assessment business unit's individual password protected log-in web portal, called Assessment Search, currently provides assessment information about an individual's own property and summary details about other properties that can be accessed by its respective owner(s) or their agents.

## **Electronic Notices for Property Assessment and the Assessment Review Board**

Assessment Search was built upon The City's Identity Management (IDM) protocols developed by the Information Technology business unit and Corporate Security business unit. For these IDM protocols, The City's myID customer interface maintains individual user log-in security for various City services. Each individual myID account includes a required e-mail address.

Through the Assessment business unit, there is an additional identity security measure for property owners whereby, for each property, a unique "access code" is printed on every paper assessment notice sent by mail. Within Assessment Search, a user can enter the access code to link the respective property to their myID user account. When this added security of linking a property using a unique access code is completed, a user will have the option of subscribing to a paperless option for future assessment notices.

If a user subscribes to paperless, then an email will be sent to the myID account's registered email address whenever a future assessment notice is issued. The email will not send the actual notice, it will only notify that, as of the date of the email, the notice is delivered and available to be viewed in Assessment Search using the respective myID account (akin to the paperless notice option provided by the Canada Revenue Agency or through other commercial institutions such as banks). The email address used to send the notification is that which each user provides when completing their myID account registration.

At any time, a property owner can unsubscribe to paperless notices and revert to receiving paper notices by mail. The option of paper or paperless is always at the election of the individual property owner, and not The City.

As customers increasingly prefer digital communications, property owners will be seeking paperless assessment notices that: (a) are immediately "viewable" by the individual customer from anywhere in the world from the day it is made available; (b) can be printed at any time from the secure web portal; and, (c) can be downloaded and digitally stored by the customer on any technology device of their choosing. To meet this demand, it is recommended that the proposed bylaw enable a process for the electronic delivery of assessment notices through the encrypted and secure Assessment Search web portal given that it best integrates with existing paper mailing process, while assuring customer confidentiality and document security. (see Attachment 2: Proposed process and information security for assessment notices).

Administration also is currently working on an enhancement project for myID. The vision of this project is to provide a singular user myID and dashboard to access a host of City services. Currently, while many City services are available on-line, one individual may have to "log into" multiple systems in order to transact business with the City. The paperless notice option proposed through this report is aligned with this vision, and ultimately will be just one of the many services that will be offered under the enhanced myID "umbrella". The City adding an option for citizens to receive their assessment notice electronically to conserve tax dollars will increase citizen convenience and preserve the environment.

With Council approval of the report and Bylaw, detailed development work on the paperless option will proceed. All 2019 annual assessment notices will be mailed in paper form in early January 2019. Once software development is complete, it is projected that paperless assessment notices will only be available from Q3 2019 forward. However, property owners will be able to subscribe for the paperless option as of January 2019 (to receive paperless assessment notices after Q3 2019).

## **2. Electronic ARB Notices of Hearing and Disclosure of Evidence**

## **Electronic Notices for Property Assessment and the Assessment Review Board**

The City Clerk's Office maintains a customer web portal, known as ePortal", whereby any property owner can file a complaint electronically to have their assessment adjudicated by the ARB. The ePortal system also allows users, at any time and from anywhere, to view the status of their assessment complaints, submit evidence disclosures, request postponements, submit withdrawals, and access any ARB decision.

Under the MGA, the ARB must notify parties to a complaint of the date, time and location of the respective hearing by sending them a "notice of hearing." Currently, where the complainant has provided an email address and chosen to receive communication from the ARB by email, the ARB Clerk will send the notice of hearing to the complainant by email. Where no email address has been provided, the ARB Clerk sends the notice of hearing by postal service to the mailing address on file. In 2017, 98 per cent of complainants chose email as their preferred method of communication with the ARB.

The proposed Bylaw would allow the ARB Clerks to continue to email notices of hearing to complainants who indicate a preference for email communication, and allow the ARB to presume that notices of hearing are received by complainants on the date that they are sent by email. This change is recommended because it will prevent unnecessary delays in communicating with complainants and in the scheduling of hearings, and support cost efficient delivery of customer service.

The proposed Bylaw would also allow for same-day presumption of receipt for the disclosure of evidence by electronic means by the parties to an ARB hearing (i.e. the property owner as complainant and The City as respondent). This bylaw provision is recommended because it will give the ARB, complainants (and their authorized agents) and the Assessment business unit a common understanding that when evidence for an ARB hearing is exchanged by email or other electronic means, it can generally be presumed to have been received on the same day it was sent.

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

### **Assessment**

As part of its 2018 Assessment Customer Satisfaction Survey, Administration commissioned Léger and Associates to poll citizens to determine their support for The City adding an option for citizens to receive their assessment notice electronically to conserve tax dollars, increase citizen convenience and preserve the environment. Of the 700 customers in the survey asked "to what extent you are interested in getting your assessment notice online", 64 per cent were interested.

If the proposed bylaw is approved, Administration will bring the option of paperless assessment notices to the attention of Calgarians and encourage customer sign-up to the e-option through:

- a) dedicated inserts to be sent with 2019 annual, supplementary and amended assessments,
- b) advertisements in local newspapers, TV and radio, and
- c) banner ads notifications on Calgary.ca.

A particular focus of this communication campaign will be between January and March 2019, when the public interest in assessment notices is heightened with the mailing of 2019 annual notices.

## **Electronic Notices for Property Assessment and the Assessment Review Board**

### **Strategic Alignment**

- A. Providing an option for Calgarians to receive their property assessment notices and ARB notices of hearing electronically will align with City of Calgary Digital Strategy which states:
  - 1.1 - We ensure services will be available digitally first if possible.
  - 1.2 - We facilitate self-service whenever possible.
  - 1.3 - We ensure service is available where users are.
  - 1.4 - We offer a reliable and consistent user experience
  - 2.1 - We're one organization working together.
- B. In alignment with The City of Calgary Web Content Accessibility Guidelines (WCAG) 2.0, Administration will work to integrate accessibility features wherever possible into the design of electronic assessment notices and electronic ARB notices of hearing.
- C. In alignment with Council Priorities in Action Plan 2015-2018 and the vision of a *Well-Run City*, paperless communications and notices demonstrate that The City of Calgary is open, responsive, and transparent, with a modern and efficient municipal government that is focused on continuous improvement to make life better every day for Calgarians.

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

#### **Social**

As customers increasingly prefer digital documents and communications, The City's initiatives supporting electronic notices will increase customer convenience through greater accessibility to City and ARB documents, and will ease storage requirements for these important documents.

#### **Environmental**

As customers are offered paperless alternatives by more organizations, such as The City, public awareness increases towards the environmental impacts of all aspects of paper manufacturing, transport, printing and delivery related to hardcopy documents.

### **Financial Capacity**

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

Electronic assessment notices will reduce The City's costs in the printing of assessment notices (with the related inserts and brochures), purchasing envelopes, packaging each envelope, and mailing through Canada Post.

In 2018, The City will mail approximately 550,000 property assessment notices, including annual notices, amended notices, supplementary notices, and amended supplementary notices. The mailing cost associated with these 2018 notices is approximately \$500,000, inclusive of paper, printing, packaging and postage expenses

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

The systems development estimate for Assessment Search to allow myID users to subscribe/unsubscribe to electronic notices and for the paperless notices to be accessible through each linked myID account is \$135,000, inclusive of a 20 per cent contingency. Funding for this software development has been allocated through The City's Assessment and Taxation

**Chief Financial Officer's Report to  
Priorities and Finance Committee  
2018 June 28**

**ISC: UNRESTRICTED  
PFC2018-0753  
Page 6 of 6**

**Electronic Notices for Property Assessment and the Assessment Review Board**

Committee as part of its capital budgeting for technology system changes arising through MGA changes.

**Risk Assessment**

Administration

A robust communication plan will be undertaken by Administration to optimize awareness of the paperless process by the public and stakeholders. This will ensure citizens are making informed decisions regarding their e-option.

Assessment

The capital budget allocation of \$135,000 for Assessment Search software development is a Class 3 estimate, prepared based on preliminary design information. At the Class 3 stage, project assumptions and constraints have been defined and detailed design is underway, but there may still be a budget variance of -20 per cent to +30 per cent as Administration proceeds with software development.

ARB

Implementing a bylaw under the City Charter would exempt the ARB from the presumption of seven days delivery as set out in section 608(2) of the MGA. In the absence of the proposed bylaw, the ARB would have to impose a seven-day delay on its annual hearing schedule, which would impact important business processes, require resources to track, and could impact the economic and legal interests of many public and municipal stakeholders. Finally, the proposed Bylaw should help reduce hearing delays and confusion when parties use email or other electronic means to disclose evidence in ARB cases.

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

A City bylaw enabling an option for citizens to receive their assessment and ARB notices electronically will serve to conserve tax dollars, increase citizen convenience (through greater accessibility to City and ARB documents and ease of storage of these important documents), and preserve the environment.

**ATTACHMENT(S)**

1. Attachment 1: MGA and Calgary Charter Provisions for Electronic Communications
2. Attachment 2: Proposed Process and Information Security for Assessment Notices
3. Attachment 3: **Proposed Bylaw 2H2018**

**MGA and Calgary Charter Provisions for Electronic Communications**

***City of Calgary Charter, 2018 Regulation***

**4(29)** The following is added after section 608 of the Act:

Bylaws for sending certain documents electronically

- 608.1** (1) Despite section 608, the council may by bylaw establish a process for sending assessment notices, tax notices and other notices, documents and information under Part 9, 10 or 11 or the regulations under Part 9, 10 or 11 by electronic means.
- (2) The council may by bylaw establish a process for sending forms of notice under section 156(8) of the *School Act* by electronic means.
- (3) Before making a bylaw under this section, the council must be satisfied that the proposed bylaw includes appropriate measures to ensure the security and confidentiality of the documents and information being sent.
- (4) Before making a bylaw under this section, the council must give notice of the proposed bylaw in a manner council considers is likely to bring the proposed bylaw to the attention of substantially all persons that would be affected by it.
- (5) A bylaw under subsection (1) or (2) must provide for a method by which persons may opt to receive the notice, document or information by electronic means.
- (6) The sending by electronic means of any notice, document or information referred to in subsection (1) or (2) is valid only if the person has opted under the bylaw to receive it by those means.

***Municipal Government Act***

**Sending documents**

- 608** (1) Where this Act or a regulation or bylaw made under this Act requires a document to be sent to a person, the document may be sent by electronic means if
- (a) the recipient has consented to receive documents from the sender by those electronic means and has provided an e-mail address, website or other electronic address to the sender for that purpose, and
  - (b) it is possible to make a copy of the document from the electronic transmission.

(2) In the absence of evidence to the contrary, a document sent by electronic means in accordance with subsection (1) is presumed to have been received 7 days after it was sent unless the regulations under subsection (4) provide otherwise.

(3) For greater certainty, a reference in this Act to a mailing address is to be interpreted as including an electronic address referred to in subsection (1)(a) if the requirements of subsection (1) are met.

(4) The Minister may make regulations respecting the circumstances in which the presumption in subsection (2) does not apply.

1. MGA Part 9 provisions on Assessment Notices

**Assessment notices**

**308 (1)** Each municipality must annually

(a) prepare assessment notices for all assessed property, other than designated industrial property, shown on the assessment roll referred to in section 302(1), and

(b) send the assessment notices to the assessed persons in accordance with the regulations.

(2) The provincial assessor must annually

(a) prepare assessment notices for all assessed designated industrial property shown on the provincial assessment roll,

(b) send the assessment notices to the assessed persons in accordance with the regulations, and

(c) send the municipality copies of the assessment notices.

(3) Repealed 2016 c24 s39.

(4) The assessment notice and the tax notice relating to the same property may be sent together or may be combined on one notice.

(5) Repealed 2016 c24 s39.

**Notice of assessment date**

**308.1 (1)** An assessor must annually set a notice of assessment date, which must be no earlier than January 1 and no later than July 1.



- (2) An assessor must set additional notice of assessment dates for amended and supplementary assessment notices, but none of those notice of assessment dates may be later than the date that tax notices are required to be sent under Part 10.

### **Contents of assessment notice**

- 309** (1) An assessment notice or an amended assessment notice must show the following:
- (a) the same information that is required to be shown on the assessment roll;
  - (b) the notice of assessment date;
  - (c) a statement that the assessed person may file a complaint not later than the complaint deadline;
  - (d) information respecting filing a complaint in accordance with the regulations.
- (2) An assessment notice may be in respect of a number of assessed properties if the same person is the assessed person for all of them.

### **Sending assessment notices**

- 310** (1) Subject to subsections (1.1) and (3), assessment notices must be sent no later than July 1 of each year.
- (1.1) An amended assessment notice must be sent no later than the date the tax notices are required to be sent under Part 10.
- (2) If the mailing address of an assessed person is unknown
- (a) a copy of the assessment notice must be sent to the mailing address of the assessed property, and
  - (b) if the mailing address of the property is also unknown, the assessment notice must be retained by the municipality or the provincial assessor, as the case may be, and is deemed to have been sent to the assessed person.
- (3) An assessment notice must be sent at least 7 days prior to the notice of assessment date.
- (4) A designated officer must certify the date on which the assessment notice is sent.
- (5) The certification of the date referred to in subsection (4) is evidence that the assessment notice has been sent

2. MGA Part 11 provisions on ARB Notices of Hearing and Evidence Disclosure

**Notice of assessment review board hearing**

- 462** (1) If a complaint is to be heard by a local assessment review board, the clerk must
- (a) within 30 days after receiving the complaint, provide the municipality with a copy of the complaint, and
  - (b) within the time prescribed by the regulations, notify the municipality, the complainant and any assessed person other than the complainant who is directly affected by the complaint of the date, time and location of the hearing.
- (2) If a complaint is to be heard by a composite assessment review board, the clerk must
- (a) within 30 days after receiving the complaint, provide the municipality with a copy of the complaint, and
  - (b) within the time prescribed by the regulations, notify the Minister, the municipality, the complainant and any assessed person other than the complainant who is directly affected by the complaint of the date, time and location of the hearing.

**Absence from hearing**

- 463** If any person who is given notice of the hearing does not attend, the assessment review board must proceed to deal with the complaint if
- (a) all persons required to be notified were given notice of the hearing, and
  - (b) no request for a postponement or an adjournment was received by the board or, if a request was received, no postponement or adjournment was granted by the board.

**Hearings open to public**

- 464.1** (1) Subject to subsections (2) and (3), all hearings by an assessment review board are open to the public.
- (2) If an assessment review board considers it necessary to prevent the disclosure of intimate personal, financial or commercial matters or other matters because, in the circumstances, the need to protect the confidentiality of those matters outweighs the desirability of an open hearing, the assessment review board may conduct all or part of the hearing in private.
- (3) If all or any part of a hearing is to be held in private, no party may attend the hearing unless the party files an undertaking stating that the party will hold in confidence any evidence heard in private.

- (4) Subject to subsection (5), all documents filed in respect of a matter before an assessment review board must be placed on the public record.
- (5) An assessment review board may exclude a document from the public record
  - (a) if the assessment review board is of the opinion that disclosure of the document could reasonably be expected to disclose intimate personal, financial or commercial matters or other matters, and
  - (b) the assessment review board considers that a person's interest in confidentiality outweighs the public interest in the disclosure of the document.
- (6) Nothing in this section limits the operation of any statutory provision that protects the confidentiality of information or documents.

### **Notice of decision**

- 469** The clerk must, within 7 days after an assessment review board renders a decision, send the board's written decision and reasons, including any dissenting reasons, to the persons notified of the hearing under section 462(1)(b) or (2)(b), as the case may be

### ***Matters Related to Assessment Complaints Regulation, 2018***

#### **Hearing before Local Assessment Review Board Panel**

##### **Scheduling and notice of hearing**

- 4** If a complaint is to be heard by a local assessment review board panel, the clerk must
- (a) provide, no later than the date the notice of hearing is provided to the complainant, written acknowledgement to the complainant that the complaint has been received,
  - (b) schedule a hearing date, and
  - (c) after a copy of the complaint form has been provided to the municipality in accordance with section 462(1) of the Act, notify the municipality, the complainant and any assessed person or taxpayer other than the complainant who is affected by the complaint of the date, time and location of the hearing and the requirements and timelines for disclosure of evidence not less than 35 days before the hearing date.

##### **Disclosure of evidence**

- 5**
- (1) In this section, "complainant" includes an assessed person or taxpayer who is affected by a complaint who wishes to be heard at the hearing.
  - (2) If a complaint is to be heard by a local assessment review board panel, the following rules apply with respect to the disclosure of evidence:

- (a) the complainant must, at least 21 days before the hearing date,
  - (i) disclose to the respondent and the local assessment review board the documentary evidence, a summary of the testimonial evidence, including any signed witness reports, and any written argument that the complainant intends to present at the hearing in sufficient detail to allow the respondent to respond to or rebut the evidence at the hearing, and
  - (ii) provide to the respondent and the local assessment review board an estimate of the amount of time necessary to present the complainant's evidence;
- (b) the respondent must, at least 7 days before the hearing date,
  - (i) disclose to the complainant and the local assessment review board the documentary evidence, a summary of the testimonial evidence, including any signed witness reports, and any written argument that the respondent intends to present at the hearing in sufficient detail to allow the complainant to respond to or rebut the evidence at the hearing, and
  - (ii) provide to the complainant and the local assessment review board an estimate of the amount of time necessary to present the respondent's evidence;
- (c) the complainant must, at least 3 days before the hearing date, disclose to the respondent and the local assessment review board the documentary evidence, a summary of the testimonial evidence, including any signed witness reports, and any written argument that the complainant intends to present at the hearing in rebuttal to the disclosure made under clause (b) in sufficient detail to allow the respondent to respond to or rebut the evidence at the hearing.

### **Hearing before Composite Assessment Review Board Panel**

#### **Scheduling and notice of hearing**

- 8** If a complaint is to be heard by a composite assessment review board panel, the clerk must
- (a) provide, no later than the date the notice of hearing is provided to the complainant, written acknowledgement to the complainant that the complaint has been received,
  - (b) provide the Minister with a copy of the complaint form at the same time that the municipality is provided with a copy,
  - (c) schedule a hearing date, and
  - (d) after a copy of the complaint form has been provided to the municipality in accordance with section 462(2) of the Act and to the Minister in accordance with clause (b), notify the municipality, the complainant and any assessed person other than the complainant who is affected by the complaint of the date, time and location of the hearing and the requirements and timelines for disclosure of evidence not less than 70 days before the hearing date.

## Disclosure of evidence

**9** (1) In this section, “complainant” includes an assessed person who is affected by a complaint who wishes to be heard at the hearing.

(2) If a complaint is to be heard by a composite assessment review board panel, the following rules apply with respect to the disclosure of evidence:

- (a) the complainant must, at least 42 days before the hearing date,
  - (i) disclose to the respondent and the composite assessment review board the documentary evidence, a summary of the testimonial evidence, including a signed witness report for each witness, and any written argument that the complainant intends to present at the hearing in sufficient detail to allow the respondent to respond to or rebut the evidence at the hearing, and
  - (ii) provide to the respondent and the composite assessment review board an estimate of the amount of time necessary to present the complainant’s evidence;
- (b) the respondent must, at least 14 days before the hearing date,
  - (i) disclose to the complainant and the composite assessment review board the documentary evidence, a summary of the testimonial evidence, including a signed witness report for each witness, and any written argument that the respondent intends to present at the hearing in sufficient detail to allow the complainant to respond to or rebut the evidence at the hearing, and
  - (ii) provide to the complainant and the composite assessment review board an estimate of the amount of time necessary to present the respondent’s evidence;
- (c) the complainant must, at least 7 days before the hearing date, disclose to the respondent and the composite assessment review board the documentary evidence, a summary of the testimonial evidence, including a signed witness report for each witness, and any written argument that the complainant intends to present at the hearing in rebuttal to the disclosure made under clause (b) in sufficient detail to allow the respondent to respond to or rebut the evidence at the hearing.



I. Proposed electronic property assessment notices

(A) Information Security

In 2012, the Assessment business unit launched a secure web environment, known as Assessment Search, where assessment information (including personal information) about an individual property can be assessed by its respective owner(s) through a secure login process. Concurrent to the development of Assessment Search, the Information Technology business unit and the Corporate Security business unit developed The City's Identity Management (IDM) protocols, which were integrated into The City's myID customer interface, allowing for individual user log-in security across various City services, including a required e-mail address for each myID account.

In 2012, Assessment Search adopted The City's IDM protocols through myID in the implementation of its identity security measures. At that time, the privacy protection measures within Assessment Search were approved by The City's Freedom of Information and Protection of Privacy ("FOIP") Office through a Privacy Impact Assessment ("PIA") submitted for the development project.

To enable access to email addresses of individual myID accounts for the purpose of sending notification of assessment documents under this bylaw, the Assessment business unit will be submitting a PIA, for FOIP Office approval, towards fully integrating the enhanced myID to its Assessment Search secure web portal. Only upon approval of this PIA by the FOIP Office will Assessment Search be permitted access, by the IT business unit, to myID's customer email addresses to send notifications to assessed persons of their assessment notices being available online through Assessment Search. The Assessment business unit PIA to enable access to an individual's email address (within myID) will supplement the PIA already approved in 2012 for the personal information currently managed through Assessment Search, as well as the PIA approved for myID's IDM system.

(B) Subscribing to electronic property assessment notices within Assessment Search

By default, property owners will receive their property assessment notices in hardcopy form by mail. Only if an owner expressly, through their Assessment Search myID account, subscribes to receive paperless notices will the hardcopy notices be discontinued for their property.

Since the launch of Assessment Search in 2012, on each property assessment notice is a unique access code for the property owner to link their specific property, through the Assessment Search secure portal, to their unique myID account. Once a property is linked through the access code, that user's myID account provides access to their property's factual details (including personal information related to their property) and factual details of other Calgary properties (with all personal information of the other owners removed).

With the proposed electronic notice process, for any property linked to an Assessment Search myID account using the unique access code on the hardcopy assessment notice, the myID user will have the option on the Assessment Search dashboard to subscribe to receiving future assessment notices electronically. If the myID user subscribes to electronic notices then, with any future assessment notice mailing, an email will be sent to the email address registered to that myID account stating that a property assessment is available to be viewed as of that mailing date through Assessment Search. The sending of this email will replace the mailing of the hardcopy assessment notice for that property.

If an Assessment Search myID user elects for electronic notices, all properties linked to that user's account will be selected for electronic notices on the Assessment Search dashboard. The user can however unselect any individual property if they wish to have paper assessment notices mailed for that property.

For any property with multiple owners, if any owner elects for electronic notices, then any and all properties of the joint owners will receive notices electronically. Assessment Search will allow the multiple owners to independently access assessment information and electronic notices through their respective IDM accounts.

For added security, in any email notification of a paperless notice, no actual assessment notice will be attached to the email; rather the email will merely state that the PDF assessment notice is available for viewing within the Assessment Search portal using their myID account.

Any property owner receiving an electronic notice will also have available, via their secure access to Assessment Search, electronic versions of any property assessment insert and/or brochure that were otherwise included with hardcopies notices for that year. In this regard, a property assessment notice package will be identical, whether received in hardcopy or electronic form.

Similar to hardcopy notices, a property owner's deadline to file an ARB complaint for a property receiving an electronic notice will be 60-days following the Notice of Assessment date; which, pursuant to the MGA, is seven days after the notice is mailed, whether by postal mail or email.

#### (C) Unsubscribing from electronic property assessment notices

Unsubscribing to electronic notices can occur in one of three ways,

1. Within Assessment Search using their myID account, a user can at any time can unsubscribe to receiving emails from the Assessment business unit and thereby have the account revert to receiving hardcopy assessment notices by postal mail. For any property with multiple owners, if one owner unsubscribes, then any and all other owners receiving electronic notice emails for that property will be unsubscribed, and future notices will be sent to the owner mailing address as registered at the Land Titles Office.
2. By calling the Assessment business unit, an owner can unsubscribe to electronic notices. This added customer service feature is needed for exceptional circumstances where (a) a myID user for the property that subscribed to electronic notices is unable to unsubscribe through Assessment Search or (b) a joint property owner that is not an myID user disagrees with another owner electing for electronic notices.
3. If a property is sold, then the account will revert to paper form for future assessment notices, to be mailed to the mailing address of the new owner(s) as registered at the Land Titles Office. This will ensure that the property's vendor will not receive any future assessment notice electronically (containing personal information of the purchaser) for that property, and the property's purchaser will not be able to see any past electronic assessment notice (containing personal information of the vendor) on Assessment Search when linking their new property to their respective myID account. A new owner of a sold property will have to, with their respective myID account, subscribe for electronic notices through Assessment Search after they receive their first assessment notice in paper form with a corresponding unique access code to link that new property to a myID account.



(D) Development and launch of electronic assessment notices

The software development enabling paperless notices will enhance the Assessment Search dashboard to (a) add subscribe buttons for paperless notices as well as terms and conditions to an electronic notice agreement for the myID user to opt-in (b) add unsubscribe buttons for the myID user to opt-out, at their discretion, if paperless notices are not to their liking, and (c) make available PDF versions of notices to the user, through their myID account, after they have elected for paperless notices.

Assessment Search electronic notice software development will take approximately 12 weeks, excluding user acceptance testing. The enhanced Assessment Search dashboard is planned for launch in Q3 2019, whereby customers will be able to elect for 2019 Supplementary Property Assessment notices and 2019 Amended Property Assessment Notices to be paperless. With the 2020 Annual Property Assessment Notice mailings in January, paperless notices will be available to customers for the first time, for a full calendar year.



# PROPOSED

PFC2018-0753  
ATTACHMENT 3

## BYLAW NUMBER 2H2018

**BEING A CHARTER BYLAW OF THE CITY OF CALGARY  
TO ESTABLISH A PROCESS  
TO SEND ASSESSMENT, TAXATION  
AND ASSESSMENT REVIEW BOARD NOTICES  
AND OTHER DOCUMENTS BY ELECTRONIC MEANS  
\*\*\*\*\***

**WHEREAS** the section 4 of the City of Calgary Charter, 2018 Regulation, AR 40/2018 (the “Charter”) modifies the Municipal Government Act, R.S.A. 2000, c. M-26, (the “Act”) as it is to be read for the purposes of being applied to the City of Calgary;

**AND WHEREAS** section 4(29) of the Charter adds section 608.1 to the Act;

**AND WHEREAS** section 608.1 states that Council may by bylaw establish a process for sending assessment notices, tax notices and other notices, documents and information under Part 9, 10 or 11 of the *Act* or the regulations under Part 9, 10 or 11 by electronic means;

**AND WHEREAS** before making a bylaw under section 608.1, Council must:

- (a) be satisfied that the proposed bylaw includes appropriate measures to ensure the security and confidentiality of the documents and information being sent; and
- (b) give notice of the proposed bylaw in a manner council considers is likely to bring the proposed bylaw to the attention of substantially all persons that would be affected by it;

**AND WHEREAS** a bylaw under section 608.1 must provide a method by which persons may opt in to receive the notice, document or information by electronic means;

**AND WHEREAS** pursuant to section 9(1) of the Charter, Council must, before giving second reading to a proposed bylaw under the authority provided by section 4 of the Charter, hold a public hearing in respect of the proposed bylaw in accordance with section 230 of the Act, after giving notice of it in accordance with section 606 of the Act.

**AND WHEREAS** this Bylaw has been advertised in accordance with section 606 and a public hearing has been held in accordance with section 230:

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

### **Short Title**

1. This Bylaw may be cited as the “Electronic Transmission of Assessment, Taxation and Assessment Review Board Notices Charter Bylaw”.

# PROPOSED

## BYLAW NUMBER 2H2018

### Definitions

2. In this Bylaw:

- (a) “*Act*” means the *Municipal Government Act*, R.S.A. 2000, c. M-26;
- (b) “*assessed person*” means an assessed person as defined in section 284(1)(a) of the *Act* or a person acting on behalf of an assessed person;
- (c) “*Assessment Review Board*” means the Local Assessment Review Board and the Composite Assessment Review Board established pursuant to Bylaw 15M2018;
- (d) “*City*” means the municipal corporation of The City of Calgary;
- (e) “*Clerk*” means clerk of the *Assessment Review Board* pursuant to Bylaw 15M2018;
- (f) “*complainant*” means an *assessed person* who has filed a complaint to the *Assessment Review Board* in accordance with section 460 of the *Act*, or the agent of such a person;
- (g) “*electronic means*” means:
  - (i) electronic mail (email);
  - (ii) another electronic form of communication which can be addressed to:
    - (a) a person, or
    - (b) an electronic account to which a person has access and to which notices, documents and other information may be uploaded and downloaded;
- (h) “*Municipal Assessor*” means the person designated as the Municipal Assessor pursuant to Bylaw 49M2007;
- (i) “*Regulation*” means the Matters Relating to Assessment Complaints Regulation, 2018, AR 201/2017.

### Scope of Bylaw

3. (1) Only the following may be sent by *electronic means* pursuant to this Bylaw:
- (a) notices as set out in section 4;
  - (b) notices, documents and information as set out in section 7;
  - (c) evidence for use in an *Assessment Review Board* hearing as set out in sections 11 and 12.

# PROPOSED

## BYLAW NUMBER 2H2018

- (2) Notices, documents and other information not specified in this Bylaw may be sent by electronic means in accordance with section 608 of the *Act*.

### Part 9 Notices

4. The *City* may send the following property assessment notices pursuant to Part 9 of the *Act* to an *assessed person* by *electronic means*:
  - (a) assessment notices pursuant to section 308(1) of the *Act*;
  - (b) supplementary assessment notices pursuant to section 316(1) of the *Act*; and
  - (c) amended assessment notices and amended supplementary assessment notices pursuant to section 312 of the *Act*.
5. A notice set out in section 4 may be sent by *electronic means* if the *assessed person*:
  - (a) has set up a password-protected user account on an encrypted and secure *City* website;
  - (b) has linked a property to his or her user account using the unique access code assigned to that property; and
  - (c) has opted to receive notices by *electronic means* by indicating his or her consent through his or her user account.
6.
  - (1) An *assessed person* who has opted to receive notices by *electronic means* in accordance with section 5 will be sent an email whenever a notice set out in section 4 is issued by the *City*. The email will notify the *assessed person* that the notice has been issued and is available for review and download through his or her user account on the *City* website.
  - (2) An *assessed person* is presumed to have received the notice referred to in the email at the time the email is sent.

### Part 11 Notices, Documents and Information

7. The *Clerk* may send the following notices, documents and information pursuant to Part 11 and the associated regulations by *electronic means*:
  - (a) notices of hearing pursuant to section 462 of the *Act* and sections 4(c), 8(d), 36 and 42 of the *Regulation*;
  - (b) procedural rulings of the *Assessment Review Board* made prior to a hearing; and
  - (c) any other documents or communication relating to a hearing of the *Assessment Review Board*.

# PROPOSED

## BYLAW NUMBER 2H2018

8. The *Clerk* may send the notices, documents and information set out in section 7 to the *Municipal Assessor* by *electronic means*.
9. The *Clerk* may send the notices, documents and information set out in section 7 to a *complainant* by *electronic means* if the *complainant*:
  - (a) has set up a password-protected user account on an encrypted and secure *Assessment Review Board* website; and
  - (b) has opted to receive notices, documents and information relating to his or her complaint by *electronic means* by:
    - (i) indicating consent through his or her account on an *Assessment Review Board* website; or
    - (ii) indicating his or her consent in writing to the *Clerk*.
10. A *complainant* who has opted to receive notices, documents and information relating to his or her complaint in accordance with section 9 will be sent the notices, documents and information set out in section 7 by *electronic means*.

### Disclosure of Evidence

11. A *complainant* may disclose evidence for use in an *Assessment Review Board* hearing to the *Municipal Assessor* pursuant to sections 5 or 9 of the *Regulation* by *electronic means*.
12. The *Municipal Assessor* may disclose evidence for use in an *Assessment Review Board* hearing to a *complainant* pursuant to sections 5 or 9 of the *Regulation* by *electronic means* if the *complainant*:
  - (a) has:
    - (i) opted to receive notices, documents and information from the *Clerk* by *electronic means* through his or her account on an *Assessment Review Board* website in accordance with section 9; and
    - (ii) has disclosed evidence to the *Municipal Assessor* by *electronic means* pursuant to section 11; or
  - (b) has otherwise expressed his or her consent to the *Municipal Assessor* in writing.

### Presumption of Receipt

13. In the absence of evidence to the contrary, a notice, document or information sent by *electronic means* pursuant to this Bylaw is presumed to be received the same day as it was sent.

# PROPOSED

BYLAW NUMBER 2H2018

## Revocation of Consent

14. A person who has opted to receive notices from the *Municipal Assessor* by *electronic means* pursuant to section 5 may opt out by revoking his or her consent through the *City's* website, or by contacting the *Municipal Assessor*.
15. A *complainant* who has opted to receive notices, documents and information from the *Clerk* by *electronic means* pursuant to section 9 may opt out by revoking his or her consent through the *Assessment Review Board's* website, or in writing to the *Clerk*.

## Coming into force

16. This Bylaw comes into force upon being published on the *City's* website in accordance with section 10 of the City of Calgary Charter, 2018 Regulation, AR 40/2018.

READ A FIRST TIME ON \_\_\_\_\_

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

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

\_\_\_\_\_  
MAYOR

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

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

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

PUBLISHED ON THE CITY'S WEBSITE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.





**Chief Financial Officer's Report to  
Priorities and Finance Committee  
2018 June 28**

**ISC: UNRESTRICTED  
PFC2018-0761  
Page 1 of 3**

## **Delegation Bylaw to support the Compassionate Tax Penalty Relief Program**

### **EXECUTIVE SUMMARY**

On 2018 June 05, Administration presented to the Priorities and Finance Committee a proposal for a program to offer Compassionate Property Tax Penalty Relief to property owners who have experienced a significant life issue which impacts their ability to meet property tax payment timelines. A fundamental concept of ensuring that the program functions as intended is a Bylaw to delegate the Council authority necessary to allow Administration to adjust property tax penalties in accordance with the terms of the program.

#### **ADMINISTRATION RECOMMENDATION:**

That the Priorities and Finance Committee recommend that Council:

1. Give three readings to the proposed bylaw to delegate the authority to reduce, refund or cancel taxes;
2. Forward report PFC2018-0761 to the 2018 July 23 Public Hearing Council Meeting; and
3. Direct that Administration publish a notice of the 2018 July 23 Public Hearing of the proposed bylaw under Report PFC2018-0761 in two issues of a newspaper, with each issue being in consecutive weeks and no later than 2018 July 13.

#### **RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, DATED 2018 JUNE 28:**

That Council give three readings to the proposed bylaw **1H2018** to delegate the authority to reduce, refund or cancel taxes.

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

On 2002 February 25, Council approved Bylaw Number 8M2002 A Bylaw of the City of Calgary to Fix the Penalty on Unpaid Taxes.

On 2017 September 11, Council approved Notice of Motion NM2017-30, directing Administration to:

- Investigate the current tax forgiveness programs and legislation within large Canadian municipalities and provincial and federal governments;
- Review the impact to the City's tax revenues and legal ramifications of cancelling taxes and penalties due to extraordinary circumstances.

And return to Council with recommendations, through Priorities and Finance Committee, no later than Q2 2018.

### **BACKGROUND**

Under sections 344, 345, and 346 of the Municipal Government Act, a Council may impose penalties for unpaid taxes in the current year and in other years. On 2002 February 25, Council approved Bylaw 8M2002 to establish the penalties for unpaid taxes.

Under section 346 of the Municipal Government Act, a penalty becomes part of the tax on which it was applied.

**Chief Financial Officer's Report to  
Priorities and Finance Committee  
2018 June 28**

**ISC: UNRESTRICTED  
PFC2018-0761  
Page 2 of 3**

**Delegation Bylaw to support the Compassionate Tax Penalty Relief Program**

Under section 347 of the Municipal Government Act a Council, if it considers it equitable to do so, may generally or with respect to a particular taxable property or class of taxable properties:

- cancel or reduce tax arrears;
- cancel or refund all or part of a tax;
- defer the collection of a tax.

Under section 203(2)(d) of the *Municipal Government Act* (the “MGA”) as modified by *The City of Calgary Charter, 2018 Regulation* (the “Charter”), the Council may by bylaw delegate its power with respect to taxes under section 347 if the total amount to be cancelled, reduced, refunded or deferred under section 347 by the City in a taxation year does not exceed \$500,000. Prior to the Calgary City Charter, Council’s ability to delegate its power with respect to taxes under section 347 was prohibited.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

On 2018 June 05, Administration presented a proposal to the Priorities and Finance Committee for a program to offer compassionate property tax penalty relief to citizens experiencing a critical life issue.

In order to deliver a nimble and responsive tax penalty relief program that meets the needs of citizens, and is administratively efficient, Administration believes it is important that the ability to adjust tax penalties resides with Administration. Administration is requesting that Council, pursuant to section 203(2)(d) of the MGA as modified by the Charter, delegate the necessary authority under section 347 of the MGA to adjust property tax penalties to Administration. This will ensure that compassionate property tax penalty relief will be delivered in a timely, efficient and responsive manner to Calgarians when they need it.

Administration has identified that a delegated authority to adjust penalties up to a cumulative amount of \$25,000 should be sufficient to adjust penalties over the initial 15 month term of the program between 2018 July 01 and 2019 September 30 (two full tax seasons). A report back to Council will be provided in 2019 Q4 on the results of the program, including cost and number of participants.

**Stakeholder Engagement, Research and Communication**

In developing the Compassionate Property Tax Penalty Relief Program, Administration has engaged municipalities across Canada, and conducted online research on relevant provincial and federal programs. In addition, the proposed program has been developed in consultation with Law, Calgary Neighbourhoods and Finance.

Notice of the Public Hearing for the proposed delegation bylaw will be advertised in the newspaper, as required by the Charter and section 606 of the MGA.

**Strategic Alignment**

This report requests the delegated authority necessary to provide compassionate property tax penalty relief to property owners who have experienced a significant life issue that impacts their ability to meet their obligations to pay their property taxes within prescribed timelines as presented in Report PFC2018-0325. This program aligns with direction in Council’s priorities, including:

**Chief Financial Officer's Report to  
Priorities and Finance Committee  
2018 June 28**

**ISC: UNRESTRICTED  
PFC2018-0761  
Page 3 of 3**

**Delegation Bylaw to support the Compassionate Tax Penalty Relief Program**

- Continue to transform the organization to be more citizen-focused in its approach and delivery of service;
- Be as efficient and effective as possible, reducing costs and focusing on value for money;
- Respond to the needs of an aging population.

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

**Financial Capacity**

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

As presented in Report PFC2018-0325, the proposed program will be administered within the existing operating budget using existing staff resources. Further, the amount of \$25,000 should provide sufficient room to adjust property tax penalties for requests anticipated to be received over the course of the preliminary fifteen month program.

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

There is no impact to the capital budget.

**Risk Assessment**

Anecdotal evidence suggests that the requested amount of \$25,000 in delegated authority will be adequate to cover anticipated requests for compassionate property tax penalty relief over the preliminary fifteen month duration identified. However, if program uptake is greater than anticipated this amount may not be sufficient and may need to be revisited to allow the continued operation of the proposed program.

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

This Delegation Bylaw will enable Administration to offer timely adjustments to property tax penalties for those property taxpayers who were unable to pay their property taxes in accordance with prescribed timelines due to a significant life event, as set out within the terms of the Compassionate Property Tax Penalty Relief program.

**ATTACHMENT(S)**

Attachment 1 – **Proposed Bylaw 1H2018**



# PROPOSED

PFC2018-0761  
ATTACHMENT 1

## BYLAW NUMBER 1H2018

### BEING A CHARTER BYLAW OF THE CITY OF CALGARY TO DELEGATE THE AUTHORITY TO CANCEL, REDUCE OR REFUND TAXES

\*\*\*\*\*

**WHEREAS** pursuant to sections 344 and 345 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the “Act”), Council enacted Bylaw 8M2002 to fix the penalty on unpaid taxes;

**AND WHEREAS** pursuant to section 346 of the *Act* a penalty on an unpaid tax is part of the tax on which it is imposed;

**AND WHEREAS** pursuant to section 347 of the *Act* Council may cancel or reduce tax arrears or cancel or refund all or part of a tax;

**AND WHEREAS** section 4 of the City of Calgary Charter, 2018 Regulation, AR 40/2018 (the “Charter”) modifies the *Act* as it is to be read for the purposes of being applied to the City of Calgary;

**AND WHEREAS** section 4(5) of the Charter modifies section 203(2)(d) of the *Act* to empower Council to delegate its power to cancel, reduce, refund or defer taxes to a maximum amount of \$500,000 in a taxation year;

**AND WHEREAS** Council has approved the Compassionate Property Tax Penalty Relief Program set out in PFC2018-0325, which contemplates delegating the authority to Administration to cancel, reduce or refund taxes up to a cumulative total of \$25,000 during the program;

**AND WHEREAS** pursuant to section 9(1) of the Charter, Council must, before giving second reading to a proposed bylaw under the authority provided by section 4 of the Charter, hold a public hearing in respect of the proposed bylaw in accordance with section 230 of the Act, after giving notice of it in accordance with section 606 of the Act.

**AND WHEREAS** this Bylaw has been advertised in accordance with section 606 and a public hearing has been held in accordance with section 230:

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

#### **Short Title**

1. This Bylaw may be cited as the “Tax Penalty Cancellation Delegation Charter Bylaw”.

#### **Definitions**

2. In this Bylaw:

(a) “Act” means the *Municipal Government Act*, R.S.A. 2000, c. M-26;

# PROPOSED

## BYLAW NUMBER 1H2018

- (b) “*Charter*” means the City of Calgary Charter, 2018 Regulation, AR 40/2018.

### Delegation

3. Pursuant to section 203(2)(d) of the *Act*, as modified by section 4(5) of the *Charter*, Council hereby delegates to the Chief Financial Officer the power under section 347 of the *Act* to:
  - (a) cancel or reduce tax arrears;
  - (b) cancel or refund all or part of a tax; or
  - (c) defer the collection of a tax;up to a cumulative amount of \$25,000 in a taxation year.
4. The power delegated to the Chief Financial Officer in section 3 shall only be exercised in accordance with the Compassionate Property Tax Penalty Relief Program as approved by Council.

# PROPOSED

BYLAW NUMBER 1H2018

## Coming into force

5. This Bylaw comes into force upon being published on the *City's* website in accordance with section 10 of the City of Calgary Charter, 2018 Regulation, AR 40/2018.

READ A FIRST TIME ON \_\_\_\_\_

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

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

\_\_\_\_\_  
MAYOR

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

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

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

PUBLISHED ON THE CITY'S WEBSITE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.





**Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
CPC2018-0665  
Page 1 of 2**

**Proposed Street Names in West Springs (Ward 6), SN2018-0004**

**EXECUTIVE SUMMARY**

This proposed street name application was submitted by Civicworks Planning + Design, on behalf of Truman Development Corporation. The following street names have been submitted for use in the West Springs community, and are based on a naming theme in recognition of Calgary's radio and television broadcasting heritage and infrastructure: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable.

**ADMINISTRATION RECOMMENDATION:**

Recommend that Council **ADOPT**, by Resolution, the proposed Street Names: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable.

**Moved by: J. Gondek**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council:

**ADOPT**, by Resolution, the proposed street names of Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable, in accordance with the Administration's recommendation.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

An outline plan and land use redesignation (LOC2017-0058) for the area south of Old Banff Coach Road SW and west of 77 Street SW was approved by Council on 2018 March 19.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The applicant, Civicworks, on behalf of Truman Development Corporation, has submitted the following street names for use in the West Springs community: Broadcast, Carrier, Station, Radio, Audio, Relay, Channel, Receiver, Analog, Studio, Current, Shortwave and Cable.

The street names are based on a radio and television broadcasting theme in recognition of Calgary's local radio and television heritage and its supporting infrastructure, which serve as landmarks in the city. There is the broadcasting facility (CFCN/CTV) and the transmission tower west of Sarcee Trail SW, in the community of Patterson Heights, and the transmission towers south of Old Banff Coach Road and west of 85 Street SW.

### **Proposed Street Names in West Springs (Ward 6), SN2018-0004**

---

The applicant states: "Utilizing this naming theme is an opportunity to capture the legacy and celebrate Calgary's local radio and television heritage and landmark supporting infrastructure, and do so in an era where telecommunications technology advances continue to see abandonment and decommissioning of transmission towers of this type."

Community Planning supports the proposed street names.

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

The subject application for the proposed street names was circulated to various City of Calgary business units and other agencies for review. No objections were received.

It was also sent to the West Springs/Cougar Ridge Community Association. No comments were received.

#### **Strategic Alignment**

The proposal aligns with the Municipal Naming, Sponsorship and Naming Rights Policy.

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

Not applicable.

#### **Financial Capacity**

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

Not applicable.

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

Not applicable.

#### **Risk Assessment**

Not applicable.

#### **REASON FOR RECOMMENDATIONS:**

The proposed street names comply with the Municipal Naming, Sponsorship and Naming Rights Policy.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0666  
Page 1 of 3

## **Street Name Change in West Springs (Ward 6), SN2018-0003**

### **EXECUTIVE SUMMARY**

This proposed street name change application was submitted by Civicworks Planning + Design, on behalf of Truman Development Corporation. The proposed street name change is from Westward Avenue SW to Broadcast Avenue SW, in the community of West Springs. The application was circulated and no objections were received.

#### **ADMINISTRATION RECOMMENDATION:**

Recommend that Council **ADOPT**, by Resolution, the proposed street name change from Westward Avenue SW **to** Broadcast Avenue SW.

**Moved by: J. Gondek**

**Carried: 7 – 0**

#### **RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:**

That Council:

**ADOPT**, by Resolution, the proposed street name change from Westward Avenue SW **to** Broadcast Avenue SW, in accordance with Administration's recommendation.

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

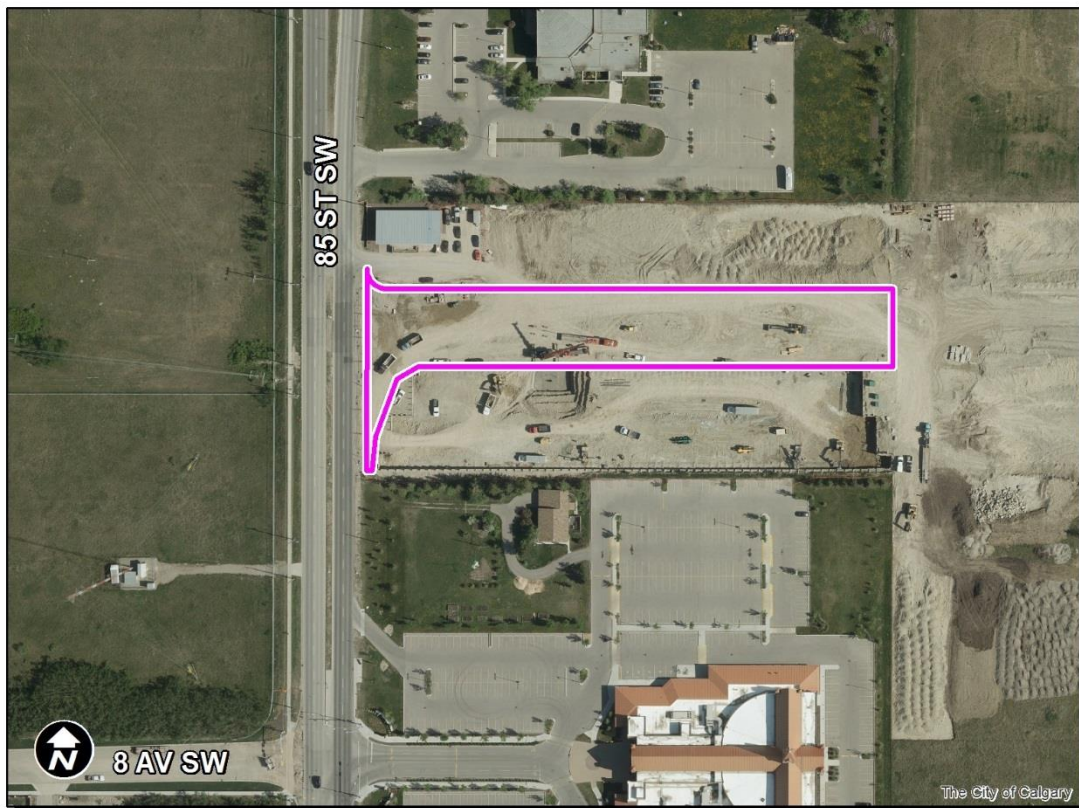
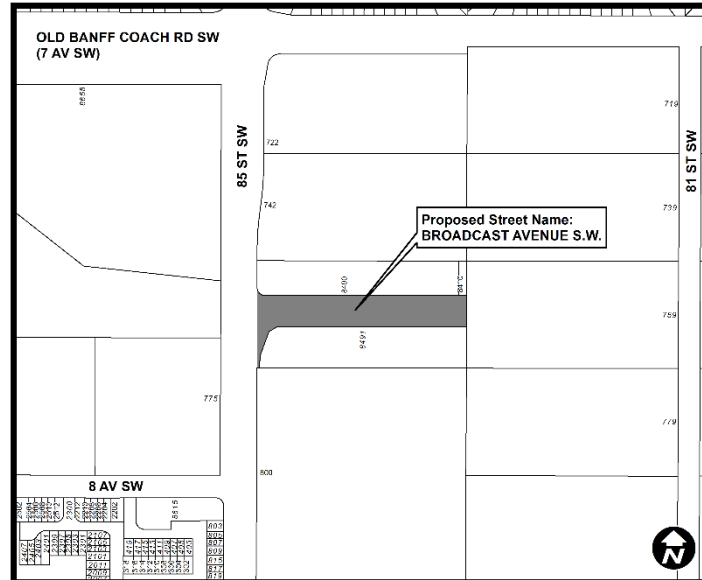
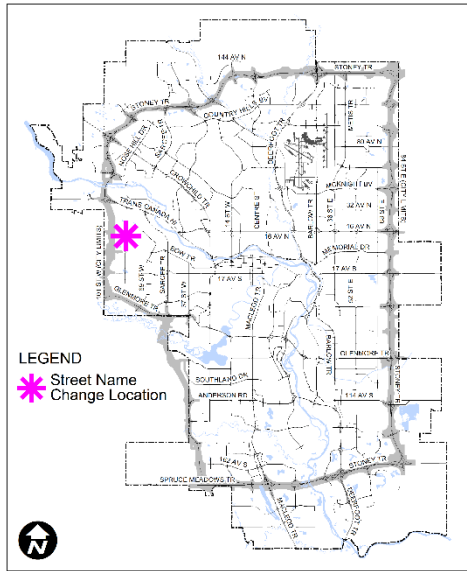
None.

### **BACKGROUND**

An outline plan and land use redesignation (LOC2017-0058) for the area south of Old Banff Coach Road SW and west of 77 Street SW was approved by Council on March 19, 2018. One of the proposed roads within the outline plan area will connect directly to the existing Westward Avenue SW. It is the developer's desire to call the entire road Broadcast Avenue SW.

## Street Name Change in West Springs (Ward 6), SN2018-0003

### Location Maps



## **Street Name Change in West Springs (Ward 6), SN2018-0003**

---

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

The applicant, Civicworks, on behalf of Truman Development Corporation, has submitted this application for a street name change from Westward Avenue SW to Broadcast Avenue SW. The new street name, if approved by City Council, will align with the proposed radio and television broadcasting theme. Refer to the proposed street name report (SN2018-0004).

There is a mixed use development under construction on the south side of Westward Avenue SW. If Council approves the street name change, the address of that site will need to be changed.

Community Planning supports the proposed street name change.

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

The application for street name change was circulated to City of Calgary Business Units, related agencies and the West Springs / Cougar Ridge Community Association. No objections were received.

### **Strategic Alignment**

The proposal aligns with the Municipal Naming, Sponsorship and Naming Rights Policy.

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

Not applicable.

### **Financial Capacity**

Not applicable. All costs associated with the street name change is at the developer's expense.

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

Not applicable.

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

Not applicable.

### **Risk Assessment**

Not applicable.

### **REASON FOR RECOMMENDATION:**

The proposed street name change complies with the Municipal Naming, Sponsorship and Naming Rights Policy.



**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO COUNCIL ON**  
**MONDAY 2018 July 23**

---

**BYLAW 26P2018**  
**Enabling Cannabis Retail Stores and Facilities – Land Use Bylaw**

Second and third readings as amended, with the deletion of subsection (I) in Bylaw 26P2018.

**NOTE**

PUD2018-0056 proposed two Bylaws to implement new rules to regulate the retail sale of cannabis in the Land Use Bylaw. The first Bylaw, Bylaw 25P2018, put in place the new Cannabis Store, Cannabis Facility, and Cannabis Counselling uses and their associated rules. These amendments were approved by Council on 2018 April 5. The second Bylaw, Bylaw 26P2018, lists the Cannabis Store use in the appropriate districts and received first reading of Council on 2018 April 5. Second and third readings for Bylaw 26P2018 were withheld until the date of legalization of cannabis was known. Attachment 1 provides a brief background and Attachment 2 shows Bylaw 26P2018. Attachment 3 provides the excerpt from The Minutes of The Combined Meeting of Council, held 2018 April 5

The Cannabis Act, which legalizes the use and sale of cannabis in Canada, has been approved by Parliament on 2018 June 19 and will come into effect on 2018 October 17. With the date of legalization now known, second and third readings of Bylaw 26P2018 can be given. This will provide time prior to the date of legalization to allow Administration to begin making decisions on development permits, and to allow the advertising and appeal process to occur. It will also give business owners time to get ready to commence operations.

Administration recommends that prior to second and third reading Bylaw 26P2018 should be amended by deleting subsection (I). This subsection lists Cannabis Store as a discretionary use in the Industrial – Business (I-B) District. Report PUD2018-0056 (Enabling Cannabis Retail Stores and Facilities) advised Council that Bylaw 26P2018 would list Cannabis Stores in all districts where Liquor Stores are listed. However, Liquor Stores are not listed in the Industrial – Business (I-B) District. As subsection (I) was included in Bylaw 26P2018 in error, it should be deleted to be consistent with the stated approach to enabling Cannabis Stores.

Attachment 4 (Motion Required To Amend Bylaw 26P2018) shows the motion that would be required to amend Bylaw 26P2018 as per the above. Administration recommends that Council adopt this motion, prior to giving second and third reading to Bylaw 26P2018 (Attachment 2), as amended.

On 2018 April 5, a motion arising was carried by Council, moved by Councillor Chahal and Seconded by Councillor Farrell "That Council request that the Mayor write to the Provincial Cannabis Secretariat to review signage and screening of retail cannabis stores to promote exterior visibility, viewing and safety." This letter is shown as Schedule A (Letter from Mayor Nenshi to the Alberta Cannabis Secretariat) in Attachment 1.

On 2018 June 25 Council adopted a 30 metre separation distance from Cannabis Stores to Places of Worship, Pawn Shops and Payday Loans. This was in response to the motion arising made on 2018 April 5, moved by Councillor Carra, seconded by Councillor Davison.

---

Background: Second and third readings were withheld until the date of legalization of cannabis was known.

---

Public Hearing:

The Public Hearing with respect to Bylaws 25P2018 and 26P2018 was held at the 2018 April 5 Combined Meeting of Council.

Ineligible to Vote:

Councillor Keating was absent from the Public Hearing on Bylaws 25P2018 and 26P2018 and is therefore not eligible to vote on the matter.

Excerpt from the Minutes of the Combined Meeting of Council, held 2018 April 5:

The excerpt from the Minutes of the Combined Meeting of Council related to Bylaw 26P2018, held on 2018 April 5, are shown in Attachment 3 (Excerpt From The Minutes Of The Combined Meeting Of Council, Held 2018 April 5).

**ATTACHMENTS:**

1. Background.
2. Proposed Bylaw 26P2018.
3. Excerpt from The Minutes of The Combined Meeting of Council, Held 2018 April 5.
4. Motion Required To Amend Bylaw 26P2018.



## Background

### Land Use Districts

On 2018 April 5 Council gave first reading to the Land Use Bylaw amendments in Bylaw 26P2018 (shown in Attachment 2) and withheld second and third reading until the date of cannabis legalization was known.

Bylaw 26P2018 listed a new use definition called “Cannabis Store” as a discretionary use in the same districts where Liquor Store is also listed use, as follows:

Chart 1: Districts that will include Cannabis Store as a Discretionary Use

<b>Commercial</b>	<b>Industrial</b>	<b>Centre City</b>	<b>Commercial Residential</b>	<b>Centre City East Village</b>	<b>Mixed Use</b>
C-N1	I-G*	CC-X	CR20-C20/R20	CC-ET	MU-1
C-N2	I-E	CC-COR		CC-EIR	MU-2
C-C1	I-C	CC		CC-EMU	
C-C2				CC-EPR	
C-COR1					
C-COR2					
C-COR3					
C-R1					
C-R2					
C-R3					

\* = A discretionary use only in conjunction with a Cannabis Facility.

Cannabis legalization will occur on 2018 October 17. Accordingly, second and third readings can now be given to Bylaw 26P2018 to allow Administration to be able to render decisions on applications. This will allow for Cannabis Store applicants to complete the work necessary to be able to open their business on or after the date of legalization.

Bylaw 26P2018 should be amended prior to second and third reading to delete subsection (I) which listed Cannabis Store in the Industrial Business (I-B) District in error. The intent of PUD2018-0056 (Enabling Cannabis Retail Stores and Facilities) was to list Cannabis Stores as a discretionary use in all districts where Liquor Stores are listed. As Liquor Stores are not listed in the Industrial – Business (I-B) District, this subsection (I) should be deleted. This amendment ensures that the amending bylaw now aligns with the chart above.

### Screening

On 2018 April 5, a motion arising was carried by Council, moved by Councillor Chahal and Seconded by Councillor Farrell “That Council request that the Mayor write to the Provincial Cannabis Secretariat to review signage and screening of retail cannabis stores to promote exterior visibility, viewing and safety.” This letter is shown below in this attachment as Schedule A (Letter from Mayor Nenshi to the Alberta Cannabis Secretariat).

The Retail Cannabis Store Handbook (a business operating guide for cannabis store operators published by the Alberta Gaming and Liquor Commission) has been amended so that now only cannabis products, accessories and related items must not be visible from the exterior of the premises. This resolves Council’s concern that there would be no site lines or visibility into/out of

the store, while still ensuring that cannabis related products are not on display for the general public.

#### Separation Distances

On 2018 June 25 Council adopted a 30 metre separation distance from Cannabis Stores to Places of Worship, Pawn Shops and Payday Loans. This was in response to the motion arising made on 2018 April 5, moved by Councillor Carra, seconded by Councillor Davison, "That Council direct administration to consider amendments to the bylaw and/or district and/or use rules for cannabis stores to consider the pros and cons of separation distances from pay day lending operations and/or pawn shops and/or places of worship and report back to Council through the SPC on Planning and Urban Development, no later than 2018 June".

The goal of these amendments was to maintain broad opportunities for cannabis retailing balanced by guidelines to manage the impacts that grouping these uses may have on a community in terms of aesthetics, public perceptions, and ensuring opportunities for a variety of commercial uses.

Schedule A: Letter from Mayor Nenshi to the Alberta Cannabis Secretariat



April 17, 2018

Alberta Cannabis Secretariat  
10123 99 St SW  
Edmonton, AB T5J 3C6

Dear Secretariat Members,

**Re: Cannabis Retail Store Permeability**

Our respective governments are working diligently to prepare for the legalization of recreational cannabis. On April 5, Calgary's City Council passed new regulations that solidify The City of Calgary's ("The City") approach to regulating the sale and consumption of cannabis. The City's approach, much like that of the Government of Alberta, is to enable recreational use in ways that are safe for consumers and the general public.

Council also unanimously approved a motion to continue dialogue with the Alberta Cannabis Secretariat ("Secretariat") on cannabis retail requirements to better align provincial and municipal objectives. Specifically, The City requests that the Secretariat review signage and screening of retail cannabis stores to promote exterior visibility, viewing and safety. Currently, the *Retail Cannabis Store Handbook* ("Handbook"), Section 3.2.6, prohibits visibility into cannabis stores from the outside. Council is concerned this requirement will lead to unintended consequences.

Crime Prevention Through Environmental Design best practices promote clear sightlines and "eyes on the street" as some of the best ways to reduce crime and social disorder. Requiring obscured windows will make it impossible for passersby or first responders to see emergency situations inside a cannabis store. It will further create the perception of illicit activity, which does not support cannabis retail sales being perceived as a safe and legal activity.

Calgary planning objectives encourage active, vibrant, and pedestrian-oriented retail areas. In order to achieve these outcomes, many of our policies, guidelines, and land uses explicitly require permeable windows and views into retail spaces. This may result in the Planning department being unable to approve cannabis stores, even where they meet all other provincial and municipal regulations. Section 3.2.4 of the Handbook also requires that designs of cannabis stores must meet municipal zoning requirements, which is problematic as section 3.2.6 of the Handbook is in conflict with said requirements in Calgary.

Working with our Planning department, we are suggesting ways that this inconsistency could be resolved:

- Instead of obscuring views into cannabis stores entirely, the Handbook could require that cannabis itself not be viewable from the outside. This could be done by providing opaque displays or other internal space configurations that restrict views of cannabis from outside, while still allowing transparent windows.
- Amend the wording in the Handbook to defer to local authorities' regulations on window permeability, where they exist. This would ensure that provincial rules do not contradict municipal urban design bylaws and policies.

Thank you for reviewing these issues. Our respective governments have an excellent opportunity to continue working collaboratively on cannabis regulations to ensure the best results for Calgarians and Albertans. Both my office and the City's Planning department are available to discuss this matter further.

Sincerely,



Naheed K. Nenshi  
MAYOR

*Thank you for your attention to this matter.*

cc: **Calgary City Council**  
**Jeff Fielding, City Manager, The City of Calgary**  
**Honourable Kathleen Ganley, Minister of Justice and Solicitor General**  
**Honourable Joe Ceci, President of the Treasury Board and Minister of Finance**  
**David Berry, Vice President of Regulatory Services - Alberta Gaming and Liquor Commission**

# PROPOSED

## BYLAW TABULATION ATTACHMENT 2

### BYLAW NUMBER 26P2018

#### 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) Insert the following in subsection 25.2(4):
    - (a.1) **Cannabis Store;**
  - (b) Insert the following subsection in section 160.2:
    - (g) where a **Cannabis Store** may be approved as an ancillary **use**;
  - (c) Insert the following in subsection 703(3):
    - (b.4) **Cannabis Store;**
  - (d) Insert the following in subsections 723(3) and 1367(3):
    - (d.2) **Cannabis Store;**
  - (e) Insert the following in subsections 740(3) and 955(2):
    - (e.3) **Cannabis Store;**
  - (f) Insert the following in subsections 759(3):
    - (d.3) **Cannabis Store;**
  - (g) Insert the following in subsections 778(3), 882(3), 1164(3), 1181(3) and 1307(3):
    - (d.3) **Cannabis Store;**
  - (h) Insert the following in subsections 798(3) and 815(3):
    - (f.3) **Cannabis Store;**

# PROPOSED

## BYLAW NUMBER 26P2018

- (i) Insert the following in section 845:
  - (d.1) **Cannabis Store;**
- (j) Insert the following in subsection 863(3):
  - (c.3) **Cannabis Store;**
- (k) Insert the following subsection in section 908:
  - (3) The following **uses** are **discretionary uses** in the Industrial – General (I-G) District on a **parcel** with a **Cannabis Facility**:
    - (a) **Cannabis Store.**
- (l) Insert the following in subsection 924(2):
  - (a.1) **Cannabis Store;**
- (m) Insert the following in subsection 939(2):
  - (a.5) **Cannabis Store;**
- (n) Insert the following in subsections 1245(3) and 1255(3):
  - (e.2) **Cannabis Store;**
- (o) Insert the following in subsections 1261(3) and 1267(3):
  - (c.2) **Cannabis Store;**
- (p) Insert the following in subsection 1377(3):
  - (f.2) **Cannabis Store;**

# PROPOSED

BYLAW NUMBER 26P2018

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON APRIL 05 2018

READ A SECOND TIME ON

\_\_\_\_\_

READ A THIRD TIME ON

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON

\_\_\_\_\_

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

SIGNED ON

\_\_\_\_\_





**Excerpt From The Minutes Of The Combined Meeting Of Council, Held 2018 April 5.**

**“8.2.1 Enabling Cannabis Retail Stores and Facilities – Land Use Bylaw, Bylaws 25P2018 and 26P2018, PUD2018-0056**

Distributions with respect to Report PUD2018-0056:

- A PowerPoint presentation, submitted by Administration, entitled "PUD2018-0056 Land Use Bylaw Amendments: Enabling Cannabis Retail Stores and Facilities", dated 2018 April 05
- A document submitted by Administration, entitled “Standing Policy Committee on Planning and Urban Developments Amendments”;
- A document submitted by Administration, entitled “Amended Attachment 5 incorporating the Recommendations from the SPC on PUD Cannabis Store Guidelines”;
- A PowerPoint presentation submitted by Dr. Friesen et. al., entitled “City of Calgary Combined Meeting of Council”, dated 2018 April 05; and
- A document submitted by Larry Heather, entitled “Response to Cannabis Consumption Bylaw”, dated 2018 April 05.

A document submitted by Dr. Friesen, entitled “PUD2018-0056 Enabling Cannabis Retail Stores and Facilities – Land Use Bylaws”, dated 2018 April 05, was received for the Corporate Record.

The public hearing was called and the following persons addressed Council with respect to Bylaws 25P2018 and 26P2018:

1. Dr. Brent Friesen
2. Dr. Richelle Schindler
3. Michelle Fry
4. Dr. Jason Cabaj
5. Bart Karswell
6. Larry Heather

Council recessed at 12:02 p.m. and reconvened at 1:21 p.m. with Deputy Mayor Carra in the Chair.

Mayor Nenshi assumed the Chair at 1:22 p.m. and Councillor Carra returned to his regular seat in Council.

7. Kristoffer Moen
8. Greg Humphries
9. Danielle French
10. Ryan Kaye
11. Sabrina Di Ciritio

**Moved by** Councillor Woolley

**Seconded by** Councillor Magliocca

That Bylaw 25P2018 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Colley-Urquhart  
**Seconded by** Councillor Jones

That Bylaw 25P2018 be amended as follows:

- on Page 4 of 9, Section 160.3, subsection (f), second line, by deleting the amount "300.0" following the words "located within" and substituting with the amount "400.0"
- on Page 5 of 9, Section 160.3, subsection (h), first line, by deleting the amount "100" following the words "located within" and substituting with the amount "300"
- on Page 5 of 9, under Section 160.3, add a new subsection (j) with the following and renumber accordingly:
  - "(j) in all **commercial, industrial** and **mixed use districts**, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located with 300.0 metres of a **parcel** that contains any of the following **uses**, when measured from the closest point of a **Cannabis Store** to the closest point of a **parcel** that contains any of them:
  - (i) Post-secondary Learning Institution;
  - (ii) Childcare facilities
- on Page 5 of 9, under Section 160.3, add a new subsection (k) with the following and renumber accordingly:
  - "(k) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 100.0 metres of a **Liquor Store**, when measured from the closest point of a **Cannabis Store** to the closest point of a **Liquor Store**"

#### ROLL CALL VOTE

For: (3): Mayor Nenshi, Councillor Colley-Urquhart, and Councillor Jones

Against: (11): Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Gondek

That Bylaw 25P2018 be amended as follows:

- on Page 5 of 9, add a new Section 160.3, subsection (j) with the following and renumber accordingly:
  - "(j) in all commercial, industrial and mixed use districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located with 300.0 metres of a parcel that contains payday loan and pawnshop uses, when measured from the closest point of a Cannabis Store to the closest point of a parcel that contains payday loans or pawnshops"

#### ROLL CALL VOTE

For: (5): Mayor Nenshi, Councillor Carra, Councillor Colley-Urquhart, Councillor Farrell, and Councillor Gondek

Against: (9): Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Magliocca

**Seconded by** Councillor Chu

That Bylaw 25P2018 be amended as follows:

- on Page 5 of 9, under Section 160.3(i), add a new subsection (iv) with the following:  
"(iv) any place of worship"

ROLL CALL VOTE

For: (4): Councillor Chu, Councillor Jones, Councillor Magliocca, and Councillor Sutherland

Against: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Chu

**Seconded by** Councillor Colley-Urquhart

That Bylaw 25P2018 be amended as follows:

- on Page 5 of 9, under Section 160.3, add a new subsection (m) with the following:  
"(m) Maximum operating hours from 10:00 am to 12:00 am"

ROLL CALL VOTE

For: (5): Mayor Nenshi, Councillor Chu, Councillor Colley-Urquhart, Councillor Farrell, and Councillor Jones

Against: (9): Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

**Moved by** Councillor Woolley

**Seconded by** Councillor Magliocca

That Bylaw 25P2018 be read a second time.

**MOTION CARRIED**

That authorization now be given to read Bylaw 25P2018 a third time.

**MOTION CARRIED UNANIMOUSLY**

That Bylaw 25P2018 be read a third time.

**MOTION CARRIED**

That Bylaw 26P2018 be introduced and read a first time.

**MOTION CARRIED**

**Moved by** Councillor Carra  
**Seconded by** Councillor Davison

That with respect to Report PUD2018-0056, the following Motion Arising be adopted:

That Council direct administration to consider amendments to the bylaw and/or district and/or use rules for cannabis stores to consider the pros and cons of separation distances from pay day lending operations and/or pawn shops and/or places of worship and report back to Council through the SPC on Planning and Urban Development, no later than 2018 June.

**MOTION CARRIED**

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

That Council's decision with respect to Recommendation 5 to Report PUD2018-0056 be reconsidered and further, that the following be adopted:

The Development Authority should encourage early ongoing communication between a Cannabis Store business applicant and operators and the surrounding neighbours. A Good Neighbour Agreement is encouraged to build relationships responsive to the needs of the community and the business operator. A Good Neighbour Agreement should result in an increase understanding by:

1. Supplying basic information about the nature of the business and its operation;
2. Identifying a process for regular communication with the business's neighbours; and
3. Providing a method of resolving compatibility issues.

**ROLL CALL VOTE**

For: (3): Councillor Colley-Urquhart, Councillor Demong, and Councillor Farkas

Against: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

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

That with respect to Report PUD2018-0056, the following Motion Arising be adopted:

That Council encourages the Development Authority to encourage early ongoing communication between a Cannabis Store business applicant and operators and the surrounding neighbours by:

1. Supplying basic information about the nature of the business and its operation; and
2. Identifying a process for regular communication with the business's neighbours.

**ROLL CALL VOTE**

For: (6): Mayor Nenshi, Councillor Carra, Councillor Colley-Urquhart, Councillor Demong, Councillor Farkas, Councillor Farrell

Against: (8): Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Gondek, Councillor Jones, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

**MOTION DEFEATED**

Council recessed at 3:16 p.m. and reconvened at 3:49 p.m. with Mayor Nenshi in the Chair.

**Moved by** Councillor Chahal

**Seconded by** Councillor Farrell

That with respect to Report PUD2018-0056, the following Motion Arising be adopted:

That Council request that the Mayor write to the Provincial Cannabis Secretariat to review signage and screening of retail cannabis stores to promote exterior visibility, viewing and safety.

**MOTION CARRIED**



**Motion Required To Amend Bylaw 26P2018**

Listed below is the motion required to be approved by Council to amend Bylaw 26P2018. It will delete Cannabis Store which is proposed as a discretionary use in the Industrial Business (I-B) District. This amendment was included in subsection (I) of Bylaw 26P2018 in error. Cannabis Store was proposed to be listed in districts where Liquor Store is listed. Liquor Store is not listed in the Industrial Business (I-B) District.

Motion: "Delete subsection (I) of Bylaw 26P2018".





**THE CITY OF CALGARY**  
**TABULATION OF BYLAW**  
**TO BE PRESENTED TO COUNCIL ON**  
**MONDAY, 2018 JULY 23**

---

BYLAW 7D2017  
Being a Bylaw of The City to Amend the Land Use Bylaw 1P2007  
(Land Use Amendment LOC2015-0009)

Second Reading  
Third Reading

NOTE: Second and third reading were withheld on 2017 January 16 and Administration was directed to return to Council pending a development permit for an Assisted Living Facility not exceeding the North Hill Area Redevelopment Plan height limit of 12 metres being ready for approval. This tabulation is to advise that the development permit (DP2015-2602) meets this criteria and Administration is ready to recommend approval subject to Council giving second and third reading of Bylaw 7D2017.

---

Background: The public hearing and first reading of Bylaws 7D2017 was held on 2017 January 16.

Ineligible to Vote: Councillors Chahal, Davison, Farkas and Gondek.

---

Excerpt from the Minutes of the Regular Combined Meeting of Council, held 2017 January 16:

ADOPT, Moved by Councillor Farrell, Seconded by Councillor Carra, that the Calgary Planning Commission Recommendations contained in Report CPC2017-007 be adopted, after amendment, as follows:

That Council:

1. ADOPT the proposed redesignation of 0.39 hectares  $\pm$  (0.96 acres  $\pm$ ) located at 1804, 1808, 1812, 1816, 1820, 1824, 1828 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 1 to 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District, in accordance with Administration's recommendation;

2. Give first reading to the proposed Bylaw 7D2017; and
3. Withhold second and third readings until a Development Permit for an Assisted Living facility not exceeding the North Hill Area Redevelopment Plan height limit of 12 metres is ready for approval.

CARRIED

INTRODUCE, Moved by Councillor Farrell, Seconded by Councillor Carra, that Bylaw 7D2017, Being a Bylaw of The City of Caglary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2015-0009), be introduced and read a first time.

CARRIED

**ATTACHMENT**

1. Development Permit (DP2015-2602) Summary
2. Proposed Bylaw 7D2017

## Development Permit (DP2015-2602) Summary

The public hearing and first reading of Bylaw 7D2017 (land use amendment for 1804, 1808, 1812, 1816, 1820, 1828 - 17 Avenue NW) was held on 2017 January 16. At the time of the public hearing, a development permit application (DP2015-2602) on the site for which the land use redesignation had been requested was under review by Administration. The applicant submitted the development permit on 2015 June 19 for an Assisted Living facility, consisting of 120 units in 3 interconnected buildings. While the initial development proposal met the North Hill Area Redevelopment Plan height limit of 12 metres, Council gave direction that the development permit should respect the height limit in order to provide assurance to the community. The maximum height of the proposed buildings is 11.7 metres. Parking is accommodated off the lane in an underground parkade. Community consultation has consisted of numerous meetings and correspondence between the applicant and the Community Association and nearby residents. The three year timeline for review of this application is the result of extensive community consultation and numerous significant revisions to the proposal.

### Administration's Reason(s) for Recommendation

The development permit has been reviewed by Administration and the applicant has incorporated suggested changes, including altering the architectural character to a more residential and less institutional feel. The proposed building meets the intent of the proposed Multi-Residential – Contextual Low Profile (M-C1) District as it provides a low height and medium density development that reflects the immediate low density residential context, provides space for social interaction, and provides landscaping to screen and buffer elements of the development that may impact nearby residents. The proposed development represents an appropriate increase in density and provides an assisted living housing option located in close proximity to numerous amenities and transit.

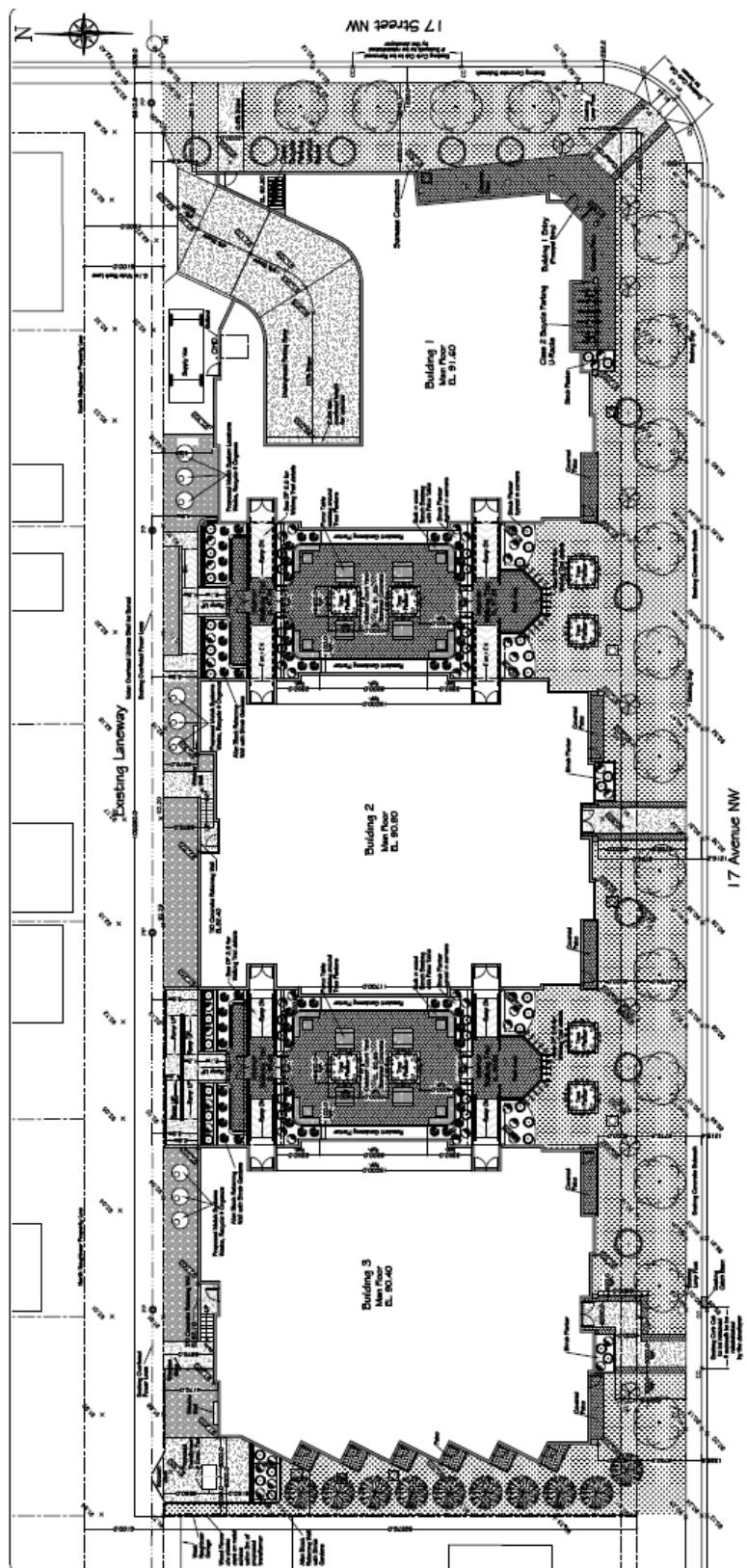
Figure 1: Development Permit Rendering



SOUTH VIEW - Overall view from 17th avenue

Development Permit (DP2015-2602) Summary

Figure 2: Development Permit Landscape Plan



# PROPOSED

BYLAW TABULATION  
ATTACHMENT 2

## BYLAW NUMBER 7D2017

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2015-0009)

\*\*\*\*\*

**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 16 2017

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

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

\_\_\_\_\_  
MAYOR

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

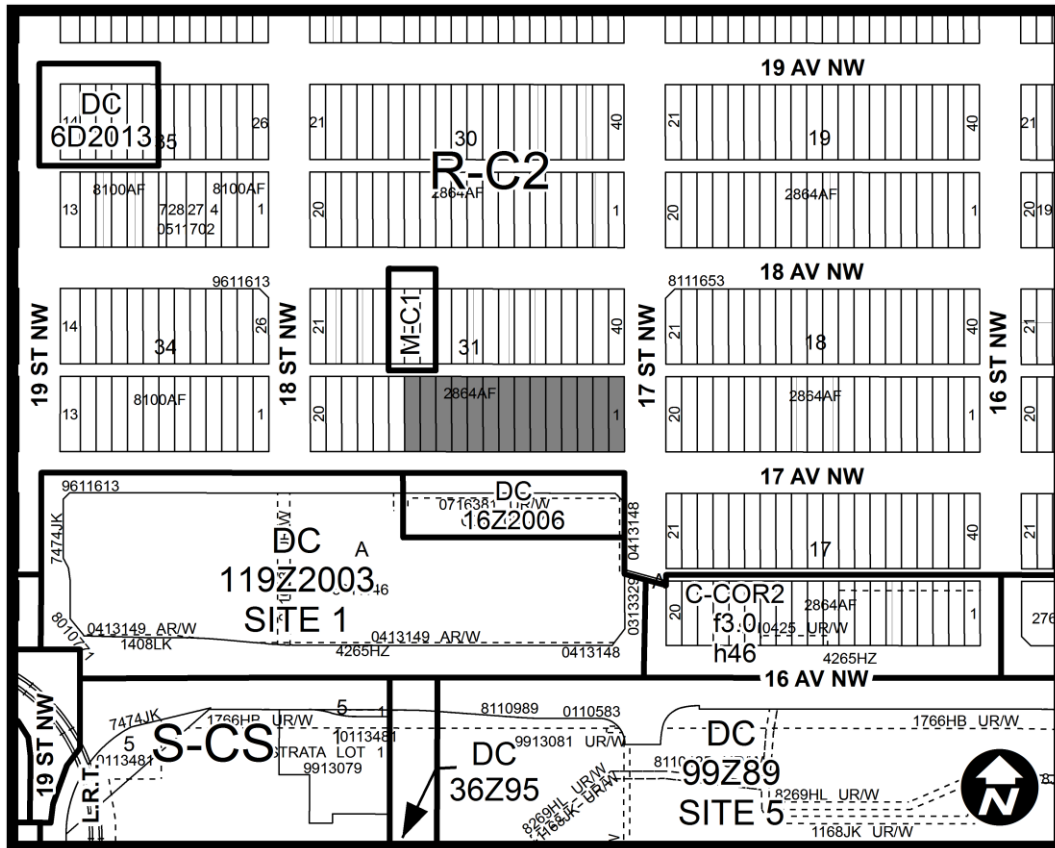
\_\_\_\_\_  
CITY CLERK

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

# PROPOSED

AMENDMENT LOC2015-0009  
BYLAW NUMBER 7D2017

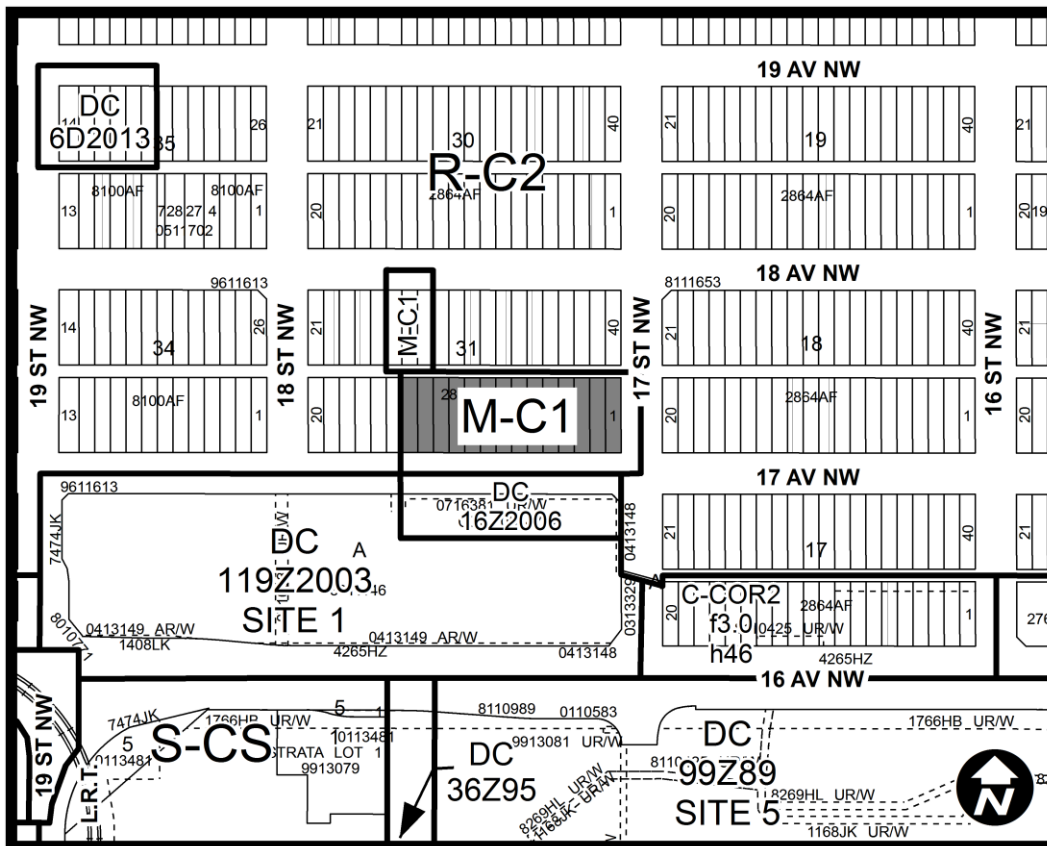
## SCHEDULE A



# PROPOSED

AMENDMENT LOC2015-0009  
BYLAW NUMBER 7D2017

## SCHEDULE B







**Planning & Development Report to  
Public Hearing Meeting of Council  
2018 July 23**

**ISC: UNRESTRICTED  
C2018-0929  
Page 1 of 5**

**Request for Reconsideration – South Shepard Reports**

**EXECUTIVE SUMMARY**

Administration is requesting that Council reconsider the decision contained in the minutes of the 2018 January 31, Strategic Meeting of Council with respect to verbal report C2018-0122, recommendation 2 and the decision contained in the minutes of the 2017 July 31, Combined Meeting of Council with respect to report CPC2017-0276.

Council's decision on 2018 January 31 was directing Administration to report back on South Shepard reports CPC2017-270, CPC2017-276 and PFC2017-0445 as part of the analysis of all business cases related to Growth Management Overlay recommendations. Updated PFC2017-0445 recommendations have been included in the latest Growth Management Overlay recommendations, PFC2018-0678, and is directed to be forwarded to the 2018 July 30 Public Hearing Meeting of Council.

In response to reporting back on the remaining South Shepard reports, Administration recommends that one report combining both CPC2017-270 and CPC2017-276, come forward to the Combined Meeting of Council on 2018 September 10. This recommendation is aligned with the applicant's (Hopewell) request (Attachment 1) and will allow information and decisions with respect to the New Community Growth Strategy: Investment Recommendations (report PFC2018-0678) to inform CPC2017-270 and CPC2017-276.

**ADMINISTRATION'S RECOMMENDATIONS:**

That Council:

1. Reconsider their decision, contained in the minutes of the 2018 January 31, Strategic Meeting of Council with respect to verbal report C2018-0122, recommendation 2;
2. Reconsider their decision, contained in the minutes of the 2017 July 31, Combined Meeting of Council with respect to report CPC2017-276;
3. Defer the South Shepard Reports, CPC2017-270 and CPC2017-276 to the 2018 September 10 Combined Meeting of Council; and
4. Direct Administration to incorporate the decisions with respect to the New Community Growth Strategy: Investment Recommendation (report PFC2018-0678) in the reporting back on 2018 September 10 for CPC2017-270 and CPC2017-276.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the Strategic Meeting of Council on 2018 January 31, Council received a verbal report, New Community Growth Strategy, C2018-0122, and as a result of that report, deferred the reporting back on the South Shepard reports as follows:

*Moved by Councillor Demong, Seconded by Councillor Chahal, that with respect to Verbal Report C2018-0122, the following be adopted:*

*That Council:*

### **Request for Reconsideration - South Shepard Reports**

---

- 1) *Received the public presentation with respect to Verbal Report C2018-0122, for information;*
- 2) *Defer the South Shepard Reports, CPC2017-270 and PFC2017-0445, to be brought to the Priorities and Finance Committee in 2018 Q2, as part of the analysis of all business cases related to Growth Management Overlay recommendations; and*
- 3) *Direct that the confidential presentation and closed meeting discussions with respect to Verbal Report C2018-0122, remain confidential subject to Section 23 and 24 of the Freedom of Information and Protection of Privacy Act of Alberta, until such time that Administration brings forward recommendations for the Strategic Growth Decision Framework to a regular meeting of Council, through the 2018 February 22 Regular Meeting of the Priorities and Finance Committee.*

At the Combined Meeting of Council on 2017 July 31, Council directed that three reports be heard together, namely PFC2017-0445, Strategic Growth and Funding in the South Shepard Area Structure Plan, CPC2017-270, Policy Amendment, Road Closure and Land Use Amendment, Residual Sub-Area 12C (Ward 12), East of Stoney Trail SE and North of Highway 22X, Bylaws 45P2017, 10C2017 and 271D2017, and CPC2017-276, Proposed Community and Street Name, Residual Sub-Area 12C (Ward 12), 146 Avenue, 104 Street, Marquis of Lorne and Stoney Trail. Council heard a presentation on report PFC2017-0445 but did not open the public hearing on reports PFC2017-0445 and CPC2017-270.

Council referred reports PFC2017-0445 and CPC2017-270, back to Administration, as follows:

*REFER, AS AMENDED, Moved by Councillor Demong, Seconded by Councillor Chu, that Council refer Reports CPC2017-270 and PFC2017-0445, as amended, as follows:*

- 1) *To the Administration to be brought back no later than the Public Hearing in 2018 March, and direct Administration to:*
  - a. *Have the Fire Chief, in conjunction with Calgary Building Services and independent consulting, complete a review of the Calgary Fire Department's Service Level Response Time Target policy, including an assessment of the impacts of residential sprinklers in growth areas and report back to Council through the SPC on Planning and Urban Development no later than 2018 March; and*
  - b. *Have the Director of Calgary Building Services, in consultation with the Fire Chief, complete an analysis of best practices, policies and performance objectives for Fire response times in other Canadian Municipalities and provide a comparison in relation to National and Provincial Building Code standards to inform the Service Level Response Time Target policy review, and report back to Council through the SPC on Planning and Urban Development no later than 2018 March;*

## **Request for Reconsideration - South Shepard Reports**

---

- c. *Incorporate the results of 1a and 1b, above, to inform the process for strategic growth analysis and decisions and revise recommendations on PFC2017-0445 and CPC2017-270, as necessary.*
- 2) *Direct Administration to undertake a review of the Calgary Fire Department medical response business model including relationship with Alberta Health Services, and return to Council through the Intergovernmental Affairs Committee no later than 2018 Q2.*

CPC2017-276, was also referred back to Administration, as follows:

*REFER, Moved by Councillor Stevenson, Seconded by Councillor Jones, that Council refer Report CPC2017-276 to the Administration to return to Council in conjunction with Reports CPC2017-270 and PFC2017-0445.*

### **BACKGROUND**

The two reports, CPC2017-270 and CPC2017-276, both relate to future growth within the South Shepard Area Structure Plan (ASP). CPC2017-270 is an application for road closure, policy and land use amendment within the boundaries of the ASP. CPC2017-276 is the Community and Street Naming application for the proposed community. Within the ASP, the proposed lands are subject to a Growth Management Overlay (Overlay). Before a decision of approval can be rendered on a land use amendment, Council must first decide to remove the related Growth Management Overlay.

Regarding the Overlay, PFC2017-0445 report and its updated recommendations have been incorporated into the latest Growth Management Overlay recommendations, PFC2018-0678 in response to Council's 2018 January 31 directions.

At the Priorities and Finance Committee on 2018 June 28, the New Community Growth Strategy: Investment Recommendations, PFC2018-0678, and its recommendations was presented. In this report, Administration has recommended a portfolio of new communities in which to invest at this time. The Overlay within the South Shepard Area Structure Plan was not recommended for removal in accordance with PFC2018-0678. The recommendations from PFC2018-0678 were directed to be forwarded to the 2018 July 30 Public Hearing of Council.

Further, on 2018 June 28, the Priorities and Finance Committee directed Administration to determine if any communities in addition to those identified in the portfolio recommendation, that meet the strategic alignment and market demand criteria, can be accommodated within the approved indicative tax rate range. If so, committee directed Administration to bring forward recommendations to approve these communities to the 2018 July 30 Combined Meeting of Council. Should Council approve additional communities on 2018 July 30, Administration will seek direction for those communities to proceed to the 2018 September 10 Public Hearing of Council to remove the Overlay

## **Request for Reconsideration - South Shepard Reports**

---

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

Administration recommends that both CPC2017-270 and CPC2017-276, come forward to Council at the Combined Meeting of Council on 2018 September 10. Deferring these reports provides the opportunity for any applicable information and decisions with respect to the New Community Growth Strategy: Investment Recommendations (report PFC2018-0678), which will include decisions on South Shepard Growth Management Overlay, to be incorporated into Administration's recommendations on CPC2017-270 and CPC2017-276.

This approach provides Council the opportunity to consider the decision of PFC2018-0678 before rendering their decisions on the matters set out on the road closure, policy and land use amendment and community/street naming reports. Depending on Council's decision on the South Shepard Growth Management Overlay, CPC2017-270 recommendations may be affected. Regardless, when CPC2017-270 returns to Council, the land use amendment and the overlay bylaws will be prepared and advertised.

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

The applicant agrees with the recommendations included in this report.

#### **Strategic Alignment**

N/A

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

N/A

#### **Financial Capacity**

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

N/A

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

N/A

### **Risk Assessment**

Administration has mitigated any risks should Council decide not to defer these reports to 2018 September 10. As per Council's 2018 January 31 and 2017 July 31 directions, reports CPC2017-270 and CPC2017-276 have been advertised for the 2018 July 30 Combined Meeting of Council and will be on the same agenda as PFC2018-0678, should Council not accept Administration's recommendations in this report.

**Planning & Development Report to  
Public Hearing Meeting of Council**  
2018 July 23

**ISC: UNRESTRICTED  
C2018-0929  
Page 5 of 5**

**Request for Reconsideration - South Shepard Reports**

---

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

Administration recommends that both CPC2017-270 and CPC2017-276, come forward to Council at the Combined Meeting of Council on 2018 September 10. Bringing these reports back to Council at a later date is requested by the applicant (see Attachment 1) and will allow the information and decisions with respect to the New Community Growth Strategy: Investment Recommendations (report PFC2018-0678) to be incorporated into CPC2017-270 and CPC2017-276. Council should have the opportunity to consider the decision of PFC2018-0678 before rendering their decisions on the matters set out in the road closure, policy and land use amendment (CPC2017-270) and community/street naming (CPC2017-276) reports.

**ATTACHMENT(S)**

1. Applicant's request for deferral



## Applicant's request for deferral

July 16, 2018

CITY OF CALGARY  
(via email)

Attention: Christine Leung

Re: Hotchkiss Land Use Application (CPC2017-270 and CPC2017276) and South  
Shepard ASP Amendment (PFC2017-0445)

---

Please be advised that Hopewell Residential, as the applicant for the above noted reports, supports the *Request for Reconsideration- South Shepard Reports* to:

- Defer the South Shepard reports (noted above) to the 2018 September 10 Public Hearing Meeting of Council and incorporate the recommendations of Council from the 2018 July 30 decision with respect to the New Community Growth Strategy.

If you have any questions or concerns, please do not hesitate to contact the undersigned directly at (403) 860-3105.

Yours truly,  
**HOPEWELL RESIDENTIAL MANAGEMENT LP**  
*(as Managers for Hopewell Hotchkiss Land Corporation)*



Brett Friesen  
Vice President, Community Development



TEL 403.232.8821 FAX 403.232.8892  
410, 2020 4<sup>TH</sup> STREET SW CALGARY, ALBERTA T2S 1W3

HOPEWELL.COM







## NOTICE OF MOTION

**RE: Bike Share in Calgary**

**Sponsoring Councillor(s):** Evan Woolley

---

WHEREAS rapid advancements in transportation models have the potential to transform Calgary's transportation network;

AND WHEREAS societal and generational trends are significantly evolving and people are using diverse approaches towards getting around;

AND WHEREAS in planning for a multi-modal transportation network we need to ensure our planning and infrastructure decisions meet both short and long-term needs and are fiscally responsible.

AND WHEREAS public Bike Share was originally identified in Council's Cycling Strategy approved in 2011.

AND WHEREAS Council gave direction in 2012 that Bike Share in The City of Calgary be owned and operated by a third party and that The City not spend public money on bike share infrastructure.

AND WHEREAS The City should be proactive, rather than reactive, in responding to new opportunities for transportation and economic development.

AND WHEREAS dockless mobility service providers now offer devices, such as bicycles or scooters, that do not require fixed docking stations for users to receive or return units.

AND WHEREAS There is a need to provide clarity and regulations around private operations of new shared mobility technologies such as bicycles and scooters operating on public right of way to ensure the safety of the public within the city limits.

NOW THEREFORE BE IT RESOLVED, that Council direct administration to initiate a two-year pilot for bike share by September 2018 that will include:

- An intake process for interested operators to participate
- Data sharing requirements with permitted operators
- A pilot consisting of up to 10,000 bicycles, scooters or other personal mobility devices
- A performance-based system for permitted operators to gradually increase their fleet size, within set pilot limits
- A permit and fee structure that covers administrative costs to regulate and manage the pilot program
- Any other permit conditions to be imposed on bike share operators to ensure that the safety and convenience of roadway and sidewalk users is not unduly impacted

And report back to Council through Transportation and Transit Committee with an update on the pilot in Q4 2019 and a final report with potential further recommendations no later than Q4 2020.

AND FURTHER BE IT RESOLVED that Council direct Administration to review the existing bylaw rules governing mobility devices such as scooters, skateboards, roller skates and personal mobility devices with electric motors and to bring forward any necessary bylaw amendments to facilitate the use of such devices no later than Q1 2019.