



## AGENDA

### CALGARY PLANNING COMMISSION

September 6, 2018, 1:00 PM  
IN THE CALGARY POWER RECEPTION HALL  
Members

Director M.Tita, Chair  
Director R. Vanderputtenm, Vice-Chair  
Councillor J. Gondek  
Councillor E. Woolley  
Commissioner M. Foht  
Commissioner C. Friesen  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner J. Scott  
Mayor N. Nenshi

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
  - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2018 August 23
5. CONSENT AGENDA

None
6. POSTPONED REPORTS

*(including related/ supplemental reports)*

None
7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES
  - 7.1 DEVELOPMENT ITEMS  
None

## 7.2 PLANNING ITEMS

- 7.2.1 Reconsideration of M-2018-001(CPC2018-0863) (Verbal Report), CPC2018-1026
- 7.2.2 Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP), CPC2018-1006
- 7.2.3 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12 Avenue SE, LOC2018-0149, CPC2018-0995
- 7.2.4 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160, CPC2018-1014
- 7.2.5 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 – 40 Avenue SW, LOC2018-0126, CPC2018-0963
- 7.2.6 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 – 20 Street SW, LOC2018-0128, CPC2018-0992

## 7.3 MISCELLANEOUS ITEMS

None

## 8. URGENT BUSINESS

## 9. ADJOURNMENT



## INDEX FOR THE 2018 SEPTEMBER 06 REGULAR MEETING OF CALGARY PLANNING COMMISSION

NOTE:  
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,  
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING  
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



**TABLED/REFERRED ITEMS**

**ITEM NO.: 7.2.1**

Michele Bussiere  
(Heard at CPC 2018 August 23)

**COMMUNITY:**

Southeast Industrial (Ward 12)

**FILE NUMBER:**

CPC2018-1026

**PROPOSED:**

Reconsideration of M-2018-001 (CPC2018-0863)  
(Verbal Report)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.:7.2.2**

Christine Leung  
(Referred back to Administration at CPC 2017 June 15)

**COMMUNITY:**

Residual Sub-Area 12C (Ward 12)

**FILE NUMBER:**

LOC2016-0090(OP) (CPC2018-1006)

**PROPOSED OUTLINE PLAN:**

Subdivision of 96.1 hectares  $\pm$  (237.6 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

15000, 15580, and 15994R – 88 Street SE, 9009 – 146  
Avenue SE and 9100 Marquis of Lorne Trail SE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Hopewell Hotchkiss Land Corporation  
Wide Sky Investments Ltd  
1803742 Alberta Ltd (Jim Berg)  
The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



## PLANNING ITEMS

### ITEM NO.: 7.2.3

Stephanie Loria

**COMMUNITY:**

Albert Park/Radisson Heights (Ward 9)

**FILE NUMBER:**

LOC2018-0149 (CPC2018-0995)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One / Two Dwelling  
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)  
District

**MUNICIPAL ADDRESS:**

2736 – 12 Avenue SE

**APPLICANT:**

Genex Building Group

**OWNER:**

Nguyen Thai Nguyen

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 7.2.4

Stephanie Loria

**COMMUNITY:**

Albert Park/Radisson Heights (Ward 9)

**FILE NUMBER:**

LOC2018-0160 (CPC2018-1014)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One Dwelling (R-C1)  
District

To: Residential – Grade-Oriented Infill (R-CG)  
District

**MUNICIPAL ADDRESS:**

903 – 35 Street SE

**APPLICANT:**

VSDG

**OWNER:**

Clinton Evangelista

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

Madeleine Krizan

**COMMUNITY:**

Altadore (Ward 8)

**FILE NUMBER:**

LOC2018-0126 (CPC2018-0963)

**PROPOSED POLICY AMENDMENT:**

Amendment to the South Calgary/Altadore Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One/Two Dwelling  
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)  
District

**MUNICIPAL ADDRESS:**

1912 – 40 Avenue SW

**APPLICANT:**

Permit Masters

**OWNER:**

Henry Cain  
Michael Cain  
Mary Fisher

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.6**

Yuping Wang

**COMMUNITY:**

Altadore (Ward 8)

**FILE NUMBER:**

LOC2018-0128 (CPC2018-0992)

**PROPOSED POLICY AMENDMENT:**

Amendment to the South Calgary/Altadore Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One/Two Dwelling  
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)  
District

**MUNICIPAL ADDRESS:**

4929 – 20 Street SW

**APPLICANT:**

Civicworks Planning + Design

**OWNER:**

Oldstreet Development Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**



## MINUTES

### CALGARY PLANNING COMMISSION

**August 23, 2018, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director K. Fromherz, Acting Vice-Chair  
Councillor J. Gondek  
Councillor E. Woolley  
Commissioner C. Friesen  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere

**ALSO PRESENT:** Senior Planner K. Melanson  
Acting CPC Secretary L. McDougall  
Legislative Assistant T. Rowe

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:00 p.m.

2. **OPENING REMARKS**

No opening remarks were provided at today's Meeting.

3. **CONFIRMATION OF AGENDA**

**Moved by** Councillor Woolley

That the Agenda for the 2018 August 23 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2018 July 26

**Moved by** Commissioner Palmiere

That the Minutes of the 2018 July 26 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

- 5.1 Road Closure and Land Use Amendment in Centre City East Village (Ward 7) Adjacent to 539 - 7 Avenue SE and 502 - 8 Avenue SE, LOC2018-0099, CPC2018-0993

**Moved by** Commissioner Friesen

That with respect to Report CPC2018-0993, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed closure of 0.810 hectares  $\pm$  (2.00 acres  $\pm$ ) of road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE, with conditions (Attachment 2);
3. Give three readings to the proposed closure Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.810 hectares  $\pm$  (2.00 acres  $\pm$ ) of closed road (Plan 1811391, Area A) adjacent to 539 – 7 Avenue SE and 502 - 8 Avenue SE from DC Direct Control District to Centre City East Village Integrated Residential District (CC-EIR); and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

6. POSTPONED REPORTS

(None)

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Kingsland (Ward 11) at Multiple Properties, DP2018-0883, CPC2018-0987

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2018-0987. Commissioner Palmiere left the Council Chamber at 1:02 p.m. and returned at 1:15 p.m. after the vote was declared.

**Moved by** Commissioner Juan

That with respect to Report CPC2018-0987, the following be approved:

That Calgary Planning Commission approve the proposed development permit application for a New: Assisted Living at 7603, 7607, 7611, 7615, 7619, and 7703 - 7 Street SW (Plan 3215HG; 7 Lots 1 to 6) with conditions (Attachment 2).

**MOTION CARRIED**

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Renfrew (Ward 9) at 824 Edmonton Trail NE, LOC2018-0138, CPC2018-0975

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0975, the following be approved, **after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 824 Edmonton Trail NE (Plan 4031N; Block A; Lots 11 and 12) from DC Direct Control to Commercial – Neighbourhood 1 (C-N1) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Midnapore (Ward 14) at 15425 Bannister Road SE, LOC2018-0111, CPC2018-0903

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0903, the following be approved, **after amendment**:

That Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 1.09 hectares  $\pm$  (2.70 acres  $\pm$ ) located at 15425 Bannister Road SE (Plan 0711537, Block 12, Lot 1) from DC Direct Control District to Commercial – Community 1 (C-C1) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.3 Policy Amendments – Southeast Industrial Area Structure Plan (Ward 12), M-2018-001, CPC2018-0863

A clerical correction was noted to page 1 of 6 of Report CPC2018-0863, under the header "Phosphogypsum Stacks (drying ponds)", by deleting the last sentence in its entirety and replacing with the following "The site remains under operation by Viterria Inc. and under approval of Alberta Government".

**Moved by** Councillor Woolley

That with respect to **Corrected** Report CPC2018-0863, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 1);
3. Give three readings to the proposed bylaw; and
4. Adopt, by resolution, the proposed revisions to the Supporting Information section of the Southeast Industrial Area Structure Plan that does not form part of Bylaw 6P96 (Attachment 2).

**MOTION CARRIED**

7.2.4 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 121 – 18 Avenue NW, LOC2018-0092, CPC2018-0982

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0982, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw the proposed redesignation of 0.03 hectares  $\pm$  (0.07 acres  $\pm$ ) located at 121 – 18 Avenue NW (Plan 21290, Block 9, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2026 – 24 Avenue NW, LOC2018-0122, CPC2018-0976

**Moved by** Commissioner Gedye

That with respect to Report CPC2018-0976, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2026 – 24 Avenue NW (Plan 2950AJ, Block 1, Lots 12 and 13) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Brentwood (Ward 4) at 4820 Northland Drive NW, LOC2018-0080, CPC2018-0972

**Moved by** Commissioner Juan

That with respect to Report CPC2018-0972, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 1.31 hectares  $\pm$  (3.24 acres  $\pm$ ) located at 4820 Northland Drive NW (NW1/4 Section 31-24-1-5) from DC Direct Control District to DC Direct Control District to accommodate commercial development, with guidelines (Attachment 2); and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Downtown East Village (Ward 7) at 399 – 9 Avenue SE, LOC2015-0170, CPC2018-0989

A clerical correction was noted on page 1 of 2 of Attachment 1, Section 8, by deleting the words "Parking Lot-Structure" following the words "bicycle parking stalls - class 2 for" and substituting with "Parking Lot - Structure".

**SPEAKER:**

1. Amber Osada-Ullman

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0989, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.88 hectares  $\pm$  (2.18 acres  $\pm$ ) located at 399 - 9 Avenue SE (Plan 1711864, Block 3, Lot 5) from DC Direct Control District to DC Direct Control District to accommodate a mix use parking structure; and
3. Give three readings to the proposed Bylaw.

**And further, that the commentary provided by Commissioner Juan with respect to Report CPC2018-0989 be attached to the Report prior to being forwarded to Council.**

**MOTION CARRIED**



7.2.8 Policy Amendments and Land Use Amendment in Sunalta (Ward 8) at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW, LOC2018-0116, CPC2018-0990

Distributions with respect to Report CPC2018-0990:

- A letter written by Courtney Clarke with the Sunalta Community Association, Re: LOC2018-0116; and
- A Revised Attachment 2 that replaces Attachment 2.

A clerical correction was noted to page 7 of 14 of Report CPC2018-0990, in the fifth line, second column, of the table labeled "Figure 1: Community Peak Population", by adding a "-" immediately preceding the number "262".

**Moved by** Councillor Woolley

That with respect to **Corrected** Report CPC2018-0990, the following **Revised Administration Recommendations** be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan (**Revised** Attachment 2);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW (Plan 5380V, Block 208, Lots 25 to 36) and 0.04 hectares  $\pm$  (0.1 acres  $\pm$ ) representing a portion of 983 – 14 Street SW (Plan 0913611, Area A) from DC Direct Control District to DC Direct Control District to accommodate a mixed-use development with at-grade retail uses and residential tower development above with guidelines (Attachment 3);
5. Give three readings to the proposed Bylaw; and
6. **Direct that any density bonus contributions made through the development permit process for this site be paid to and used in accordance with the community investment fund established for the Sunalta community, and as a priority, directed towards the Sunalta Community Hub project.**

**And further, that the both the comments provided by Commissioner Juan and the letter distributed with respect to Report CPC2018-0990 be attached to the Report prior to being forwarded to Council.**

Against: A. Palmiere

**MOTION CARRIED**

7.2.9 Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391, CPC2018-0812

Distributions made with respect to Report CPC2018-0812:

- A Revised Attachment 1 which replaces Attachment 1;
- A Revised Attachment 4 which replaces Attachment 4; and
- A Revised Attachment 5 which replaces Attachment 5.

Director Tita left the Chair at 2:50 p.m. and Director Fromherz assumed the Chair.

Director Tita resumed the Chair at 2:52 p.m. and Director Fromherz returned to her regular seat in Commission.

**Moved by** Councillor Woolley

That with respect to Report CPC2018-0812, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Marda Loop Area Redevelopment Plan (**Revised** Attachment 5);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed closure of 0.003 hectares  $\pm$  (0.008 acres  $\pm$ ) of road (Plan 7710312) adjacent to 2232 - 33 Avenue SW, with conditions (Attachment 2);
5. Give three readings to the proposed closure Bylaw.
6. Adopt, by Bylaw, the proposed redesignation of 0.18 hectares  $\pm$  (0.43 acres  $\pm$ ) located at 2232, 2236, and 2240 - 33 Avenue SW (Plan 4479P, Block 56, Lots 15 to 20; Plan 7710312) from Multi-Residential – Contextual Low Profile (M-C1) District and Undesignated Road Right-of-Way to DC Direct Control District based on the Mixed Use – Active Frontage (MU-2) District to accommodate opportunities for mixed-use multi-residential development with commercial uses with Guidelines (Attachment 6); and
7. Give three readings to the proposed Bylaw.

**And further, that the commentary provided by Commissioner Palmiere, Commissioner Friesen and Commissioner Juan with respect to Report CPC2018-0812 be attached to the Report prior to being forwarded to Council.**

**MOTION CARRIED**

Commission recessed at 3:15 p.m. and reconvened at 3:31 p.m. with Director Tita in the Chair.

7.2.10 Land Use Amendment in Sunalta (Ward 8) at 1526 – 12 Avenue SW,  
LOC2018-0096, CPC2018-0981

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-0981, the following be approved,  
**after amendment:**

That Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.03 hectares  $\pm$  (0.08 acres  $\pm$ ) located at 1526 - 12 Avenue SW (Plan 5380V, Block 206; Lot 31) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate a limited range of commercial uses within an existing house, with guidelines; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.11 Policy Amendment and Land Use Amendment in Killarney/Glengarry  
(Ward 8) at 2840 - 35 Street SW, LOC2018-0134, CPC2018-0991

A clerical correction was noted to page 1 of 1 of Attachment 3, Section 1, by deleting the number "16P86" immediately following the word "Bylaw" and substituting with the number "16P85".

**Moved by** Commissioner Juan

That with respect to Report CPC2018-0991, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a public hearing during a 2018 October Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (**Corrected** Attachment 3);
3. Give three readings to the proposed Bylaw;
4. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2840 – 35 Street SW (Plan 732GN; Block 11, Lot 1) from DC Direct Control District to Residential – Grade Oriented Infill (R-CG) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.12 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at  
2140 - 16 Street SW, LOC2018-0110, CPC2018-0986

SPEAKER:

1. Paul Bergmann

**Moved by** Councillor Woolley

That with respect to Report CPC2018-0986, the following be approved:

That Calgary Planning Commission:

1. Refer this application back to Administration for applicant led engagement with the Community Association; and
2. Direct Administration to bring the application back with a concurrent development permit, through the Calgary Planning Commission, no later than Q1 2019.

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

7.3.1 Pre-Application for Medicine Hill (Verbal Report), CPC2018-0994

Distributions made with respect to Report CPC2018-0986:

- A document entitled "Medicine Hills - Pre-Application Circulation Land Use Redesignation & ASP Amendment for Prominent Buildings", dated 2018 July; and
- 11x17 drawings entitled "Wellings of Calgary Seniors Housing Concept Design Presentation", dated 2018 July 17.

**Moved by** Commissioner Friesen

That with respect to Report CPC2018-0994, the following be approved:

That the Calgary Planning Commission receive the Pre-Application for Medicine Hill Verbal Report for information.

**MOTION CARRIED**

8. URGENT BUSINESS

(None)

9. ADJOURNMENT

**Moved by** Commissioner Gedye

That this Meeting adjourn at 4:36 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2018 OCTOBER 09 REGULAR PUBLIC HEARING MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

CALGARY PLANNING COMMISSION REPORTS

Road Closure and Land Use Amendment in Centre City East Village (Ward 7) Adjacent to 539 - 7 Avenue SE and 502 - 8 Avenue SE, LOC2018-0099, CPC2018-0993

Land Use Amendment in Renfrew (Ward 9) at 824 Edmonton Trail, LOC2018-0138, CPC2018-0975

Land Use Amendment in Midnapore (Ward 14) at 15425 Bannister Road SE, LOC2018-0111, CPC2018-0903

Policy Amendments - Southeast Industrial Area Structure Plan (Ward 12), M-2018-001, CPC2018-0863

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 121 - 18 Avenue NW, LOC2018-0092, CPC2018-0982

Land Use Amendment in Banff Trail (Ward 7) at 2026 - 24 Avenue NW, LOC2018-0122, CPC2018-0976

Land Use Amendment in Brentwood (Ward 4) at 4802 Northland Drive NW, LOC2018-0080, CPC2018-0972

Land Use Amendment in Downtown East Village (Ward 7) at 399 - 9 Avenue SE, LOC2015-0170, CPC2018-0989

Policy Amendments and Land Use Amendment in Sunalta (Ward 8) at 1510, 1514, 1516, 1518, 1530 and 1534 - 10 Avenue SW, LOC2018-0116, CPC2018-0990

Policy Amendment, Road Closure and Land Use Amendment in Richmond (Ward 8) at 2232, 2236, and 2240 - 33 Avenue SW, LOC2017-0391, CPC2018-0812

Land Use Amendment in Sunalta (Ward 8) at 1526 - 12 Avenue SW, LOC2018-0096, CPC2018-0981

Policy Amendment and Land Use Amendment in Killarney/ Glengarry (Ward 8) at 2840 - 35 Street SW, LOC2018-0134, CPC2018-0991

The next Regular Meeting of the Calgary Planning Commission has been scheduled for 2018 September 06 at 1:00 p.m.

CONFIRMED BY COMMISSION ON 2018

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CHAIR

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ACTING CPC SECRETARY

UNCONFIRMED

**Planning & Development Report to  
Calgary Planning Commission  
2018 September 06**

**ISC: UNRESTRICTED  
CPC2018-1006  
Page 1 of 6**

**Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)**

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**EXECUTIVE SUMMARY**

This combined outline plan, road closure, policy and land use amendment application for the proposed neighbourhood of Hotchkiss, located within the *South Shepard Area Structure Plan* (ASP), was originally presented to Calgary Planning Commission (CPC) on 2017 June 15.

Administration recommended that CPC refer the proposed outline plan back to Administration to return to a future CPC meeting after Council had reached a decision on the removal of the portion of the Growth Management Overlay (Overlay) within the ASP affecting the subject site.

Since CPC's referral, Council recommended on 2018 July 30 that the Overlay be removed. A separate report (C2018-0983), for the Overlay removal and the associated ASP Bylaw amendments were directed to be forwarded to the Combined Meeting of Council on 2018 September 10.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan at 15000, 15580, and 15994R – 88 Street SE, 9009 – 146 Avenue SE and 9100 Marquis of Lorne Trail SE and the closed road (Plan 9210090, Lot 1; Plan 9010548, Block 1, Lot 1; Plan 9112287, Block 2; portion of W1/2 section 36-22-29-4; Plan 1710701, Area A) to subdivide 96.1 hectares ± (237.6 acres ±), with updated conditions (Attachment 1).

**PREVIOUS COUNCIL DIRECTION / POLICY**

On 2018 July 30, Council approved a total of 14 new communities for the 2018 New Community Growth Strategy.

Eight communities were recommended for approval by the Priorities and Finance Committee through PFC2018-0678, and the Priorities and Finance Committee also recommended that associated Overlay removals be brought forward to Council on 2018 July 30 for a public hearing. This was accomplished through C2018-0585, *New Community Growth Strategy – Growth Management Overlay Removals Arising from PFC2018-0678*.

An additional six new communities were added on 2018 July 30 through Council direction on supplemental report C2018-0900 *New Community Growth Strategy 2018 – Further Review and Analysis Directed through PFC2018-0678*. Council directed Administration, through Recommendation 3(c) of C2018-0900 that Overlay removals for the six additional communities be brought forward to the 2018 September 10 Combined Meeting of Council for a public hearing.

The complete direction from C2018-0900 is below:

With respect to Report C2018-0900, the following be adopted, as amended:  
That Council:

**Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)**

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1. Amend Attachment 4 to include the following communities:  
ASP Area | Proponent(s) | # of Communities | City Sector
  - Glacier Ridge Area Structure Plan | Ronmor/Wenzel | 2 | North
  - Glacier Ridge Area Structure Plan – Symons Valley Ranch | Capexco Inc. | 1  
\*note, this area is better defined as a Community Activity Centre | North
  - Belvedere Area Structure Plan – West Belvedere | Tristar/Truman/  
Lansdowne/Others | 1 | East
  - Rangeview Area Structure Plan | Brookfield/Genstar/Section23/Others | 2 |  
Southeast
  - Providence Area Structure Plan | Dream/Qualico | 1 | South
  - Haskayne Area Structure Plan | Brookfield/Marquis | 1 | Northwest
  - Addition: East Stoney Area Structure Plan | Pacific | 1 | Northeast
  - Addition: Keystone Hills Area Structure | Plan Melcor/Genstar/Pacific | 2 (one  
residential, one commercial/industrial) | North
  - Belvedere-Twin Hills | OpenGate | 1 | East
  - Glacier Ridge | Qualico | 1 | North
  - South Shepard | Hopewell/Melcor | 1 | Southeast
  
2. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended:
  - a) approve, as part of One Calgary 2019-2022 four year service plan and budget, a property tax rate increase of up to 0.75 percent in 2019 to fund the capital and direct incremental operating budgets necessary to support development of these communities;
  - b) approve, as part of One Calgary 2019-2022 four year service plan and budget, a water utility rate increase of up to 0.5 percent per year to fund the specific capital budget necessary to support development of these communities;
  - c) confirm its intention to provide, through 2023 and future years' capital and operating budgets, the necessary public infrastructure and services to serve and support these communities;
  - d) in 2022, use the Fiscal Sustainability Reserve (FSR), to a maximum of \$4 Million, to fund the cost of capital for the New Community Growth Strategy included in the One Calgary 2019-2022 budget, if required; and
  - e) use the capacity that is created from the use of the FSR to fund, on a one time basis, the shortfall in operating cost in 2022 attributable to South Shepard.
  
3. For the fourteen communities identified in Attachment 4 (C2018-0900), as amended, direct Administration to:
  - a) Include the estimated capital and direct incremental operating investments, including any changes to the estimates, in 2018 November as part of One Calgary 2019-2022 four year service plan and budget, subject to the required operating and capital funding being in place;
  - b) Continue to refine the 2023 and future years' capital and operating budget estimates, and when needed, bring incremental additional budget requests to Council for the necessary public infrastructure and services to serve and support these communities;



**Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)**

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- c) Prepare bylaws and advertise for proposed Area Structure Plan amendments to remove Growth Management Overlays for the communities in Attachment 4 (C2018-0900), as amended, for a public hearing of Council, and bring these amendments directly to the 2018 September 10 Combined Meeting of Council for a public hearing; and
  - d) Direct Administration, in consultation with stakeholders, to incorporate the proportionate share of the cost of off-site transportation infrastructure and any additional off-site utilities infrastructure attributable to new growth that provides servicing to new communities into the off-site levy rates, through a proposed amendment to the Off-site Levy Bylaw 2M2016, and report back to the Priorities and Finance Committee by no later than 2018 Q4.
4. Direct Administration to bring the next recommendations for new community growth and development approvals by no later than 2020 March, and in coordination with the One Calgary 2019-2022 four year service plan and budget mid-cycle adjustment process.
  5. File the Priorities and Finance Committee Recommendations 2, 3 and 6 of PFC2018-0678.

**BACKGROUND**

On 2016 April 20, B&A Planning Group, on behalf of the landowners, Hopewell Hotchkiss Land Corporation, Wide Sky Investments Ltd, 1803742 Alberta Ltd (Jim Berg) and the City of Calgary submitted the combined outline plan, road closure, policy and land use amendment application within the *South Shepard Area Structure Plan (ASP)*.

Within the ASP, the lands are subject to the Growth Management Overlay (Overlay). The Overlay policies ensure the coordination of growth and the associated servicing and funding. The policy states that the Overlay should only be removed when solutions for municipally financed infrastructure and services have been determined. The ASP also states that a land use redesignation should not be approved until the portion of the Overlay is removed, even if the design and land use pattern proposed through the redesignation is considered to be satisfactory

While Administration generally supported the land use and subdivision design of the proposed neighbourhood of Hotchkiss, advancement of the application was not supported when the combined application was first brought forward to CPC on 2017 June 15, as the application was considered to be premature for the following reasons:

1. The Overlay was not recommended for removal at that time.
2. The Staged Master Drainage Plan (SMDP) for the site was not approved in 2017 July.

## Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)

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Administration recommended to CPC to recommend that Council file and abandon bylaws 45P2017, 10C2017, and 271D2017 for the proposed road closure, policy and land use amendment. Administration also recommended the outline plan to be referred back to Administration to return at a future CPC meeting after Council has reached a decision on the Overlay removal. Calgary Planning Commission Directive:

The Calgary Planning Commission **REFERRED** the proposed Outline Plan for the subdivision of 96.0 hectares  $\pm$  (237.4 acres  $\pm$ ), in accordance with Administration's recommendation.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed outline plan achieves the MDP and ASP's policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, mixed-use development, and community amenities. Administration supported the proposed outline plan but had concerns when the outline plan was first presented to CPC, these concerns are listed below:

1. The Overlay was not recommended for removal at that time.

Update:

Since the referral, Council has recommended a portion of the Overlay within the ASP, affecting the subject site be removed on 2018 July 30. Two separate reports, C2018-0983, that brings forward the ASP amendments to remove the Overlay and C2018-0881, the reporting back of proposed road closure, policy and land use amendment and community and street name will be heard at the Combined Meeting of Council on 2018 September 10.

2. The Staged Master Drainage Plan (SMDP) for the site was not approved in 2017 June.

Update:

Administration has reached out to the applicant at the time of finalizing this report to obtain an update on their wetland application. To date, the Province has not provided their written support for the wetland application. In the event that approval is not forthcoming, the land use districts and outline plan layout will need to be revisited as there is no alternative to the current SMDP proposal. Outline plan conditions (Attachment 1) have been updated based on the status of the SMDP.

With Council's latest direction to remove the Overlay and having appropriate conditions in place regarding development contingent on SMDP approval, Administration believes the outline plan should be supported with the updated conditions contained in this supplementary report (Attachment 1).

## **Supplementary Report to Outline Plan in Residual Sub-Area 12C (Ward 12) at multiple addresses, LOC2016-0090(OP)**

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders during the review process. Additional information on public engagement can be found in the original report (Attachment 3).

### **Strategic Alignment**

The information in this report has considered the relevant Council approved policies in effect, including, but not limited to, the *Municipal Development Plan* (MDP) and the *South Shepard ASP*. This report has also considered the relevant streams of work related to new community growth.

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

Social, economic, and environmental implications have been considered in the recommendations and more information can be found in the original report (Attachment 3).

### **Financial Capacity**

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

There are significant operating budget requirements for the One Calgary (2019-2022) service plan and budget and for future budget cycles as a result of new community growth. These impacts have been identified in detail in report PFC2018-0678 and C2018-0900.

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

There are significant capital budget requirements for the One Calgary (2019-2022) service plan and budget and for future budget cycles as a result of new community growth. These impacts have been identified in detail in report PFC2018-0678 and C2018-0900.

### **Risk Assessment**

If Administration's recommendation and conditions are accepted, there are no significant risks associated with this proposed outline plan. There is a risk that the Province will not dispose of the Crown-owned wetland on site, rendering the SMDP unable to be approved. Administration does not recommend the conditions related to SMDP approval to be amended to mitigate this risk.

If this outline plan is refused and the road closure, policy and land use amendment proceeds to Council on 2018 September 10, there is a risk that the land use would not have an approved outline plan. To address this risk, Administration is intending to give an update on CPC's outline plan recommendation on 2018 September 10 and recommend to Council either to table the road closure, policy and land use amendment item or to make an alternative recommendation prior to an approved outline plan.

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

This report re-introduces the proposed outline plan that was reviewed by CPC but then referred back to Administration on 2017 July 15. The proposed outline plan achieves the MDP and ASP's policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, mixed-use development, and community amenities.

Council has provided direction on the Growth Management Overlay removal at the 2018 July 30 Combined Meeting of Council. The removal of the Overlay signifies that funding required for infrastructure to service the proposed new community has been resolved. Although the full details of that funding will be included in the One-Calgary budget documents in 2018 November, Council's decision allows this ASP area to move forward with planning approvals. Moreover, appropriate outline plan conditions are in place concerning the SMDP that is contingent on the Province's approval for disturbance of the Crown-owned wetlands.

**ATTACHMENT(S)**

1. Updated Conditions of Approval
2. Proposed Outline Plan
3. 2017 June 15 LOC2016-0090(OP) Report

## Updated Conditions of Approval

The following Conditions of Approval shall apply:

### Planning:

1. Prior to approval of the first tentative plan and approval of construction drawings, an application for a community name and street names shall be approved by City Council.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
3. The Transportation and Utility Corridor (TUC) shall be permanently and prominently signed in accordance with Council's policy and it shall also be indicated on the land use sign for the area.
4. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
5. If the total area for roads and public utility lots (PUL) dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
6. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings and rowhouse buildings shall be executed and registered against the titles concurrently with the registration of the final instrument.
7. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
8. Showhomes and marketing information must contain maps identifying the proximity of the Foster landfill site and the 300 metre permanent landfill setback line shall be shown on the community land use signs containing affected lots.
9. A uniform screening fence compatible with other fences on the adjacent lands and with individual gates where required, of high quality materials requiring minimum maintenance, shall be provided at the Developer's expense inside the property line of the residential parcels abutting Enmax and Altalink utility sites to the south and southeast and Stoney Trail. The design of such fence shall be to the satisfaction of the Subdivision Authority.
10. Access to the Enmax substation site shall be maintained at all times. Prior to endorsement of the affected Tentative Plans, an alternative access road and access easement agreement shall be in place to provide access to Enmax.

### Development Engineering:

11. **Prior to Approval of any development** (including but not limited to: Stripping and Grading, Tentative Plans, Construction Drawings, Development Permits, etc.), an approved Staged Master Drainage Plan (SMDP) is required for this area. The SMDP will provide evidence of the Alberta Environment and Parks' (AEP) decision regarding the Public Lands application for disturbance of the Crown-owned wetlands, and confirmation of the footprint for the stormwater management facilities based on the applicable design

### Updated Conditions of Approval

standards. Should AEP not approve the proposed disturbance of the Crown-owned wetland, a new Outline Plan application shall be required for any development to proceed.

12. **Prior to approval of the first Tentative Plan**, if the fire station to service this area is not in place, submit an interim solution that addresses timing of physical construction and occupancy, temporary and/or permanent fire hall construction, proposed location of fire halls, and any additional interim measures proposed. **Prior to endorsement of the first Tentative Plan**, obtain approval from the Corporate Planning Applications Group (CPAG) for the interim solution. All parties will endeavour to have the interim solution agreed to within 90 days of the initial submission and may seek the support of Calgary Approvals Coordination to facilitate the negotiations if required.
13. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if a significant change is necessary.
14. This Outline Plan contains a stormwater management facility, however, the plan area cannot be developed until such time that all servicing is available. The required Staged Master Drainage Plan (SMDP) noted above, will have an expiry date of 5 years from the date of Outline Plan approval because guidelines, standards, and regulations may change from time to time. If subdivision of the first comprehensive phase and construction of the stormwater management facility does not commence prior to the expiry date, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of the Manager of Infrastructure Planning. If such an update impacts the layout or size of the stormwater management facility, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if a significant change is necessary.
15. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Hotchkiss Hydrogeotechnical Assessment Report, prepared by Stantec Consulting Ltd. (File No. 116459581), dated November 29, 2016.
  - Preliminary Geotechnical Evaluation, prepared by McIntosh-Lalani Engineering Ltd. (File No M-L 6047), dated April 2016.
16. **Concurrent with the registration of the affected legal plans**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the

### Updated Conditions of Approval

City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor.

17. **Prior to endorsement of the affected legal plan** (which creates the potential for a cumulative total of 600 or more residential units), execute and register on title an Emergency Access Agreement with the City of Calgary over S.E.1/4 SEC.36, TWP.22, RGE.29, W.4M (Servient Lands) in favor of Hotchkiss Road SE. (Dominant Lands). The agreement and registerable access right of way plan shall be to the satisfaction of the Manager, Infrastructure Planning. A standard template for the agreement and an Instruction Document will be provided by the Development Engineering CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
18. **Prior to endorsement of the first legal plan**, submit a Design Brief Memo (DBM) prepared by a qualified Professional Engineer under seal and permit to practice stamp for the lift station for review and acceptance by the City of Calgary, Water Resources.
19. **Prior to approval of the first tentative plan**, execute an agreement with the adjacent landowner to dedicate the required land, easements, and/or right-of-ways for the proposed lift station and emergency access easement.
20. **Prior to the endorsement of the first Tentative Plan and/or prior to release of a Development Permit**, the developer is required to provide a copy of all registered titles, easements, and right-of-ways necessary to protect the sanitary lift station and associated utilities to the satisfaction of the Manager Infrastructure Planning, Water Resources.
21. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
22. Locate, protect, or relocate all existing utilities to the satisfaction of the utility owner at the expense of the Developer.
23. **Prior to the endorsement of any Tentative Plan** and/or prior to release of a Development Permit, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)
24. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements within the south two (2) lanes of 146 Avenue SE along the north boundary of the plan area.

### Updated Conditions of Approval

- c) Construct the underground utilities and surface improvements for all roadways within the boundary of the plan area.
  - d) Construct the sanitary lift station. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate the offsite improvements. The maintenance period for the lift station shall be 2 years from the date the Construction Completion Certificate has been issued.
  - e) Construct the offsite transportation improvements to service the plan area as required by The City of Calgary Transportation Department. The extent of the improvements will be determined after the Outline Plan and Transportation Impact Study details are finalized.
  - f) Construct the emergency access to Highway 22x in the southeast corner of the plan area. The emergency access is required when the cumulative number of residential units is greater than 600 within the plan area.
  - g) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - h) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots, roadways, or laneways where they abut boundary roadways, municipal reserves, utility corridors, and/or environmental reserves.
  - i) Construct the MSR/MR within the plan area.
  - j) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - k) Rehabilitate the portions of any public or private lands or infrastructure that are damaged as a result of this development, all to the satisfaction of the Manager, Infrastructure Planning.
25. **Prior to construction of any development**, submit an Erosion and Sediment Control Report and Drawings for the development site following the latest version of the submission guidelines. Review and approval of ESC Reports and Drawings is the responsibility of Water Resources. Development of the site must adhere to The City of Calgary Erosion and Sediment Control Guidelines.

### Transportation:

26. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction



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drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if a significant change is necessary.

27. **Prior to approval of the first tentative plan**, it must be demonstrated to the satisfaction of the Director, Transportation Planning that a Regional Transportation Network Infrastructure is "available," and connects the Outline Plan area with Marquis of Lorne Trail SE (Highway 22x), in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP).

"Available" is defined as follows:

- a. The ability to construct or contribute towards construction of a Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan.
- b. The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan, or pedestrian / active to connect the pedestrian walkway system serving the Tentative Plan with a pedestrian.
- c. The ability to provide financial contribution for Transit to service the Tentative Plan area.

The "Regional Transportation Network Infrastructure" that must be "available" to support development throughout the Hotchkiss Outline Plan is as follows:

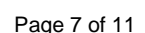
- d. A dual lane roundabout at the intersection of Marquis of Lorne Trail SE (Highway 22x) and 104 Street SE.
  - e. A single lane roundabout at the intersection 84 Street SE and 146 Avenue S
  - f. A northbound dual left turn at the intersection 84 Street SE and 114 Avenue S as per Global TIA
  - g. Hotchkiss Road SE, Sora Passage, Sora Gate and Sora Boulevard SE are the necessary internal roadways to complete a public road connection between 104 Street SE and Hotchkiss Outline Plan. To connect to Highway 22x, the portion of 104 Street from Highway 22x to Sora Gate is also required.
  - h. Emergency Fire access from Marquis of Lorne Trail SE (Highway 22x)
28. The developer at its expense, but subject to endeavours to assist, shall be required to:
- Construct a dual lane roundabout at the intersection of marquis of Lorne Trail SE (Highway 22x) and 104 Street SE and roadway to support the roundabout;
  - Construct a single lane roundabout at the intersection of 84 Street SE and 146 Avenue SE; and
  - Construct dual northbound left turn lanes at the intersection of 84 Street SE and 114 Avenue SE.
29. **Prior to endorsement of the first Tentative Plan**, the geometric design of the functional planning study for the roundabout at Highway 22x and 104 Street must be approved by Alberta Transportation and land must be available for construction of the roundabout.

### Updated Conditions of Approval

30. **Prior to endorsement of the first Tentative Plan**, the developer is required to execute a Maintenance and operations agreement between Alberta Transportation, The City of Calgary and the Developer for the long term operations of the dual lane roundabout at Marquis of Lorne Trail SE (Highway 22x) / 104 Street.
31. As a requirement of the first subdivision development agreement, construct the off-site improvement of the dual lane roundabout at the intersection of Marquis of Lorne Trail SE (Highway 22x) and 104 Street SE. This roundabout is required as a result of the proposed development and will be the responsibility of the developer with no oversize or boundary recoveries; endeavours may apply. Subsequent Tentative Plans may be withheld if the roundabout is not operational in two years after the approval of the first tentative plan, to the satisfaction of Director Transportation Planning.
32. With each tentative plan, the developer shall submit an inventory of the number of lots/units approved in the entire Cell A area (Hotchkiss, Sora, and/or Rosetree/Kutryk lands) to date using access to the Marquis of Lorne Trail (Highway 22x) / 104 Street roundabout, whereby a maximum threshold of 3200 units and 30,000 square feet of commercial retail accumulative will be allowed to use the proposed accesses unless otherwise approved by the Director of Transportation Planning. Traffic monitoring devices shall be installed on Highway 22x to monitor actual traffic growth. Further subdivision or development will not be permitted until alternative access solutions are identified and funded or an updated Transportation Impact Assessment can be provided to show excess capacity is available on the road network to Alberta Transportation Standards.
33. Where development in the Hotchkiss, Sora and/or Rosetree/Kutryk areas or a combination of the three areas exceed 1500 units, improvements of northbound dual left turn lanes at the intersection of 114 Avenue and 84 Street SE along with shoulder upgrades to 84 Street from 114 Avenue to 146 Avenue shall be constructed as part of the affected tentative plan under the corresponding subdivision development agreement.
34. Where development in the Hotchkiss, Sora and/or Rosetree/Kutryk areas or a combination of the three areas exceed 1500 units, the single lane roundabout at 146 Avenue / 84 Street shall be constructed as part of the affected tentative plan under the corresponding subdivision development agreement.
35. **In conjunction with each Tentative Plan**, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Transportation Planning and Roads, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Director, Transportation Planning and Roads.
36. **Prior to approval of the associated tentative plan**, following requirements for roundabouts shall apply to the satisfaction of the Director, Transportation Planning:
  - All bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking.
  - In conjunction with the Tentative Plan, a sight lines analysis for roundabouts, as well as truck and transit sweep paths through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout.

- With the exception of:

- A restrictive covenant registered against the titles of those parcels will be required at the time of the affected tentative plan.



### Updated Conditions of Approval

39. Prior to approval of the first tentative plan, demonstrate a standard roadway turnaround can be accommodated in the road Right-of-way or provide agreement from the adjacent land owner for temporary accommodation of turnaround.
40. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Director, Transportation Planning. In general terms, at-grade mid-block crossings are not permitted, but may be considered for site specific conditions, at the discretion of Transportation Development Services and Roads.
41. Prior to approval of the Tentative Plan, a noise analysis is to be submitted to and approved by Transportation Planning for the residential development adjacent to Marquis of Lorne Trail SE (Highway 22X) and Stoney Trail SE.

Note: All noise attenuation features (noise walls, berms, visual screening etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).

42. **Prior to approval of any development**, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance Section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear. The developer shall enter into a Construction Access Roads Agreement with Roads Maintenance provided that the proposed access roads are either unimproved or subject to a load ban. Contact the Planning and Infrastructure Engineer, Roads at 403-268-1033.
43. The developer, at its expense, shall be required to relocate any affected utilities.
44. All intersections shall be designed to the appropriate City standard and to the satisfaction of Calgary Roads. Refer to TIA for appropriate sizing and intersection treatment. Parking shall be restricted on eastbound 146 Avenue between the 84 Street roundabout and the eastern edge of the Hotchkiss lands. Parking shall be restricted on northbound Hotchkiss Road and Hotchkiss Gate for 60 m approaching the intersection with 146 Avenue for intersection operations.
45. Any proposed community entrance features shall be located on private sites, not within rights-of-way or roadways.

#### Parks:

46. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision

### Updated Conditions of Approval

Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).

47. The site contains crown-owned and non-crown-owned wetlands, pursuant to the *Water Act* (Alberta) and the *Public Lands Act* (Alberta), the applicant shall provide copies of the *Water Act* and *Public Lands Act* approvals from Alberta Environment and Parks (AEP) to the City of Calgary Parks Department prior to the disturbance of the wetland(s).
48. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
49. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland/storm pond (reconstructed wetland) to both Water Resources and Parks for review and approval.
  - a. The ER wetland designation must meet habitat function, depth, and water quality and quantity criteria as per City and AEP requirements.
  - b. Alternative water treatment options, such as OGS, sediment traps, LID buffer zones, berms, etc. shall be located outside of ER lands.
50. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
51. A natural area management plan shall be completed for lands protected as ER.
52. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector (Office 403-268-1348 or Mobile 403- 804-9417) to approve the location of the fencing prior to its installation.
53. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
  - c. The MR lands should not be used to accommodate back slope from the residential lots. Grade matching or development disturbance shall occur only outside of the ER lands, unless otherwise approved by Parks.
54. The developer shall restore, to a natural state, any portions of the environmental reserve lands within or along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.

### Updated Conditions of Approval

55. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve & municipal reserve, requires approval from the Director of Calgary Parks.
56. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director of Calgary Parks.
57. The maximum credit MR (0.4 hectare) in the landfill setback is 10% of the developable land (4 hectares) in the setback area; Cash-in-lieu of the rest of the proposed MR (1.5 hectares) in the landfill setback is required in the event that there is no relaxation/variance to the setback requirement on the landfill at the time when the affected tentative plan is approved.
58. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
59. The developer shall submit detailed landscape construction drawings for all MR and MSR sites Parks for review and approval.
60. The Low Impact Development (LID) component drainage shall not conflict with the pathways in any part of the subdivision.
61. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways( "Green Corridor") around the wetland complex are located outside of the high water line.
62. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (to the applicable standards at the time of development), including setback requirements, to the satisfaction of the Director of Calgary Parks.
63. When a Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
64. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
65. Storm water or other drainage from privately-owned parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels is not permitted **unless otherwise approved by Parks**. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-4760 for an inspection.
66. Point source drainage (including pipes, splash pad, etc) from development sites shall not be permitted into ER or MR/MSR extents. Sheet flow drainage or its equivalent towards Reserve extents shall be reviewed on a case by case basis, and will only be accepted if

### Updated Conditions of Approval

the run off is required to supplement the wetland habitat, or unless sufficient mitigation measures are implemented to the satisfaction of the Director of Calgary Parks.

67. All stormwater related infrastructure that is required to handle drainage from private lots (including pipes, catch basins and concrete swales, etc) shall be located in PUL, road right of way(s) or on private property and not on MR or ER lands throughout the entire Outline Plan area.
68. When a regional pathway/green corridor is located adjacent to residential walkout lots, overland drainage from the residential lots over the pathway is prohibited unless roof water drainage to front street(s) is guaranteed and when appropriate mitigation measures approved by Parks are applied. Concrete swale or its equivalent at the back of residential lots may be required to prevent overland drainage if the aforementioned requirements cannot be met.
69. A restrictive covenant shall be registered against the walkout lot(s) backing onto a regional pathway or green corridor, as identified by the Director of Calgary Parks **concurrent with the final instrument** prohibiting roof water drainage over the pathway or green corridor by directing at least 80% of roof water to the front street(s), at the time the tentative plan is presented for approval.
70. An Enhanced Maintenance Agreement and/or Optional Amenities Agreement will be required for public park that is designed above the standards listed in Parks' Development Guidelines and Standard Specifications.









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### EXECUTIVE SUMMARY

The Hotchkiss outline plan covers an area of 96.1 hectares  $\pm$  (237.6 acres  $\pm$ ) located in the southeast quadrant of the city. The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District and is identified as Neighbourhood 7 in the South Shepard Area Structure Plan (ASP). Proposed land use amendment, road closure, and policy amendments to the South Shepard ASP have been reviewed in conjunction with this outline plan application.

This report concludes that while Administration generally supports the land use and subdivision design of the proposed neighbourhood of Hotchkiss, advancement of this application is not supported at this time, as this application is considered to be premature. The Growth Management Overlay (Overlay) is not recommended for removal, the future neighbourhood does not represent a complete community or logical, strategic, and efficient growth in accordance with the Municipal Development Plan, and the proposed Staged Master Drainage Plan (SMDP) for the site is not yet approved, therefore removing certainty of the proposed land uses districts and boundaries. Administration is recommending that CPC refer the outline plan back to Administration to return to a later Commission meeting after Council has reached a decision on the Growth Management Overlay removal.

A separate report with the Overlay recommendation, PFC2017-0445 was presented and considered by the Priorities and Finance Committee (PFC) on 2017 June 6. The PFC and CPC recommendations are scheduled to be heard concurrently at the Combined Meeting of Council on 2017 July 31.

### PREVIOUS COUNCIL DIRECTION

At the 2017 June 6, Priorities and Finance Committee, PFC adopted Administration's recommendations contained in report PFC2017-0445:

1. That this report (PFC2017-0445) be directed to the July 31 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. The proposed bylaw set out in Attachment 5 be advertised in accordance with standard public hearing requirements; and
3. That Council hold a public hearing on the proposed bylaw.

The report is going forward to Council without a recommendation on removal of the Growth Management Overlay from PFC; Council will make the final decision on the PFC report at the 2017 July 31 Combined Meeting of Council.

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### ADMINISTRATION'S RECOMMENDATION

2017 June 15

That Calgary Planning Commission **REFER** the proposed outline plan back to Administration to return to a future Calgary Planning Commission meeting after Council reaches a decision on the Bylaw amendments associated with PFC2017-0445 and LOC2016-0090.

The Calgary Planning Commission **REFERRED** the proposed Outline Plan for the subdivision of 96.0 hectares  $\pm$  (237.4 acres  $\pm$ ), in accordance with Administration's recommendation

### REASONS FOR RECOMMENDATION:

Prior to reaching a decision on the recommendation of the subject outline plan, Administration advised the applicant of significant unresolved issues with the proposal that require resolution prior to support from Administration. Notwithstanding, the applicant elected to have a decision on the outline plan brought forward to CPC. Although Administration does not support the proposed outline plan application as it stands today, it is recommended that CPC refer the application back to Administration until Council reaches a decision on the Bylaw amendments associated with PFC2017-0445 and LOC2016-0090 for the following reasons:

- Administration does not support removal of the Overlay, specifically as the area is outside of the Council's seven minute benchmark for emergency response coverage, and there is no approved funding for the capital and operating costs required to provide coverage. Further, the subject lands have not been identified as a priority for investment in Council's approved budgets. Administration is concerned with the isolation of the proposed neighbourhood, in relation to strategic and contiguous growth and the impact this has on the efficient delivery of City services. From a citywide perspective, The City needs to apply its resources to strategic opportunities where the maximum benefit is obtained within the budget as approved by Council. The MDP Policy 2.2.4 states that The City supports development of complete communities to ensure a well-designed urban form that efficiently utilizes land and infrastructure. Moreover, the MDP Policy 5.2.5 states that linking land use to municipal financial and infrastructure capacity has an objective of ensuring decision-making on growth and change incorporates the implications of capital and operating expenditures on The City's financial and infrastructure capacities. A decision on the removal of the Overlay will be made at the Combined Meeting of Council on 2017 July 31.
- The Staged Master Drainage Plan (SMDP) for the proposed development is not yet approved, therefore removing certainty of the proposed land use districts and boundaries. The approval is contingent on approval from Alberta Environment and Parks for disposition of crown-owned wetlands. If this approval is not granted, the SMDP will be invalid, and another solution to manage stormwater over the site will be required, resulting in significant layout changes to the outline plan and servicing scheme.

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While the proposed outline plan generally achieves the MDP and ASP's policy objectives by contributing to the minimum density and intensity targets for neighbourhood areas, and providing for a range of housing types, mixed-use development, and community amenities, it fails to demonstrate that development of the land constitutes strategic growth or complete communities in accordance with the MDP, and is considered premature. Further without an approved SMDP for the future neighbourhood, the proposal is considered to be incomplete.

Administration does not recommend refusal of the outline plan at this time, but is recommending that CPC refer the outline plan back to Administration to return to a later Commission meeting following a decision by Council on the Overlay removal and related land use application. If Council happens to approve the removal of the Overlay and land use amendment at the 2017 July 31 Public Hearing, and the outline plan was previously refused, resubmission of a new outline plan application would be required.

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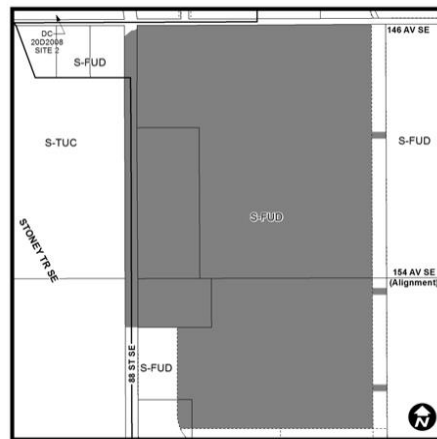
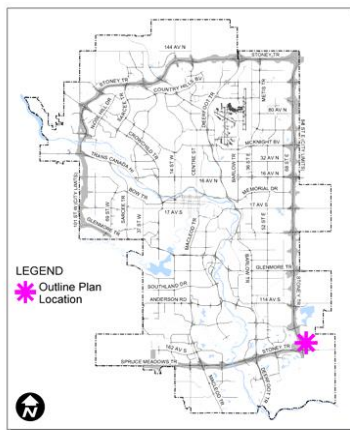
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### LOCATION MAPS



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### ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

That Calgary Planning Commission **REFER** the proposed Outline Plan to subdivide 96.10 hectares  $\pm$  (237.60 acres  $\pm$ ) back to Administration to return to a future Calgary Planning Commission meeting after Council reaches a decision on the Bylaw amendments associated with PFC2017-0445 and LOC2016-0090.

Moved by: R. Wright

Carried: 7 – 0

Reasons for support of the File and Abandon recommendation from Mr. Wright:

- The land use plan and the outline plan are generally acceptable from a technical perspective. The Growth Overlay is driven by capital works (sewer, storm, transportation, sanitary and fire). All but fire appear to be addressed.
- The issue of exceeding 7 minutes in the shorter term needs to be discussed. What times are we looking at? Is medical time the same and who is responsible for that? That is a policy decision and should be placed in a broader context.
- However City policy regarding Growth Management Overlay makes it clear for CPC it has to vote for refusal otherwise policy would be breached.

Comments from Mr. Friesen:

- Although I supported these plans I was told that option was not available and at best we could vote to File 5.23 and Refer 5.24. I understand and accept that we are not policy makers but as a technical review we should be allowed to comment on the planning merits of proposals. I found it frustrating that administration spent most of their time explaining why the project should be refused due to policy with limited discussion of the merits of the planning.
- Apparently this would be an inexpensive development for the City and the issues regarding the wetlands are with the Province which the developer will have to resolve. The remaining issue is with Fire. Comments from the Fire Department seemed particularly confusing since they strongly support the inclusion of sprinklers in homes but argued against their value in reducing response time because of maintenance issues. They know that maintenance applies to smoke and fire detectors but surely these also affect fire fighting effectiveness. These contradictions and others discredited their concerns in my view.

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**Applicant:**

B&A Planning Group

**Landowner:**

Hopewell Blue Sky Land Corporation  
Wide Sky Investments Ltd  
1803742 Alberta Ltd (Jim Berg)  
City of Calgary

**Address:**

15000 - 88 Street SE  
15580 - 88 Street SE  
15994R - 88 Street SE  
9009 - 146 Avenue SE  
9100 Marquis of Lorne Trail SE  
88 Street SE (Closed Road)

**Legal:**

Plan 9210090, Lot 1  
Plan 9010548, Block 1 Lot 1  
Plan 9112287, Block 2  
Portion of NW Section 36-22-29-4  
Portion of SW Section 36-22-29-4  
Plan 171 0701, Area A

### **PLANNING EVALUATION**

#### **SITE CONTEXT**

The subject site, referred to as "Hotchkiss", is located in southeast Calgary. The land area is bound:

- to the west by Stoney Trail Transportation Utility Corridor and the residential community of Copperfield beyond;
- to the east by proposed future residential development on lands owned by Melcor and Rosetree/Kutryk;
- to the south by the Enmax substation site and Marquis of Lorne Trail SE (Highway 22x); and
- to the north by 146 Avenue SE and the existing Marquis Meadows residential acreage development.

The lands are characterized by rolling topography in the north and flatter areas in the south. The average slope for the northern portion is 5.9 per cent, draining towards the south and southeast. Hotchkiss lands contain a number of wetlands, several of which are owned by the Crown (the "Province") under the *Public Lands Act*. Approximately 3.9 hectares (9.8 acres) in the northeastern portion of the site is encumbered by the non-operating private Foster Landfill and as such is currently identified in the South Shepard ASP as a Policy Review Area. The site also contains a north/south 240kV overhead transmission line along the eastern boundary of the site in a 46 metre right-of-way and a 138kV overhead transmission line along the north and west boundary at 88 Street SE. The associated land use amendment includes the proposed road closure of 88 Street SE, located along the western boundary of the site. The closed road will be integrated into the proposed outline plan area.

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### LAND USE DISTRICTS

In concurrence with the proposed outline plan is the road closure and land use amendment application that proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District and undesignated road right-of-way to:

- Residential – Low Density Mixed Housing (R-G) District.
- Residential – Low density Mixed Housing (R-Gm) District.
- Multi-Residential – At Grade Housing (M-G) District.
- Multi-Residential – Low Profile (M-1d100) District.
- Multi-Residential – Medium Profile (M-2) District.
- DC Direct Control District.
- Commercial – Community 1 (C-C1) District.
- Special Purpose – School, Park and Community Reserve (S-SPR) District.
- Special Purpose – Urban Nature (S-UN) District.
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

Low density housing forms are provided by both the R-G and R-Gm Districts. The R-G and R-Gm districts accommodate a wide range of low density residential development in the form of Cottage Housing Cluster, Single Detached, Semi-detached, Duplex Dwellings and Rowhouse Buildings. Secondary suites are also allowed within all of these housing forms. Multi-Residential development is accommodated under the M-1d100, M-2, M-G, and DC District.

Both the R-Gm and M-G Districts are utilized to provide certainty on the degree of intensity and non-single family housing form adjacent to the Neighbourhood Activity Centre (NAC), and along collector roads. As Single Detached Dwelling is a discretionary use in the R-Gm District, Semi-detached Dwellings or Rowhouse Buildings, as permitted uses are encouraged.

There are two mixed-use districts in the planned neighbourhood; the C-C1 site at the northeast corner of the plan area and the proposed DC site located within the NAC. The DC District is to allow for mid-rise, medium density mixed use development within the NAC.

The C-C1 site is intended to provide additional small to mid-scale commercial development along the primary collector, 146 Avenue SE. It is understood that the site is intended to accommodate a Place of Worship – Small. This C-C1 site is impacted by the non-operating Foster Landfill; and as such the 300 metre landfill setback applies. Residences, food establishments, schools, and hospitals are prohibited uses within the setback area.

Throughout the planned neighbourhood, non-residential land uses include the S-UN District that dedicates reconstructed wetlands as Environmental Reserve, as well as, the S-SPR District to accommodate a 4.4 hectare public elementary school, two neighbourhood parks, and open space around the central reconstructed wetland. The S-CRI District accommodates the storm water forebays and maintenance access easements that are required to service the subject plan area.

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### DENSITY

Policy 3.1.2(a) of the ASP identifies that the minimum residential density of 20 units per hectare (8 units per acre) is required in each neighbourhood. The outline plan proposes an anticipated total of 2,324 residential units with a maximum yield of 3,236 units in this new neighbourhood. The unit counts equate to an anticipated density of 27.7 units per hectare (11.2 units per acre) with a maximum density yield of 38.6 units per hectare (15.6 units per acre).

This Outline plan makes up half of Community 'A', as identified in the ASP. The minimum intensity/density target of 60 people and jobs per gross developable hectare is exceeded. The proposed intensity/density for this community is 83.7 people and jobs per gross developable hectare.

### LEGISLATION & POLICY

#### South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered the policy direction of the SSRP, which specifically recognizes the efficient use of land in strategic growth. Specifically, Section 5.1.4 of the SSRP states:

*Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.*

Administration's recommendation to refer the outline plan application back to a future Calgary Planning Commission meeting and to refuse the land use amendment application, is aligned with the SSRPs policies on land use efficiency.

The SSRP also provides general guidance around wetlands. Section 4.4 of the SSRP seeks to improve management of the wetlands areas within the region, stating:

*Establish regional wetland management objectives as enabled under the Alberta Wetland Policy. The objectives will focus on the wetland values that are of high priority including biodiversity, water quality improvement, flood reduction and human use.*

The Hotchkiss lands contain a number of wetlands, which pursuant to the *Public Lands Act*, are owned by the Province. In addition to *Water Act* approval from Alberta Environment and Parks (AEP) for the diversion of the water, a disposition of an interest in the bed and shore of the wetlands from the Public Lands division of AEP is also required.

#### Municipal Government Act (MGA)

Section 617 of the MGA outlines the purpose and principles of good planning, referring to the need to consider "the orderly, economical and beneficial development, use of land and patterns of human settlement, and to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta".

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The MGA goes further in Section 654(1), stating that "A subdivision authority must not approve an application for subdivision approval unless the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended".

In accordance with the MGA, the strategic growth of the city requires the efficient use of infrastructure and resources, as well as certainty of proposed future land use suitability. The proposed land use amendment and outline plan call into question the proposed neighborhood's alignment with these sections of the MGA, for the following reasons:

- Administration does not recommend removal of the Overlay at this time, specifically as the area is outside of the Council's seven minute benchmark for emergency response coverage, and there is no approved funding for the capital and operating costs required to provide coverage. Details of the recommendation to refuse removal of the Overlay are outlined in PFC2017-0445;
- The isolation of the lands and consequent inability to provide the future community with equitable access to emergency services renders the proposed community of Hotchkiss an incomplete community;
- The Staged Master Drainage Plan (SMDP) for the outline plan area has not yet been approved and relies on the disposition and disturbance of the crown-owned wetlands by way of Public Lands' approval. It would be poor planning practice to advance this application without Public Lands' approval; and
- There is uncertainty surrounding the land uses proposed for the plan area, as the entire outline plan drainage system depends on the wetland being disturbed and reconstructed at a much lower elevation than the existing wetlands. In the event that the Province does not approve the disposition and disturbance of the wetlands, significant changes to road grading, utility placement as well as the lay-out of proposed land uses in the plan area would be required, thus making approval of this application and any/all subsequent subdivision and development applications premature.

For the reasons outlined above, the proposal does not align with two key provisions of the MGA, and as such is considered to be premature.

### Subdivision and Development Regulation (SDR)

Section 7 of the SDR provides considerations for the subdivision of land, and specifically speaks to stormwater collection and disposal, as well as the suitability of land for development. The proposed neighbourhood does not yet have an approved SMDP, which will require Public Lands' approval for the disposition and disturbance of the wetlands. Without this approval, the suitability of the land for the proposed development cannot be confirmed.

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### Rocky View/Calgary Intermunicipal Development Plan (IDP)

The subject sites are located within the Rocky View/Calgary Intermunicipal Development Plan (IDP) Policy Area. The Policy Area contains lands immediately adjacent to the shared border. The subject sites are not located within any special policy area or key focus area.

As per the inter-municipal circulation and referral process, the application was circulated to Rocky View County for comments and no concerns were identified.

### Municipal Development Plan (MDP)

The subject lands are located within the Planned Greenfield with Area Structure Plan land use typology as per Map 1: Urban Structure Map of the MDP. The land use policy for Planned Greenfield with Area Structure Plan states the ASPs for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community.

The South Shepard ASP was approved 2013 May for this area. The ASP has been developed to implement the strategic goals and objectives set out in the MDP. It is noted that the New Community Planning Guidebook does not apply to this application.

### *Growth Management Policies:*

Guiding policy for growth planning can also be found in the MDP, where it is noted that "the policies of the MDP provide the primary source of direction for strategic growth and change decisions". Fostering complete communities and a multi-modal, connected city are overall goals of the MDP. Section 5.2.5 of the MDP states that:

*As the land use approving authority, The City has the obligation to provide essential infrastructure when it grants land use approvals for new developments, including core services such as water, wastewater, roads and fire and police services. The City is also responsible to its current and future citizens for ensuring the provision of complete community infrastructure including transit, libraries, parks and recreation facilities. Provision of infrastructure and the associate operating cost require substantial ongoing investment.*

Furthermore, Section 5.2.5 of the MDP states that:

- a. Municipal capacity to finance growth shall be a priority consideration in growth and change decisions including...major land use applications.*

The MDP's growth management policies state that linking land use to municipal financial and infrastructure capacity has an objective of ensuring that decision-making on growth and change incorporates the implications of capital and operating expenditures on The City's financial and infrastructure capacities. The Growth Management Overlay (Overlay) was introduced to help

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facilitate comprehensive, logical, and efficient growth in alignment with the above MDP direction. An Overlay exists in all ASPs approved since 2012. The Overlay is intended to provide a local area plan (i.e. ASP) the policy framework to outline those areas where The City has outstanding capital infrastructure investment requirements. It ensures that the opening of a new community would be done in parallel with providing core services, while setting the stage for delivering complete community services and ensuring that operating and maintenance costs are managed efficiently. For lands with an Overlay, a developer can submit a Growth Management Analysis/Business Case that demonstrate how unfunded infrastructure and services can be delivered through a developer supported funding agreement and/or servicing proposal, and how the development is aligned with strategic growth policy. Once the Overlay has been removed, planning applications can be approved.

Calgary Growth Strategy has reviewed the applicant's Growth Management Analysis/Business Case. The Overlay is not recommended to be removed for this area until a funding strategy has been confirmed for the outstanding infrastructure requirements. Specifically, the proposal has not resolved provision of adequate fire and emergency infrastructure. The required emergency response station is not included in Action Plan (2015-2018) or in Community Services' 10 Year Community and Recreation Infrastructure Investment Plan (CRIIP). Based on the growth management analysis, the proposal fails to demonstrate that development of the land constitutes logical, strategic and efficient growth in accordance with the MDP.

### South Shepard Area Structure Plan (ASP)

#### *Neighbourhood Area Policies:*

The subject lands are identified as Neighbourhood 7 on Map 4 of the ASP: Community and Neighbourhood Concept Map. The ASP identifies the subject lands as Neighbourhood Area, primarily for residential uses with a Neighbourhood Activity Center (NAC) located central to the neighbourhood, and a Joint Use Site within the north area.

Section 3.3 states that Neighbourhood Areas should include a wide range of housing types, forms, sizes, ownership and tenure to achieve housing diversity. Residential land use districts that allow secondary suites should be the standard land use district for single-detached housing in the Neighbourhood Area. The policies also support community-oriented institutional uses, recreational uses, public uses, and local commercial uses. The proposed outline plan provides for a range of housing types, local services and amenities throughout the neighbourhood to meet the ASP policies.

Section 4.2.1.b requires a minimum of 30 per cent of the housing units within each outline plan application, be non-single detached housing units to meet the needs of different income groups and lifestyles. Approximately 40 per cent of the units are proposed as multi-residential units, therefore exceeding this policy.

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### *Urban Growth Policies:*

The ASP includes an Overlay for un-serviced or pre-development lands. Land use amendment applications can be accepted and reviewed, however the Overlay should be removed by demonstrating that infrastructure and service issues are resolved prior to land use approval.

Note, Section 8.5.2 provides interpretation for “should” policies, and states that policies that use active tense or “should” are to be applied in all situations, unless it can be clearly demonstrated to the satisfaction of The City that the policy is not reasonable, practical or feasible in a given situation. Section 8.4 policies include:

- 1.c. A land use redesignation should not be approved until the portion of the Overlay including the lands subject to a redesignation application is removed, even if the design and land use pattern proposed through the redesignation is considered to be satisfactory.
- 1.d. Prior to, or in conjunction with the approval of land use redesignation to accommodate fully-serviced urban development within the Plan Area, the Overlay as shown on Map 14: Growth Management Overlay should be removed from the redesignation area through an amendment to the map by Council.
- 2.a. An application to remove a portion of the Overlay through an amendment to Map 14: Growth Management Overlay must include a growth management analysis that addresses the means of coordinating development with City-financed services over time, in accordance with the prioritizing principles of the Corporate Framework for Growth and Change, or approved growth management policies in place at the time, and contain the following:
  - the major on-site and off-site transportation and utility infrastructure improvements and facilities necessary to serve the subject site, including, but not limited to:
    - i. transportation;
    - ii. water service;
    - iii. sanitary service;
    - iv. storm water service; and
    - v. emergency response service.

For lands with an Overlay, an assessment of required infrastructure and services is required. If the identified elements are either in place, approved by Council in City budgets, or funded by other levels of government, then the Overlay can be removed. Additionally, a developer can submit a Growth Management Analysis/Business Case that aims to demonstrate how infrastructure and services can be delivered through a developer supported funding agreement and/or servicing proposal.

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The South Shepard ASP allows for concurrent review of the outline plan/land use amendment and the Growth Management Analysis/Business Case. This outline plan/land use amendment application was initially received on 2016 April 20. The Growth Management Analysis/Business Case was initially received on 2017 February 6. The ability to submit concurrently was established through the ASP prior to Council approval of the process chart displayed in APPENDIX XIII; however Administration has used this chart as a guide to bring forward both reports to Council. The Growth Management Analysis/ Business Case is brought forward to PFC for consideration, while the outline plan/land use amendment (the planning applications) are forwarded to CPC for consideration. Both reports are then recommended to be received together at the 2017 July 31 Combined Meeting of Council.

Administration's review concluded that there is one unresolved infrastructure issue; that the plan area is outside of Council's seven minute benchmark for emergency response service. There is presently no approved funding for the required capital and operating costs to service the proposed community. Additionally, Administration has concerns regarding the isolation of this neighbourhood, and the impact this has on the efficient delivery of City services. As it relates to supporting the Municipal Development Plan's goal of complete communities, these issues raise questions about realizing complete community amenities in a timely manner. After analysis by Calgary Growth Strategy and the Corporate Planning Applications Group (CPAG), Administration does not support the removal of the Overlay nor this application.

### SUBDIVISION DESIGN

The proposed outline plan/subdivision design generally follows a modified grid street pattern that allows for a variety of housing forms with a combination of laned and non-laned product types. Where a lane exists, front garages have been limited along collector streets to improve the residential street interface and access conditions. A restrictive covenant will be registered against laned parcels that front a collector street through an outline plan condition. The block layout also supports the intensification of the neighbourhood over time by accommodating a variety of built forms. Anticipated lot widths vary from 5.0 metres for Rowhouse buildings in the R-Gm District to an average 6.0 - 8.8 metres for Single Detached Dwellings in the R-G District.

The modified grid pattern has been adopted due to the central reconstructed wetland, which takes up an area of approximately 8.0 hectares. A collector street loosely surrounds the modified wetland, embracing the topography of the land while increasing site connectivity and access to the large central amenity space.

### Environmental and Municipal Reserve

A focal point for the community will be the open space in the centre of the neighbourhood (Hotchkiss Nature Park), which consists of a reconstructed wetland. The nature park is designed to create an inviting interface, comprising four open space nodes with active recreation strategically located in north, south, east and west of the reconstructed wetland, connected by a 3.5 metre green corridor that will provide pathway opportunities for jogging, walking, or bicycling. Each node will consist of an active recreation area and will provide access

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into a comprehensive green corridor system and interpretative areas around the wetland feature. The green corridor has been designed in accordance with the ASPs green corridor Policies of section 6.4.3. The northern open space node, located at the terminus of Hotchkiss Gate, will be developed as Hotchkiss Legacy Park to celebrate the legacy of the late Harley Hotchkiss. The 0.8 hectare Hotchkiss Legacy Park will be the gathering place for neighbourhood residents and include amenities such as active play areas as well as a boardwalk and outlook into the wetland area.

Two smaller, programmed parks of 0.4 hectare and 0.5 hectare in size are located in the northwest and southeast quadrants of the site. These two smaller parks are connected to Hotchkiss Nature Park, the Neighbourhood Activity Centre and the school site via a regional pathway.

The 4.4 hectare Municipal School Reserve (MSR) site is provided in the northeast quadrant of the plan area and includes a public elementary school and playfields, including soccer fields and a baseball diamond. The playfields are located within the 300 metre landfill setback. The site is well connected via a west-east and north-south grid network, as well as via the regional pathway previously mentioned.

### Neighbourhood Activity Centre (NAC)

The NAC is located at the terminus of Hotchkiss Gate at its intersection with Hotchkiss Drive. With Hotchkiss Legacy Park at its centre, the NAC will be the visual and social focal point of the neighbourhood.

In keeping with the policies the ASP, the NAC includes the following elements:

- Central amenity space;
- Medium density multi-residential residential;
- Street-oriented housing;
- An anticipated intensity of 124 people and jobs per gross developable hectare, exceeding the policy requirement of 100 people and jobs per gross developable hectare;
- Location at key intersecting collector streets with transit service; and
- Non-residential component.

The proposed location of the NAC is optimal in terms of its centrality to the neighbourhood. The pathway system through Hotchkiss Nature Park is intended to provide pedestrian/bicycle connectivity to the NAC from all areas of the neighbourhood. Future transit service is proposed along Hotchkiss Drive. The NAC is within 700 metre walking distance from the majority of the plan area, with only a small southwest portion of the outline plan area located outside of the 700 metre walking distance, primarily due to the location of the wetland feature.

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The retail component of the site is located on the site of the proposed DC Direct Control District. As mentioned, the DC site may include neighborhood scale service commercial uses such as convenience store, small fitness centre, small restaurant, hair salon, child care services, and medical offices.

### Pathways and Bikeways

Regional and local pathway systems provide east-west and north-south active modes connectivity, in addition to the sidewalks along the street network. The regional pathway aligns with the intent of the ASP by providing pedestrian and cycling connections to destinations outside the plan area, such as the proposed future community of Sora to the east. Local pathways, on the other hand, provide internal neighbourhood connections to local amenities, and are located within programmed and natural areas

In accordance with Section 6.4.3 of the ASP, a 3.5 metre green corridor is proposed surrounding the central amenity space, creating a connected pathway system integrated with the regional pathway. The green corridor also provides mobility networks to connect residents to community services, as well as recreational and employment destinations areas.

## TRANSPORTATION NETWORKS

### Regional Street Network

The regional street network consists of Highway 22x bordering the southern edge of the site, Stoney Trail SE bordering the western edge of the site, the future 146 Avenue SE Collector roadway bordering the northern edge of the site, as well as the future 104 Street Arterial roadway 800 metres east of the site. In the vicinity of the site, the existing intersection of 104 Street SE and Highway 22x provides all-turn access to the area as well as the existing interchange at 114 Avenue SE and Stoney Trail SE.

### Off-Site Transportation Infrastructure

The ASP identifies the following permanent infrastructure in the vicinity of the application area:

- To the east of the subject lands, a flyover at 104 Street SE, with no access to Highway 22x, over Highway 22x will replace the existing all-turn intersection (City responsibility);
- Outside of the ASP boundary, but related to the 104 Street SE flyover, a full interchange at 120 Street SE is required to support the 104 Street SE flyover (City responsibility);
- and
- To the northwest of the subject lands, a half interchange to/from the north at 130 Avenue SE and Stoney Trail SE (City responsibility).

The timing of construction of all interchanges is unknown. At-grade intersections along Highway 22x SE may be utilized as interim measures prior to interchanges being constructed.

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In addition to the interchanges, 130 Avenue SE alignment east of the Stoney Trail interchange as well as realignment of 84 Street SE, as a result of the 130 Avenue SE interchange, is required to service the ASP area. The right-of-way for both these alignments is largely on private land and has not been secured.

### Short term Transportation Infrastructure improvement

A Transportation Impact Assessment (TIA) was completed in support of this application. The TIA identified that as a result of the proposed development, significant intersection improvements are required at 104 Street SE and Highway 22x in the interim, prior to the completion of the interchanges identified in the ASP. This intersection is under the jurisdiction of Alberta Transportation. Working with Alberta Transportation a two lane roundabout is proposed for this intersection as a 20 year interim measure. The roundabout has been designed to accommodate the development traffic and 20 years of Highway traffic. The roundabout capacity is anticipated to accommodate a maximum of 3200 residential units and 30,000 square feet of commercial retail development in Cell A area (Hotchkiss, Sora, and Rosetree/Kutryk lands). The roundabout will be developer funded and maintained, and is proposed to be located east of the site.

### Development Threshold

As a result of maximum anticipated capacity of the 104 Street SE and Highway 22x roundabout, there is an imposed maximum development threshold of 3200 residential units and 30,000 square feet of commercial retail development for the Cell A area (Hotchkiss, Sora, and Rosetree/Kutryk lands). Due to this maximum threshold, future Tentative Plans may be withheld pending updated Transportation Impact Assessment reports. Any development beyond the identified capacity threshold will require the 104 Street flyover and interchanges at 130 Avenue over Stoney Trail and/or the interchange at 120 Street/Highway 22x SE.

### Internal Street Pattern

The internal street pattern is primarily defined by two collector streets that surround the central wetland feature. There are multiple access points to the subject lands from 146 Avenue SE and multiple connections to the community east of the subject lands.

### Public Transit

This area is currently not served by Calgary Transit and there is no operating budget at this time to provide service. The future bus transit routes are proposed along the two collector streets within the subject lands with connectivity to the adjacent residential community to the east. Bus stops will be located adjacent to community destinations such as schools and the commercial center.

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The most likely transit route for this community would be from McKenzie Towne terminal currently serviced by BRT and eventually the Greenline LRT. Transit service to the proposed neighbourhood is not anticipated to start for at least eight years from start of development. Calgary Transit adds services or introduces new routes when ridership warrants it and when budget is available.

### Active Modes Connections

A regional pathway is proposed along the eastern Collector roadway within the subject land from the regional pathway along 146 Avenue SE. The internal regional pathway provides connections to the communities to the east. A green corridor is proposed surrounding the main wetland feature.

Regional pathway connection will be provided on the 130 Avenue SE interchange for movements to and from the west. A regional pathway is planned along 84 Street SE, north of 130 Avenue SE, to connect to the north. It is anticipated that either on-street or off-street bike facilities will be provided along 104 Street SE and on the flyover to provide for active modes connection to the south of Highway 22x SE.

### UTILITIES & SERVICING

The plan area is currently under a Growth Management Overlay because servicing is not available.

### Sanitary Infrastructure

Sanitary servicing is proposed to be provided through the construction of an off-site lift station and force main across the TUC to connect to the community of Mahogany, southwest of the subject lands. Capacity is available within the existing system. Off-site sewer extensions in the range of 1.5 to 2.0 kilometers in length would be required to make this connection. The construction of a new lift station to support development in this area has long term implications in relation to operating and maintenance budgets.

### Storm Infrastructure

The Mahogany Storm Trunk is available on the north side of Highway 22x within approximately 200 metres of the site. This trunk main has capacity for the proposed development and discharges to the Shepard Ditch to the east. Storm servicing is proposed to be provided through the construction of an on-site stormwater management facility with controlled discharge to the existing stormwater trunk main.

The Staged Master Drainage Plan (SMDP) for the outline plan area has not yet been approved by Administration as it is dependent upon approval from Alberta Environment and Parks for disposition of public lands. The site contains several crown-owned wetlands that are proposed to be removed and replaced with a new constructed/engineered wetland complex that will serve

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to manage the stormwater runoff from the site. Administration cannot approve the SMDP unless the applicant receives Public Lands' approval for the disposition and disturbance of the wetlands. If this approval is not granted, the SMDP will be invalid, and another solution to manage stormwater over the site will be required, resulting in significant layout changes to the outline plan and servicing scheme. As such, the proposal is considered to be premature.

### Water Infrastructure

Water would be provided by extending a pair of mains across the TUC from different points within the community of Copperfield to the west of the subject lands. Offsite water main extensions in the range of 2.0 to 2.5 kilometres in length would be required to make the necessary connections.

### Fire Infrastructure

The proposed outline plan has not resolved provision of adequate fire emergency infrastructure and response. The Calgary Fire Department has determined that the subject lands are completely outside of the seven minute benchmark for fire response. This benchmark is a key response performance benchmark for the Calgary Fire Department. It was developed to balance the needs of the public, the safety of Fire Rescue personnel, and the protection of lives, property, and the environment. The Department has identified this benchmark as the primary justification when requesting funding for additional emergency response stations.

The nearest stations to the subject lands are Station 30 (McKenzie Town – 7.8 kilometre drive distance) and Station 41 (Seton – 9.4 kilometre drive distance). Capital for the required emergency response station is not included in Action Plan (2015-2018) or in Community Services' 10 Year Community and Recreation Infrastructure Investment Plan (CRIIP). With no proposal or plan in place on funding the construction and operation of a new station to meet Council Standards, this application is not supported.

## ENVIRONMENTAL ISSUES

No significant concerns were identified through the Environmental Site Assessments from the previous acreage residential and agricultural uses on the site. Minor remediation associated with those previous uses will be addressed through the normal processes with AEP. The site is adjacent to the non-operating Foster Landfill and a portion of the site is located with the setback area as governed by the requirements of the Municipal Government Act. Residences, food establishments, schools, and hospitals are prohibited uses within the setback area, unless otherwise approved by AEP.

### Wetland

The Hotchkiss lands contain a number of wetlands, which pursuant to the *Public Lands Act*, are owned by the Province. In addition to a *Water Act* approval from Alberta Environment and Parks (AEP) for the diversion of the water, a disposition of an interest in the bed and shore of the

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wetlands from the Public Lands division of AEP is also required. A comprehensive Biophysical Impact Assessment (BIA) has been submitted and approved. The BIA approval does not preclude any necessary Provincial requirements and does not provide consent for crown-owned wetland disturbance.

In order to accommodate the applicant's Staged Master Drainage Plan (SMDP) the wetlands must be reconstructed at a much lower elevation. In turn, the road grading, utility placement and the general layout of the land uses in the outline plan rely on the SMDP as proposed. To date, the Province has not indicated their support for this proposal. In the event that approval is not forthcoming, the entire outline plan will need to be revisited as there is no alternative to the current SMDP proposal.

### ENVIRONMENTAL SUSTAINABILITY

The sustainability of the lands was considered throughout the review of the application, with the adoption of the following environmental features throughout the plan area:

- comprehensive pathway system that includes a green corridor and regional pathway;
- internal road network design that optimizes transit coverage given the location of natural features;
- tree lined streets that act as wind and sun barriers also support wildlife and minimize heat islands;
- sidewalks frame both sides of the street to encourage walking;
- energy efficient street lighting;
- deciduous trees will be planted to the south and west, with coniferous trees planted to the north and northwest to reduce energy consumption;
- constructed wetland designed for maximum habitat value, with planted shelves and shorelines;
- integration of natural features of the wetland into urban development to ensure long term sustainability;
- twenty-three percent of the land is open space in the form of environmental reserve, municipal reserve and storm water retention, providing natural heating and cooling;
- the anticipated density of 27.7 units per hectare (11.2 units per acre) provides a more efficient use of land; and
- some non-residential uses incorporated into the community to avoid long travel distances to daily services.

### GROWTH MANAGEMENT

The South Shepard ASP includes a Growth Management Overlay policy in order to ensure the coordination of growth and the associated servicing and funding. The policy states that the Overlay should only be removed when solutions for municipally financed infrastructure and services have been determined. The ASP also indicates that a land use redesignation should not be approved until the Overlay is removed through an ASP amendment.

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Concurrent with the review of the application, Administration worked with the applicant to identify infrastructure and services required to enable development. The applicant has submitted a Growth Management Analysis/Business Case in order to seek Overlay removal. This is a requirement when a developing area requires infrastructure and/or servicing that is not identified in approved City capital or operating budgets.

The following strategic growth concerns have been identified regarding initiating development in the South Shepard ASP at this time:

1. Development Location:

The subject lands are isolated, and the community (Hotchkiss and adjacent development) is small (approximately 3,300 expected units) relative to current average new communities. The built out for the remainder of the ASP area will be slow, the adjacent lands will require transportation, utility and complete community infrastructure. As existing development to the west is separated from the area by Stoney Trail, it is likely the area will face transit and walk/bike connectivity issues until service is provided, connections are available, and usage is desirable. For these reasons, it is not clear that realizing a complete community that is well connected is likely in the short term.

2. Investment Priority:

In order to maximize access, and infrastructure and operating efficiencies, The City seeks to attract growth to areas where City services such as transit, recreation, and emergency response are already in place. Then, through its budgets and in alignment with the MDP, the Calgary Transportation Plan and other Council priorities, The City makes strategic investments to advance future growth areas. While the subject area has planning policy in place, it has not been identified as an investment priority for The City in approved budgets and plans.

3. Operating Costs:

A key focus for Administration is managing costs and finding operating efficiencies. Required general operating costs are not in approved budgets. This includes, but is not limited to, emergency services, Calgary Transit, Waste & Recycling, and Parks service.

4. Emergency Response Issues:

The subject lands are located outside of Council's seven minute benchmark for emergency response service. There is no approved funding for the required capital and operating costs for fire and emergency services. If development is allowed to proceed without meeting the seven minute benchmark, it will result in inequality in service between this and other areas of the city.

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South Shepard has not been identified as a priority growth area in City budgets or capital plans. The Calgary Fire Department has identified a number of other emergency response stations that it considers a higher priority. As well, subsequent phases present additional financial and planning challenges, and may not proceed for a number of years. This would make it difficult to achieve operating efficiencies, and to provide transit and other community amenities that align with the MDP and CTP.

Administration is therefore recommending against removing the Overlay for the subject lands.

A separate report with the Overlay recommendation, PFC2017-0445 was presented and considered by the Priorities and Finance Committee on 2017 June 6. The recommendation is included in the Previous Council Direction section of this report.

### PUBLIC ENGAGEMENT

#### Community Association Comments

There is no Community Association for this area. This application was circulated to the adjacent Marquis de Lorne Community Association and the Federation of Calgary Communities. No comments were received as of this report deadline.

#### Citizen Comments

Comments were received from the adjacent landowners, including landowners in Marquis Meadows, acreage residential development to the north of 146 Avenue SE and landowners with undeveloped lands in the immediate area.

Comments received are as follows:

- Clarification of timing for the outline plan approval and when municipal services for the area will be available;
- Concerns about the existing non-operating landfill setback affecting the north portion of the outline plan and the existing Marquis Meadows residential area;
- Regarding the landfill, the adjacent residents requested the site be remediated and the landfill setback be removed; and
- Adjacent residents requested extension of water and sewer services to tie into their properties.

#### Public Meetings

The applicant held a public information session on 2016 July 13. It was hosted in the community of Mahogany. Approximately 20 people attended.

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Administration and the applicant answered questions about the application and provided additional resources and contact information. Administration received a few follow up enquiries from the residents and their comments are summarized above.

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### APPENDIX I

#### OUTLINE PLAN CONDITIONS

*Administration has completed a comprehensive review of the proposed Outline Plan. Although Administration's recommendation is to refer the proposed Outline Plan back to Administration until Council reaches a decision on the Bylaw amendments associated with PFC2017-0445 and LOC2016-0090, these Outline Plan conditions have been prepared for the current proposal. If this Application is approved, the following Outline Plan conditions shall apply:*

#### **Planning:**

1. Prior to approval of the first tentative plan and approval of construction drawings, an application for a community name and street names shall be approved by City Council.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
3. The Transportation and Utility Corridor (TUC) shall be permanently and prominently signed in accordance with Council's policy and it shall also be indicated on the land use sign for the area.
4. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
5. If the total area for Roads and PUL dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
6. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings and rowhouse buildings shall be executed and registered against the titles concurrently with the registration of the final instrument.
7. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
8. Showhomes and marketing information must contain maps identifying the proximity of the Foster landfill site and the 300 metre permanent landfill setback line shall be shown on the community land use signs containing affected lots.
9. A uniform screening fence compatible with other fences on the adjacent lands and with individual gates where required, of high quality materials requiring minimum maintenance, shall be provided at the Developer's expense inside the property line of the residential parcels abutting Enmax and Altalink utility sites to the south and

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southeast and Stoney Trail. The design of such fence shall be to the satisfaction of the Subdivision Authority.

10. Access to the Enmax substation site shall be maintained at all times. Prior to endorsement of the affected Tentative Plans, an alternative access road and access easement agreement shall be in place to provide access to Enmax.

### Development Engineering:

11. **Prior to Approval of any development** (including but not limited to: Stripping and Grading, Tentative Plans, Construction Drawings, Development Permits, etc.), an approved Staged Master Drainage Plan (SMDP) is required for this area. The SMDP shall address the decision from Alberta Environment and Parks (AEP) regarding the Public Lands application for disturbance of the crown-owned wetlands, and confirmation of the footprint for the stormwater management facilities. Should this SMDP condition not be satisfied, a new Outline Plan application shall be required for any development to proceed.
12. **Prior to Approval of the first tentative plan**, submit a solution for review and acceptance by the Calgary Fire Department to address the fire response requirements for the development. The plan area is located outside the Council Approved Standard for 7 & 11 minute Fire response as well as the 10 minute response requirement outlined within section 3.2.1.3 (8) of the Alberta Building Code. The solution shall be at the expense of the Developer and shall remain in place until such time that the ultimate fire stations to service the area are constructed.
13. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Hotchkiss Hydrogeotechnical Assessment Report, prepared by Stantec Consulting Ltd. (File No. 116459581), dated November 29, 2016.
  - Preliminary Geotechnical Evaluation, prepared by McIntosh-Lalani Engineering Ltd. (File No M-L 6047), dated April 2016.
14. **Concurrent with the registration of the affected legal plans**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor.
15. **Prior to endorsement of the affected legal plan** (which creates the potential for a cumulative total of 600 or more residential units), execute and register on title an Emergency Access Agreement with the City of Calgary over S.E.1/4 SEC.36, TWP.22, RGE.29, W.4M (Servient Lands) in favor of Hotchkiss Road SE. (Dominant Lands). The

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agreement and registerable access right of way plan shall be to the satisfaction of the Manager, Infrastructure Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Development Engineering CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

16. **Prior to endorsement of the first legal plan**, submit a Design Brief Memo (DBM) prepared by a qualified Professional Engineer under seal and permit to practice stamp for the lift station for review and acceptance by the City of Calgary, Water Resources.
17. **Prior to approval of the first tentative plan**, execute an agreement with the adjacent landowner to dedicate the required land, easements, and/or right-of-ways for the proposed lift station and emergency access easement.
18. **Prior to the endorsement of the first Tentative Plan** and/or prior to release of a Development Permit, the developer is required to provide a copy of all registered titles, easements, and right-of-ways necessary to protect the sanitary lift station and associated utilities to the satisfaction of the Manager Infrastructure Planning, Water Resources.
19. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
20. Locate, protect, or relocate all existing utilities to the satisfaction of the utility owner at the expense of the Developer.
21. **Prior to the endorsement of any Tentative Plan** and/or prior to release of a Development Permit, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)
22. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements within the south two (2) lanes of 146 Avenue SE along the north boundary of the plan area.

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- c) Construct the underground utilities and surface improvements for all roadways within the boundary of the plan area.
  - d) Construct the sanitary lift station. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate the offsite improvements. The maintenance period for the lift station shall be 2 years from the date the Construction Completion Certificate has been issued.
  - e) Construct the offsite transportation improvements to service the plan area as required by The City of Calgary Transportation Department. The extent of the improvements will be determined after the Outline Plan and Transportation Impact Study details are finalized.
  - f) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
  - g) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots, roadways, or laneways where they abut boundary roadways, municipal reserves, utility corridors, and/or environmental reserves.
  - h) Construct the MSR/MR within the plan area.
  - i) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - j) Rehabilitate the portions of any public or private lands or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
23. **Prior to construction of any development**, submit an Erosion and Sediment Control Report and Drawings for the development site following the latest version of the submission guidelines. Review and approval of ESC Reports and Drawings is the responsibility of Water Resources. Development of the site must adhere to The City of Calgary Erosion and Sediment Control Guidelines.
24. The developer shall construct the emergency access to Highway 22x in the southeast corner of the plan area. The emergency access is required when the cumulative number of residential units is more 600 within the plan area.

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25. The development shall conform to all applicable design guidelines and standards at the time of development. If changes are required to the Outline Plan and/or Land Use to accommodate new design guidelines and standards, the Developer shall submit amending applications as may be required to bring the plan into conformance.

### Transportation:

26. **Prior to approval of the first tentative plan**, it must be demonstrated to the satisfaction of the Director, Transportation Planning that a Regional Transportation Network Infrastructure is "available," and connects the Outline Plan area with Marquis of Lorne Trail SE (Highway 22x), in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP).

"Available" is defined as follows:

- a. The ability to construct or contribute towards construction of a Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan.
- b. The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan, or pedestrian / active to connect the pedestrian walkway system serving the Tentative Plan with a pedestrian.
- c. The ability to provide financial contribution for Transit to service the Tentative Plan area.

The "Regional Transportation Network Infrastructure" that must be "available" to support development throughout the Hotchkiss Outline Plan is as follows:

- d. A dual lane roundabout at the intersection of Marquis of Lorne Trail SE (Highway 22x) and 104 Street SE.
  - e. A single lane roundabout at the intersection 84 Street SE and 146 Avenue S
  - f. A northbound dual left turn at the intersection 84 Street SE and 114 Avenue S as per Global TIA
  - g. Hotchkiss Road SE, Sora Passage, Sora Gate and Sora Boulevard SE are the necessary internal roadways to complete a public road connection between 104 Street SE and Hotchkiss Outline Plan. To connect to Highway 22x, the portion of 104 Street from Highway 22x to Sora Gate is also required.
  - h. Emergency Fire access from Marquis of Lorne Trail SE (Highway 22x)
27. The developer at its expense, but subject to endeavours to assist, shall be required to:
- Construct a dual lane roundabout at the intersection of marquis of Lorne Trail SE (Highway 22x) and 104 Street SE and roadway to support the roundabout;
  - Construct a single lane roundabout at the intersection of 84 Street SE and 146 Avenue SE; and
  - Construct dual northbound left turn lanes at the intersection of 84 Street SE and 114 Avenue SE.

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28. Prior to endorsement of the first Tentative Plan, the geometric design of the functional planning study for the roundabout at Highway 22x and 104 Street must be approved by Alberta Transportation and land must be available for construction of the roundabout.
  29. Prior to endorsement of the first Tentative Plan, the developer is required to execute a Maintenance and operations agreement between Alberta Transportation, The City of Calgary and the Developer for the long term operations of the dual lane roundabout at Marquis of Lorne Trail SE (Highway 22x) / 104 Street.
  30. As a requirement of the first subdivision development agreement, construct the off-site improvement of the dual lane roundabout at the intersection of Marquis of Lorne Trail SE (Highway 22x) and 104 Street SE. This roundabout is required as a result of the proposed development and will be the responsibility of the developer with no oversize or boundary recoveries; endeavours may apply. Subsequent Tentative Plans may be withheld if the roundabout is not operational in two years after the approval of the first tentative plan, to the satisfaction of Director Transportation Planning.
  31. With each tentative plan, the developer shall submit an inventory of the number of lots/units approved in the entire Cell A area (Hotchkiss, Sora, and/or Rosetree/Kutryk lands) to date using access to the Marquis of Lorne Trail (Highway 22x) / 104 Street roundabout, whereby a maximum threshold of 3200 units and 30,000 square feet of commercial retail accumulative will be allowed to use the proposed accesses unless otherwise approved by the Director of Transportation Planning. Traffic monitoring devices shall be installed on Highway 22x to monitor actual traffic growth. Further subdivision or development will not be permitted until alternative access solutions are identified and funded or an updated Transportation Impact Assessment can be provided to show excess capacity is available on the road network to Alberta Transportation Standards.
  32. Where development in the Hotchkiss, Sora and/or Rosetree/Kutryk areas or a combination of the three areas exceed 1500 units, improvements of northbound dual left turn lanes at the intersection of 114 Avenue and 84 Street SE along with shoulder upgrades to 84 Street from 114 Avenue to 146 Avenue shall be constructed as part of the affected tentative plan under the corresponding subdivision development agreement.
  33. Where development in the Hotchkiss, Sora and/or Rosetree/Kutryk areas or a combination of the three areas exceed 1500 units, the single lane roundabout at 146 Avenue / 84 Street shall be constructed as part of the affected tentative plan under the corresponding subdivision development agreement.
  34. **In conjunction with each Tentative Plan**, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Transportation Planning and Roads, for the staged development arterial and collector

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standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Director, Transportation Planning and Roads.

35. **Prior to approval of the associated tentative plan**, following requirements for roundabouts shall apply to the satisfaction of the Director, Transportation Planning:
- All bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking.
  - In conjunction with the Tentative Plan, a sight lines analysis for roundabouts, as well as truck and transit sweep paths through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout.
  - In conjunction with the Tentative Plan, all roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts.
36. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning **concurrent with the final instrument** prohibiting the construction of front driveways over the bus loading area(s), when the tentative plan is presented for approval.
37. Direct vehicular access shall be permitted from R-G and R-Gm residential lots to the following roadways; vehicular access shall only be to or from the rear lane.
- Primary collector roadway (Hotchkiss Gate),
  - Collector roadway (Hotchkiss Way between Hotchkiss Road and Hotchkiss Manor), and
  - "Modified collector roadways" (Hotchkiss Road and Hotchkiss Drive),

With the exception of:

- 6 lots on Hotchkiss Way, east of Hotchkiss Gate; and
- the 6 lots on Hotchkiss Drive, north of Hotchkiss Manor (see pink circled area on the plan below)

A restrictive covenant registered against the titles of those parcels will be required at the time of the affected tentative plan.

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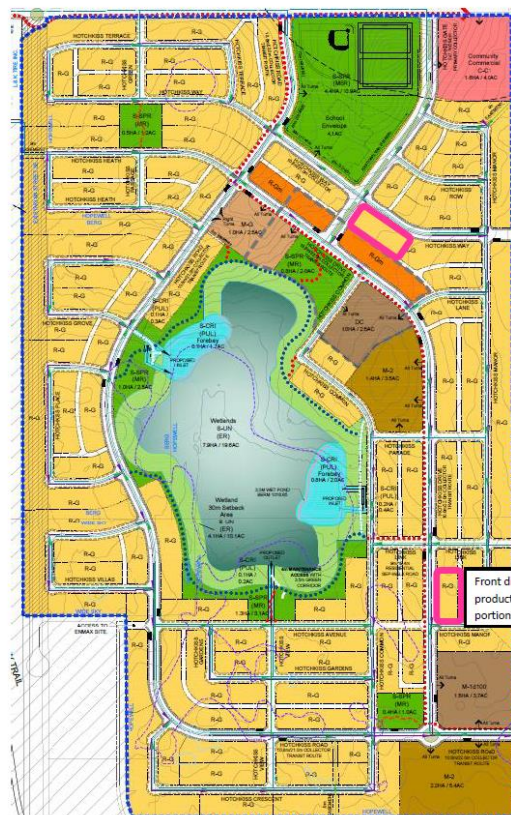
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38. Prior to approval of the first tentative plan, demonstrate a standard roadway turnaround can be accommodated in the road Right-of-way or provide agreement from the adjacent land owner for temporary accommodation of turnaround.
39. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Director, Transportation Planning. In general terms, at-grade mid-block crossings are not permitted, but may be considered for site specific conditions, at the discretion of Transportation Development Services and Roads.
40. Prior to approval of the Tentative Plan, a noise analysis is to be submitted to and approved by Transportation Planning for the residential development adjacent to Marquis of Lome Trail SE (Highway 22X) and Stoney Trail SE.

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Note: All noise attenuation features (noise walls, berms, visual screening etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).

41. **Prior to approval of any development**, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance Section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear. The developer shall enter into a Construction Access Roads Agreement with Roads Maintenance provided that the proposed access roads are either unimproved or subject to a load ban. Contact the Planning and Infrastructure Engineer, Roads at 403-268-1033.
42. The developer, at its expense, shall be required to relocate any affected utilities.
43. All intersections shall be designed to the appropriate City standard and to the satisfaction of Calgary Roads. Refer to TIA for appropriate sizing and intersection treatment. Parking shall be restricted on eastbound 146 Avenue between the 84 Street roundabout and the eastern edge of the Hotchkiss lands. Parking shall be restricted on northbound Hotchkiss Road and Hotchkiss Gate for 60 m approaching the intersection with 146 Avenue for intersection operations.
44. Any proposed community entrance features shall be located on private sites, not within rights-of-way or roadways.

**Parks:**

45. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).

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46. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide a copy of the *Water Act* approval from Alberta Environment and Parks to The City of Calgary Parks department.
47. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, and Parks the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
48. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland/storm pond (reconstructed wetland) to both Water Resources and Parks for review and approval.

The ER wetland designation must meet habitat function, depth, and water quality and quantity criteria as per City and AEP requirements.

Alternative water treatment options, such as OGS, sediment traps, LID buffer zones, berms, etc. shall be located outside of ER lands.

49. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
50. A natural area management plan shall be completed for lands protected as ER.
51. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector (Office 403-268-1348 or Mobile 403- 804-9417) to approve the location of the fencing prior to its installation.
52. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.

The MR lands should not be used to accommodate back sloping from the residential lots. Grade matching or development disturbance shall occur only outside of the ER lands, unless otherwise approved by Parks.

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53. The developer shall restore, to a natural state, any portions of the environmental reserve lands within or along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
  54. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve & municipal reserve, requires approval from the Director of Calgary Parks.
  55. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director of Calgary Parks.
  56. The maximum credit MR (0.4 hectare) in the landfill setback is 10% of the developable land (4 hectares) in the setback area; Cash-in-lieu of the rest of the proposed MR (1.5 hectares) in the landfill setback is required in the event that there is no relaxation/variance to the setback requirement on the landfill at the time when the affected tentative plan is approved.
  57. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
  58. The developer shall submit detailed landscape construction drawings for all MR and MSR sites Parks for review and approval.
  59. The Low Impact Development (LID) component drainage is not to conflict with the pathways in any part of the subdivision.
  60. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways( "Green Corridor") around the wetland complex are located outside of the high water line.
  61. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (current version), including setback requirements, to the satisfaction of the Director of Calgary Parks.
  62. When a Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
  63. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

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64. Storm water or other drainage from privately-owned parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels is not permitted **unless otherwise approved by Parks**. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-4760 for an inspection.
65. Point source drainage (including pipes, splash pad, etc) from development sites shall not be permitted into ER or MR/MSR extents. Sheet flow drainage or its equivalent towards Reserve extents shall be reviewed on a case by case basis, and will only be accepted if the run off is required to supplement the wetland habitat, or unless sufficient mitigation measures are implemented to the satisfaction of the Director of Calgary Parks.
66. All stormwater related infrastructure that is required to handle drainage from private lots (including pipes, catch basins and concrete swales, etc) shall be located in PUL, road right of way(s) or on private property and not on MR or ER lands throughout the entire Outline Plan area.
67. When a regional pathway/green corridor is located adjacent to residential walkout lots, overland drainage from the residential lots over the pathway is prohibited unless roof water drainage to front street(s) is guaranteed and when appropriate mitigation measures approved by Parks are applied. Concrete swale or its equivalent at the back of residential lots may be required to prevent overland drainage if the aforementioned requirements cannot be met.
68. A restrictive covenant shall be registered against the walkout lot(s) backing onto a regional pathway or green corridor, as identified by the Director of Calgary Parks **concurrent with the final instrument** prohibiting roof water drainage over the pathway or green corridor by directing at least 80% of roof water to the front street(s), at the time the tentative plan is presented for approval.
69. An Enhanced Maintenance Agreement and/or Optional Amenities Agreement will be required for public park that is designed above the standards listed in Parks' Development Guidelines and Standard Specifications.

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### APPENDIX II

#### SUBDIVISION DATA SHEET

	HECTARES	ACRES
GROSS AREA OF PLAN	96.1	237.6
LESS: ENVIRONMENTAL RESERVE	12.3	30.4
NET DEVELOPABLE AREA	83.8	207.2

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	42.8	106.1	1405	-
R-Gm	1.0	2.5	41	-
M-G	1.0	2.5	-	50
M-1d100	1.5	3.7	-	74
M-2	3.6	8.8	-	616
DC	1.0	2.5	-	138
Total Residential	50.9	126.1	1446	878
(Non-Residential)				
C-C1	1.6	4.0	-	-

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	21.2	52.5	25.2
PUBLIC UTILITY LOT	1.7	3.9	2

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	4.0	9.8	4.8
MSR	4.4	10.9	5.3
MR (NON-CREDIT)	3.5	8.6	4.2
Total	11.9	29.3	14.2

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### APPENDIX III

#### APPLICANT'S SUBMISSION

##### **Applicant's submission statement (LOC2016-0090) – Land use amendment/ Outline plan**

Located in Southeast Calgary, Hotchkiss – Hopewell's new development will celebrate the legacy of the late Harley Hotchkiss. Hotchkiss is a 96.0 hectare master planned neighbourhood with a diverse range of housing types to create a compact urban form that will co-exist with natural features to sustain a healthy urban environment.

Hotchkiss lands form part of Cell A, readily serviceable area within South Shepard Area Structure Plan. The proposed land use redesignation includes R-G and R-Gm for low density residential uses, M-G, M-1 and M-2 for multifamily residential uses, and S-UN, S-SPR and S-CR1 for environmental reserve, municipal reserve and public utility lots respectively. A mixed-use DC site is proposed in the Neighbourhood Activity Centre to accommodate a local commercial and Child Care uses with multifamily residential. A small CC-1 site proposed in the northeast portion of the plan area, will likely include a church use.

The centre piece of the Hotchkiss neighbourhood is expansive Hotchkiss Nature Park, which consists of the wetland feature and adjacent open space amenity area. A key objective of Hotchkiss neighbourhood design is to provide a sense of place through memorable landmarks, terminating vistas and social gathering places. Hotchkiss Gate, the main entrance road into the neighbourhood, will terminate into Hotchkiss Legacy Park. Flanked by higher intensity street-oriented housing, the Legacy Park will provide central amenity space to create a strong neighbourhood activity centre with access to a boardwalk and extensive pathway system in Hotchkiss Nature Park. The neighbourhood commercial uses on the mixed-use site will strengthen the activity centre.

A grid network of streets is proposed to maximize connectivity within the plan area. Combined with a comprehensive pathway system, it will enhance active modes and promote healthy lifestyles. Primary access to Hotchkiss lands will be off of Highway 22x. Transportation infrastructure improvements required to support the development will be funded by Cell A developers.

Hotchkiss lands will replenish the depleting supply in the Southeast, Calgary's fastest growing sector which captured 38% of the suburban growth over the past 5 years. The Hotchkiss neighbourhood is projected to accommodate approximately 2330 units, approximately 40% of which are proposed as multifamily. The low density R-G district allows further opportunity for diverse housing types. The Hotchkiss proposal is aligned with overarching policies in the Calgary Municipal Development Plan and South Shepard Area Structure Plan.

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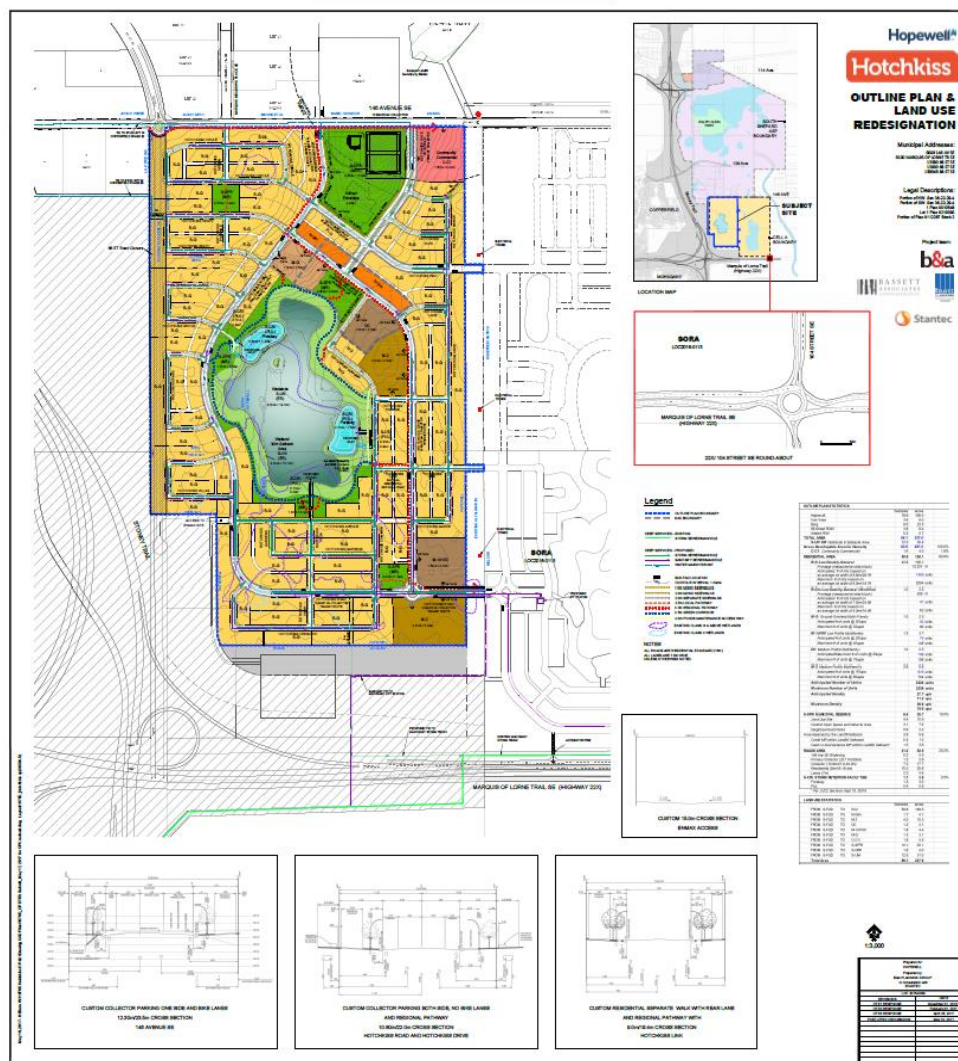
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## APPENDIX IV

### PROPOSED OUTLINE PLAN



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**APPENDIX V**

**HOTCHKISS NATURE PARK CONCEPT**



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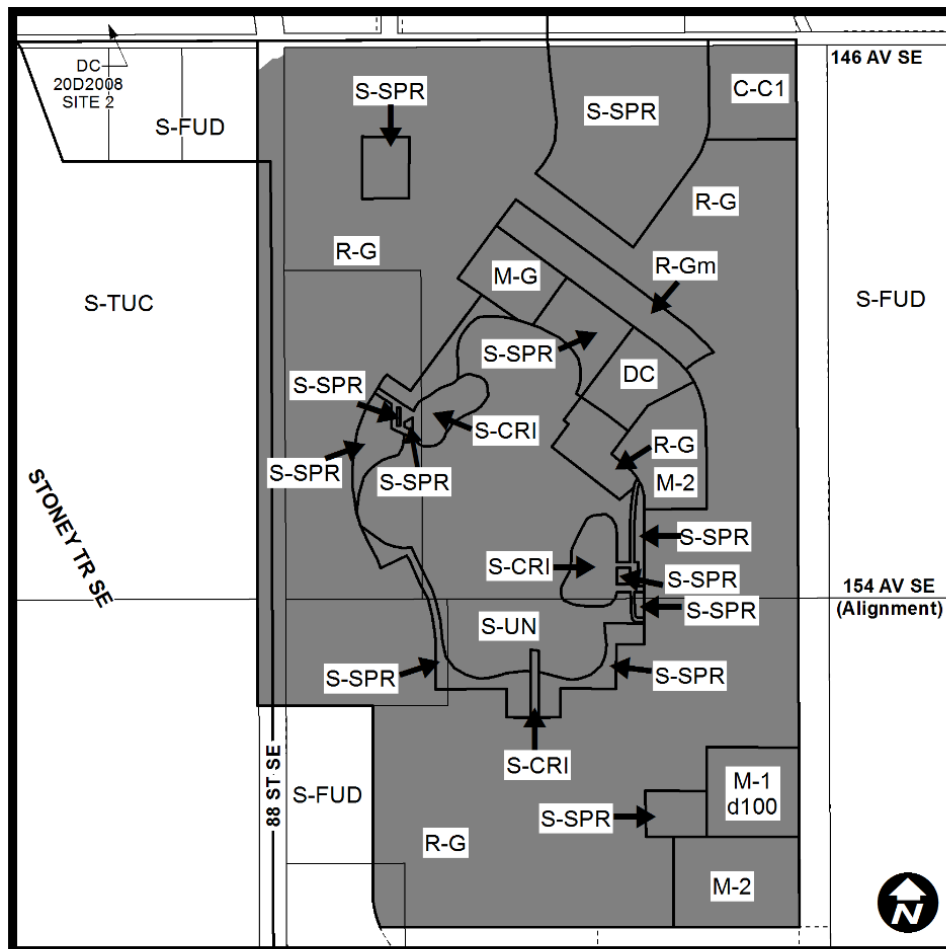
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APPENDIX VI

PROPOSED LAND USE DISTRICT MAP



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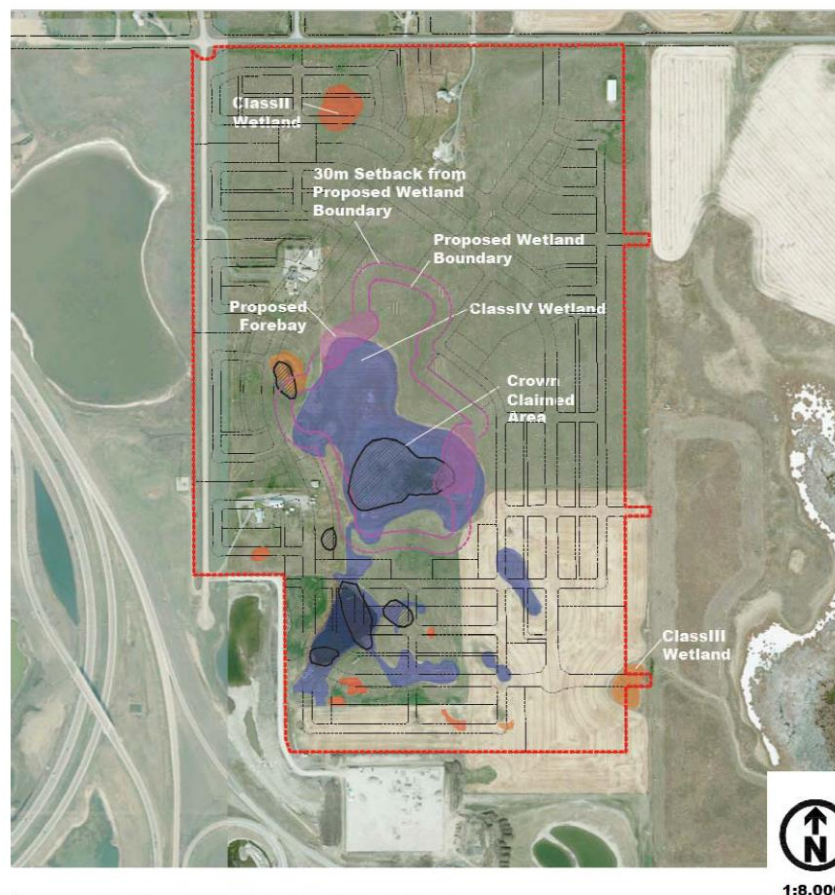
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APPENDIX VII

WETLAND IDENTIFICATION AND BOUNDARIES



Prepared for:

**Hopewell**

Prepared by:

**b&a**

**Stantec**

**Legend**

- Existing Class II Wetland
- Existing Class III Wetland
- Existing Class IV Wetland
- Crown Claimed Area
- Proposed Wetland Boundary
- 30m Setback from Proposed Wetland Boundary
- Proposed Forebay

**Hotchkiss**

**CROWN LAND DELINEATION**

LOC2016-0090

April 2017

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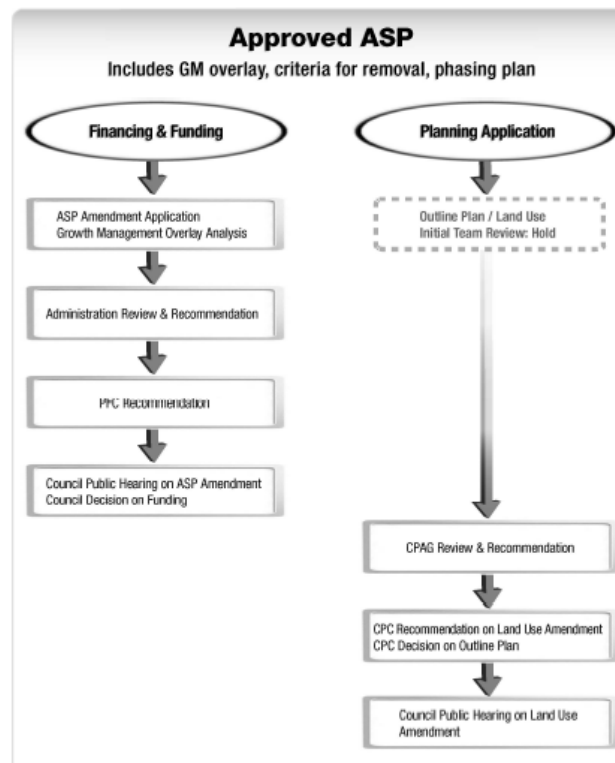
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APPENDIX VIII

GROWTH MANAGEMENT OVERLAY EVALUATION FROM C2013-0057 "New Area  
Structure Plan Process" – Attachment 4

**Growth Management Overlay Evaluation**



C2013-0057 New Area Structure Plan Process Att 4  
ISC: UNRESTRICTED

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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12 Avenue SE, LOC2018-0149**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Genex Builder Group on 2018 June 25 on behalf of the landowner Nguyen Thai Nguyen. 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* (MDP) and the *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP).

A development permit has not been submitted at this time.

**ADMINISTRATION'S RECOMMENDATION:**

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2736 – 12 Avenue SE (Plan 7680AM, Block 11, 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.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

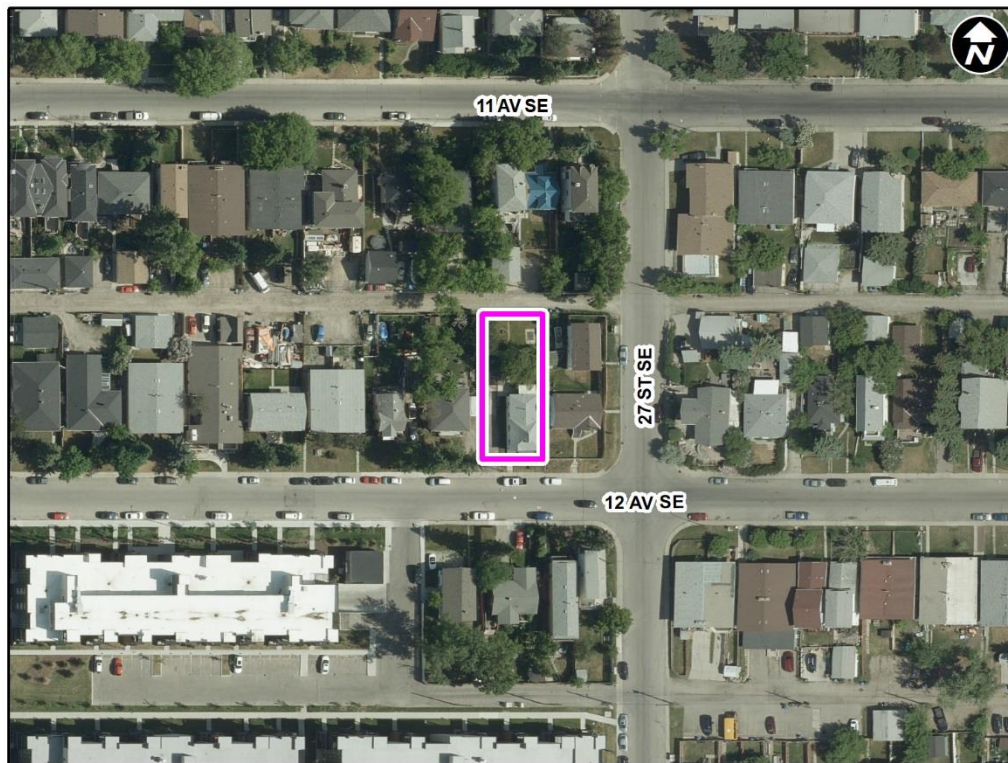
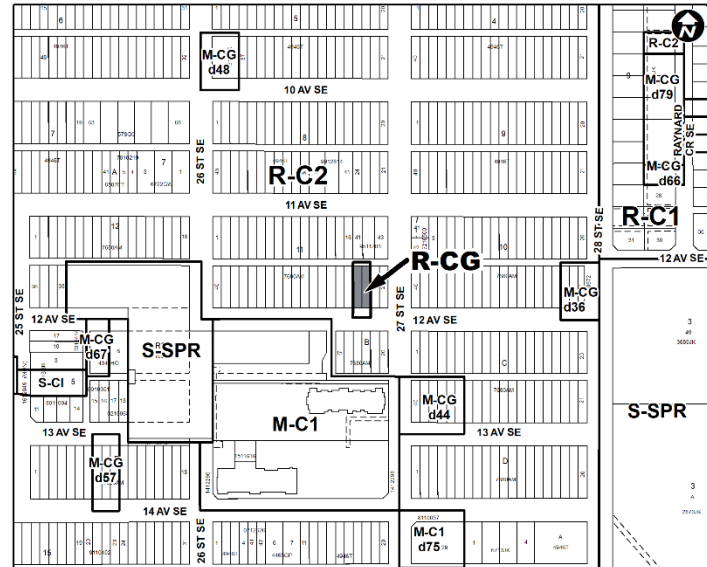
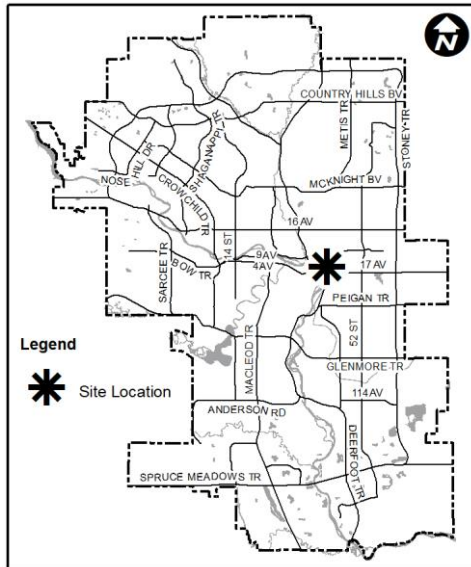
An application for a semi-detached dwelling and four car garage accessed from the rear lane, was approved for the parcel by Administration on 2018 May 25 under DP2018-1556. As detailed in the Applicant's Submission (Attachment 1), Genex Builder Group indicated on 2018 June 25 that the landowner, Nguyen Thai Nguyen, proposes to redesignate from R-C2 to R-CG in order to allow for basement suites within the approved semi-detached dwelling.

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Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12  
Avenue SE, LOC2018-0149

Location Maps





## Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12 Avenue SE, LOC2018-0149

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### Site Context

Located in a low density residential setting in the southeast community of Albert Park/Radisson Heights, the R-C2 designated parcel is developed with a one storey, single detached dwelling and detached single car garage accessed from 12 Avenue SE. As mentioned in the background section of this report, a semi-detached dwelling has been approved for the site.

Single detached dwellings exist to the north, south, east and west, on land designated as R-C2. Pockets of land throughout the immediate community have been redesignated to M-CG and M-C1, with a 272 unit multi-residential development containing the “Albert Park” located approximately 30 metres southwest of the parcel.

The site is located approximately 135 metres east of park space designated S-SPR, and approximately 200 metres west of Bishop Kidd Junior High School and the Albert Park/Radisson Heights Community Centre. The parcel is located approximately 350 metres northwest of 17 Avenue SE, a Main Street destination with retail, community and recreational services.

As identified in *Figure 1*, Albert Park/Radisson Heights reached a peak population in 2017, with 6,745 residents.

Albert Park/Radisson Heights	
Peak Population Year	2017
Peak Population	6,745
2017 Current Population	6,745
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 [Albert Park/Radisson Heights](#) community profile.

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### Planning Considerations

#### 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.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12  
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The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse 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.

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 less than 45 square metres in size. Notwithstanding, the site can accommodate 4 parking stalls.

***Development and Site Design***

At the time of Calgary Planning Commission, a development permit had not been submitted. As the intent of this application is to allow for secondary suites to be located within the approved semi-detached dwelling, should the secondary suites fully meet the rules of *Land Use Bylaw 1P2007*, only a building permit will be required. If any relaxations are required, the application will be reviewed through a development permit as a permitted use with relaxation.

***Environmental***

An environmental site assessment was not required for this application.

***Transportation Networks***

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use at this time. At the development permit stage, access is anticipated to be from the lane as approved under DP2018-1556. Transit service is within close proximity of the subject parcel, with multiples routes 250 metres to 450 metres from the site.

***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.

***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 Albert Park / Radisson Heights Community Association was circulated the application, however did not provide comments. Administration followed up with the Community Association, however no response was received.



**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12  
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Administration did not receive any letters supporting or objecting to the proposal from residents.

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.

No public meetings were held by the applicant or Administration.

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 (MDP) (Statutory, 2009)***

The parcel is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure Map of the *Municipal Development Plan* (MDP). Both City-Wide policies and Established Area policies apply. In general, these policies encourage modest redevelopment of established communities with a mix of land uses. 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 allows for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

***Albert Park/Radisson Heights Area Redevelopment Plan (1989)***

Within the Albert Park/Radisson Heights ARP, the site is identified as Low Density Residential in accordance with Map 1, and as Character Area 1 in accordance with Map 3. The intent of The Low Density Residential Area is to retain the existing land use designations, encourage compatible infill developments, improve existing low density residential areas with different initiatives, and redesignate specific sites identified in the plan area.

Policy for the area indicates that single detached, duplex, semi-detached and townhouse dwellings are appropriate for the area through a low density residential policy.

## **Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12 Avenue SE, LOC2018-0149**

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A development permit for a semi-detached dwelling has been reviewed and approved for the site. As such, the intended future development of the site to allow for secondary suites in the basements of the approved semi-detached dwelling is considered to fully meet the policy.

### ***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.

The following location criteria were consistent with the guidelines:

- within 400 metres of a transit stop (170 metres);
- within 600 metres of a primary transit stop (480 metres);
- along or in close proximity to an existing or planned corridor or activity centre (International Avenue/17 Avenue SE); 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.

### **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.

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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2736 - 12  
Avenue SE, LOC2018-0149**

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**Risk Assessment**

There are no risks associated with this application.

**REASONS FOR RECOMMENDATIONS:**

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Albert Park/Radisson Heights 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



## **Applicant's Submission**

#2736 & 2738 12 AVE. SE, Calgary

The Purpose of the rezoning is to allow the Semi-Detached residential dwellings to have "Secondary Suites" at lower level that helps to increase the property value and achieve the MDP vision/policies, regarding secondary suites developments, such as (but not limited to):

- Enables extended family to live nearby by providing accommodations for elderly parents, children, or relatives,
- Boosts owners income and helps pay down mortgages and living expenses,
- Help in Increasing the places Calgarians can live and afford,
- Additional help to maintain a community's population with modest growth, and
- Improves safe rental stock,

Moreover, The Semi-Detached units have 4 parking spaces at the Garage building, which insures that each unit will have min. of 1 parking space including the suites at lower level.



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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by VSDG on 2018 July 10 on behalf of the landowner Clinton Evangelista. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) 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 dwellings, 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 *Albert Park/Radisson Heights Area Redevelopment Plan* (ARP).

A development permit application for a four-unit rowhouse development (DP2018-3308) has been submitted and is under review by Administration (Attachment 2).

**ADMINISTRATION'S RECOMMENDATION:**

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 903 – 35 Street SE (Plan 1712541, Block 10, Lot 27) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

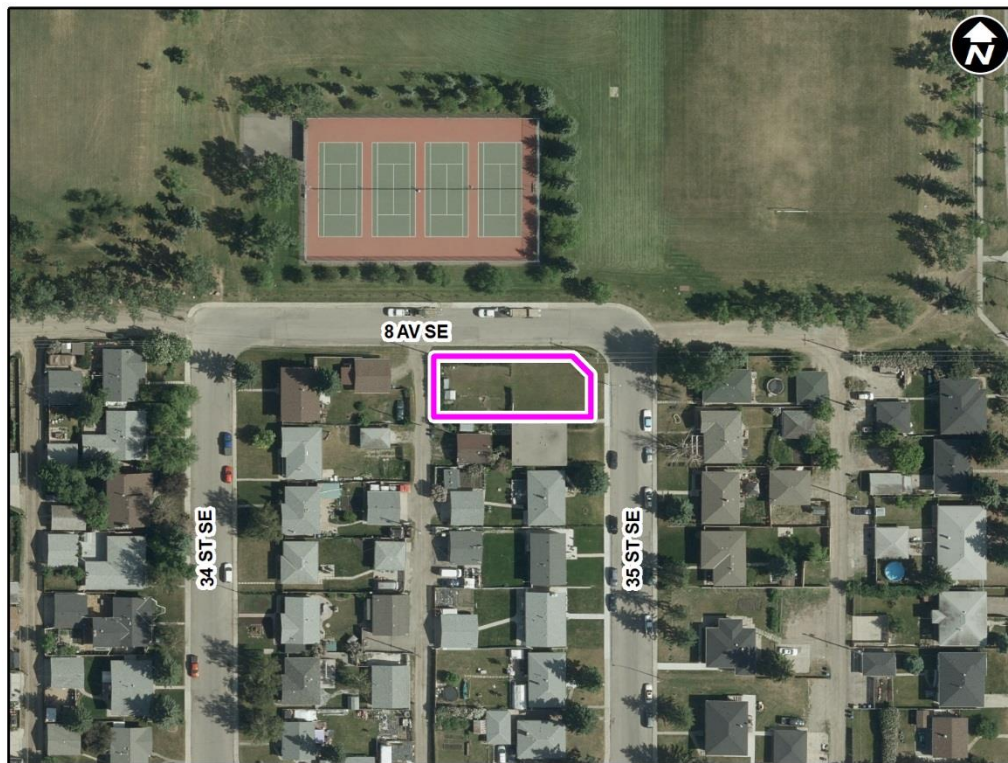
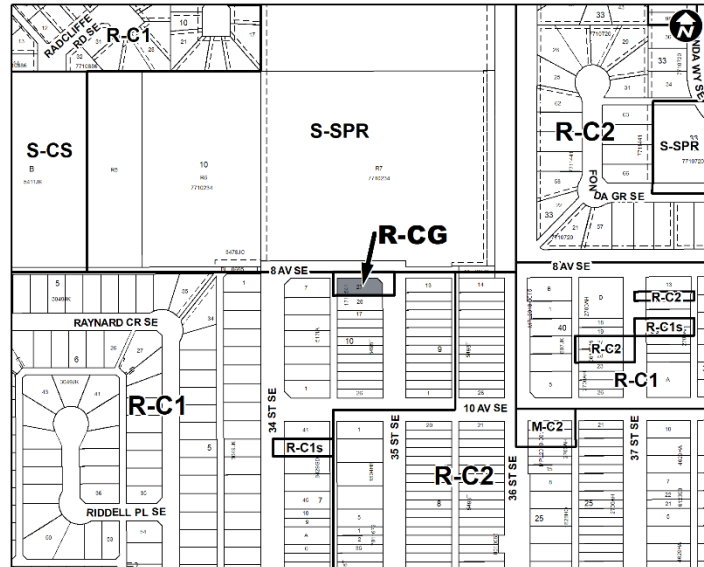
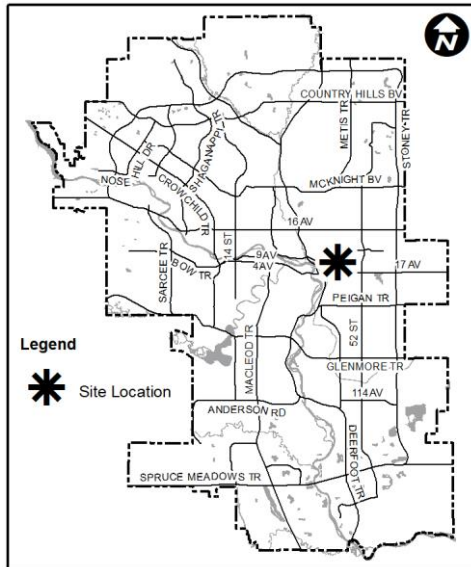
None.

**BACKGROUND**

This redesignation application was submitted by VSDG on 2018 July 10 on behalf of the landowner Clinton Evangelista (Attachment 1). A development permit application for a four-unit rowhouse development (DP2018-3308) has been submitted and is under review (Attachment 2).

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160**

## Location Maps





## Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160

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### Site Context

Located in a low density residential setting in the southeast community of Albert Park/Radisson Heights, the R-C1 designated parcel is vacant, having never been developed.

Single detached dwellings exist to the south, east and west on land designated as R-C1. One block to the east, the lands transition to the R-C2 District, and pockets of land throughout the immediate community have been redesignated to R-C1s, M-CG and M-C2. Father Lacombe Senior High School adjoins the site to the north on land designated as S-SPR. Four tennis courts are located along the southern most boundary of the school ground, visible along the frontage of the subject site.

The site is located approximately 800 metres north of 17 Avenue SE, a Main Street destination with retail, community and recreational services.

As identified in *Figure 1*, Albert Park/Radisson Heights reached a peak population in 2017, with 6,745 residents.

Albert Park/Radisson Heights	
Peak Population Year	2017
Peak Population	6,745
2017 Current Population	6,745
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 [Albert Park/Radisson Heights](#) community profile.

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### Planning Considerations

#### Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for Single Detached Dwellings. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

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 Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160**

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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 less than 45 square metres in size.

***Development and Site Design***

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include:

- ensuring an engaging built interface along both street frontages;
- emphasizing individual at-grade entrances; and
- the delineation of an appropriate front yard setback.

More information about the development permit can be found within Attachment 2.

***Environmental***

An Environmental Site Assessment was not required for this application.

***Transportation Networks***

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use at this time. Access is anticipated to be from the lane, as per the proposed rowhouse development that is presently under review. Transit service is within close proximity of the subject parcel, with routes within 250 metres of the site.

***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.

**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 Albert Park / Radisson Heights Community Association was circulated the application, however did not provide comments. Administration followed up with the Community Association, however no response was received.

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160**

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Administration received two letters objecting to the proposal from residents. Resident concerns are summarized below:

- parking is already congested and the proposal will create additional hardship for aging residents;
- the additional metre in height is too much for the area; and
- the site should have a house only.

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. The development permit that is presently under review for the site does not meet the rules for a permitted use Rowhouse Building, and as such is being reviewed as a discretionary use.

No public meetings were held by the applicant or Administration.

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 (MDP) (Statutory, 2009)***

The parcel is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure Map of the *Municipal Development Plan (MDP)*. Both City-Wide policies and Established Area policies apply. In general, these policies encourage modest redevelopment of established communities with a mix of land uses. 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 allows for development that is compatible with existing low-density residential development in terms of height, built-form, and density.

## **Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160**

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### ***Albert Park/Radisson Heights Area Redevelopment Plan (1989)***

Within the *Albert Park/Radisson Heights ARP*, the site is identified as Low Density Residential in accordance with Map 1, and as Character Area 1 in accordance with Map 3. The intent of The Low Density Residential Area is to retain the existing land use designations, encourage compatible infill developments, improve existing low density residential areas with different initiatives, and redesignate specific sites identified in the plan area.

Policy for the area indicates that single detached , duplex, semi-detached and townhouse dwellings are appropriate for the area through a low density residential policy.

The proposed development, as per DP2018-3308, represents a modest Rowhouse Building that is contextually sensitive, as indicated in the Development and Site Design section of this report.

### ***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 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.

### **Financial Capacity**

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

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

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**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 903 - 35 Street SE, LOC2018-0160**

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***Current and Future Capital Budget***

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

**Risk Assessment**

There are no risks associated with this application.

**REASONS FOR RECOMMENDATIONS:**

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Albert Park/Radisson Heights 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. Proposed Development (DP2018-3308) Summary



## Applicant's Submission

In regards to the empty corner lot located in the community of Albert Park/Radisson Heights.

Municipal Address: #903 35th. St. S.E.

Legal Description: Lot 27, Block 10, Plan 171 2541

Our request is to redesignate the Land Use of the property known as #903 35th. Street S.E. from the current zoning of R-C1 (single-family) to R-CG (low-density residential grade oriented infill). This will allow for the proposed 4-Unit Row house being applied for under a concurrent Development Permit Application. No secondary suites are being proposed for this development.

The close proximity of this property to Transit corridors, LRT, Shopping Districts, Schools, and Recreation Facilities makes it an ideal candidate for the City of Calgary's desire for increased population density close to the city core. Travel and commute times for new residents is reduced to work and recreation reducing traffic congestion on main arteries during peak hours.

Pre-Application Meeting June 13/2017:

Our first step in this process was to present our proposal to a City of Calgary planner with a pre-application meeting.

This meeting took place June 13/2017 with City Planner Lisette Burga Gherli.

Comments received were supportive with recommendations to increase the size of the units with a city supported lot setback variance to the east and to investigate the possible addition of "porches" to units. These comments were addressed to the best of our abilities by stretching the units east to west to gain more area and allow for porches, but were limited by the Enmax power line easement restriction required on the north property line. Our compromise proposed is porches sized greater than city minimums yet stay within the Enmax setback limits while giving an exterior gathering space at the north & east facing unit entries.

Community Association Presentation May 16/2018:

This proposed development was presented to the Albert Park Community Association at their monthly meeting of May 16/2018.

At the meeting were noted representatives of the community chaired by Nancy Kearney, City of Calgary representative Carolyn Ganes, and Eric Peters (councillors assistant to Gian-Carlo Carra Ward 9). Comments were enthusiastic towards the project and board members were encouraging for the upscale nature this project will have for the community. Redevelopment of this community was a priority for the chair (Nancy K.) and members wanted to ensure that quality exterior materials were being proposed for this development to bring the building standards up in this area. We affirmed that the exterior materials will be of "Hardie" siding and quality stone with no use of vinyl siding or trim. The other concerns were in regard to parking in the area should be off-street and waste/recycle units being hidden from view. We explained that this was indeed the case with this project with parking and waste/recycle both being housed in a detached garage on the property for each unit.

The presentation concluded with the Community Association members encouraging our LUD application and general support of the 4-Unit Rowhouse on the property with concerns addressed above.

Immediate Neighbor Canvassing June/2018:

The proposed development was then presented individually to the immediate neighbors in the community by a house by house canvassing of residents in the area. This was accomplished between the dates of June 01 to June 06/2018.

Of the 10 immediately affected households canvassed, the predominant opinion (8/10) was encouraging towards the development and supporting LUD application. One household even expressed interest in purchasing one of the units when completed.

We felt the neighbors were very encouraging and we don't foresee any serious opposition.

In summary, the comments we have received from the City of Calgary, the Albert Park/Radisson Heights Community Association, and the Immediate Neighbors affected, all point towards support of our Land Use Redesignation Application and the concurrent Development Permit Application.

Thank you





## Proposed Development (DP2018-3308) Summary

A development permit application (DP2018-3308) was submitted by VSDG on 2018 July 10. The development permit application is for a two-storey, four-unit rowhouse development which includes four on-site parking stalls in a detached garage. The following excerpts (Figure 1, 2 & 3) from the development permit submission provide a general overview of the proposal and are included for information purposes only.

The design of the building is contextually sensitive, with a maximum height of 8.29 metres, and a traditional design with roof peaks and gables that reflect existing housing in the area. The Rowhouse Building requires relaxations and has therefore been reviewed as a discretionary application requiring notice posting. No comments have been received from the community based on the development permit.

Administration's review of the development permit will determine the ultimate 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 application until Council has made a decision on this land use redesignation.

**Figure 1:** Rendering of Proposed Development (View from 8 Avenue SE)

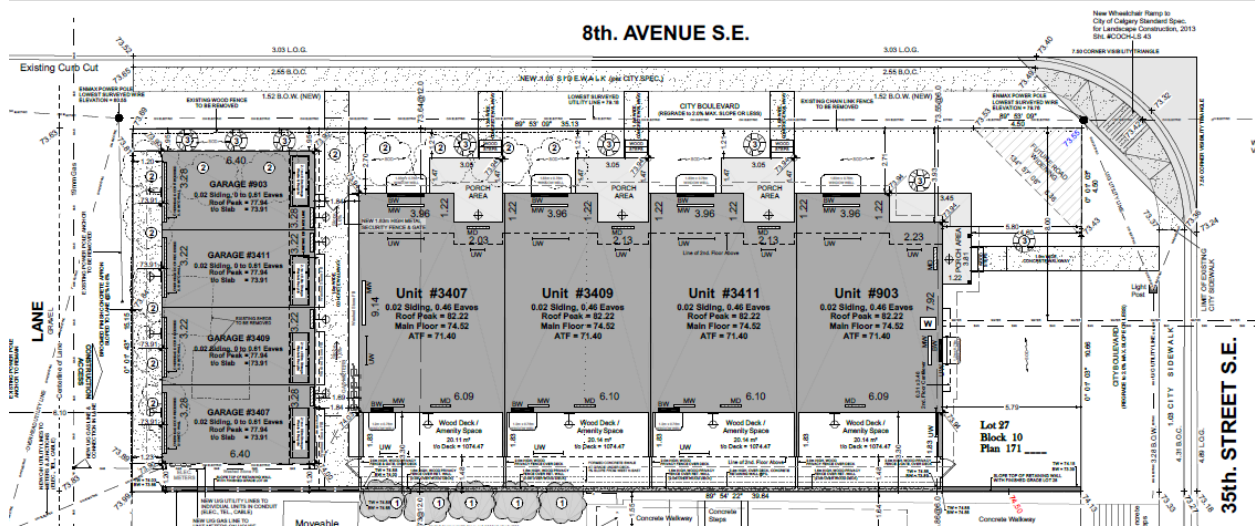


**Figure 2:** Rendering of Proposed Development (View from 35 Street SE)



## Proposed Development (DP2018-3308) Summary

Figure 3: Site Plan



**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 – 40 Avenue SW, LOC2018-0126**

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**EXECUTIVE SUMMARY**

This application was submitted by Permit Masters on 2018 June 19 on behalf of the landowners, Henry Cain, Michael Cain and Mary Fisher. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the proposed R-CG designation.

A minor map amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted 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 South Calgary/Altadore Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 1912 – 40 Avenue SW (Plan 4690N, Block B, Lots 13 and 14) 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.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40  
Avenue SW, LOC2018-0126**

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**BACKGROUND**

This redesignation application was submitted to The City of Calgary by Permit Masters on 2018 June 19 on behalf of the landowners, Henry Cain, Michael Cain and Mary Fisher. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop four residential units.



## Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126

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### Site Context

The subject site is located in the community of Altadore at the northeast corner of 40 Avenue SW and 19 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 39 metres. A rear lane exists along the east end of the site. The property is currently developed with a one-storey single detached dwelling and an attached double-car garage accessed from 40 Avenue SW.

As identified in *Figure 1*, the community of Altadore has seen population growth over the last several years reaching its population peak in 2015. In 2016, a portion of the community was subtracted to create Garrison Woods, which accounts for the decrease in population the following year.

*Figure 1: Community Peak Population*

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

Source: The City of Calgary 2017 Civic Census

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. 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.

### Planning Considerations

#### *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.

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40  
Avenue SW, LOC2018-0126**

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows 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 district provides for a maximum density of 75 units per hectare which would enable 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, duplex dwellings and secondary suites.

Some modifications to the R-CG District rules have recently been endorsed by Calgary Planning Commission and will be included on the 2018 September 10 Council Agenda for decision. These modifications are relatively minor in nature but do include some discretion for secondary suites and associated parking requirements in rowhouse developments and greater consistency in determining maximum building height. These potential changes to the R-CG District rules do not impact the suitability of the site to accommodate R-CG development.

***Development and Site Design***

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

- ensuring an engaging built interface along both the 19 Street SW and 40 Avenue SW frontages;
- emphasizing individual at-grade entrances;
- the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

***Environmental***

There are no environmental concerns associated with the site or this proposal.

***Transportation***

Pedestrian and vehicular access to the site is available from 40 Avenue SW, 19 Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 200 metres walking distance on 20 Street SW providing service to downtown. On-street parking adjacent to the site is non-restricted. A Transportation 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 Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126**

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

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

Administration received a letter in opposition to the application from the Marda Loop Communities Association (Attachment 2) citing concerns with the location being unsuitable for R-CG as the *Location Criteria for Multi-Residential Infill* is not being completely met, and lack of contextual fit with the surrounding Residential Conservation area identified in the *South Calgary/Altadore Area Redevelopment Plan*.

Administration received fifty-six letters in opposition to the application and one letter stating that mature trees should be preserved. Reasons stated for opposition are summarized below:

- Parcel is too small to accommodate four dwelling units and vehicles;
- Increase in height, density, and lot coverage;
- Secondary suites could be developed, further increasing density;
- Increase in traffic congestion and parking issues;
- Overshadowing/loss of sunlight and privacy;
- Decrease in adjacent property values;
- Does not fit in with the character of the area and surrounding single and semi-detached homes;
- Will set a precedent in the area;
- Better suited near 33 Avenue SW and other major roads, not in the heart of Altadore;
- Altadore has already increased in density and existing zoning (R-C2) allows for continued intensification;
- *Location Criteria for Multi-Residential Infill* is not being met; and
- The *South Calgary/Altadore Area Redevelopment Plan* should be followed.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed at the development permit stage.

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.

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory – 2014)***

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



**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40 Avenue SW, LOC2018-0126**

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

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in 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.

***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).

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

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

The subject parcel meets half of the location criteria, including being located on a corner parcel, within 400 metres of a transit stop, on a collector road along one frontage and having direct lane access.

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

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

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

**Financial Capacity**

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

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

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2018 September 06

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**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 1912 - 40  
Avenue SW, LOC2018-0126**

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed 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 an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan

## 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 proposes the redesignation of the subject property from R-C2 to R-CG. There is currently a single detached dwelling on the property with a rear attached garage.

#### SITE CONTEXT

The site is located in the community of Altadore. It is located on the southeast corner of 19 Street SW and 40 Avenue SW. Land Use Districts in the area are predominantly residential. Multi-Residential is present south of the subject site (M-C1) at 24 Avenue SW and Low Density Residential (R-C2) is present to the east, west and south. Dr. Oakley School is located one block to the west. The site is a corner parcel that is currently developed with a single detached dwelling and rear attached garage that is accessed from 40 Avenue SW. A rear lane is present as well.

#### PROPOSED LAND USE DISTRICT

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. This proposed R-CG District could accommodate four residential units on the subject property. No secondary suites are contemplated. This district allows for flexible building setbacks to ensure that redevelopment of low density residential parcels is compatible with surrounding developments.

#### PARKING AND ACCESS

The subject site is located on a lane. There is an existing double rear attached garage on the site.

Transit access to the site is excellent. Routes 7/107 (Marda Loop/South Calgary) are available approximately 215m from the subject parcel. These routes serve the surrounding community and have direct access to downtown. Stop frequency is 10 minutes during peak times, 20 minutes in morning/afternoon hours and 30 minutes after 7pm. Route 13 (Mount Royal) is also available on 16 Street SW approximately 370 m from the subject parcel with direct access to downtown. This Route has 10 minute peak service, 20 minute frequency in mornings and afternoons and 30 minutes after 7pm.

#### RELEVANT POLICIES

##### Municipal Development Plan

The subject site is included in the Developed – Established Area of the Municipal Development Plan. The Established Areas are "primarily residential communities containing a mix of low- and medium-density housing with support retail in close proximity." Modest redevelopment of Established Areas is encouraged in the MDP (3.5.3 a.)

This proposal is in line with other overarching policies of the MDP including:

2.2.5 a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.

2.3.1 a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,

ISC: Protected

## Applicant's Submission

PL 1263 (R2017-09)

ii. 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.

### South Calgary/Altadore Redevelopment Plan

The subject parcel is located in the Residential Conservation Area of the community's ARP. The intent of this Area is to "improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings." It is likely that a minor ARP amendment will be required to allow for R-CG on the subject parcel. Map 2 may be amended to include the subject parcel in the Low Density Multi-Unit Area which allow for low profile family-oriented redevelopment. It is noted that this Area would help maintain the stability of the community.

### Location Criteria for Multi-Residential Infill

On a Corner Parcel - Yes. The subject site is located on the southeast corner of 19 Street SW and 40 Avenue SW.

Within 400m of a transit stop - Yes. There are multiple bus stops and routes available within 400m. Routes 13, 7 and 107 are in close proximity to the subject site.

Within 600m of an existing or planned primary transit stop - No. However, The MDP does identify 33 Avenue SW as part of the Primary Transit Network which is located approximately 620m from the subject site.

On a collector or higher standard roadway on at least one frontage - Yes. 19 Street SW has been identified as a community collector.

Adjacent to existing or planned non-residential development or multi-unit development - No. However, the closest multi-residential development is located south of the subject site on 24 Avenue SW, designated M-C1.

Adjacent to or across from an existing or planned open space, park or community amenity - No. However, open in close proximity to the subject site located at Dr. Oakley School

Along or in close proximity to an existing or planned corridor or activity centre - No. However, the site is in close proximity to the Neighbourhood Main Street of 33 Avenue SW.

Direct lane access - - Yes. There is a lane present, accessed at the rear of the property.

### PUBLIC ENGAGEMENT

CITYTREND met with the Community Association's Planning Committee and discussed the application with Councillor Woolley prior or submission. The proposal was also discussed in a pre-application meeting (PE2018-00332). We will continue to engage with the Councillor's office, Community Association and adjacent neighbours on the application as it progresses.

### CONCLUSION

We believe that this application should be supported - the proposed redesignation offers sensitive densification in the community of Altadore:

- \* The proposed District of R-CG offers modest densification in an established area as intended in the MDP
- \* The development of four residential units is proposed. Setbacks and height will have to meet contextual guidelines, ensuring that redevelopment is sensitive to the surrounding context.
- \* The site is within 620m of the Primary Transit Network (33 Avenue SW) and a Neighbourhood Main Street
- \* The subject site is located on a community collector
- \* The redesignation follows applicable planning policies and Council direction and would provide the so-called missing middle of housing in a rowhouse form.

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

ISC: Protected

## Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

July 15, 2018

Circulation Control  
Planning & Development #8201  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5  
Email: [CPAG.Circ@calgary.ca](mailto:CPAG.Circ@calgary.ca)

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

SENT BY EMAIL

Dear Ms. Krizan;

RE: Community Association Feedback for LOC2018-0126

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. The applicant met with the MLCA Planning & Development Committee on May 14, 2018. The committee recommended proactive community engagement with the neighbours prior to submitting applications for the Land Use Redesignation and Development Permit. More recently the applicant provided a concept rendering of what the proposed project may look like. To date, the MLCA has been contacted by nine residents opposing 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 does not meet Criteria 5, 6, or 7, we do not feel it is suitable for the R-CG district as it does not fit contextually within the surrounding "residential conservation" area of the community of Altadore as identified in the South Calgary/Altadore ARP.

Based on the unsuitable location of the proposed development, it is the position of the MLCA to oppose this land use redesignation application.

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Community Association Letter

Community Association Feedback for LOC2018-0126  
Page 2 of 2

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. 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  $\pm$  (0.15 acres  $\pm$ ) located at 1912 – 40 Avenue SW (Plan 4690N, Block B, Lots 13 and 14) from 'Residential Conservation' to 'Residential Low Density', as generally illustrated in the sketch below:

Map 2

### Land Use Policy

**Legend**

	Residential Conservation
	Residential Low Density



This map is conceptual only. No measurements of distances or areas should be taken from this map.





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**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 – 20 Street SW, LOC2018-0128**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Civicworks Planning + Design on 2018 June 06 on behalf of the landowner Oldstreet Development Corporation. 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 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 land use district.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. A minor map amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.

A development permit application for a four-unit rowhouse development (DP2018-3367) has been submitted and is under review by Administration (Attachment 4).

**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.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 4929 – 20 Street SW (Plan 2230AK, Lots 23 and 24) 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.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**ISC: UNRESTRICTED  
CPC2018-0992  
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**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20  
Street SW, LOC2018-0128**

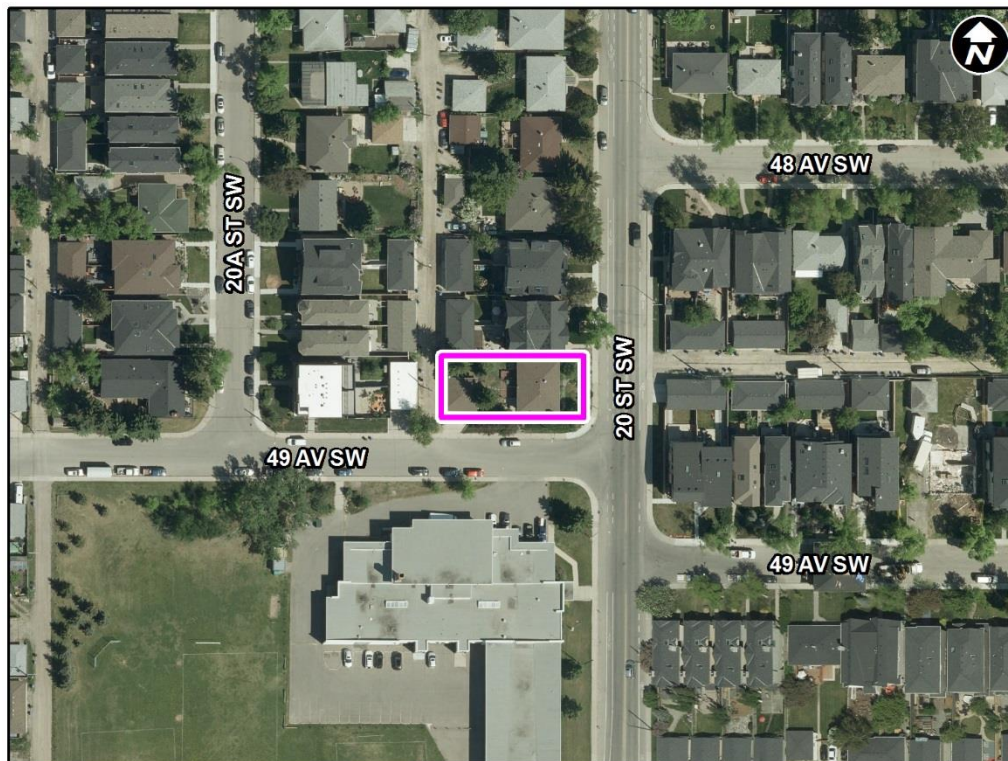
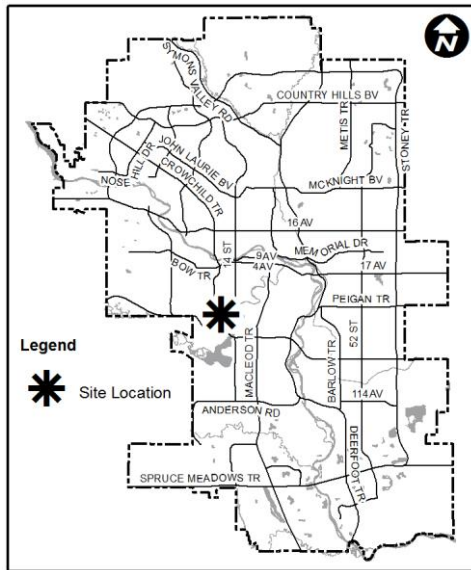
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**BACKGROUND**

This redesignation application was submitted to The City of Calgary by Civicworks Planning + Design on 2018 June 6 on behalf of the landowner Oldstreet Development Corporation (Attachment 1). A development permit application for a four-unit rowhouse development (DP2018-3367) has been submitted and is under review by Administration (Attachment 4).

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20 Street SW, LOC2018-0128**

## Location Maps



## Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20 Street SW, LOC2018-0128

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### Site Context

The subject site is located in the community of Altadore, on the northwest corner of 49 Avenue SW and 20 Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential - Contextual One / Two Dwelling (R-C2) District.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 36.5 metres. A rear lane exists to the west of the site. The property is currently developed with a one-storey single detached dwelling and a two-car garage accessed from 49 Avenue SW.

As identified in *Figure 1*, the community of Altadore has seen population growth over the last several years reaching its population peak in 2015. In 2016, a portion of the community was subtracted to create Garrison Woods, which accounts for the decrease in population the following year.

*Figure 1: Community Peak Population*

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

Source: The City of Calgary 2017 Civic Census

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. Though a minor amendment to the *South Calgary/Altadore Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Planning Considerations

#### *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.

## **Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20 Street SW, LOC2018-0128**

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows 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 district provides for a maximum density of 75 units per hectare which would enable 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, duplex dwellings and secondary suites.

Some modifications to the R-CG District rules have recently been endorsed by Calgary Planning Commission and will be included on the 2018 September 10 Council Agenda for decision. These modifications are relatively minor in nature but do include some discretion for secondary suites and associated parking requirements in rowhouse developments and greater consistency in determining maximum building height. These potential changes to the R-CG district rules do not impact the suitability of the site to accommodate R-CG development.

### ***Development and Site Design***

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 20 Street SW and 49 Avenue SW frontages;
- emphasizing individual at-grade entrances;
- the delineation of an appropriate front yard setback; and
- definition of front yard amenity space for individual units.

### ***Environmental***

An environmental site assessment was not required for this application.

### ***Transportation***

Pedestrian and vehicular access to the site is available from 49 Avenue SW, 20 Street SW and the rear lane. A bike lane is also available at the east of the site along 20 Street SW. The subject site is located approximately 80 metres from transit stops for Routes 7 along 20 Street SW. The site is also located within a walking distance approximately 585 metres from a Primary Transit Network along Crowchild Trail SW, with servicing the BRT route number 306. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

### ***Utilities and Servicing***

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20  
Street SW, LOC2018-0128**

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However, storm mains are not available. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

**Stakeholder Engagement, Research and Communication**

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

The applicant posted supplementary signage on the subject site and completed a postcard drop to approximately 100 surrounding area neighbours notifying them of the land use redesignation application and directing the public to the applicant's website for additional information. No public meetings were held by the applicant or Administration.

The Marda Loop Community Association was circulated on this application. The Association responded with a letter of support for the redesignation on 2018 July 09 (Attachment 3).

4 letters of opposition were submitted including the following comments:

- Loss of privacy with windows from four houses looking down from a second floor into neighbouring backyard.
- Having multiple back-yards directly facing into neighbouring property.
- Parking for eight cars instead of two would cause significant congestion in the rear lane way.
- 12 garbage, recycling and compost bins in a small area in the lane way would be unsightly.
- Congested street parking and reduced guest parking, especially the on school days.
- Traffic concerns with the entrance of the high school.
- If the zoning change is approved, it will set a disturbing precedent for the neighborhood, opening up the increased possibility for similar higher density housing throughout the area

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood, and access will be reviewed at the development permit stage.

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, the date of the Public Hearing will be advertised.

## **Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20 Street SW, LOC2018-0128**

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### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

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

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

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The 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 Residential Conservation on Map 4 of the *South Calgary/Altadore Area Redevelopment Plan* (ARP). The Residential Conservation area is intended to accommodate primarily single and semi-detached housing. To accommodate this proposal, minor amendments are required to Maps 2 of the ARP to identify the subject parcel as Residential Low Density with a maximum building height of 11 metres (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)***

The location criteria guidelines are used in conjunction with other relevant planning policy, including the *Municipal Development Plan* or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets six of eight of the location criteria in that it is located on a corner parcel, on a street across from an existing open space or community amenity (Alternative High School), on a collector roadway, serviced by direct lane access, located within 600 metres of primary transit, and within 400 metres of a transit stop.

The only two criteria the subject site does not meet are being adjacent to existing or planned non-residential development or multi-unit development and in close proximity to an existing or planned corridor.

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 4929 - 20 Street SW, LOC2018-0128**

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

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

**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 *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 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 South Calgary/Altadore Area Redevelopment Plan
3. Marda Loop Community Association Letter
4. Proposed Development (DP2018-3367) Summary



## Applicant Submission



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary Alberta T2V 1H2 F 403 201 5344

JUNE 5, 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: 4929 - 20 Street SW | Lots 23, 24 Plan 2230AK

The subject parcel is located in the community of Altadore and consists of 0.0563ha of privately owned land. Oldstreet Development Corp. has retained CivicWorks Planning + Design Inc. to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 20 Street and 49 Avenue SW, a four-bay garage structure and no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential – Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits 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 proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. 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.

**Collector Road:** The subject site is located along 20 Street SW – a Collector standard road – ensuring both ease of access and traffic capacity for future residents. 20 Street SW also features recently installed dedicated bike lanes that provide a direct connection to Marda Loop and the 33 Avenue SW Main Street.

**Proximity To Transit:** The subject site is ~75m from a local transit stop (Route 7) along 20 Street SW, and ~175m from another local transit stop (Route 13) along 50 Avenue SW.

**Proximity To An Existing Open Space / Community Amenity:** The subject site is directly adjacent to the Alternative High School and a large public open space associated with the school grounds. Additionally, both Central Memorial High School and Lord Shaughnessy High School are within ~350m of the subject lands.

## Applicant 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

Oldstreet is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Oldstreet 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. 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.

#### OLDSTREET

LAND + DEVELOPMENT



Rowhouse development in a historic neighbourhood

#### Hello neighbour!

We are proposing a land use change at:  
4929 - 20 Street SW | R-C2 to R-CG

The proposed land use redesignation at 4929 - 20 Street SW will contribute to the continued vibrancy and vitality of Calgary's established neighbourhoods and facilitate a four-unit Rowhouse Building with front doors facing 20 Street and 49 Avenue SW. The proposed use is well suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual Two Dwelling) District allows for single and semi-detached dwellings. Like R-C2, the R-CG (Residential - Grade Oriented Infill) District is a low-density residential district that facilitates street-oriented development with flexible parcel dimensions and building setbacks. The R-CG District allows for a variety of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions or comments, please get in touch:  
Email [engage@civicworks.ca](mailto:engage@civicworks.ca) or call 587.747.0317

## Applicant Submission



### Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change 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 phone line and 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 established 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.HSc., M.Plan.





## 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 4929 – 20 Street SW (Plan 2230AK, Lots 23 and 24) from 'Residential Conservation' to 'Residential Low Density' as generally illustrated in the sketch below:

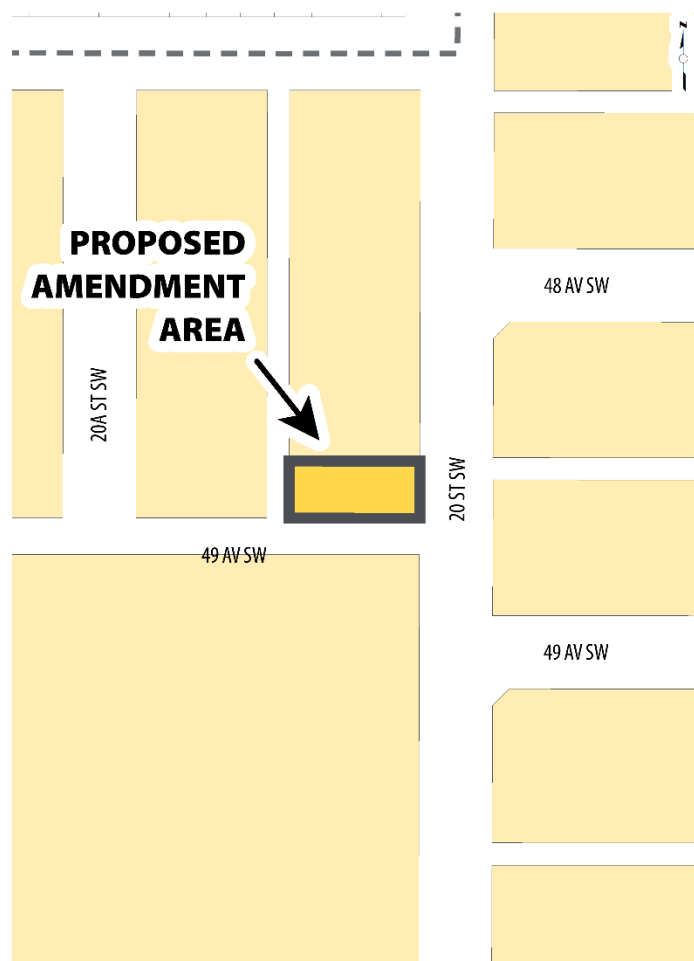
Map 2

### Land Use Policy

**Legend**

- — — Study Area Boundary
- Residential Conservation
- Residential Low Density

This map is conceptual only. No measurements of distances or areas should be taken from this map.





## Marda Loop Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

July 6, 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: Yuping Wang, [yuping.wang@calgary.ca](mailto:yuping.wang@calgary.ca)

### **SENT BY EMAIL**

Dear Mr. Wang;

### **RE: Community Association Feedback for LOC2018-0128**

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. The MLCA was notified about this application by the applicant via email on June 12, 2018. The applicant indicated that their community engagement would consist of on-site signage and a postcard drop to surrounding neighbours. To date, the MLCA has not been contacted by any residents regarding this application. The MLCA would encourage the applicant to engage directly with the adjacent neighbours regarding the details of the development permit application. At this time, the MLCA has not been provided with any information pertaining to a development permit application.

This application appears to meet the intent of The City's Location Criteria for Multi-Residential Infill, therefore the MLCA is supportive of the proposed location of this R-CG land use district.

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. 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

### Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

## Marda Loop Community Association Letter

Community Association Feedback for LOC2018-0128

Page 2 of 2

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 Development (DP2018-3367) Summary

A development permit application (DP2018-3367) was submitted by Santha Design on 2018 July 13. The development permit application is for a three-storey, four-unit rowhouse development which includes four on-site parking stalls in a detached garage. The following excerpts (Figure 1 & 2) from the development permit submission provide a general overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate 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 application until Council has made a decision on this land use redesignation.

**Figure 1:** Rendering of Proposed Development (View from 49 Avenue SW)



