



## AGENDA

### CALGARY PLANNING COMMISSION

November 15, 2018, 1:00 PM  
IN THE COUNCIL CHAMBER  
Members

Director M.Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Councillor E. Woolley  
Commissioner M. Foht  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
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 November 01
5. CONSENT AGENDA
  - 5.1 Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009, CPC2018-1237
6. POSTPONED REPORTS  
*(including related/ supplemental reports)*

## 7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

### 7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in East Shepard Industrial (Ward 12) at 6202 – 106 Avenue SE, DP2018-3439, CPC2018-1286

### 7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137, CPC2018-1297
- 7.2.2 Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168, CPC2018-1304
- 7.2.3 Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 407 - 27 Avenue NW, LOC2018-0172, CPC2018-1301
- 7.2.4 Land Use Amendment in West Hillhurst (Ward 7) at 2340 – 1 Avenue NW, LOC2018-0217, CPC2018-1295
- 7.2.5 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039, CPC2018-0486
- 7.2.6 Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171, CPC2018-1292
- 7.2.7 Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE, LOC2018-0178, CPC2018-1244
- 7.2.8 Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115, CPC2018-1235
- 7.2.9 Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW, LOC2018-0169, CPC2018-1313
- 7.2.10 Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169, CPC2018-1314
- 7.2.11 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2018-0181, CPC2018-1299
- 7.2.12 Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255, CPC2018-1229
- 7.2.13 Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 – 22 Street SW, LOC2018-0146, CPC2018-1306



7.2.14 Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
LOC2018-0166, CPC2018-1294

7.2.15 Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206,  
CPC2018-1259

7.3 MISCELLANEOUS ITEMS

8. URGENT BUSINESS

9. ADJOURNMENT





## INDEX FOR THE 2018 NOVEMBER 15 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



CALGARY  
**PLANNING  
COMMISSION**  
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

## CONSENT AGENDA

**ITEM NO.: 5.1**

Sharon Jensen

**COMMUNITY:**

Legacy (Ward 14)

**FILE NUMBER:**

SN2018-0009 (CPC2018-1237)

**PROPOSED STREET NAMES:**

Aldersyde  
Cayley  
Hartell  
Longview  
Naphtha"

**APPLICANT:**

B&A Planning Group

**OWNER:**

Royop Development Corporation

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT PERMITS

**ITEM NO.: 7.1.1**

Stephanie Loria

**COMMUNITY:**

East Shepard Industrial (Ward 12)

**FILE NUMBER:**

DP2018-3439 (CPC2018-1286)

**PROPOSED DEVELOPMENT:**

New: Slaughter House; Sign – Class C

**MUNICIPAL ADDRESS:**

6202 – 106 Avenue SE

**APPLICANT:**

Stantec Architecture

**OWNER:**

Sofina Foods Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Joseph Silot

**COMMUNITY:**

Varsity (Ward 1)

**FILE NUMBER:**

LOC2018-0137 (CPC2018-1297)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District to accommodate  
commercial development

**MUNICIPAL ADDRESS:**

3625 Shaganappi Trail NW

**APPLICANT:**

B&A Planning Group

**OWNER:**

Cadillac Fairview (Les Galeries D'Anjou Limitee)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL/REFUSAL**

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### ITEM NO.: 7.2.2

Joseph Silot

**COMMUNITY:**

Hounsfield Heights/Briar Hill (Ward 7)

**FILE NUMBER:**

LOC2018-0168 (CPC2018-1304)

**PROPOSED REDESIGNATION:**

From: Multi-Residential - Contextual Low Profile  
(M-C1) District

To: DC Direct Control District to accommodate  
limited commercial uses

**MUNICIPAL ADDRESS:**

1614 - 8 Avenue NW

**APPLICANT:**

OLA Studio of Architecture and Design

**OWNER:**

2104425 Alberta Ltd (Jon and Katharine Armitage  
Amundson)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.3**

Joseph Silot

**COMMUNITY:**

Winston Heights/Mountview (Ward 7)

**FILE NUMBER:**

LOC2018-0172 (CPC2018-1301)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Winston Heights/Mountview Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Multi-Residential - Contextual Low Profile  
(M-C1) District

To: Mixed Use - Active Frontage (MU-2h24) District

**MUNICIPAL ADDRESS:**

407 - 27 Avenue NE

**APPLICANT:**

Kelvin Hamilton Architecture

**OWNER:**

Vincent Yen (2084754 Alberta Ltd)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.4**

Steve Jones

**COMMUNITY:**

West Hillhurst (Ward 7)

**FILE NUMBER:**

LOC2018-0217 (CPC2018-1295)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: DC Direct Control District based on the  
Residential – Contextual One / Two Dwelling (R-  
C2) District to accommodate an Office

**MUNICIPAL ADDRESS:**

2340 – 1 Street NW

**APPLICANT:**

Matthew Theo Gillespie (Joe Media Group Inc)

**OWNER:**

Ronald Handkamer  
Sandra Handkamer  
John Sowerbutts  
Susan Sowerbutts  
Colman Orthotics (2001) Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.5**

Matthew Atkinson

**COMMUNITY:** Tuxedo Park (Ward 7)

**FILE NUMBER:** LOC2018-0039 (CPC2018-0486)

**PROPOSED POLICY AMENDMENT:** Amendment to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:** From: Mixed Use – Active Frontage (MU-2f3.0h20) District  
To: Mixed Use – Active Frontage (MU-2f3.7h25) District

**MUNICIPAL ADDRESS:** 2620 Centre Street NE

**APPLICANT:** Mediated Solutions

**OWNER:** M & Ryan Holding Ltd

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.6**

Coleen Auld

**COMMUNITY:** Highland Park (Ward 4)

**FILE NUMBER:** LOC2018-0171 (CPC2018-1292)

**PROPOSED REDESIGNATION:** From: Residential – Contextual One/Two Dwelling (R-C2) District  
To: Residential – Grade-Oriented Infill (R-CG) District

**MUNICIPAL ADDRESS:** 202 - 32 Avenue NE

**APPLICANT:** Iredale Architecture

**OWNER:** Daqing Chu  
Li Weng

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**



**ITEM NO.: 7.2.7**

Josh de Jong

**COMMUNITY:**

Stonegate Landing (Ward 5)

**FILE NUMBER:**

LOC2018-0178 (CPC2018-1244)

**PROPOSED REDESIGNATION:**

From: Industrial – Business f0.5h27 (I-B f0.5h27)  
District

To: Industrial – General (I-G) District

**MUNICIPAL ADDRESS:**

12210 – Barlow Trail NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Albari Holdings Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.8**

Yuping Wang

**COMMUNITY:**

Silverado and Residual Sub-Area 13K (Ward 13)

**FILE NUMBER:**

LOC2018-0115 (CPC2018-1235)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Southwest Community 'A' and  
Employment Centre / Mixed-Use Area Structure Plan

**PROPOSED REDESIGNATION:**

From: Special Purpose – Community Service (S-CS)  
District, Residential – Narrow Parcel One  
Dwelling (R-1N) District, and Low Density Mixed  
Housing (R-G) District

To: Residential – Medium Profile (M-2) District, and  
Low Density Mixed Housing (R-G) (R-Gm)  
District

**MUNICIPAL ADDRESS:**

200 and 500 – 194 Avenue SE and 12 and 35 – 190  
Avenue SE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Cardel West McLeod Ltd  
John Nelson Dong

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.9**

Colleen Renne-Grivell  
(related to Item 7.2.10)

**COMMUNITY:**

Springbank Hill (Ward 6)

**FILE NUMBER:**

LOC2018-0169 (CPC2018-1313)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Residential – One Dwelling (R-1s) District

**MUNICIPAL ADDRESS:**

36 Elmont Drive SW

**APPLICANT:**

Situated Consulting Co

**OWNER:**

Josip Jukic  
Tomislav Markic

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.10**

Colleen Renne-Grivell  
(related to Item 7.2.9)

**COMMUNITY:**

Springbank Hill (Ward 6)

**FILE NUMBER:**

LOC2018-0169(OP) (CPC2018-1314)

**PROPOSED OUTLINE PLAN:**

Subdivision of 0.59 hectares  $\pm$  (1.46 acres $\pm$ )

**MUNICIPAL ADDRESS:**

36 Elmont Drive SW

**APPLICANT:**

Situated Consulting Co

**OWNER:**

Josip Jukic  
Tomislav Markic

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.11**

Jennifer Duff

**COMMUNITY:**

Killarney/Glengarry (Ward 8)

**FILE NUMBER:**

LOC2018-0181 (CPC2018-1299)

**PROPOSED POLICY AMENDMENT:**

Amendment to the Killarney/Glengarry Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

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

**MUNICIPAL ADDRESS:**

3235 Kinsale Road SW

**APPLICANT:**

Sinclair Signature Homes

**OWNER:**

Jeremy Paylor

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.12**

Chris Wolfe

**COMMUNITY:**

Southwood (Ward 11)

**FILE NUMBER:**

LOC2017-0255 (CPC2018-1229)

**PROPOSED REDESIGNATION:**

From: Commercial – Community 2 f0.32h15 (C-C2  
f0.32h15) District

To: Commercial – Community 2 f2.0h15 (C-C2  
f2.0h15) District and Commercial – Community 2  
f2.0h24 (C-C2 f2.0h24) District;

**MUNICIPAL ADDRESS:**

10119 and 10233 Elbow Drive SW

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

Southwood Gate Corp

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.13**

Calvin Chan

**COMMUNITY:**

Altadore (Ward 8)

**FILE NUMBER:**

LOC2018-0146 (CPC2018-1306)

**PROPOSED POLICY AMENDMENTS:**

Amendments 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:**

5034 and 5036 - 22 Street SW

**APPLICANT:**

SK2 Design Build

**OWNER:**

Altadore Slims Incorporated

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.14**

Ezra Wasser

**COMMUNITY:**

Fairview Industrial (Ward 9)

**FILE NUMBER:**

LOC2018-0166 (CPC2018-1294)

**PROPOSED REDESIGNATION:**

From: Industrial – General (I-G) District

To: Commercial – Corridor 2 (C-COR2 f2.0h24)  
District

**MUNICIPAL ADDRESS:**

134 Forge Road SE

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

Central Organization for Jewish Education Lubavitch  
Alberta

**ADMINISTRATION RECOMMENDATION:**

**REFUSAL**

**ITEM NO.: 7.2.15**

Jennifer Cardiff

**COMMUNITY:**

Highfield (Ward 9)

**FILE NUMBER:**

LOC2018-0206 (CPC2018-1259)

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Industrial – Commercial (I-C) District

**MUNICIPAL ADDRESS:**

5101 - 11 Street SE

**APPLICANT:**

Zeidler Architecture

**OWNER:**

Enright 11<sup>th</sup> Street Development Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**





## MINUTES

### CALGARY PLANNING COMMISSION

**November 1, 2018, 1:00 PM  
IN THE COUNCIL CHAMBER**

**PRESENT:** Director M. Tita, Chair  
Director R. Vanderputten, Vice-Chair  
Councillor G. Chahal  
Councillor E. Woolley  
Commissioner M. Foht  
Commissioner P. Gedye  
Commissioner L. Juan  
Commissioner A. Palmiere  
Commissioner K. Schmalz  
Commissioner J. Scott

**ALSO PRESENT:** Principal Planner I. Cope  
Legislative Assistant J. Palaschuk  
Legislative Assistant T. Rowe

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:01 p.m..

2. **OPENING REMARKS**

Director Tita welcomed new Members of the Calgary Planning Commission, Councillor Chahal, and Commissioner Schmalz.

Director Tita thanked Councillor Gondek and Commissioner Friesen for their service on the Calgary Planning Commission.

3. **CONFIRMATION OF AGENDA**

**Moved by** Commissioner Foht

That the Agenda for the 2018 November 01 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  
October 18

A document containing clerical corrections for the Minutes of the Regular Meeting of the Calgary Planning Commission, 2018 October 18 with respect to Report CPC2018-1185 was accepted for the Corporate Record.

**Moved by** Commissioner Juan

That the **corrected** Minutes of the Regular Meeting of the Calgary Planning Commission, held on 2018 October 18, be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Arbour Lake (Ward 2) at 650 Crowfoot Crescent NW, LOC2018-0182, CPC2018-1230

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-1230, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.65 hectares  $\pm$  (1.60 acres  $\pm$ ) located at 650 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 20) from DC Direct Control District to Commercial – Community 2 f0.4h8 (C-C2f0.4h8) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.2 Land Use Amendment in Tuxedo Park (Ward 7) at 140 – 18 Avenue NE, LOC2018-0189, CPC2018-1233

Kelvin Hamilton addressed Commission with respect to Report CPC2018-1233

**Moved by** Commissioner Scott

That with respect to Report CPC2018-1233, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:



1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 140 – 18 Avenue NE (Plan 2129O, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
3. Give three readings to the proposed Bylaw.

**ROLL CALL VOTE**

For: (4): Director Vanderputten, Councillor Chahal, Councillor Woolley, and Commissioner Scott

Against: (5): Commissioner Foht, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, and Commissioner Schmalz

**MOTION DEFEATED**

**Moved by** Commissioner Palmiere

That with respect to Report CPC2018-1233, the following be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. **Refuse the adoption of the proposed redesignation** of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 140 – 18 Avenue NE (Plan 2129O, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District
3. **Abandon** to the proposed Bylaw.

**ROLL CALL VOTE**

For: (5): Commissioner Foht, Commissioner Gedye, Commissioner Juan, Commissioner Palmiere, and Commissioner Schmalz

Against: (4): Director Vanderputten, Councillor Chahal, Councillor Woolley, and Commissioner Scott

**MOTION CARRIED**

**7.2.3 Land Use Amendment in Glamorgan (Ward 6) at 4850 and 5050-- 50 Avenue SW, LOC2017-0275, CPC2018-1217**

The following documents were distributed with respect to Report CPC2018-1217:

- A document with revised Administration recommendations
- A document entitled "Silvera at Glamorgan: What We Heard"

**Moved by** Commissioner Juan

That with respect to Report CPC2018-1217, the Revised Administrative recommendations as distributed today be approved, **after amendment**:

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**

2. Adopt, by Bylaw, the proposed redesignation of **3.38** hectares  $\pm$  (**8.35** acres  $\pm$ ) located at 4850 and 5050 - 50 Avenue SW (Plan 1612555, Block 3, Lot 2; Plan 9612030, Block 2) from Multi-Residential – Contextual Low Profile (M-C1) District to DC Direct Control District to accommodate a seniors housing, with guidelines (Attachment 1); and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.4 Land Use Amendment in Sunalta (Ward 8) at 1608 - 17 Avenue SW, LOC2018-0102, CPC2018-1108

**Moved by** Commissioner Palmiere

That with respect to Report CPC2181108, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.19 hectares (0.46 acres) located at 1608 - 17 Avenue SW (Plan 8911783, Block 222, Lot 9) from DC Direct Control District to Mixed Use – General (MU-1f4.5h16) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.5 Land Use Amendment in Residual Sub - Area 13G (Ward 13) at 18010 - 37 Street SW, LOC2018-0130, CPC2018-1254

A revised map, to revise the top right map located on page 3 of 7 of the Cover Report, was distributed with respect to Report CP2018-1254.

**Moved by** Director Vanderputten

That with respect to Report CPC2018-1254, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 18010 - 37 Street SW (portion of N1/2 section 19-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control to accommodate a municipal works depot supporting the southwest Ring Road, with guidelines (Attachment 2); and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Downtown West End (Ward 8) at 1000 - 9 Avenue SW, LOC2018-0196, CPC2018-1234

The following clerical corrections were noted with respect to Report CPC2018-1234:

- On page 1 of 4 of Attachment 2, section 4 (a) and (b), by deleting the word 'includes' and substituting with the word 'means';

**Moved by Councillor Woolley**

That with respect to Report CPC2018-1234, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 1000 9 Avenue SW (Plan A1, Block 55, Lots 21-24) from DC Direct Control District to DC Direct Control District to accommodate cannabis uses; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0204, CPC2018-1236

**Moved by Councillor Woolley**

That with respect to Report CPC2018-1236, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.26 hectares  $\pm$  (0.642 acres  $\pm$ ) located at 1310 9 Street SW (Plan A1, Block 93, Lots 1 to 4) and 1315, 1317, 1319, 1321, and 1323 14 Avenue SW (Plan A1, Block 98, Lots 15 to 19) from Centre City Multi-Residential High Rise District (CC-MH) and DC Direct Control District to DC Direct Control District to accommodate multi-residential development and transfer heritage density, with guidelines (Attachment 2); and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.8 Land Use Amendment in Cornerstone (Ward 5) at 10011- 68 Street NE and 6221 Country Hills Boulevard NE, LOC2018-0147, CPC2018-1225

The following clerical corrections were noted to Report CPC2018-1225:

- On page 7 of 9, by deleting the word "Planned" following the words "The subject lands are identified as" and substituting with the word "future".

**Moved by Councillor Chahal**

That with respect to Report CPC2018-1225, the following be approved,  
**after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**

2. Adopt, by Bylaw, the proposed redesignation of 53.19 hectares  $\pm$  (131.43 acres  $\pm$ ) located at 10011 - 68 Street NE and 6221 Country Hills Boulevard NE (portion of E1/2 section 23-25-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Low Density Mixed Housing (R-G) District, Low Density Mixed Housing (R-Gm) District, Multi-residential – At Grade Housing (M-G) District, Multi-residential – Low Profile (M-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District; and
3. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

- 7.2.9 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2005 - 22 Avenue NW, LOC2018-0154, CPC2018-1214

**Moved by** Councillor Chahal

That with respect to Report CPC2018-1214, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 3);
3. Give three readings to the proposed Bylaw.
4. Adopt, by Bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 2005 - 22 Avenue NW (Plan 8100AF, Block 43, Lots 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
5. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

- 7.2.10 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35 Street SE, LOC2018-0186, CPC2018-1081

**Moved by** Commissioner Juan

That with respect to Report CPC2018-1081, the following be approved, **after amendment:**

That the Calgary Planning Commission recommends that Council:

1. **Hold a Public Hearing during a future Public Hearing of Council;**
2. Adopt, by Bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1301 - 35 Street SE (Plan 6920GS, Block 6, Lot 52) 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**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Director Vanderputten

That pursuant to Sections 16, 19, 23, 24, and 25 of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission now move into Closed Meeting, at 2:55 p.m., in the Council Boardroom to discuss confidential matters with respect to Report CPC2018-1266.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting in the Council Chamber at 4:27 p.m., with Director Tita in the Chair

**Moved by** Commissioner Scott

That the Calgary Planning Commission rise and report.

**MOTION CARRIED**

9.1 Development Liaison for Stage 1 Green Line Light Rail Transit Stations, DL2018-0008, CPC2018-1266

A confidential Report and Attachments were distributed with respect to Report CPC2018-1266

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2018-1266:

Clerk: T. Rowe. Advice: M. Bussiere, F. MacIntyre, S. James, B. Demers, D. Down. Observers: K. Holberton, K. Broeders, D. Mahalek, I. Cheung, K. Abbany, K. Froese, L. McKeown, M. Sasges, F. Lakha, A. Sheahan, D. Tailor

**Moved by** Commissioner Scott

That with respect to Report CPC2018-1266, the following be approved:

That the Calgary Planning Commission:

1. Receive this Report and Attachments for information; and
2. That this Report, Attachments, and Closed Meeting discussions remain confidential pursuant to Sections 16, 19, 23, 24, and 25 of the *Freedom of Information and Protection of Privacy Act*.

**MOTION CARRIED**

10. ADJOURNMENT

**Moved by** Commissioner Juan

That this Meeting adjourn at 4:28 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JANUARY 14  
COMBINED MEETING OF COUNCIL:

Land Use Amendment in Arbour Lake (Ward 2) at 650 Crowfoot Crescent NW,  
LOC2018-0182, CPC2018-1230

Land Use Amendment in Tuxedo Park (Ward 7) at 140 – 18 Avenue NE, LOC2018-  
0189, CPC2018-1233

Land Use Amendment in Glamorgan (Ward 6) at 4850 and 5050 - 50 Avenue SW,  
LOC2017-0275, CPC2018-1217

Land Use Amendment in Sunalta (Ward 8) at 1608 - 17 Avenue SW, LOC2018-0102,  
CPC2018-1108

Land Use Amendment in Residual Sub - Area 13G (Ward 13) at 18010 - 37 Street SW,  
LOC2018-0130, CPC2018-1254

Land Use Amendment in Downtown West End (Ward 8) at 1000 - 9 Avenue SW,  
LOC2018-0196, CPC2018-1234

Land Use Amendment in Beltline (Ward 8) at multiple addresses, LOC2018-0204,  
CPC2018-1236

Land Use Amendment in Cornerstone (Ward 5) at 10011- 68 Street NE and 6221  
Country Hills Boulevard NE, LOC2018-0147, CPC2018-1225

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2005 - 22  
Avenue NW, LOC2018-0154, CPC2018-1214

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1301 - 35 Street SE,  
LOC2018-0186, CPC2018-1081

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CHAIR

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ACTING CPC SECRETARY

Planning & Development Report to  
Calgary Planning Commission  
2018 November 15

ISC: UNRESTRICTED  
CPC2018-1237  
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## **Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009**

---

### **EXECUTIVE SUMMARY**

This proposed street name application was submitted by B&A Planning Group, 2018 May 08 on behalf of Royop Development Corporation. The following street names have been submitted for use in the Community of Legacy, for the SW Macleod Commercial Centre located at 1411 - 210 Avenue SE and 1555 - 210 Avenue SE.

The names are based on a naming theme that pays tribute to the surrounding regional communities in Southern Alberta. "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha".

Please refer to the attached map, "Attachment 3".

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed street names of "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha".
2. Request the item be heard at the 2018 December 10 Public Hearing of Council.

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

None.

### **BACKGROUND**

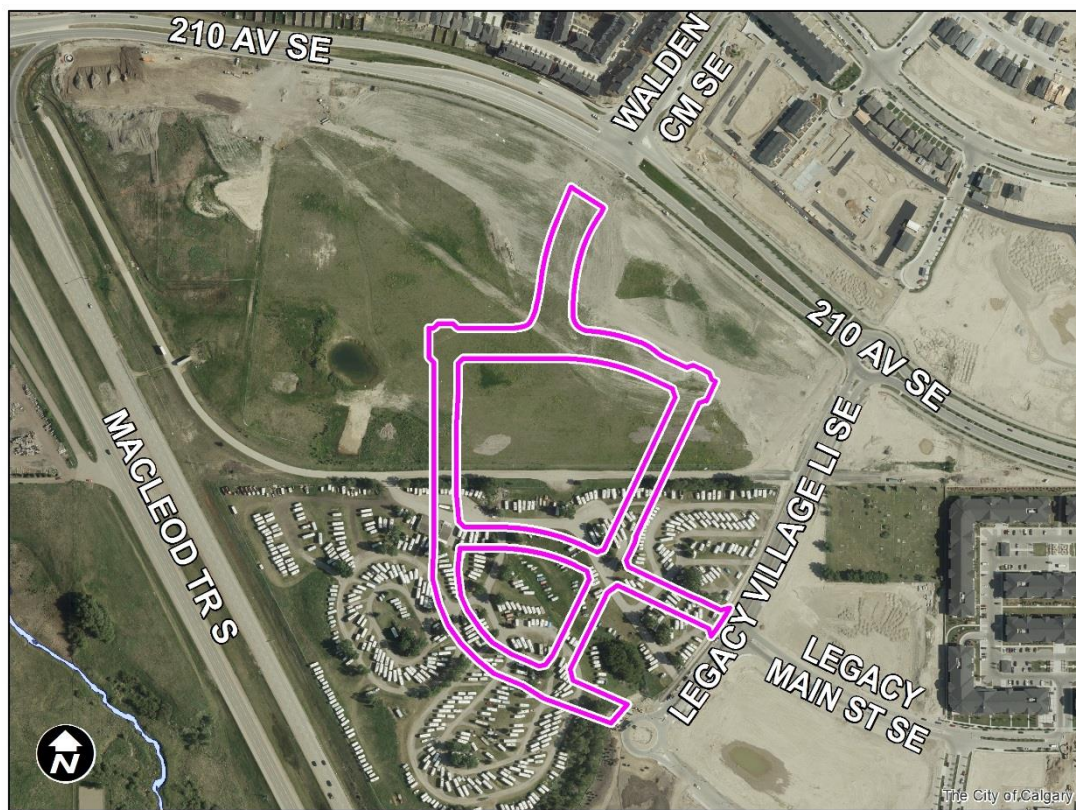
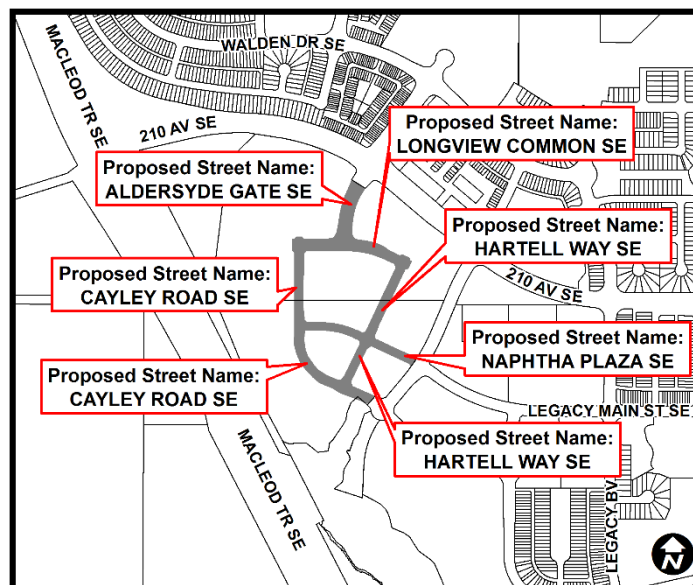
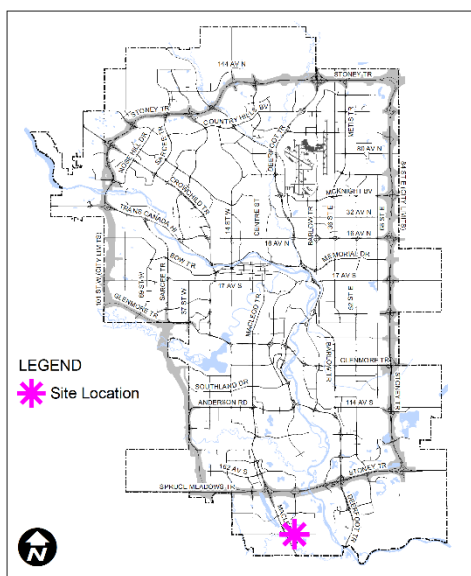
The proposed street name application was submitted by B&A Planning Group, on behalf of Royop Development Corporation. The proposed street names include "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha" and are intended to provide the street names for an outline plan which has already been approved within this area structure plan.

The *South Macleod Centre Area Structure Plan* comprises approximately 25 hectares of land, and is located between the residential communities of Walden and Legacy. It was approved in 2017 September 12.

The land use and (and corresponding outline plan) application LOC2016-0210, was approved by Council 2017, September 12 as bylaw 308D2017. This was accompanied with an update to the *South Macleod Centre Area Structure Plan*, also approved by Council 2017, September 12, bylaw 58P2017.

**Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009**

**Location Maps**





## **Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009**

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### **Site Context**

The area is surrounded by a range of existing and future uses located north of 210 Avenue SE in the community of Walden. To the east, in the Community of Legacy, is an existing cemetery, future commercial, multi-residential, and a high school site currently under development. Pine Creek flows southwest of the area, through an extensive natural area designated as an Environmental Reserve parcel. Across Macleod Trail S to the west, are lands anticipated for new residential development. The existing use on the south parcel is “trailer storage”.

The full built out plan area for the “*South Macleod Trail Area Structure Plan*”, is anticipated to be approximately 158,956 square metres of development.

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

A number of potential names were submitted by the applicant for this street naming application. After review, and in summary, the original applicant submission stated that, “Legacy was not used as a street name, as Royop intends for the commercial development to serve more than the community of Legacy, and will become a regional destination for southern Calgary and beyond, celebrating Alberta’s rich settlement history and their contribution in shaping our prairie landscape”.

This information was reviewed and is in keeping with applicable legislation and policies as identified in the Strategic Alignment section of the report.

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

The subject application, including various options, for the proposed street names was circulated to various City of Calgary business units and other agencies for review. No objections were received.

This final version of proposed street names, addresses the original concerns and comments from the various street names proposed, and there are no remaining concerns.

### **Strategic Alignment**

A report is attached, (Attachment 2), regarding compliance to the *Municipal Naming, Sponsorship and Naming Rights Policy*.

The *South Macleod Centre Area Structure Plan* comprises approximately 25 hectares of land, and is located between the residential communities of Walden and Legacy and forms part of a larger Community Activity Centre where the adjacent lands will include retail, institutional, recreational and residential development that will complement and support the function of the Plan. The *South Macleod Centre Area Structure Plan* is identified as a Gateway Commercial area, a Core Commercial area, and a Comprehensive Planning Area.

City Council and Calgary Planning Commission approved land use redesignation and the corresponding outline plan application for these lands 2017, September 12.

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**Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009**

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This street name application follows the approved street network associated with those applications, and is consistent with The City's *Municipal Naming, Sponsorship and Naming Rights Policy*.

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

The proposal provides an appropriate street naming fabric to ensure appropriate emergency response and navigation can occur in this area. Development of the site is proposed to include commercial and mixed use development, creating the opportunity for additional employment and construction activity in this area.

**Financial Capacity**

There are no impacts to the current and future financial capacity.

**Current and Future Operating Budget:**

There are no impacts to the current or future operating budgets.

**Current and Future Capital Budget:**

There are no impacts to the current and future capital budgets.

**Risk Assessment**

There are no significant risks with this proposal.

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

Administration recommends approval as there were no objections received during circulation of the proposed street names of "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha".

Historical reference to Alberta place names has been used as a strategy to name streets within City boundaries.

The proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

**ATTACHMENT(S)**

1. Applicant Submission.
2. Corporate Analytics & Innovation, Naming & Sponsorships Compliance Report.
3. Proposed Street Name(s) Map

## Applicant Submission



**Patrick Wetter**  
*Senior Planner*

RPP, MCIP, BES, MA, LEED AP

403 692 4362  
pwetter@bapg.ca

October 30, 2018

Sharon Jensen  
Senior Planning Technician, Subdivision Services  
Community Planning  
800 Macleod Tr. S.E.  
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

### South Macleod Centre – Proposed Street Names

Dear Sharon Jensen,

I had previously sent you a letter on behalf of Royop Development Corporation applying for street names for South Macleod Center (LOC2016-0210). We had asked the City to review the following list of names and identify those that they considered the most acceptable:

- Option 1: *Aldersyde, Longview, Hartell, Naphtha and Cayley*
- Option 2: *Town*
- Option 3: *Township*
- Option 4: *Settlement*

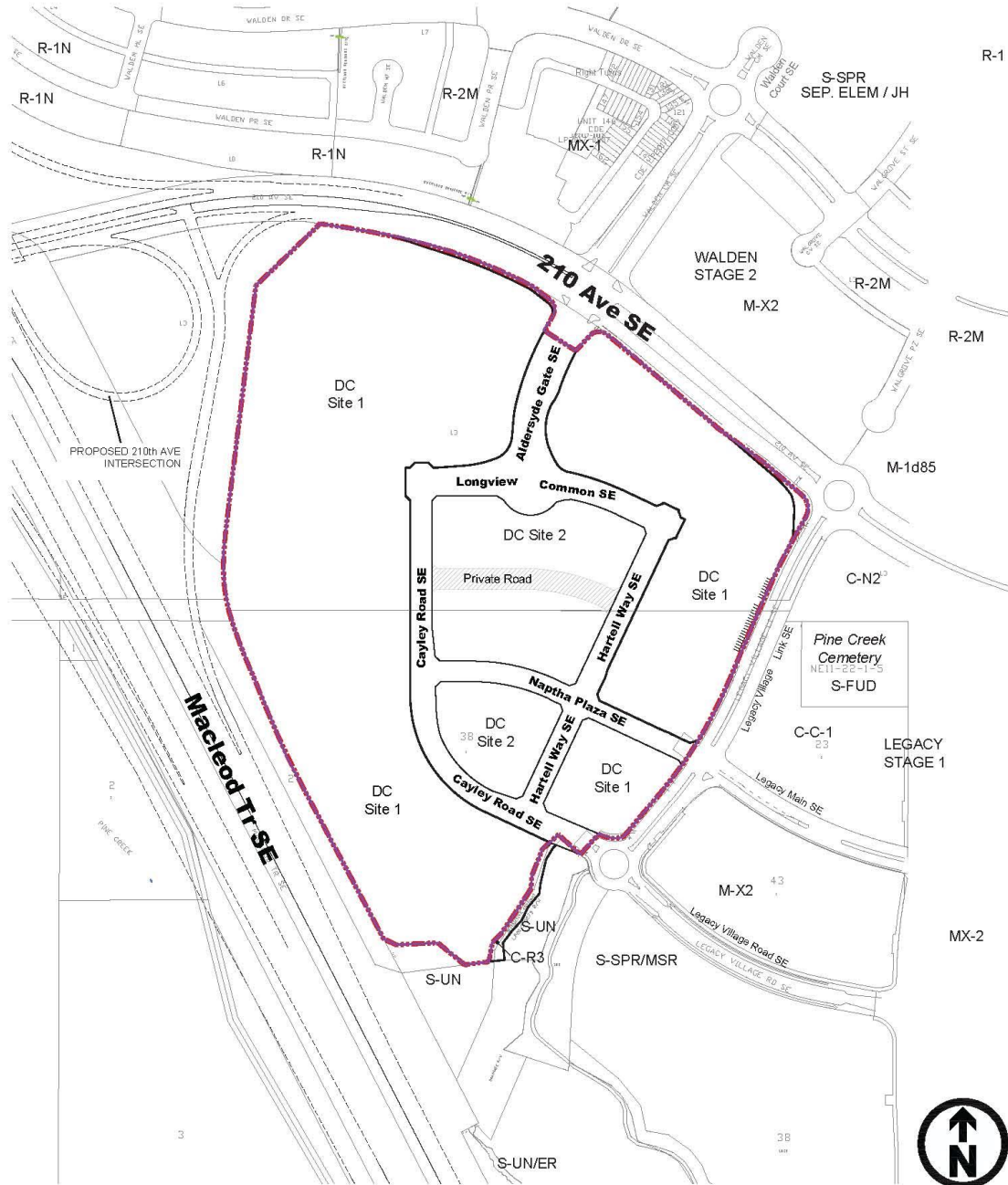
Subsequently, you had provide me with the results of the City's internal review of the four options and identified that the City was most supportive of Option 1: *Aldersyde, Longview, Hartell, Naphtha and Cayley*. In consideration of the City's support for Option 1, I am officially withdrawing Options 2, 3 and 4 from this street name application. My client and I are looking forward to having option 1 presented for consideration to Calgary Planning Commission and City Council.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick Wetter', with a stylized flourish at the end.

Patrick Wetter

# Applicant Submission



May 02, 2018 - 10:29am W:\C2122 South Macleod Centre Support\_Advise\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\_BaseMapping\c2122 street naming figures.dwg



## Legend

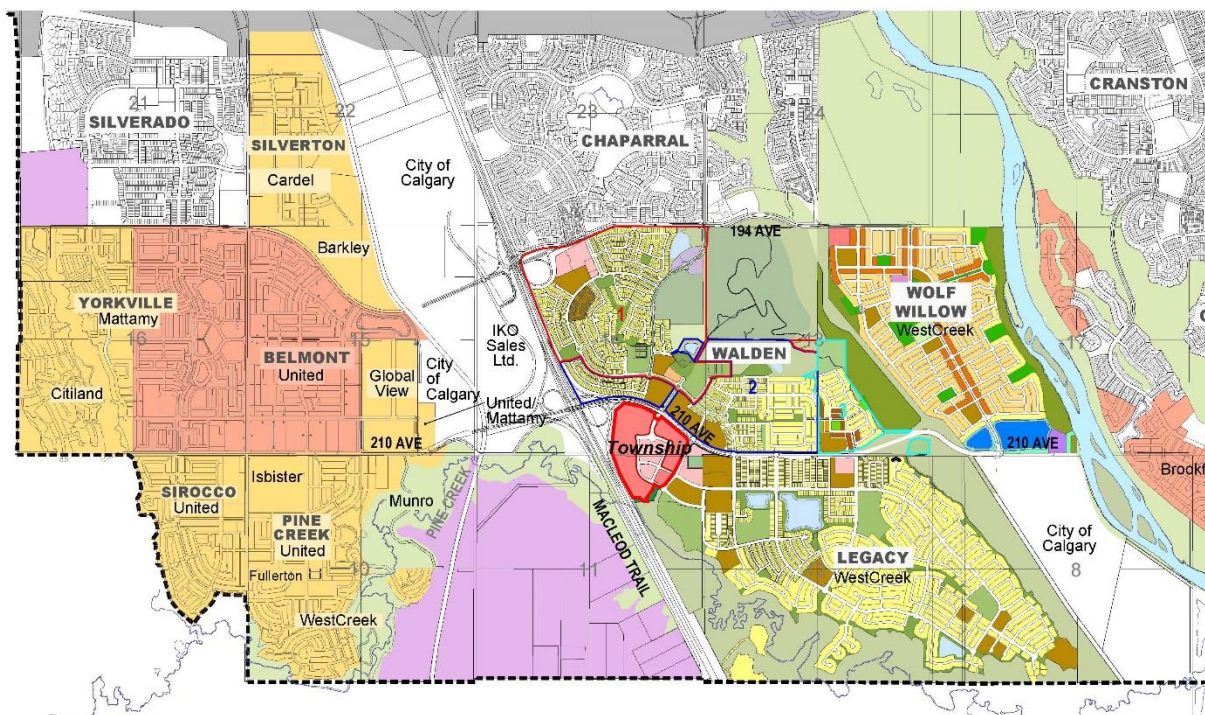
■■■■■ Subject Lands

## South Macleod Centre Street Naming

Option 1

May 2018

## Applicant Submission







## Policy Steward Compliance Report – SN2018-0009 Proposed Roadway(s) Naming in the Community of Legacy



Policy Steward's Compliance Report  
SN2018-0009: Proposed Roadway(s) Naming in the Community of Legacy  
September 6, 2018

**Proposed Roadway Name(s):** Aldersyde, Longview, Hartell, Naptha, Cayley, Town, Township, Settlement

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Requirements:  
Schedule 1 Requirements for Municipal Naming of Communities and Roadways  
Section 2 Municipal Naming of Public Roadways

Policy Requirement	Compliant (Y/N)	Comments
2.1.1 Skeletal roadways shall be named after historically significant individuals and/or historically significant cultural groups, including indigenous people and groups.	N/A	
2.1.2 Arterial roadways shall either be numbered or named after historically significant individuals/events or their geographic locations. Roadways that serve more than one Community shall not bear the name of the Communities through which they pass.	N/A	
2.1.3 Residential roadways within a Community shall either be numbered or named. Roadway names should meet at least one of the following naming requirements: a. Follow a theme, preferably connected to the Community name; b. Reflect local geographic feature(s), including flora and fauna; c. Reflect Community/Calgary Heritage; or d. Be words using the first several letters of the Community name.	Y	
2.2.1 Roadways, once named, shall not normally be renamed. Council may consider renaming a roadway in exceptional circumstances.	Y	
2.2.2 Proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary. Similar sounding roadway names shall be avoided due to confusion it may create for citizens or emergency services. Duplicated or similar sounding roadway names within the boundaries of deployment of regional emergency services shall be avoided.	Y	
2.2.3 Wherever possible, there should be only one name along a roadway's entire length to avoid driver confusion and due to directional signage requirements.	N/A	
2.2.4 Proposed roadway names that are offensive, misleading or otherwise deemed ineffective/unacceptable will not be permitted.	N	Concerns were expressed by Calgary 911 about use of the word "Township" that could be misleading due to a possible confusion with the Alberta Township Survey (ATS) system terminology.  Use of generic terms such as "town" and "settlement" is discouraged as it may lead to confusion that the reference is being made to

## Policy Steward Compliance Report – SN2018-0009 Proposed Roadway(s) Naming in the Community of Legacy



Policy Steward's Compliance Report  
SN2018-0009: Proposed Roadway(s) Naming in the Community of Legacy  
September 6, 2018

		a different municipality outside of Calgary.
2.2.5 When naming roadways after individuals: a. The practice shall be to use names of individuals who are retired (and therefore no longer active in their field of expertise) or deceased; and b. Where appropriate, a written consent from the individual or his/her estate shall be obtained.	N/A	
2.2.6 Prefixes within roadway names are generally not permitted, unless integral for theme naming.	Y	
2.2.7 Abbreviations within roadway names are not permitted.	Y	
2.2.8 Names containing special characters (non-alphabetic and non-numeric characters), with the exception of a hyphen, are not permitted.	Y	
2.2.9 Roadway names (not including a roadway type or quadrant identifier) shall not exceed 14 characters in length. Every number, letter, hyphen or space used in a roadway name shall be counted as one character in the 14-characters limit (e.g., 100 Lake Erie Place (13 characters), 16A Street SE (3 characters), Beny-Sur-Mer Road (12 characters)).	Y	
2.2.10 Dual naming of roadways is not normally permitted. However, secondary names may be used on signage in cases of historical, Heritage or community value at the direction of Council.	N/A	
2.2.11 Roadway names consisting of only alphabetic designations are not permitted (e.g., "A Street", "M Street", etc.).	Y	
2.2.12 Roadway names in the areas newly annexed into the city of Calgary shall be subject to conditions set out in this policy (e.g., if a roadway within the annexed area has the same name as an existing roadway within the city of Calgary, renaming may be warranted as per section 2.2.1 of this policy).	N/A	
2.2.13 Numbered roadways oriented in a predominantly north/south fashion shall be assigned a roadway type "Street" only, and numbered east/west roadways shall have the roadway type "Avenue" only. Roadway types "Street" and "Avenue" may also be used with named roadways. The Administration shall try, wherever possible, to apply roadway type "Street" to north/south roadways (named or numbered) and "Avenue" to east/west roadways (named or numbered).	N/A	
2.2.14 Where a roadway deviates from its theoretical grid alignment, the roadway shall be named, as opposed to being numbered, commencing with a major intersection.	N/A	
2.2.15 Roadways within new Communities shall be numbered only if a roadway traverses a significant and meaningful distance along	N/A	



## Policy Steward Compliance Report – SN2018-0009 Proposed Roadway(s) Naming in the Community of Legacy



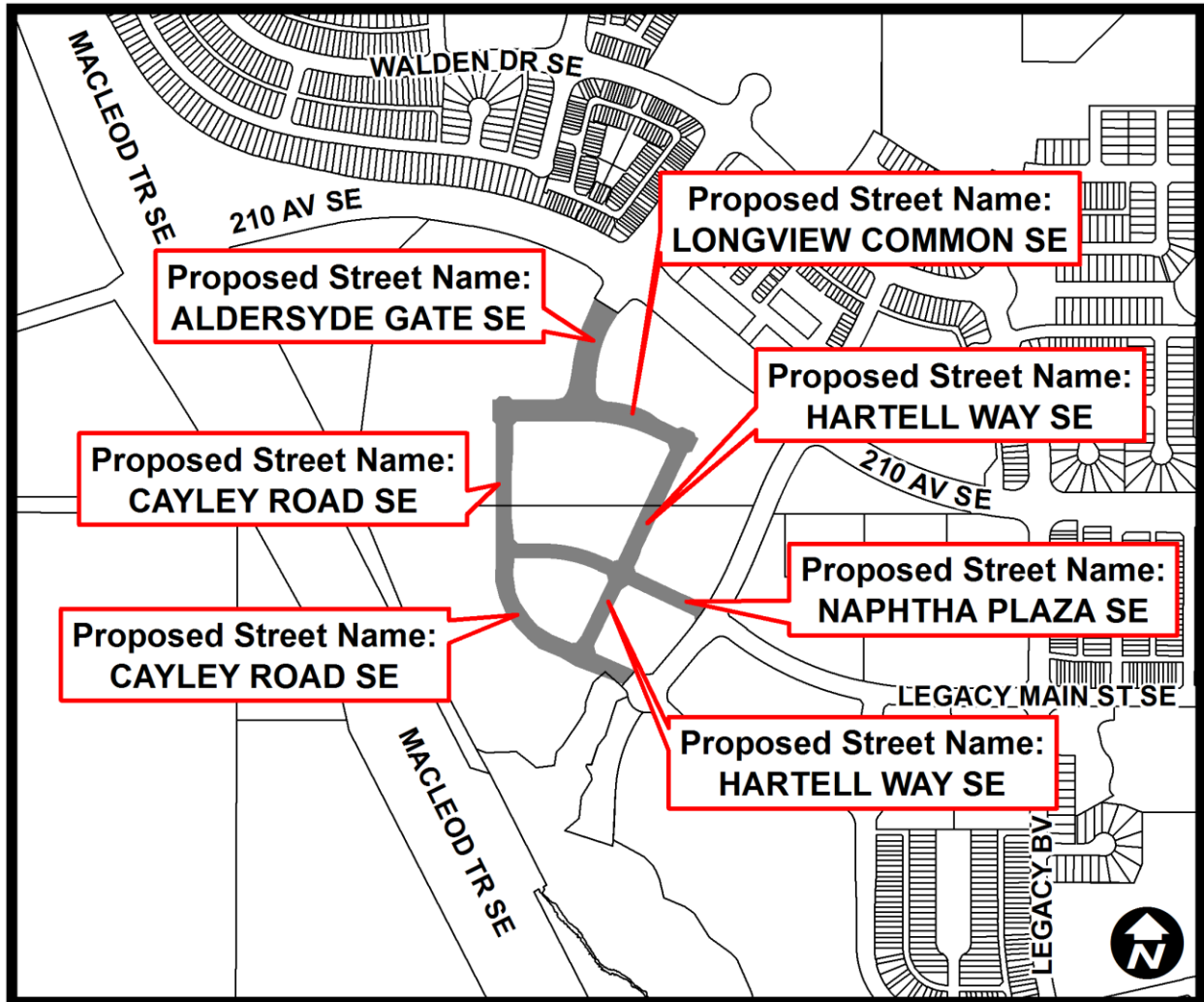
Policy Steward's Compliance Report  
SN2018-0009: Proposed Roadway(s) Naming in the Community of Legacy  
September 6, 2018

specified alignments with minimal deviations and the roadway intersects with major roadways or other numbered roadways.		
2.2.16 Naming of roadways using a defined theme shall be permitted if the proposed names meet the following requirements: a. Themes must be simple and commonly understood, unless reflecting a theme of national or local significance; b. When there are many names in use throughout Calgary that could be associated with a proposed theme the proposed theme naming shall not be permitted; and c. Where words used within a theme are not easily recognized as being associated with the theme, prefixes may be used (e.g., Lake Bonavista, Lake Lucerne, Lake Tahoe, Lake Wasa, etc.).	Y	
2.2.17 Roadways shall utilize valid roadway types maintained by the Administration's division responsible for addressing in order to: a. Reflect the hierarchy, topography and configuration of roadways; and b. Enable one roadway name to be used for several roadways, thus reducing the number of roadway names required for new Communities.	N/A	
2.2.18 Cul-de-sac roadway types are to be used solely for non-through roadways: a. Where appropriate, all culs-de-sac accessible from the same through roadway shall share the same name as the through roadway; b. The practice of qualifying with numbers culs-de-sac sharing the same name and type (e.g., 100 James Place, 200 James Place, etc.) is endorsed where the culs-de-sac are accessed from the same roadway; and c. Generally, where a through roadway terminates across an intersection and into a cul-de-sac, the roadway type of the cul-de-sac shall be different from the roadway type of the through roadway.	N/A	
2.2.19 Roadway types "Way" and "Bay" shall not be used with the same roadway name (e.g., "Marquis Way" and "Marquis Bay").	N/A	
2.2.20 Words used as roadway types (e.g., "Green", "Park", "View", etc.) shall not be permitted for use in compound names selected as roadway names (e.g., Coventry Park Drive, Skyview View).	N/A	

Prepared by: *SAG*  
Business Services, Leader: *R. Lewis*  
Policy Steward: *[Signature]*



**Proposed Street Name(s) Map**





**Planning & Development Report to  
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**Development Permit in East Shepard Industrial (Ward 12) at 6202 – 106 Avenue SE,  
DP2018-3439**

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## **EXECUTIVE SUMMARY**

This development permit application was submitted by Stantec Architecture on 2018 July 18, on behalf of Sofina Foods Inc. and with authorization from the owner, The City of Calgary. The application proposes a fully enclosed Slaughter House that is:

- one building, with a floor area of approximately 24,887 square metres (267,881 square feet); and
- a building height of 15.5 metres.

The proposed development permit generally complies with Land Use Bylaw 1P2007, and is in keeping with the applicable policies of the *South Saskatchewan Regional Plan*, the *Municipal Development Plan*, the *Southeast 68 Street Industrial Area Structure Plan* and the *Calgary Food System Assessment and Action Plan - Calgary Eats!*

### **ADMINISTRATION'S RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed development permit DP2018-3439 of a New: Slaughter House, Sign – Class C (Freestanding Sign) at 6202 – 106 Avenue SE (Plan 1710868; Block 5; Lot 4), with conditions (Attachment 2).

## **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

## **BACKGROUND**

In 2016 November, Council approved to market and sell Phase 2 of the Dufferin North Industrial Park, under requisite to a fair open market sale. An agreement to purchase the parcel in Phase 2 by Sofina Foods Inc. was reached with The City of Calgary in 2017 June, which would enable Sofina to move out of their almost 60 year old facility in the community of Ramsay to a new facility capable of addressing the negative external impacts experienced at the current facility. The Green Line LRT was a major catalyst in moving negotiations forward between The City and Sofina.

At the 2018 May 07 Public Hearing Meeting of Council, Council approved the associated land use amendment (LOC2017-0266) and gave three readings to Bylaw 157D2018 to redesignate the land from Industrial – General (I-G) District to a DC Direct Control District based on the I-G District, with the additional use of Slaughter House. The DC District includes rules specific to the use of Slaughter House, including the requirement for professional studies to ensure airborne emissions, public communications, waste management, noise, dust and traffic do not negatively impact existing uses in the area.

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**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue  
SE, DP2018-3439**

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Prior to the formal development permit application submission, the proposed development was submitted to the Design Review Committee of Real Estate and Development Services of The City of Calgary. This was undertaken to ensure compliance with the Architectural Design Guidelines for Dufferin North Industrial Park, which are tied to the site through a restrictive covenant. The Design Review Committee supports the design of the development.

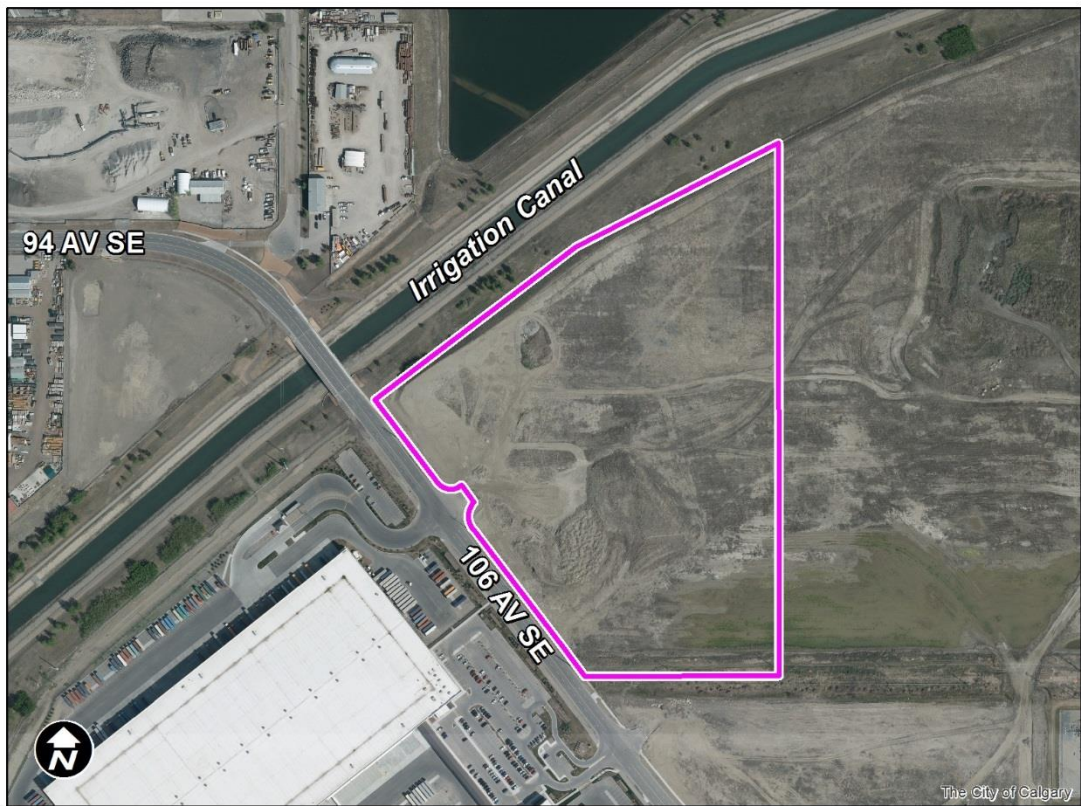
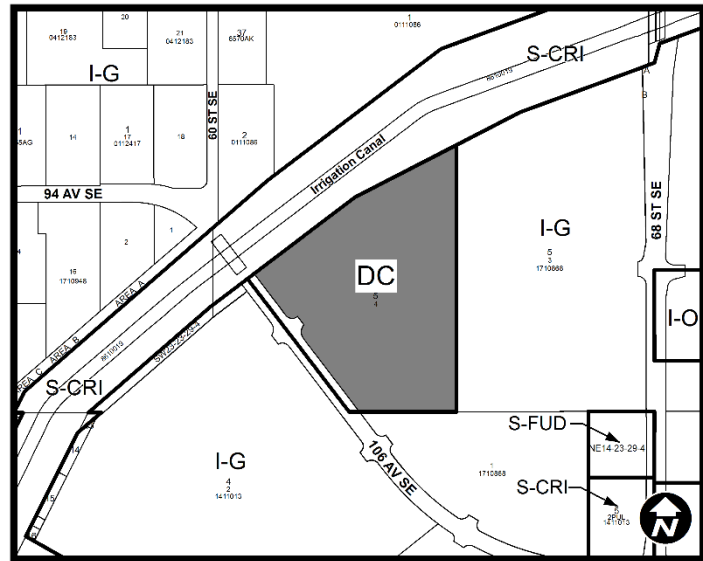
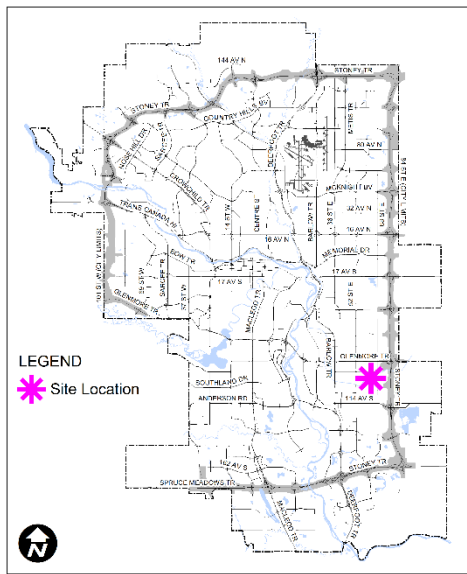
Following review by the Design Review Committee, the formal development permit and supplemental studies were submitted by Stantec Architecture, on behalf of Sofina Foods Inc. on 2018 July 18. The original submission did not include all required studies, which were requested through Detailed Team Review 1, with the remaining documents submitted with amended plans on 2018 October 04.

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Calgary Planning Commission  
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**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue  
SE, DP2018-3439**

**Location Maps**



## **Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

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### **Site Context**

The site is located in the Dufferin North Industrial Park, which forms part of the community of East Shepard Industrial. The parcel is situated on the corner of 106 Avenue SE and the Western Headworks Irrigation Canal, located approximately 1.3 kilometres west of Stoney Trail SE.

The vacant site is adjoined by vacant lands designated as Industrial – General (I-G) District to the east and south. Land directly west is also designated I-G, comprising the Home Depot distribution centre, constructed in 2015.

On a wider context, the parcel is surrounded by the industrial lands of Section 23, South Foothills, Shepard Industrial and Residual Ward 12 – Sub Area 12A. Rocky View County limits are located approximately 2.7 kilometres northeast of the parcel and the Canadian Pacific Railway (CPR) tracks are located approximately 800 metres south of the site.

Surrounding industrial uses include those with low impact, and those that have the potential for impacting the environment and surrounding uses, such as recyclable construction material collection (Calgary Aggregate Recycling), gas compressor manufacturing (Bidel Equipment), auto recycling (Allen & Sons Auto Recyclers), auto wrecking (AAAfordable Auto Wrecking), rail yard (CPR) and industrial landfill (Shepard Waste Management Facility).

The nearest residential district is the community of Douglasdale/Glen, which is located approximately 3.5 kilometres southwest of the parcel. Other residential communities that are in a similar proximity to Douglasdale/Glen include:

<b>Community</b>	<b>Distance to site</b>
<b>Ogden</b>	3.7 kilometres
<b>Riverbend</b>	3.9 Kilometres
<b>McKenzie Towne</b>	3.9 kilometres
<b>McKenzie Lake</b>	4.4 kilometres
<b>New Brighton</b>	4.0 kilometres
<b>Copperfield</b>	4.6 kilometres

Figure 1: Distance to residential uses

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

### **Application Review**

#### ***Site and Building Design***

As indicated on the development permit plans in Attachment 1, the application proposes one building with a gross floor area of approximately 24,887 square metres (267,881 square feet). The building area is composed of a small administrative office that is ancillary to the Slaughter House, as well as a number of areas for specific functions of the use, including waste and water treatment, poultry processing, packaging, storage and distribution. The poultry receiving area is



## **Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

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located on the northeastern portion of the building, oriented away from adjacent uses, and has been designed specifically to mitigate potential externalities such as noise, dust, and odour.

Unlike Sofina's existing facility in Ramsay, the proposed development will allow all functions of the operation to occur within the building. The design permits trailers carrying poultry to enter the rear of the building immediately after arriving on site, through one of 24 overhead doors. As indicated in Section 3.1.1 of the Operational Management Plan (Attachment 3), these trailers will begin arriving at the site shortly after midnight, with all trailers expected to be on-site by mid-afternoon.

Passenger vehicle entry to the site is via the northern driveway from 106 Avenue SE, while trailers carrying poultry enter from the southern driveway from 106 Avenue SE. Staff and visitor parking areas are located along the northern and western edges of the building, and include sufficient barrier free parking stalls in proximity to building entries. Due to the nature of the use, staff parking is secured with an access control barrier that is accessed adjacent to the visitor parking area. Parking proposed on the site exceeds the requirements of the Land Use Bylaw.

The proposed development presents to the street as a modern light industrial building, with insulated metal wall panels in pewter, gray and white. This application also involves signage, which identifies Sofina Foods. A freestanding sign is proposed to be located along 106 Avenue SE, at the passenger vehicle entry.

The proposed building is setback from the site's property lines 51.5 metres to the north, 170.0 metres to the south, 22.2 metres to the east and 35.0 metres to the west (front). These generous setbacks, along with landscaping and berming, provide a visual buffer to adjoining uses and from the street.

### ***Specialist Reports***

As part of the development permit review and in accordance with use specific rules of the Direct Control District (Attachment 6), specialist reports on potential externalities were prepared and reviewed in accordance with the below subsections.

#### **Odour Assessment**

An Odour Assessment (Attachment 3, Appendix B.2), signed by Maryam Mirzajani (Senior Air Quality Engineer), Stephen Biswanger (Senior Project Manager, specializing in Environmental Act proposals), Wade B. Gieni (Senior Air Quality Scientist), and Charlie Alix (Senior Associate, Stantec, specializing in biosolids, odour and waste handling), was submitted for review and acceptance on 2018 October 04. The methodology followed for the Assessment is identified as aligning with the Good Practices Guide for Odour Management in Alberta (CASA, 2015).

The Odour Assessment states that:

*"...the odour control industry's experience indicates that controlling ground level odour concentrations at or less than 5 to 10 odour units/m<sup>3</sup> is typically sufficient to prevent nuisance-level odour impacts in residential areas."*

**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue  
SE, DP2018-3439**

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The Odour Assessment concludes that odour concentrations at the site's property lines will be maintained at or below 5 odour units/cubic metres, and that these could further be refined and reduced during construction of the building. Given the location of the site in an industrial area, this is considered to be acceptable.

In addition, a third party review of the Odour Assessment was requested and completed by Odour Management Consultants McGuinley Associates, PA from Minnesota. The review, provided as Attachment 5, reaffirms the findings of the Odour Assessment, and further states that the proposed Slaughter House design demonstrates that public welfare will be protected, specifically with regards to the management of odours. A permanent condition has been included to provide enforcement options.

Communications

An Operational Management Plan, included as Attachment 3, includes a detailed draft Emergency Response Plan, listing general emergency response protocols as well as emergency response and evacuation plans, and will be issued to all staff of the facility, as well as adjoining owners and businesses. If this development permit is approved, the draft Emergency Response Plan will be updated post construction and throughout the life of the development. The plan also details ammonia emergency procedures; however, it is noted that these procedures, nor any part of the Operation Management Plan do not absolve the developer or operator from complying with and ensuring the property is developed and operated in accordance to applicable provincial and federal legislation.

Noise Impact Assessment

A Noise Impact Assessment, prepared by Stantec Consulting, was submitted to Administration for review on 2018 October 04. The assessment evaluates the existing sound levels at the subject site, as well as predicted noise emissions from the proposed Slaughter House, identified using a preliminary design report as well as testing at the existing facility in Ramsay. The assessment concludes that the sound levels of the proposed Slaughter House will be below daytime and nighttime Noise Bylaw Limits at the most affected points of reception in residential and non-residential areas.

Dust and Vibration

A Dust and Vibrations report (Attachment 4), prepared by Stantec Consulting, concludes that the proposed Slaughter House does not contain any equipment or operations that would produce vibrations or dust beyond what would reasonably be expected from an industrial development. This is achieved due to all operations occurring within the building, as well as the use of suitable foundation design, isolation and dampeners.

**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

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***Transportation Networks***

Access to and from the subject parcel will be via two proposed driveways on 106 Avenue SE. As per the Calgary Transportation Plan, 106 Avenue SE is classified as an Industrial Arterial. The north access driveway provides for all-turns access and will be used for passenger vehicles, while the south access will be a right in / right out truck access only.

The new transit (Route 149) will service the proposed development starting 2018 November 19. A bus pad currently exists directly in front of the site and a transit shelter has been proposed at this location as part of the development approval conditions to facilitate the bus stop at this location.

A local pathway runs along the south side of 106 Avenue SE connecting to the regional pathway along 52 Street SE. A Transportation Impact Assessment and Parking Study were submitted in support of the application. The Transportation Impact Assessment identified there is no negative impact of traffic or parking on the adjacent roads or surrounding development. Staff parking and visitor parking has been provided on site and meets the requirements of the Land Use Bylaw.

***Utilities and Servicing***

The subject site was recently serviced as part of the East Shepard Industrial Phase 2 subdivision. Water, sanitary, and storm sewer mains are available for connection from 106 Avenue SE and have capacity to service the proposed development. Details of the on-site servicing and stormwater management requirements will be determined prior to release of the development permit to ensure conformance to the applicable City of Calgary Bylaws, design guidelines, and specifications, to be addressed through prior to release conditions (Attachment 2). The proposed internal processing equipment will also be reviewed to ensure any effluent directed into City of Calgary sanitary sewer will not be harmful to these systems.

***Environmental***

The subject site was recently graded and serviced as part of the East Shepard Industrial Phase 2 subdivision. The Environmental Site Assessment did not identify any environmental concerns on the subject property, and the proposed development will be subject to meeting applicable provincial and federal environmental regulations.

There are no Historical Resource Values tied to these lands in the September 2017 Listing of Historic Resources. As such, Administration's cultural planner has advised that a Historical Resources Impact Assessment is not required as part of this application.

## Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439

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### Strategic Alignment

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

The *South Saskatchewan Regional Plan* (SSRP) speaks to the economic benefits of food manufacturing in the South Saskatchewan region, specifically mentioning the significant processing and meat packing facilities that can be found throughout the region as being of great benefit to the agricultural industry. While emphasis is placed on said agricultural industry, the SSRP does mention supporting uses on smaller parcels, and municipalities' responsibility to support a range of land uses that can provide for a variety of economic development opportunities.

The SSRP also acknowledges the industry's heavy reliance on the supply of water and recognizes the need to be strategic with the allocation of water in the future.

The proposed application will allow for the existing and very well-established use to be relocated to a more suitable site with its facilities upgraded considerably, allowing for the continuation of employment with a local workforce, as well as numerous benefits to the environment, including significantly less water usage, and more direct access for distribution.

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

Within the *Municipal Development Plan* (MDP), the parcel is located within the Standard Industrial Area as identified on Map 1: Urban Structure. Both city-wide policies and standard industrial policies apply, and in general, strongly encourage the continuation of industrial uses as main function of the area.

Standard Industrial Areas are recognized as providing for a broad variety of industrial uses and intensities that support business in Calgary.

Section 2.1.2 of the MDP relates to the creation of a city that is attractive to business, and contains the following relevant policies:

- a. Attract and retain suitable business and industry in Calgary by fostering economic diversification and providing a climate that supports and enhances economic activity.*
- e. Remain open to innovation and provide flexibility to accommodate the changing needs of business.*
- m. Recognize the access needs of the logistics industry by locating warehouses and local distribution centres in areas that provide direct roadway connections to the goods movement corridors.*
- n. Ensure the availability of competitively priced, easily serviceable and developable land for industrial purposes; including providing opportunities for brownfield redevelopment.*

## **Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

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Section 2.4 of the MDP is about ensuring sustainable municipal finances. Specifically stating the need to:

- a. Optimize the use of existing infrastructure and services.*
- d. Accommodate growth while avoiding premature investment in municipal infrastructure.*

The application is in keeping with the relevant MDP policies as the proposed development permit will allow for the continuation of an industrial business within the city, with improved conditions.

### ***Southeast 68 Street Industrial Area Structure Plan (Statutory, 2010)***

The parcel is located in the Industrial – Medium Area in accordance with the Land Use Concept Map of the *Southeast 68 Street Area Structure Plan* (ASP). The purpose of the Industrial – Medium Area is to provide opportunities for medium industrial uses within the context of a fully serviced industrial park. The policy states that the Industrial – Medium Area is suitable for general industrial and a limited range of medium industrial uses, defined as the General Industrial - Light and General Industrial - Medium uses in the Land Use Bylaw 2007.

The ASP states that uses considered similar to General Industrial – Light and General Industrial – Medium may also be considered where determined to be compatible and appropriate by the development authority. During the land use amendment stage, confirmation was provided by the City's Law Department that the land use redesignation to a Direct Control District to accommodate a Slaughter House does not require an amendment to the ASP. Although the General Industrial – Medium use definition states that live animals cannot be involved in any aspect of the operation, the above clause provides the flexibility to consider uses other than General Industrial – Light and General Industrial – Medium without the requirement of an ASP amendment.

It is noted that Appendix D of the ASP states that within the Industrial – Medium Use Area, most operational impacts should be contained within the parcel, where light industrial uses should contain most impacts within the building envelope.

The ASP advises that impacts and proposed mitigation measures of a proposed development should be comprehensively analyzed at the outline plan/land use amendment or development permit stage, and may include studies on noise, odour, dust, traffic, interface, and airborne emissions. As a requirement of the Direct Control District, the development permit was reviewed with the above studies, and a further third party review of the odour assessment was undertaken. The studies conclude that the proposed development is not expected to have externalities more impactful than would otherwise be anticipated in an industrial area.

### ***Calgary Food System Assessment and Action Plan - Calgary Eats! (Non-statutory, 2012)***

The *Calgary Food System Assessment and Action Plan* (The Plan) was completed in response to growing resident demand and community awareness of the value of a sustainable food system. In accordance with The Plan, the proposed use of Slaughter House is considered "Food

## **Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

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Processing”, for which policy states that *“processing is an important element of Calgary’s food system. However, it is acknowledged less by the average citizen. Whereas recent trends demonstrate an interest by consumers in food producers, there is less interest and understanding in the food processor.”*

The policy speaks to the variety of challenges that food and beverage processing plants in Alberta have experienced since 2008. Specifically, Slaughter Houses have largely been centralized, and in many cases moved to smaller centres such as Brooks. This centralization can result in additional transportation requirements and associated fuel use, and can negatively impact the facility due to the available employee base and existing servicing in the area. Notwithstanding these challenges, food processing remains a significant part of Calgary’s economy, representing the largest of all the 21 manufacturing sub-sectors in Calgary, which in turn assist with maintaining a strong labour force within the city.

Section 5.2 - Food Processing in Alberta, states that Alberta’s food and beverage processing industries generated \$11.5 billion in sales in 2010, and is dominated by meat processing, i.e. livestock and poultry slaughtering, processing and rendering. Alberta is second only to Ontario as Canada’s largest producer of meat products in 2010. Further, the policy goes on to state that within Calgary, the food manufacturing sector is a strong contributor to the economy, and that:

*“Processing is a critical part of the food system, being the point at which value is added to raw products and often a connection point between producer and distributor or consumer. The province has a strong food and beverage manufacturing and processing industry, particularly related to meat and grain, which is reflective of the strength of livestock and grain production within the province. However, whilst employment in Alberta food processing continues to grow and has been relatively resilient to the economic decline, employment in this sector has decreased within Calgary”.*

The proposed development permit will allow for the relocation of the existing use within Calgary, maintaining a local employee base.

### **Land Use Bylaw 1P2007**

The proposed development generally complies with Land Use Bylaw 1P2007, with the exception of a few minor discrepancies. These Bylaw relaxations are identified in the table below and are supported by Administration as the proposed relaxations would not unduly interfere with the amenities of the community or materially interfere with or affect the use, enjoyment or value of neighbouring properties. It is noted that given the prior to release requirements shown in Attachment 2, only three relaxations remain, specifically for planting in the southwest setback area, and for the method of irrigation. In compliance with the “test for a relaxation” set out in Section 36 of the Land Use Bylaw, the proposed development conforms to the definition of the use Slaughter House. The application relaxation’s have been further reviewed under Section 35 of the Land Use Bylaw 1P2007 and warrants approval.

**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

<b>Bylaw Relaxations</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
919 Additional Landscaping Requirements	(4) Every sidewalk located along the front of a building and every sidewalk located within a setback area must be: (b) a minimum width of 2.0 metres; and	Plans indicate the widths of some of the sidewalks provided on site are less than 2.00m wide.  PTR Condition will address this relaxation.
	(5) Every sidewalk located within a parking area must be: (c) a minimum width of 2.0 metres; and	Plans indicate the widths of the sidewalks provided within the parking area are less than 2.0m wide.  PTR Condition will address this relaxation.
918 Landscaping In Setback Areas	(1) Where a setback area shares a property line with a street, expressway or major street, the setback area must: (b)i: 1.0 trees and 2.0 shrubs: (i) per 35.0 m <sup>2</sup> of Req. L.S. Area	Plans indicate 0 (-39) trees and 16 (-61) shrubs within the South West setback area.  Relaxation supported, see page 12 of the report for rationale
	(5) Where a setback area shares a property line with the Headworks Canal operated by the Western Irrigation District, the setback area must: (c) 1.0 trees and 2.0 shrubs: (i) for every 35.0 m <sup>2</sup> ;	Plans indicate 76 (-18) trees within the North West setback area.  PTR Condition will address this relaxation.
899 Planting Requirements	(2) 25.0 % of all trees required to be coniferous.	Plans indicate 24 (-10) of the required trees are coniferous.  PTR Condition will address this relaxation
898 General Landscaped Area Rules	(4) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.	Plans indicate a combination of low flow irrigation, underground irrigation and temporary irrigation will be provided on site and no indication that if the final system of irrigation, if low water irrigation, will be confined to the tree and shrub areas.
900 Low Water Irrigation System	(1) When a low water irrigation system is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.	

**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439**

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***Sidewalks***

A prior to release condition requiring amendments to the plans to ensure that all sidewalks located within the parking area and along the front of the building have a minimum width of 2.0 metres is included in Attachment 2. This condition rectifies and therefore eliminates the relaxations to the rules in Section 919 of the Land Use Bylaw.

***Landscaping***

Prior to release conditions requiring amendments to the plans to provide the required 18 trees within the northwest setback and to provide 25 percent of the trees as coniferous trees is included in Attachment 2. These prior to release conditions rectify and therefore eliminate the relaxations to the rules in Sections 899(2) and 918(5) of the Land Use Bylaw.

A relaxation to the rules of Section 918(1) of the Land Use Bylaw is proposed for landscaping within the southwest setback area, adjacent to 106 Avenue SE. Specifically, 39 trees and 77 shrubs are required within the southwest setback area, with 16 shrubs provided. This relaxation is required due to the limited planting area within the 6 metre setback, which comprises drainage paths, trap lows, slopes, a utility right-of-way and an Enmax overhead powerline setback. In lieu, planting is requested just beyond the setback area through a prior to release condition, mitigating the lack of planting within the setback. This relaxation is supported by Administration given the site limitations and the negligible impact the relaxation will create.

***Irrigation***

The application proposes a combination of low-flow irrigation, underground irrigation and temporary irrigation, as per the proposed plans in Attachment 1. In light of this, the methods of irrigation proposed do not meet rules 898 or 900 of the Land Use Bylaw. In accordance with the Land Use Bylaw, all soft surfaced landscaped areas must be irrigated by an underground irrigation system, or by a low water irrigation system, in which case only trees and shrubs must be irrigated.

The site involves a large area of land that will remain undeveloped and will be seeded. This area is proposed to be temporarily irrigated from above ground. Once grasses are established, irrigation will be discontinued. Further, given the size of the site, areas of landscaping are proposed to be irrigated with low water options, while others will be irrigated underground. A condition of approval is included in Attachment 2 that requires that all trees and shrubs shown on the approved plans be retained for the life of the development. The proposed relaxation is negligible and will have no negative impact on adjoining owners or on landscaping, and is therefore supported by Administration.



**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue  
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**Stakeholder Engagement, Research and Communication**

***Communications***

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. The application was also included in the Planning and Development Map (PDMap), which is an online tool that includes relevant information on planning applications.

The decision made by Calgary Planning Commission as the development authority will be advertised in accordance with the *Municipal Government Act*.

***Applicant-led engagement***

The applicant led their own engagement program with the adjoining owners, which consisted of two meetings at the office of the adjoining owners on 2018 August 24 and on 2018 September 17. Additional communication occurred during the course of the application review via email correspondence and phone calls, during which Sofina provided specialist studies directly to the adjoining owners, as well as a list of engineering firms that could be contacted for a third party reviews of said studies.

Following an expression of interest from the adjoining owners in having a good neighbor agreement, the applicant arranged for said agreement to be drafted. Work on the draft is on-going.

***City-led engagement***

Administration assessed the application and it was deemed that additional City-led engagement was not required.

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone, or email.

Given the history of the associated land use amendment application recently approved by Council, Administration requested that the applicant allow for a digital copy of the application to be circulated to the adjoining land owners that objected to the land use amendment application at public hearing of Council. Comments from the adjoining owners were not received by Administration by the comment due date, however Administration remained open to receiving comments up until Calgary Planning Commission.

Administration received amended plans and the required specialists studies on 2018 October 04, and forwarded these on to the adjoining owners, as well as the third party review of the Odour Assessment. Despite repeated attempts by Administration to engage, the adjoining owners did not provide any comments on the proposed development.

## Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue SE, DP2018-3439

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### ***What we heard / what we did***

Rocky View County requested additional information, which was provided. As a result, Administration requested that the Operational Management Plan (Attachment 2), and specifically the Emergency Response Plan included as Appendix A, be updated to include contact information for Rocky View County. Further communications with Rocky View County identified no additional concerns or questions.

Administration did not receive any other comments from stakeholders.

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

The proposed development will allow for the relocation of an existing employment intensive use within city limits, with transit connections for the approximately 500 staff who work at the existing facility. Relocation of the existing facility to the site would also allow for new, modernized equipment that will reduce emissions and water consumption, aligning with Calgary's Climate Resilience Program and Strategy.

### **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 development does not trigger capital infrastructure investment, and therefore, there are no growth management concerns at this time.

### **Risk Assessment**

Due to the nature of the use operations, the production of waste, both material and airborne, including ammonia, does pose environmental and human health risks. Notwithstanding, mitigation measures are outlined in the Operational Management Plan, and the Slaughter House will be required to comply with provincial and federal regulations.

### **REASONS FOR RECOMMENDATIONS:**

The proposed development is in keeping with applicable City policies and Bylaws, and allows for the relocation and redevelopment of an existing industrial use within Calgary, utilizing new and modernized equipment that will reduce emissions and water consumption.

**Planning & Development Report to  
Calgary Planning Commission  
2018 November 15**

**ISC: UNRESTRICTED  
CPC2018-1286  
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**Development Permit in East Shepard Industrial (Ward 12) at 6202 - 106 Avenue  
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**ATTACHMENTS**

1. Proposed Development Permit Plans
2. Conditions of Approval
3. Operational Management Plan
4. Dust and Vibrations
5. Third Party Review of Odour Assessment
6. Direct Control District Bylaw 157D2018



Development Permit Plans



# NEW CALGARY POULTRY FACILITY

MUNICIPAL ADDRESS: 6202, 106 AVENUE, S.E. CALGARY, AB  
LEGAL ADDRESS: LOT 4, BLOCK 5, PLAN 171 0868

## ISSUED FOR DEVELOPMENT PERMIT REVISION

ISSUED: 2018.09.28

PROJECT #: 144211190



### DRAWING LISTS:

#### ARCHITECTURAL:

- 00-A-000 - COVER SHEET AND DRAWING LISTS
- 01-A-100 - SITE PLAN - OVERALL
- 01-A-110 - SITE PLAN - LARGE SCALE
- 01-A-500 - SITE DETAILS-I
- 01-A-501 - SITE DETAILS-II
- 02-A-100 - MAIN FLOOR PLAN - OVERALL
- 02-A-101 - MEZZANINE PLAN - OVERALL
- 02-A-103 - ROOF PLAN - OVERALL
- 02-A-200 - EXTERIOR ELEVATIONS - OVERALL

#### CIVIL:

- 01-C-100 - UNDERGROUND UTILITY SERVICING PLAN -I
- 01-C-101 - UNDERGROUND UTILITY SERVICING PLAN -II
- 01-C-102 - SURFACE GRADING PLAN -I
- 01-C-103 - SURFACE GRADING PLAN -II

#### STRUCTURAL:

- 01-S-501 - SITE SECTION DETAILS

#### LANDSCAPE:

- 00-L-001 - PROJECT NOTES & MATERIALS SCHEDULE
- 01-L-100 - GRADING PLAN -I
- 01-L-101 - GRADING PLAN -II
- 01-L-102 - NORTH PLANTING PLAN
- 01-L-103 - SOUTH PLANTING PLAN
- 01-L-104 - IRRIGATED AREA PLAN PLAN
- 01-L-500 - DETAILS



### PROJECT TEAM:

#### OWNER:

SOFINA FOODS INC.  
100 Commerce Valley Drive West  
Markham, Ontario L3T 0A1

#### ARCHITECT:

STANTEC ARCHITECTURE LTD  
200 325 25 Street SE  
Calgary, AB T2A 7H8  
tel: (403) 716-7926

#### CIVIL:

STANTEC CONSULTING LTD  
200 325 25 Street SE  
Calgary, AB T2A 7H8  
tel: (403) 716-8000

#### STRUCTURAL:

STANTEC CONSULTING LTD  
200 325 25 Street SE  
Calgary, AB T2A 7H8  
tel: (403) 716-8000

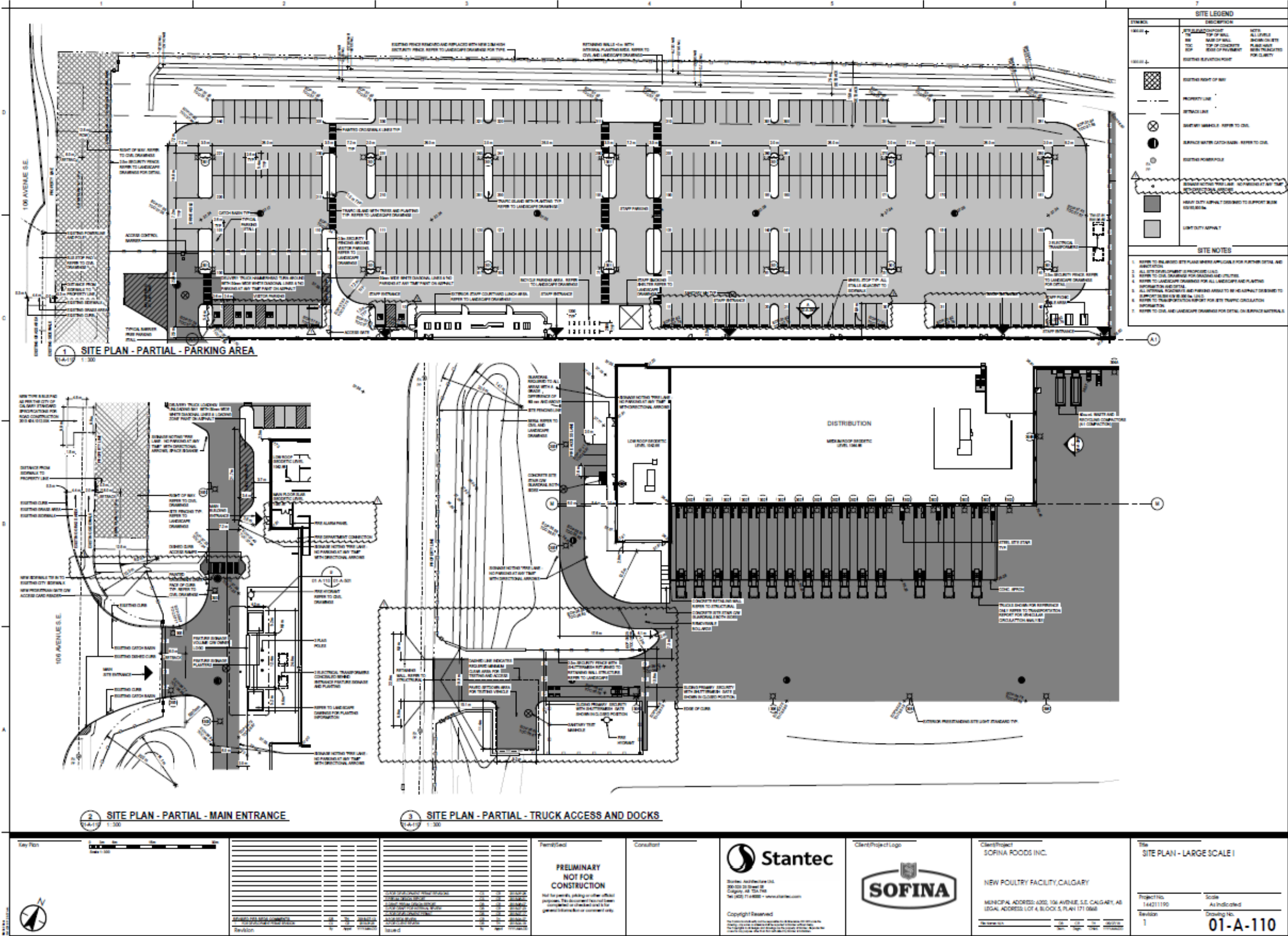
#### LANDSCAPE:

STANTEC CONSULTING LTD  
200 325 25 Street SE  
Calgary, AB T2A 7H8  
tel: (403) 716-8000

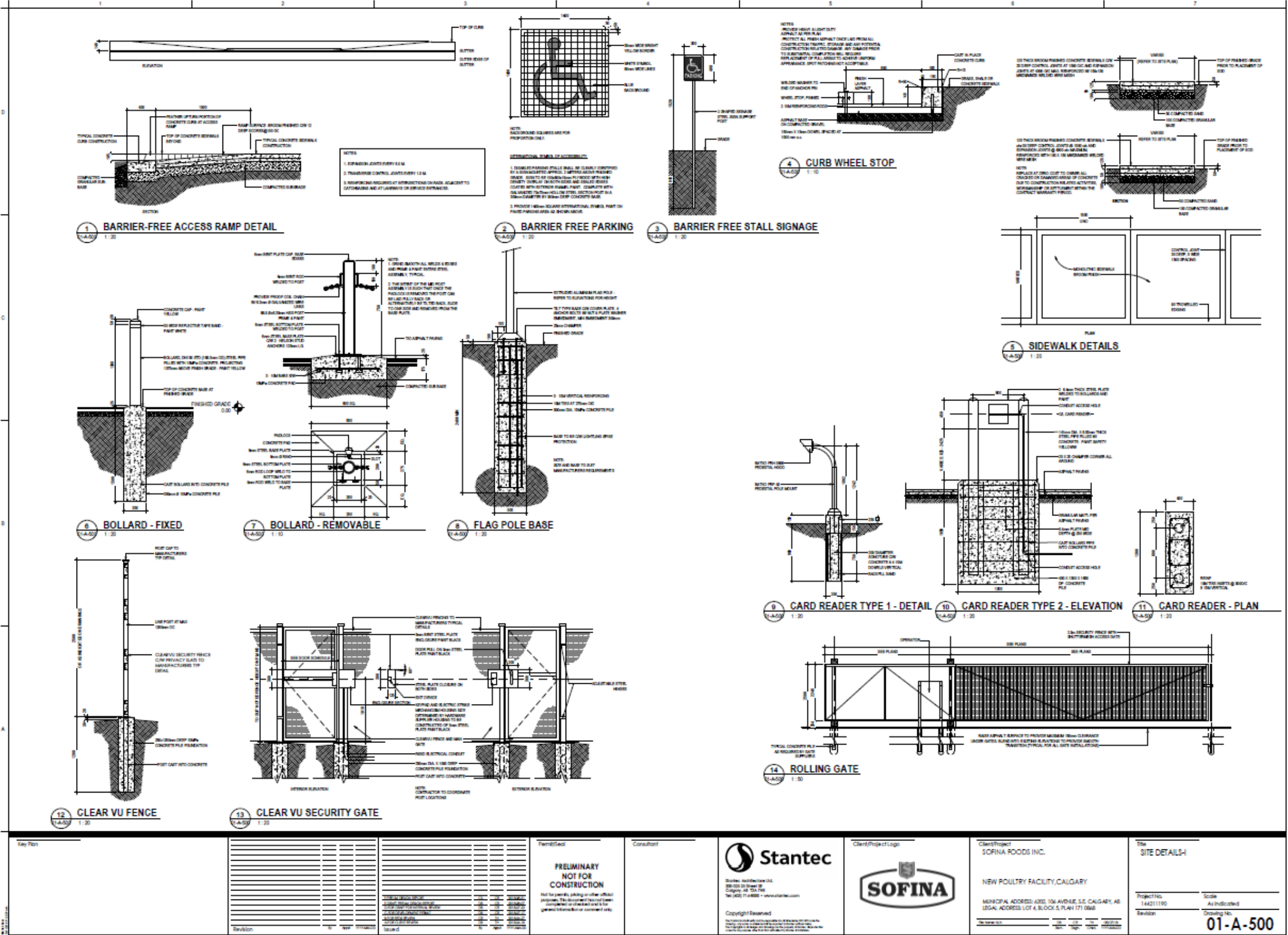
## Development Permit Plans



Development Permit Plans



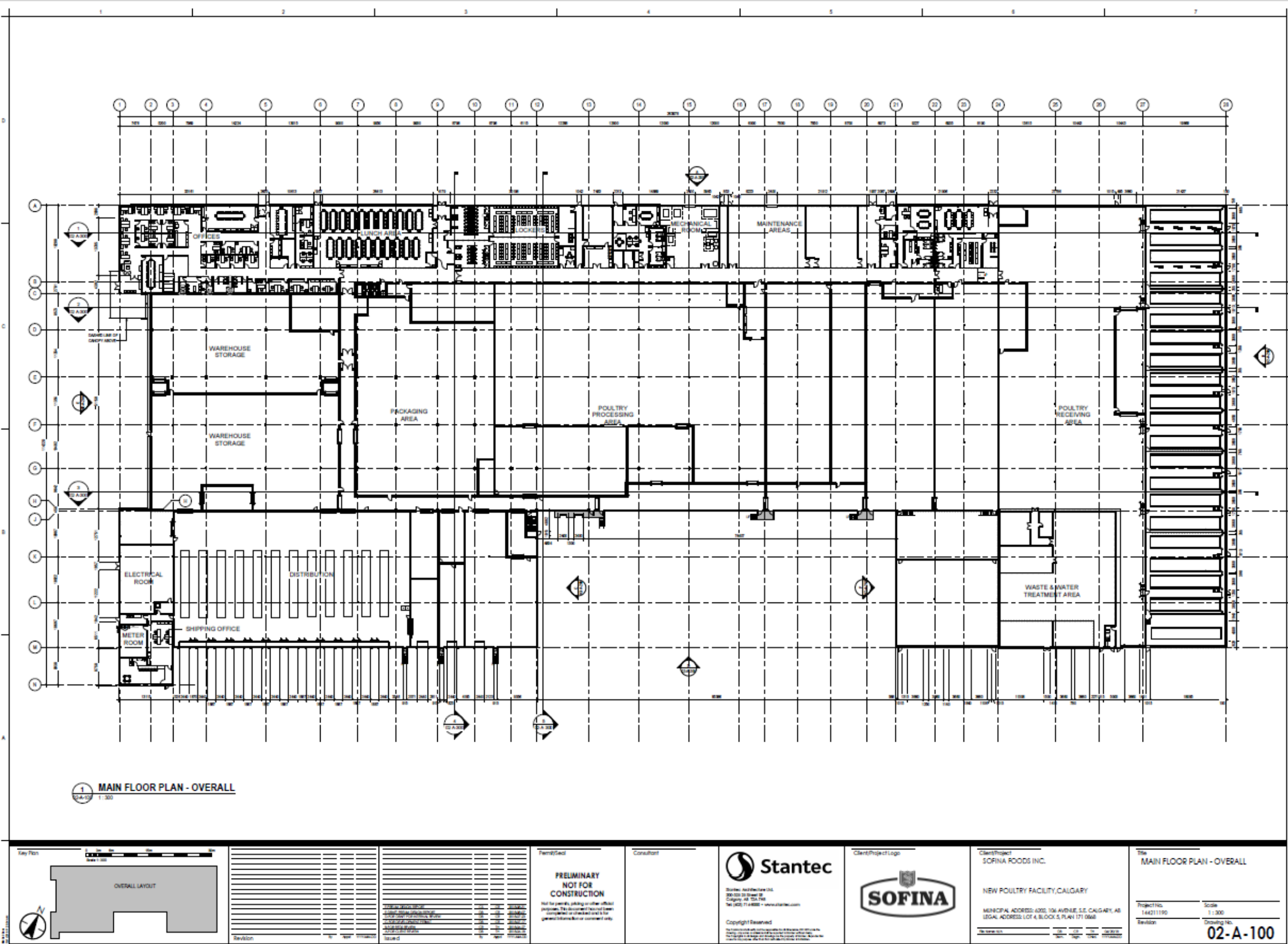
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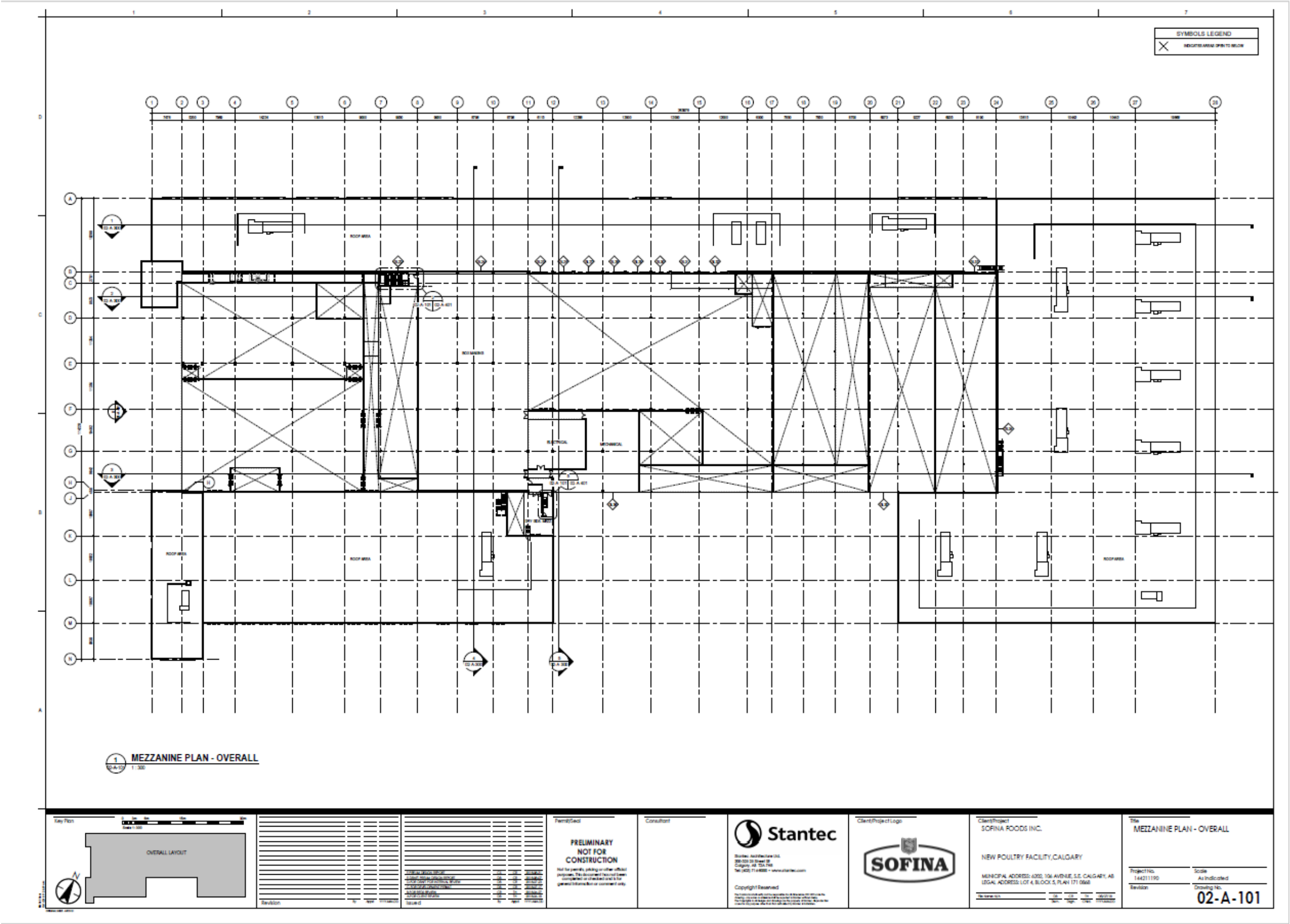




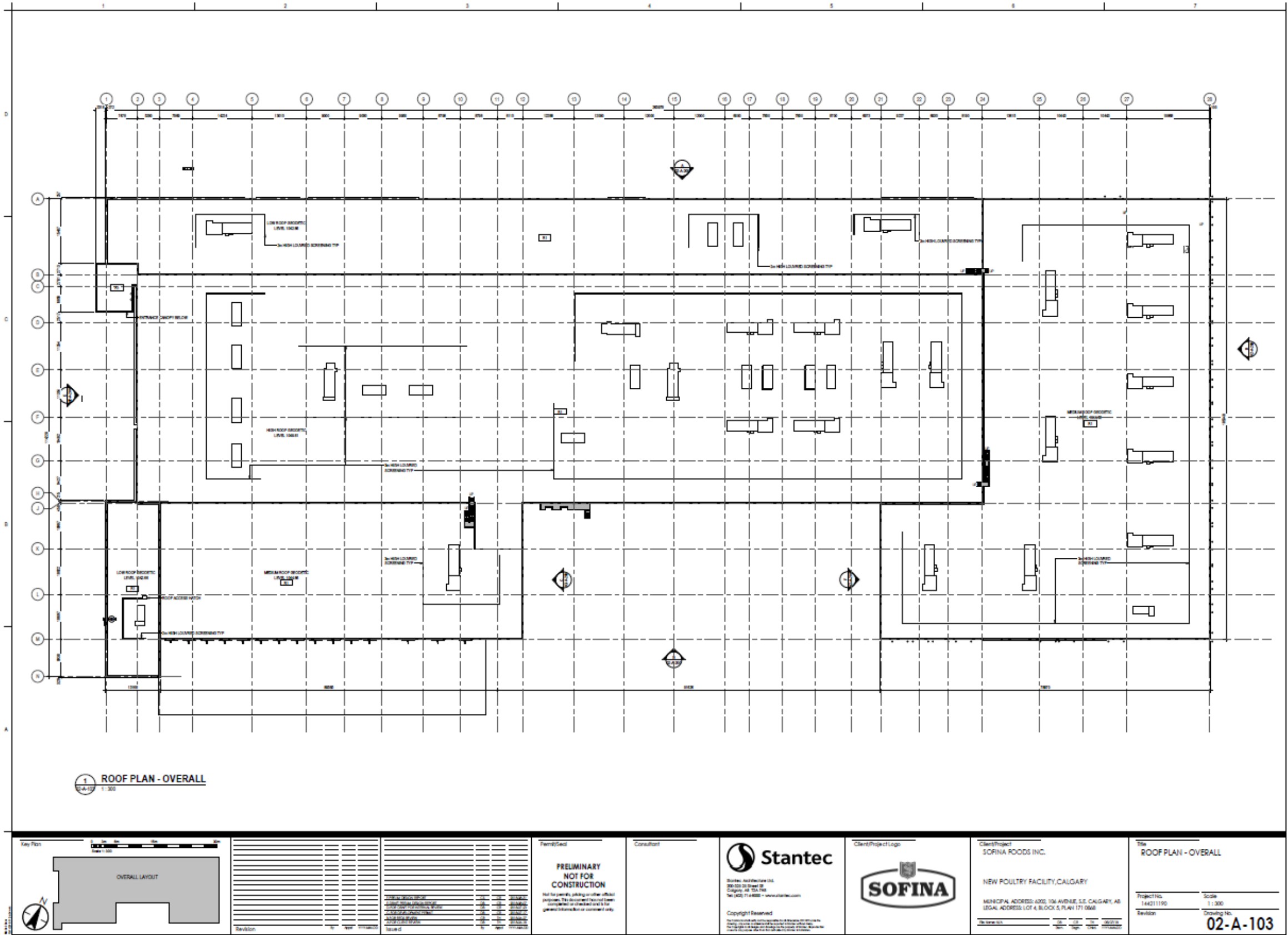
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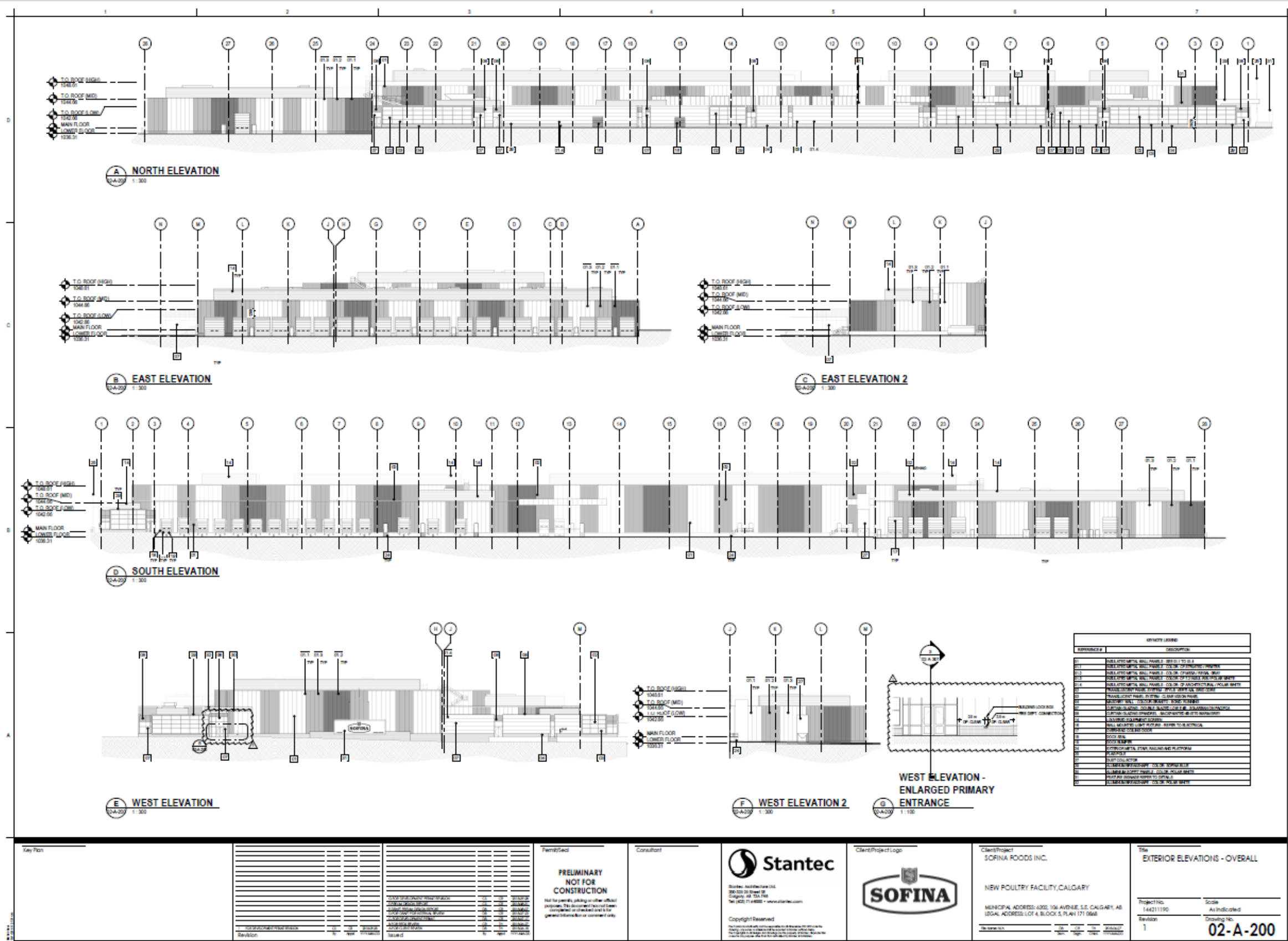


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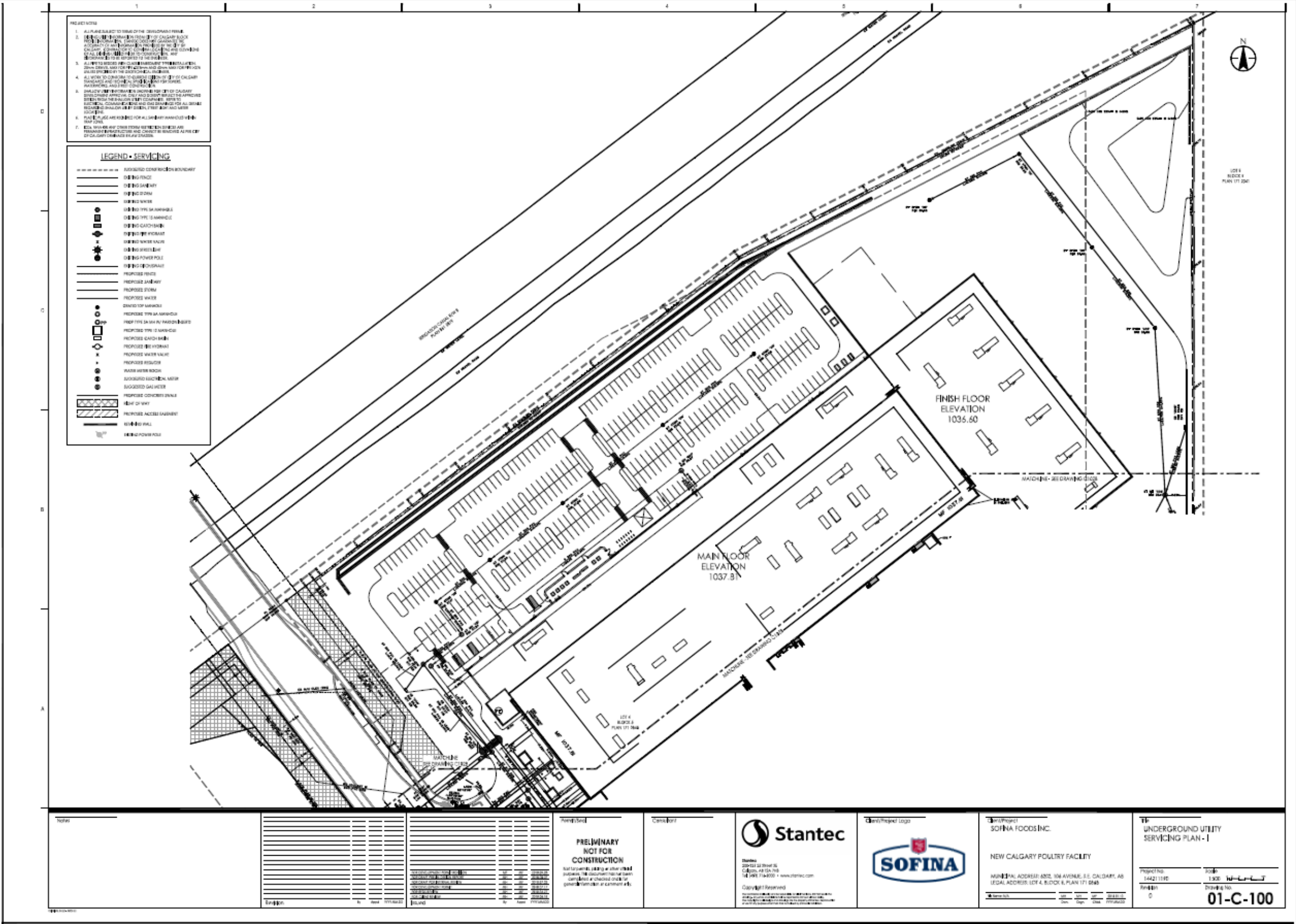




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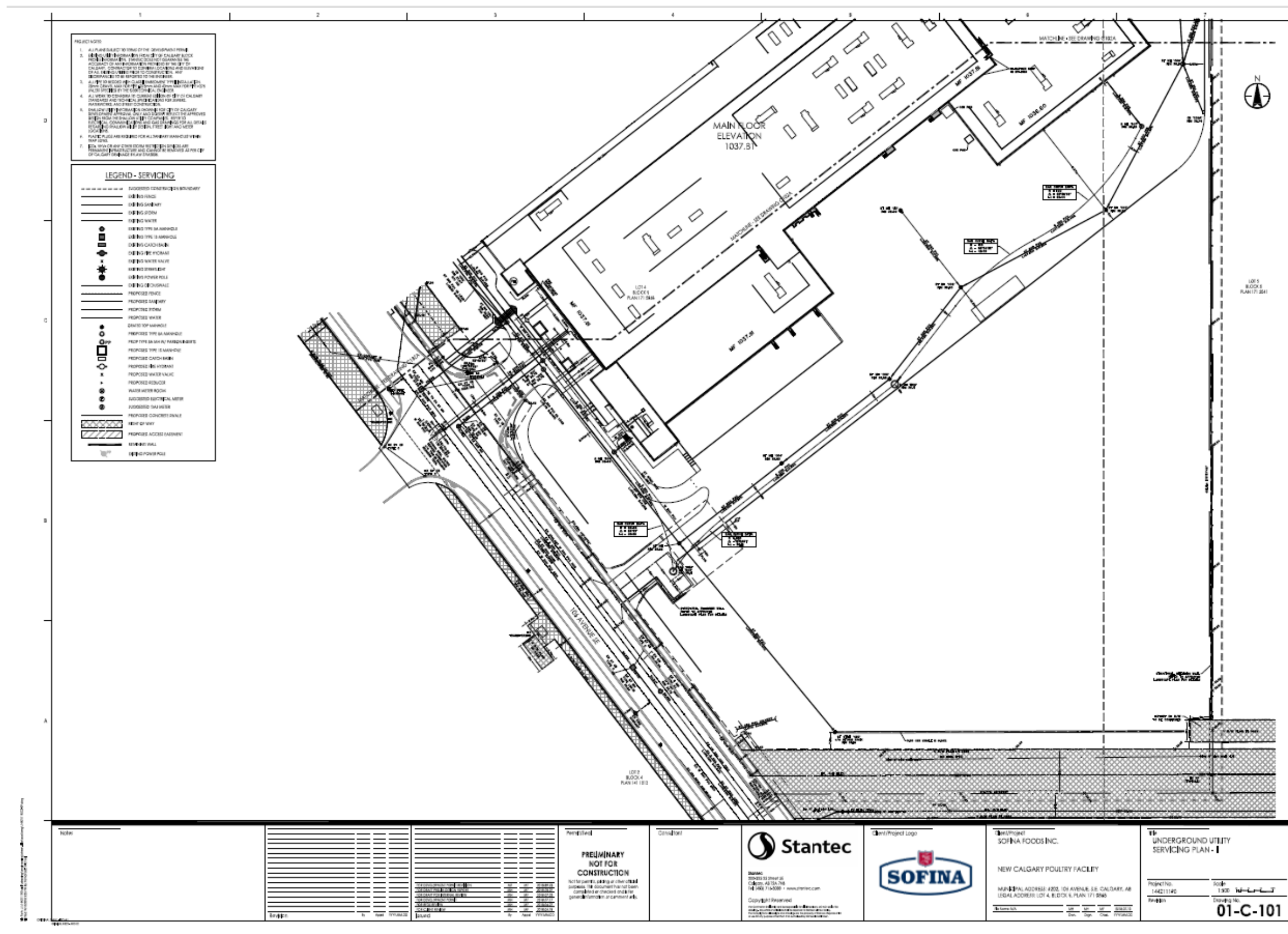


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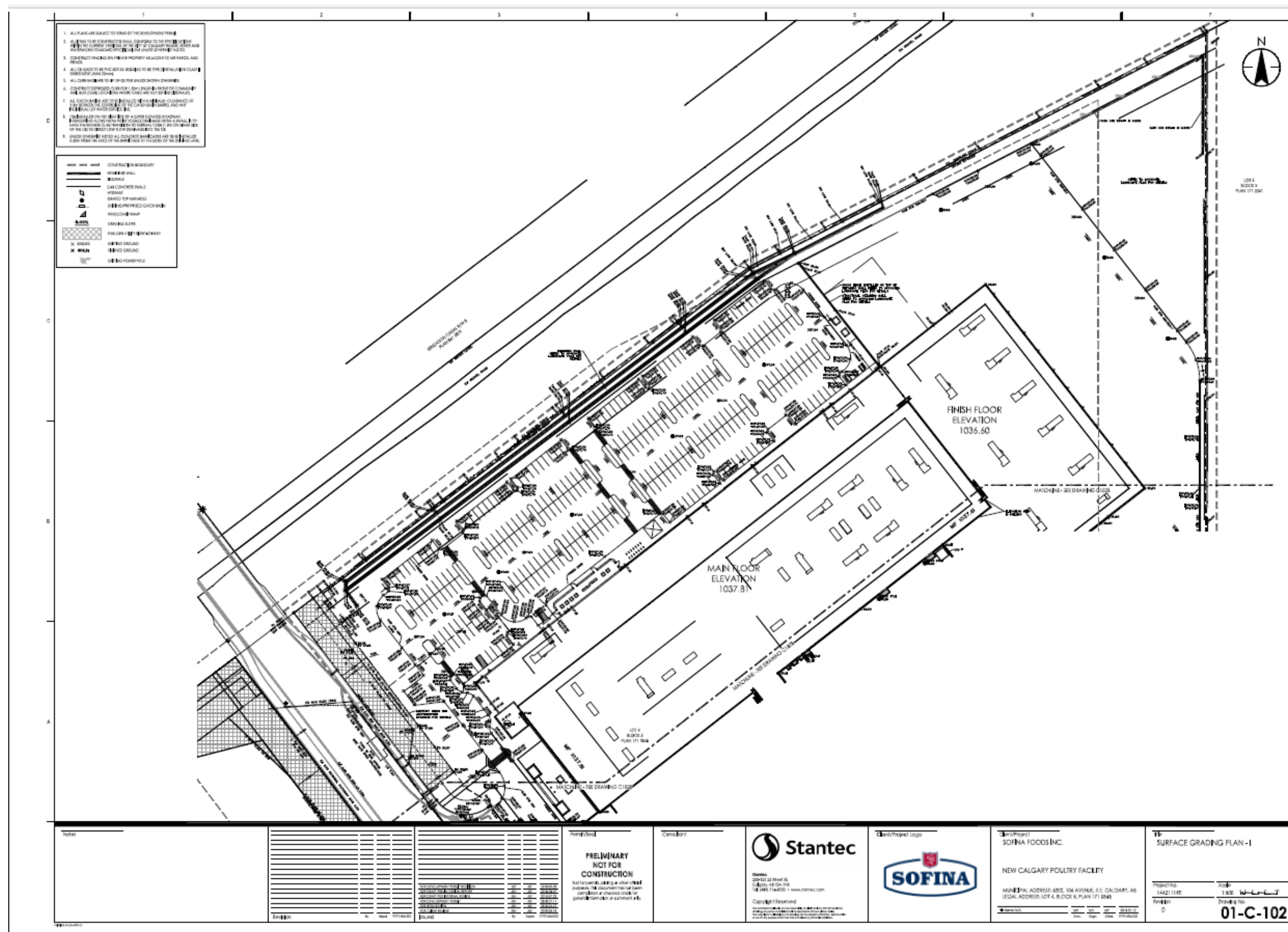




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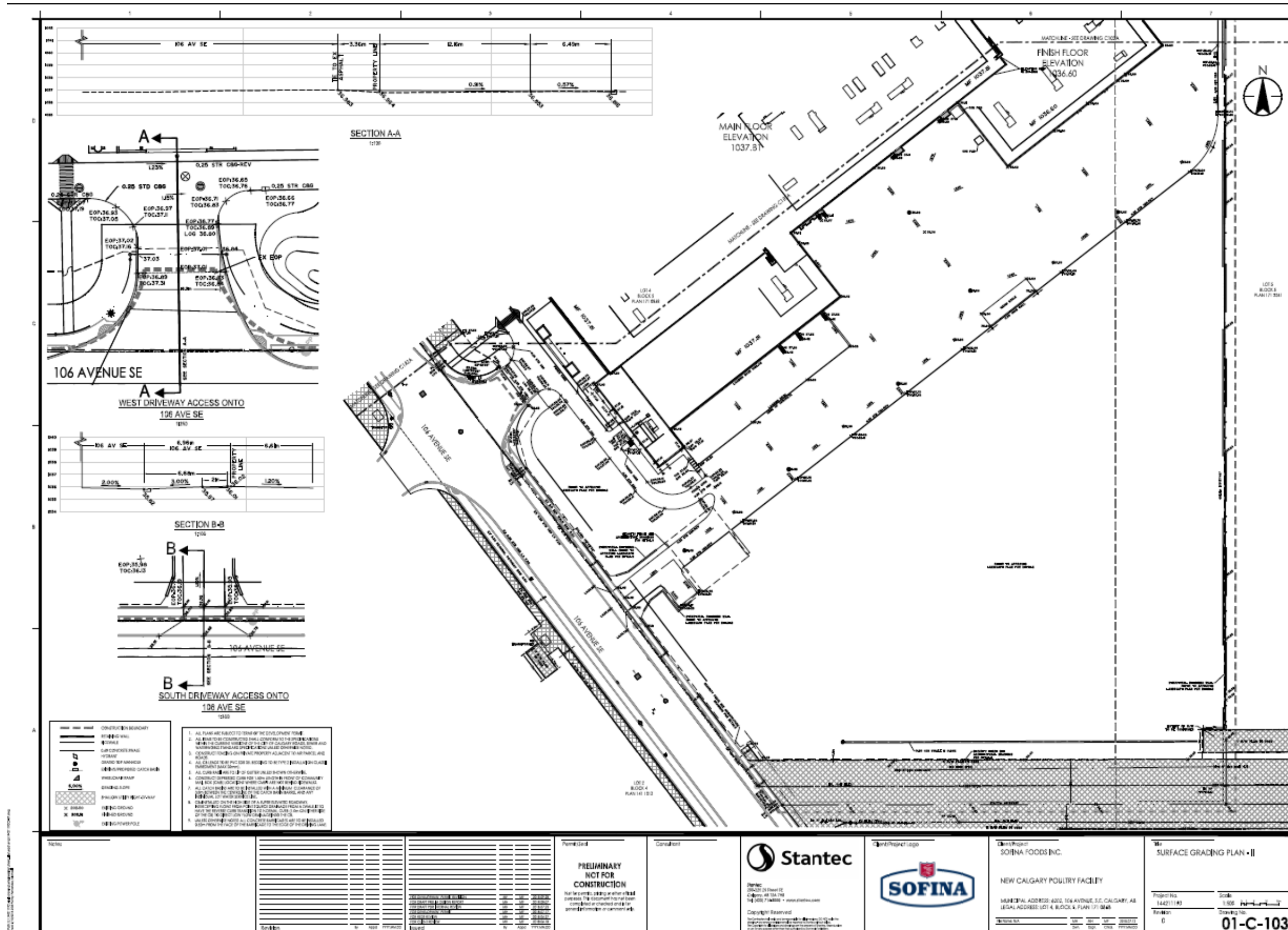


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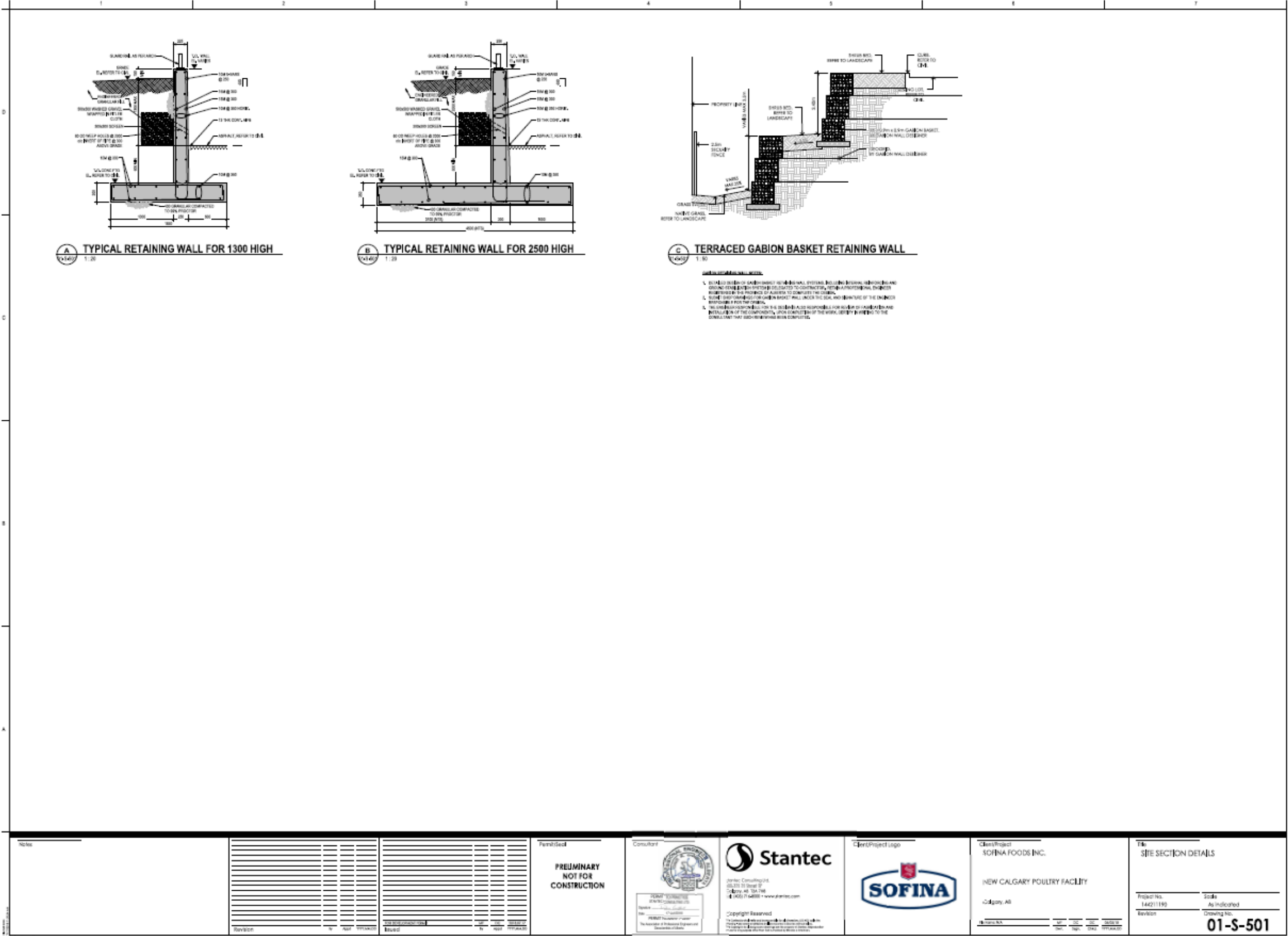




## Development Permit Plans



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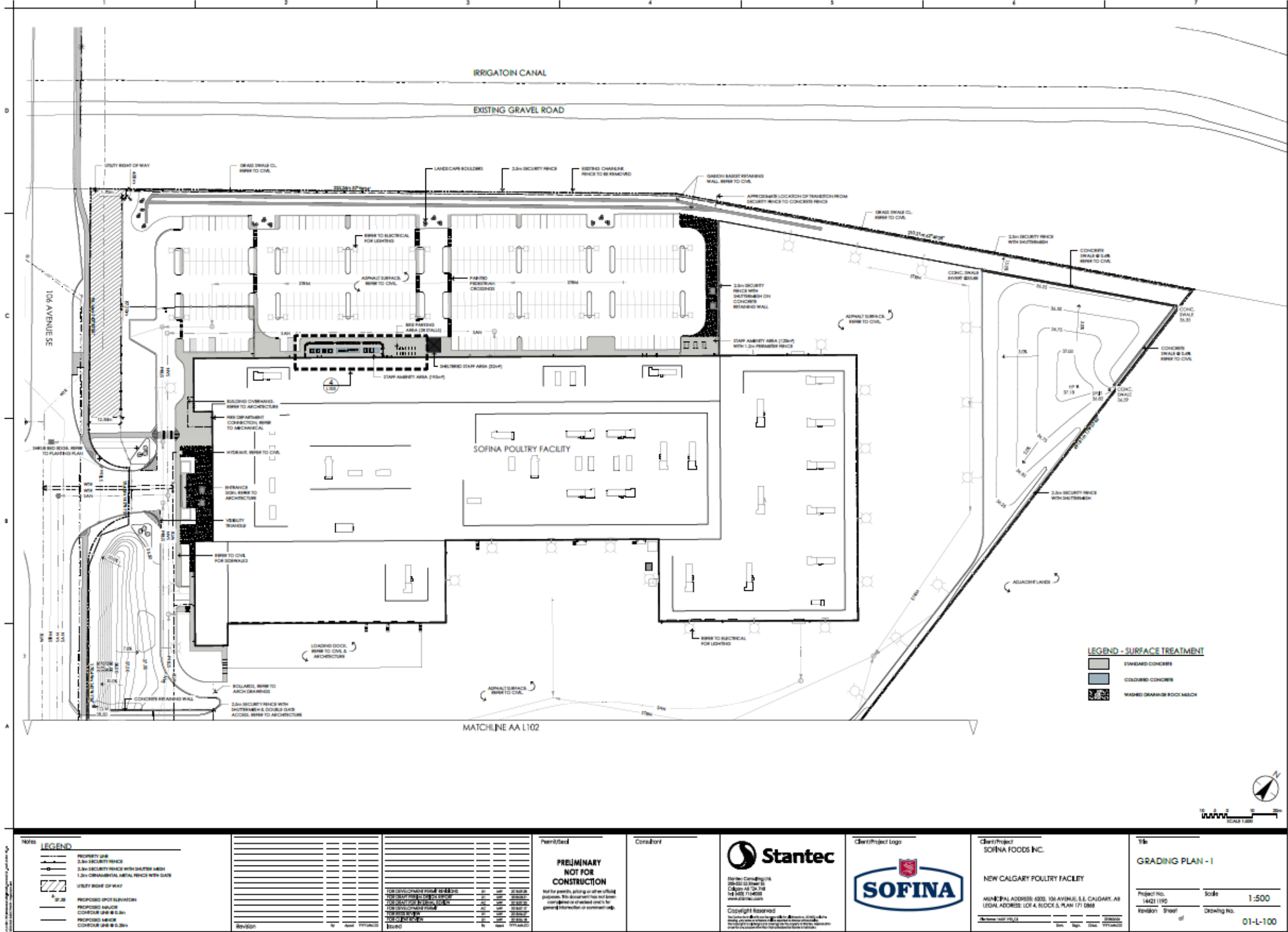


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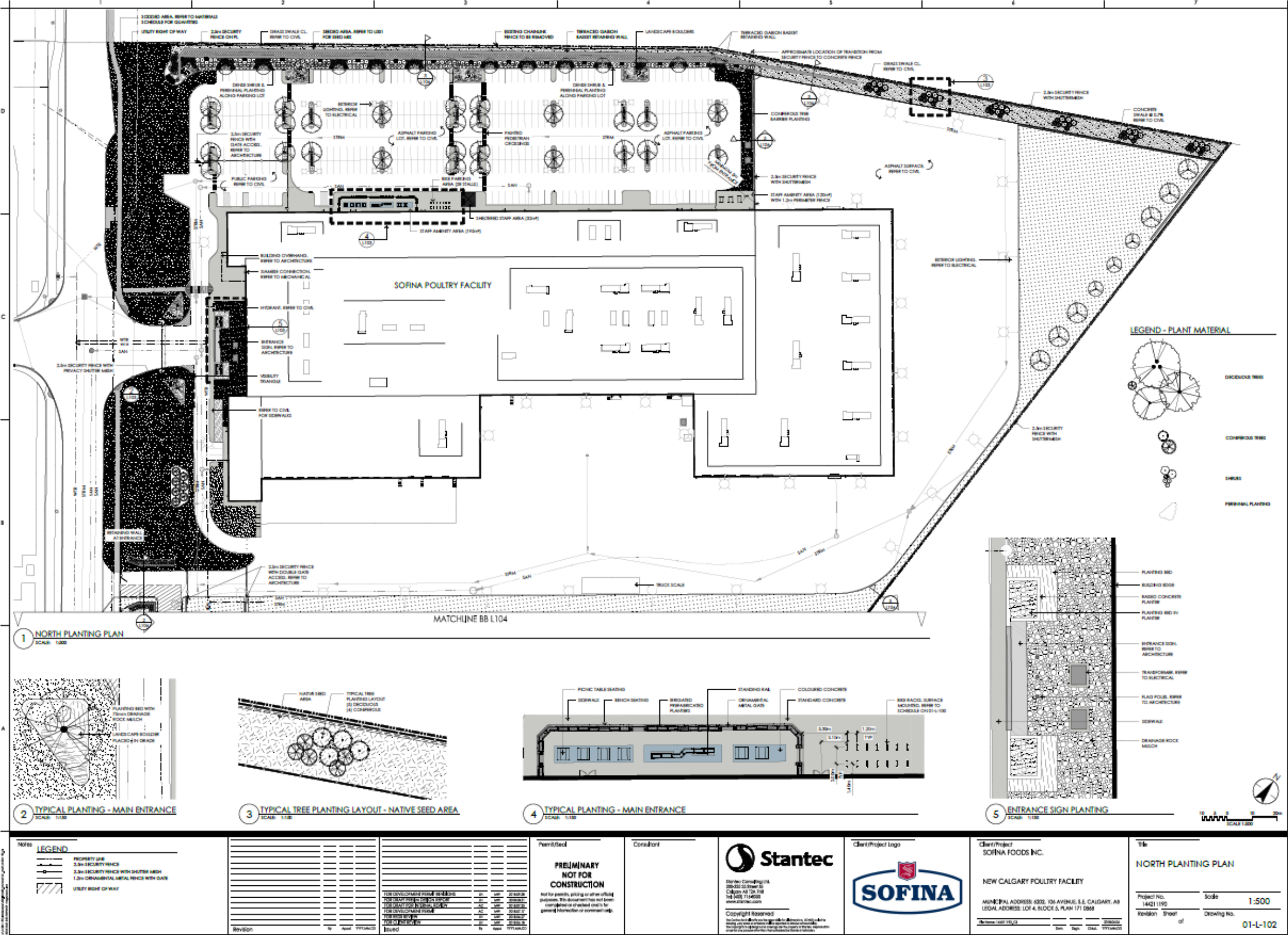


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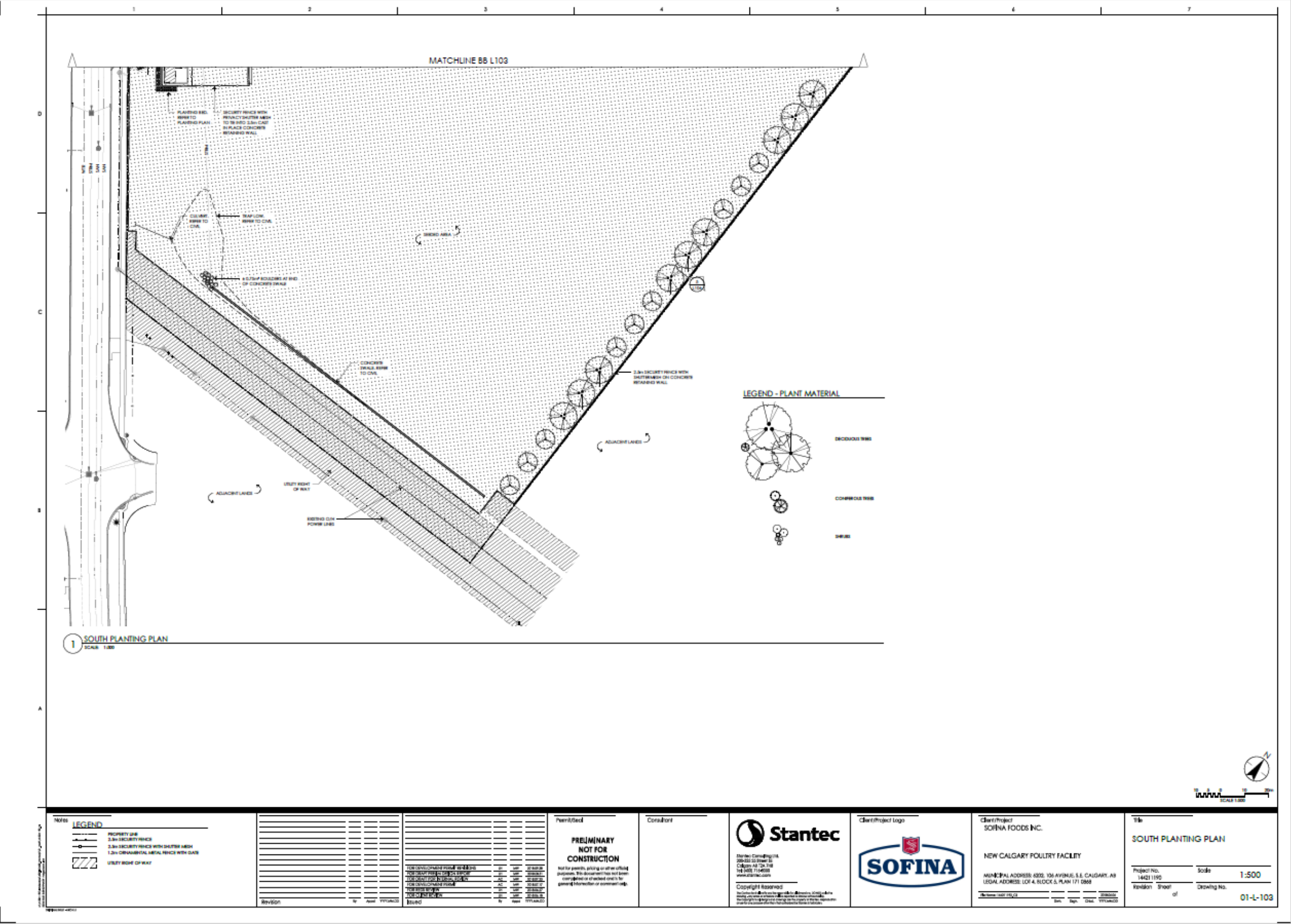


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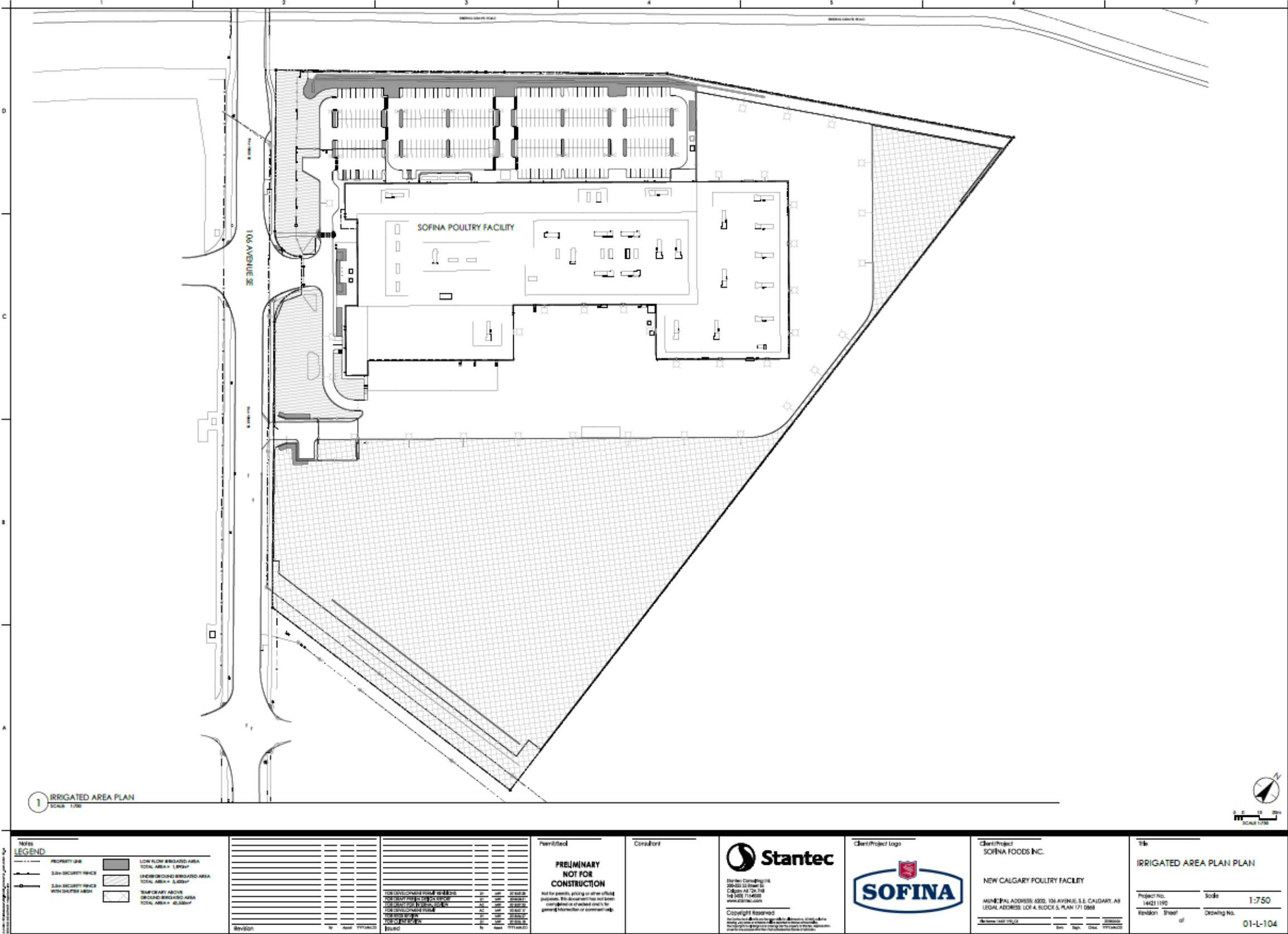




Development Permit Plans



Development Permit Plans





## Development Permit Plans



## Conditions of Approval

### Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

#### Planning:

1. Submit a total of five (5) complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior to Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. Two (2) of the plan set(s) shall highlight all of the amendments.
- b. Two (2) detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Amend the plans so that all sidewalks located within the parking area or along the front of the building have a minimum width of 2.0 metres.
3. Amend the plans to provide an additional 22 trees and 18 shrubs just outside of the southwest setback area, to the satisfaction of the Development Authority.
4. Amend the plans to provide 18 additional trees within the northwest setback area.
5. Amend the plans to identify that 25% of all trees provided on site are coniferous.
6. Ensure that all of the submitted studies are signed by the appropriate specialists.

#### Development Engineering:

7. Amend the plans to indicate a "Calgary Fire Department approved lockbox" at the access route gate.
8. Provide a completed copy of the "Retaining Wall Design Disclosure Statement"

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

## Conditions of Approval

9. Address all comments provided on the Sanitary Servicing Technical Memo as may be required (including resubmission if necessary), for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Approvals Team Leader, Water Resources.
10. Submit an electronic copy of the updated/revised "*Development Permit Application – Planning Rationale and Studies*" report (signed and sealed by a qualified professional engineer) for review and acceptance to the satisfaction of Development Approvals Team Leader, Water Resources. The submission shall provide additional clarification on the comments/questions previously provided. Contact the Development Engineering Generalist for details.

Please note, this needs to be satisfied to support the Development Site Servicing Plan application. The owners may also be required to enter into a Wastewater Bylaw Agreement depending on the final details. The Developer is responsible to ensure the final equipment and process details will fit/work within the approved Development Permit Plans.

11. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact [developmentservicing2@calgary.ca](mailto:developmentservicing2@calgary.ca) for additional details.

For further information, refer to the following:

### **Design Guidelines for Development Site Servicing Plans**

[http://www.calgary.ca/PDA/pd/Documents/urban\\_development/publications/DSSP2015.pdf](http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf)

### **Development Site Servicing Plans CARL (requirement list)**

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

12. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

## Conditions of Approval

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

### Transportation:

13. The applicant is to provide one standard bus shelter. Contact the Transit Planner, Daniel Cheng, [Daniel.cheng@calgary.ca](mailto:Daniel.cheng@calgary.ca) for payment information.
14. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

#### Roads

- a. Construction of new driveway crossings on 106 Avenue SE
- b. Upgrades to bus pad

### Parks:

No comments.

## Permanent Conditions

The following permanent conditions shall apply:

### Planning:

15. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
16. No changes to the approved plans shall take place unless authorized by the Development Authority.
17. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
18. The Slaughter House operator is responsible for ensuring that:
  - (a) Odour emissions are controlled using emissions control technologies for odourous processes as identified in the Odour Assessment. New methods not identified in the Odour Assessment, but that still maintain odours on-site are also acceptable. Such equipment and technologies are to be installed and maintained for the life of the development. If odour is experienced on neighbouring parcels,

### Conditions of Approval

the Slaughter House operator is responsible for undertaking required testing and remediation as necessary.

- (b) The development conforms to the reviewed and accepted Operational Management Plan.
- (c) Ammonia detection systems are installed and maintained for the life of the development. If ammonia is detected on the property, the Slaughter House operator is responsible for ensuring appropriate environmental assessment(s) of the property are undertaken and that the reviewed and accepted Communication Strategy is followed.
- (d) Waste and wastewater is managed in accordance with the Operational Management Plan and the Effluent Report reviewed and accepted as part of this approval.
- (e) The development is in compliance with applicable environmental approvals (e.g. Alberta Environment and Parks).
- (f) All functions of the use take place within the building. Poultry must not be loose or stored outdoors.

Issuance of this permit does not absolve the Slaughter House operator from complying with and ensuring the property is developed and operated in accordance to applicable provincial and federal legislation.

- 19. All roof top mechanical equipment shall be screened as shown on the approved plans.
- 20. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
- 21. All areas of soft landscaping shall be irrigated as per the approved plans.
- 22. All trees and shrubs shown on the approved plans are to be retained for the life of the development. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
- 23. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
- 24. All electrical servicing for freestanding light standards shall be provided from underground.
- 25. A lighting system to meet a minimum of 10 LUX with a uniformity ratio of 4:1 on pavement in the parking lot shall be provided.



## Conditions of Approval

26. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
27. Barrier free parking stalls shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.

### Development Engineering:

28. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

29. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
30. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
31. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

## Conditions of Approval

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

32. Contact the Erosion Control Inspector, Water Resources, with at least two business days' notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
33. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
34. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
35. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
36. Access to fire department connections for sprinkler or standpipe systems by firefighters and their equipment shall be maintained free of obstructions (including snow and ice) at all times.

### Transportation:

37. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
38. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.



### **Conditions of Approval**

39. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

#### **Parks:**

No comments.



## Operational Management Plan



**DEVELOPMENT PERMIT  
APPLICATION – PLANNING  
RATIONALE AND STUDIES**

Sofina New Poultry Facility, Calgary AB

September 28, 2018

Prepared for:

Stephanie Loria, File Manager, Community  
Planning - South

Prepared by:

Stantec

## Operational Management Plan

Revision	Description	Author		Quality Check		Independent Review	
1	for DP	C.Redel		M.Paryniuk		T.Hartley	
2	For DTR resp.	C.Redel		M.Paryniuk		T.Hartley	



## Operational Management Plan

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## Operational Management Plan

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## Operational Management Plan

### Background and Introduction

## 1.0 BACKGROUND AND INTRODUCTION

### 1.1 BACKGROUND

Sofina Foods Inc. (Sofina - owners of Lilydale) is relocating their Poultry Processing Facility (facility) from its current location at 2126 Hurst Rd. SE, to a new site located in the Dufferin II Industrial area. A poultry processing facility has been located at Sofina's existing site since the 1960's. The facility is classified as Legally Non-Conforming and therefore cannot be expanded or modified to meet the current animal welfare or processing guidelines. A portion of the existing site is also required by the new Green line LRT project for trackage and route right of way, which requires the plant to be relocated.

Sofina has secured land in the Dufferin II (North) Industrial Sub Division for a new poultry processing plant. The proposed land has been re-zoned to a DC district (LOC2017-0266/CPC2018-0295) to allow for the construction of a Slaughter house.

Locating the new plant in the Dufferin II Sub division is a good fit as the area is designed for large truck traffic, has very good access to Glenmore Trail and Stoney Trail and is approximately 3.5 km from the nearest residential community. Access to the plant via Stoney Trail has been reviewed by the plant staff and will represent an improvement for most of the 475+ employees.

The new facility will process live chicken into various meat cuts for institutional, commercial and retail customers. The facility will be a primary processor and will not produce further processed or cooked products. The facility will not render or further process any by-products of the process.

The facility will be designed to process 13,500 birds per hour and will operate over two eight-hour shifts, Monday to Friday, with a third shift for cleaning and sanitation of the plant. There are no formal operations scheduled for weekends except shipping. Any other weekend work will be associated with facility maintenance, not production.

The plant has been designed to the guidelines established by the Canadian Food Inspection Agency for food plant construction and operation. In addition, the design reflects the highest standards for both animal welfare and people health and safety.



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1.1



## Operational Management Plan

### Planning Analysis

## 1.2 INTRODUCTION

Stantec Architecture Ltd. Has been retained as the Prime Consultant for the design of the Sofina Foods Inc. New Poultry Facility in Calgary. Sofina has completed the Land Use Amendment with the City of Calgary, and the parcel is now zoned as a Direct Control District (DC) with a discretionary use - Slaughter House. The rules for an application for a Development Permit for this use requires:

- a) an operational management plan, completed by a qualified professional, that includes details on:
  - i) the management, mitigation and discharge of airborne emissions, including smell;
  - ii) public response and communications;
  - iii) waste management;
  - iv) noise, vibration and dust control; and
  - v) traffic and transportation management; and
- b) any other information that is deemed appropriate by the Development Authority.

The purpose of this document is to outline how the project relates to the rules of the Calgary Land Use Bylaw 1P2007, and the subsequent DC rules for this use. Sections of this document will cover the basic planning analysis, operational management plan and supporting studies.

## 2.0 PLANNING ANALYSIS

### 2.1 PROJECT OVERVIEW AND CONTEXT

The proposed Sofina Foods Inc. New Poultry Facility is located on an 11.836-hectare parcel at 6202, 106th Avenue SE, (Lot 4, Block 5, Plan 171 0868) in the Dufferin II (North) Industrial area. The Dufferin II development is part of the East Shepard Industrial community and is bounded by the Western Headworks Canal to the north and north-west, 68<sup>th</sup> Street SE to the east, and the CP Rail intermodal yards to the south. The development is comprised of large parcel (19+acre) industrial uses with smaller scale industrial uses to the east of 68<sup>th</sup> Street, and north west of the irrigation canal. The East Shepard Industrial community is mainly composed of industrial uses, such as manufacturing, logistics, landfill and wastewater treatment. The Dufferin II development was designed as a logistics and distribution park. Registered architectural guidelines are in place to ensure quality, sustainable building and site designs.

Activities at the proposed Poultry Facility will be comprised of the receiving and processing of live poultry (chickens), packaging and shipping of final product, treatment of associated wastewater, and shipping of waste and byproducts for disposal elsewhere. The proposed building at the site will contain all these processes within and is designed to mitigate impacts to surrounding parcels through best practice engineering design, operational management and visual and auditory screening. Ancillary uses within the building will consist of administration, staff amenities (lunch rooms, locker rooms, etc.), light maintenance, and building and process support service spaces.



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2.2

## Operational Management Plan

Planning Analysis

### 2.2 LAND USE BYLAW ANALYSIS

#### 2.2.1 Site Analysis

##### LAND USE BYLAW 1P2007

Municipal Address: 6202, 106<sup>th</sup> Avenue SE, Calgary, AB

Legal Address: Lot 4, Block 5, Plan 171 0868

##### POLITICAL DESIGNATIONS

Ward 12 Councilor: Shane Keating

Community of: East Sheppard Industrial

##### LAND USE DESIGNATION

DC-157D2018 (Direct Control) based on I-G (Industrial - General), with additional rules (see section 1.2, above)

##### PROPOSED DEVELOPMENT

Principal use: Slaughter house (based on General Industrial – Medium) – Poultry (Chicken) Processing and Distribution

Secondary use: Office

Site Area: 11.836 Hectares

Proposed Gross Floor Area (GFA): 25,020m<sup>2</sup>

Permitted F.A.R.: 1.0

Proposed F.A.R.: 0.211

##### OFFICE AND ADMIN AREA

Maximum GFA of office: 50% of GFA of building

Proposed GFA of office: 15% of GFA of building

##### BUILDING HEIGHT

Maximum height: 16.0 m

Proposed height: 11.5 m (15.3 m including mechanical penthouse)

##### SETBACK AREAS

Required front setback: (106 AVENUE SE): 6.0m

Proposed front: 35.0 m

Required rear setback (east, adjacent to I-G parcel): 1.2 m

Proposed rear: 22.2 m

Required south side setback (adjacent to I-G parcel): 1.2 m

Proposed south: 170.0 m+

Required north side setback (Western Irrigation District): 7.5 m

Proposed north: 7.5 m+

##### BUILDING SETBACK

Required north side building setback (Western Irrigation District): 15.0 m

Proposed building setback from canal: 51.5 m



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2.3

## Operational Management Plan

### Planning Analysis

#### 2.2.2 Parking Requirements

##### GROSS USABLE FLOOR AREA FOR CALCULATING PARKING REQUIREMENTS

Slaughter house Gross Useable Floor Area (GUFA): 21,561 m<sup>2</sup>

Office GUFA: 3,286 m<sup>2</sup>

##### LOADING REQUIREMENTS

Required loading stalls: 1 stalls per 9300 m<sup>2</sup>. OF GFA = 3 stalls

Proposed loading stalls: 18+

##### MOTOR VEHICLE STALLS FOR SLAUGHTER HOUSE

1 spaces per 100 m<sup>2</sup> of GUFA for the first 2,000 m<sup>2</sup>, and then 1 stalls for each subsequent 500 m<sup>2</sup>.

Required for slaughter house: 60

##### MOTOR VEHICLE STALLS FOR OFFICE

2 spaces per 100 m<sup>2</sup> of GUFA.

Required for office: 66

**TOTAL MOTOR VEHICLE STALLS REQUIRED: 93**

**TOTAL MOTOR VEHICLE STALLS PROPOSED: 344** (based on owner's requirements)

##### CLASS 1 BICYCLE PARKING STALLS FOR SLAUGHTER HOUSE

No requirement

Required for slaughter house: 0

##### CLASS 1 BICYCLE PARKING STALLS FOR OFFICE

1 stall per 1,000 m<sup>2</sup> GUFA

Required for office: 4

**TOTAL CLASS 1 BICYCLE STALLS REQUIRED: 4**

**TOTAL CLASS 1 BICYCLE STALLS PROPOSED: 4**

##### CLASS 2 BICYCLE PARKING STALLS FOR SLAUGHTER HOUSE

1 stall per 2,000 m<sup>2</sup> GUFA

Required for slaughter house: 11

##### CLASS 2 BICYCLE PARKING STALLS FOR OFFICE

1 stall per 1,000 m<sup>2</sup> GUFA

Required for office: 4

**TOTAL CLASS 2 BICYCLE STALLS REQUIRED: 15**

**TOTAL CLASS 2 BICYCLE STALLS PROPOSED: 15**

#### 2.2.3 Landscape Requirements

##### SETBACKS ADJACENT TO STREETS OR INDUSTRIAL PARCELS

Soft Surface

1.0 trees and 2.0 shrubs per 50.0 m<sup>2</sup> (low water irrigation)

##### NORTH SETBACK (INDUSTRIAL PARCEL):

267.5m<sup>2</sup> - 6 trees and 11 shrubs req.



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2.4

## Operational Management Plan

### Planning Analysis

#### **EAST SETBACK (INDUSTRIAL PARCEL):**

839.8m<sup>2</sup> - 17 trees and 36 shrubs req.

#### **SOUTH SETBACK (INDUSTRIAL PARCEL):**

274.3m<sup>2</sup> - 6 trees and 11 shrubs req.

#### **WEST SETBACK (STREET 106 AVE NE):**

560.7m<sup>2</sup> - 12 trees and 23 shrubs req.

#### **SIDEWALKS**

##### **FRONT:**

2.0m min. wide along the length of building raised above parking area

From public entrance to street

##### **EMPLOYEE AREA:**

Min. 10.0m

### 2.2.4 Other Regulations, Policies, And Considerations

#### **Dufferin North Industrial Park Architectural Control Guidelines (April 30, 2014)**

Municipal Development Plan

Calgary Transportation Plan

Southeast ASP

Southeast Industrial ASP

Southeast 68 Street Industrial ASP

City of Calgary LID (Low-Impact Development)

Municipal Development Plan, City of Calgary

Controlled Streets Bylaw (20m88)

Canada Food Inspection Agency (CFIA) Act

Canada Agricultural Products Act

National Energy Code of Canada For Buildings (NECB)

Alberta Building Code (ABC)

Solar Collector

Wind Energy Conversion System



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2.5

## Operational Management Plan

### Operational Management Plan

## 3.0 OPERATIONAL MANAGEMENT PLAN

### 3.1 OPERATIONS OVERVIEW

The following describes the typical operation for the new plant, based on a normal five day per week cycle.

#### 3.1.1 Live Poultry Receiving and Processing

Poultry will start to arrive at the plant shortly after midnight in tarped trailers. Depending on daily production requirements, all poultry trailers will be on-site by mid-afternoon. All trailers will be staged inside an enclosed Live Shed that is light, temperature and humidity controlled to ensure that the birds are calm and not stressed. The birds are staged in the Live Shed for a minimum of two hours to ensure that they can relax from their transport from the farms. There will be no trailers of live birds staged in the yard. The controlled atmosphere of the Live Shed allows for the treatment of all exhausted ventilation air for odour control.

The trailers of birds will be moved from the Live Shed to the Live Receiving portion of the building according to the operation schedule. Trailers will not move unless they can be placed directly into the process.

Once the birds are moved into Live Receiving, they will be processed, chilled and packaged into various retail and wholesale packages for distribution world-wide.

#### 3.1.2 Sanitation and Support Operations

Cleaning and sanitation of the plant will start sequentially with the finish of the second production shift. Again, through the process design, operational and cleaning shifts will be offset to ensure a smooth flow of traffic through the site and within the facility. Support operations for the plant will continue through the entire day. This can include visitors, maintenance contractors and waste removal.

#### 3.1.3 Shipping and Receiving

The movement of finished goods from the plant will be via refrigerated trailer to customers; there will be no public retail operation on site. The majority of shipping will occur between 6 and 9 AM and after 8 PM. More products will be shipped later in the week than early, and the average number of shipments per day will be approximately 20 trailers. Shipping will be a seven day per week operation.

#### 3.1.4 Waste Management

See section 7.0 Waste Management.



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3.6

## Operational Management Plan

### Operational Management Plan

#### 3.1.5 Plant Population and Circulation

The plant population will vary through-out the day depending on the process schedule. From midnight to around 4 AM, the plant will only be minimally staffed for the receiving of birds. At approximately 5 AM until approximately 8 AM, the operating, shipping and office staff will arrive. At approximately 2 PM, the day shift will finish, and the afternoon shift will start to arrive. The two shifts will be slightly offset (facilitated by the process design) to ensure that the end of one shift does not coincide directly with the start of the second shift which reduces congestion in the parking area as well as traffic in and out of the site.

The plant will be configured with two separate entrances / exits to separate car traffic from truck traffic. This will reduce congestion at the access points for the plant and is safer for all personnel. The established sub division traffic flow requirements (entrance via right turn off 106 Ave. and exit via right turn onto 106 Ave.) will assist in the flow to and from the site and help reduce any potential congestion in the area. Further information on traffic movement is detailed in section 6.0 – Traffic Study.

### 3.2 NOISE, VIBRATION, ODOUR AND DUST CONTROL

Noise, vibration, odour and dust control will be achieved through a combination of operational protocols and engineering design. Odour and noise studies have been completed, to better assess the sources of noise and odour at the current facility and will serve as a basis for mitigation measures that will be incorporated during the detailed engineering design of the new facility. These studies are included in **Appendix B**.

Noise, vibration odour and dust will be largely controlled through basic design and operations methods: sources of noise and odours will be mitigated by the design of the facility and all poultry operations will occur indoors. Table 3-1 lists potential sources of noise/vibration, dust and odour, and mitigating control methods planned for the new facility.

Table 3-1 - Noise, Odour and Dust Control - Poultry Operations

Location	Activity	Noise, Odour and Dust Control
Site	Live Trailer Arrival	<ul style="list-style-type: none"> <li>Trailers go directly into Live Shed (noise and odour control)</li> <li>Asphalt paved internal roads (noise and dust control)</li> </ul>
Live Shed	Live staging	<ul style="list-style-type: none"> <li>Controlled conditioned enclosed holding space (noise, dust and odour control)</li> <li>Modular live shed design (noise and odour control)</li> <li>odour control on ventilation exhaust (odour control)</li> </ul>
Poultry Plant	Poultry Processing	<ul style="list-style-type: none"> <li>odour control on ventilation exhaust (odour control)</li> </ul>
Inedible	Inedible Loading	<ul style="list-style-type: none"> <li>Controlled enclosed holding space (noise, dust and odour control)</li> <li>Odour control on ventilation exhaust (odour control)</li> </ul>
Process Wastewater Treatment Plant (PWWTP)	Treatment of Wastewater and Loading of solid waste screenings and dewatered sludge	<ul style="list-style-type: none"> <li>Controlled enclosed holding space (noise and odour control)</li> <li>Odour control on ventilation exhaust (Odour control)</li> </ul>



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3.7

## Operational Management Plan

### Operational Management Plan

### 3.3 AMMONIA DETECTION SYSTEM

An ammonia detection system will be installed in Calgary plant to support the safety procedures and improve the emergency response. The sequence of actions has been built based on Sofina's emergency response plan, BC Safety Authority recommendations and previous experience and events.

#### 3.3.1 Plant Zones

The plant has been broken down into zones, based on the environment, occupancy and risk of exposure. Each zone has different requirements and limits to appropriately address a potential release. The concept is designed to make the work environment and neighborhood safe and to allow for an efficient response in case of a release.

Table 3-2 - Zone Descriptions

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Location	Environment	Normal	Harsh (cold temperature and/or daily sanitation)	Harsh (cold temperature and/or daily sanitation)	Normal	Relief stacks
	Occupancy	Low	Low	High	High	
	Risk	High	Moderate	Moderate	Low	
	i.e.	Compressor room	Freezer	Refrigerated production room	Employee hallway	
Required hardware	Sensors	EC-FX-NH3 or equivalent 0-500ppm	EC-FX-NH3 or equivalent 0-500ppm	EC-FX-NH3 or equivalent 0-500ppm	EC-FX-NH3 or equivalent 0-500ppm	VL-F7-NH3-N4-LPA-MK 0-10,000ppm
	Exhaust fans	Yes	No	Yes (future)	No	
	Strobe lights	Yes (set = 1 orange and 1 red)	Yes (set = 1 orange and 1 red)	Yes (blue with horn)	Yes (blue with horn)	
	Controller	DDC controller to perform the sequence detailed below (with display of NH3 levels per room and remote display for outside the building)				



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## Operational Management Plan

### Operational Management Plan

**Table 3-3 - Ammonia Sensor Locations**

Location	Sensor #	Sensor Type	Zone	Strobes / sensor
Compressor Room	1	Normal	1	Orange Red
	2	Normal	1	Orange Red
	3	Normal	1	Orange Red
Freezer	4	Harsh	2	Orange Red
	5	Harsh	2	Orange Red
Penthouse 1	6	Harsh	2	Orange Red
Penthouse 2	7	Harsh	2	Orange Red
Blast Freezer	8	Harsh	2	Orange Red
Cooler	9	Harsh	2	Orange Red
	10	Harsh	2	Orange Red
Penthouse 3	11	Harsh	2	Orange Red
Penthouse 4	12	Harsh	2	Orange Red
FP Cooler	13	Harsh	2	Blue w/ horn
Shipping	14	Harsh	3	Blue w/ horn
	15	Harsh	3	Blue w/ horn
WIP Cooler	16	Harsh	3	Blue w/ horn
	17	Harsh	3	Blue w/ horn
Packaging	18	Harsh	3	Blue w/ horn
	19	Harsh	3	Blue w/ horn
FM Room	20	Harsh	3	Blue w/ horn
Bulk Rm 1	21	Harsh	3	Blue w/ horn
Bulk Rm 2	22	Harsh	3	Blue w/ horn
Cut-Up	23	Harsh	3	Blue w/ horn
	24	Harsh	3	Blue w/ horn
	25	Harsh	3	Blue w/ horn
Air Chill	26	Harsh	3	Orange Red
	27	Harsh	3	Orange Red
	28	Harsh	3	Orange Red
South Hallway	29	Normal	4	Blue w/ horn
	30	Normal	4	Blue w/ horn
East Hallway	31	Normal	4	Blue w/ horn
	32	Normal	4	Blue w/ horn
West Hallway	33	Normal	4	Blue w/ horn
	34	Normal	4	Blue w/ horn
Box Storage Mezzanine	35	Normal	4	Blue w/ horn
Relief Stack 1	36		5	
Relief Stack 2	37		5	
Relief Stack 4	38		5	
Relief Stack 5	39		5	



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## Operational Management Plan

### Operational Management Plan

**Table 3-4 - Ammonia Detection Sequence**

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Location		Compressor Room	Freezer	Production Rooms	Hallways	Relief Stacks
			Blast Freezer	Shipping	Box Mezzanine	
			Penthouses			
Actions when low limit reached	Low Limit	25 ppm	25 ppm	15 ppm	15 ppm	5000 ppm
	Exhaust Fans	On	NA	On	NA	NA
	Strobe Light	Orange ON	Orange On	Off	Off	NA
	Email	Send	Send	Send	Send	Send
Actions when high limit reached	High Limit	35 ppm	35 ppm	25 ppm	25 ppm	
	Exhaust Fans	On	NA	On	NA	
	Strobe Light	Red On	Red On	On	On	
	Email	Send	Send	Send	Send	

### 3.3.2 Exposure Limits

American Conference of Governmental Industrial Hygienists (ACGIH®) recommended exposure limit for ammonia:

- ACGIH® TLV® - TWA: 25 ppm
- ACGIH® TLV® - STEL: 35 ppm

Exposure Guideline:

- TLV® = Threshold Limit Value.
- TWA = Time-Weighted Average.
- STEL = Short-term Exposure Limit.
  - STEL = 15 minutes



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## Operational Management Plan

Operational Management Plan

### 3.4 COMMUNICATIONS STRATEGY

#### 3.4.1 Emergency Response Plan

A draft copy of Sofina's Emergency Response Plan has been attached in **Appendix A**. The Plan will be updated during detailed design, and again at completion, prior to occupancy.

#### 3.4.2 Non-emergency Communications

Non-emergency communications with neighbors will be accomplished through a neighbor mass mailer e-mail. The communication method will be used to let surrounding neighbors know when non-typical events will be carried out on the site. This would be done for events such as yard sweeping where dust could be generated or special events.



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## Operational Management Plan

Odour Study

### 4.0 ODOUR STUDY

The preliminary Odour Study is presented in **Appendix B.2**



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## Operational Management Plan

Noise Study

### 5.0 NOISE STUDY

The preliminary noise study is provided in **Appendix B.3**



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## Operational Management Plan

Traffic Study

### 6.0 TRAFFIC STUDY

A traffic study is attached in **Appendix B.1**

### 7.0 WASTE MANAGEMENT

#### 7.1 PROCESS WASTE

##### 7.1.1 Process Waste Solids

Process waste solids will be stored indoors in trucks or bins and removed for further processing and disposal off-site by a third-party contractor in sealed, water tight trucks. The frequency of removal of solid wastes will depend on production but is anticipated to be five times per 24-hour period.

##### 7.1.2 Process Wastewater

Process wastewater streams will be processed in the on-site waste water treatment facility prior to being discharged to the City sanitary system. The process includes one (1) mm rotating drum screens to remove finer solids, followed by flow equalization and dissolved air flotation (DAF). The DAF process will remove additional solids, fats oils and grease (FOG) and particulate 5-day biochemical oxygen demand (BOD5). The effluent from the DAF process will be further polished in a downstream biological treatment process to reduce additional BOD5, total-phosphorus and total kjeldahl nitrogen (TKN) before final discharge to the City sewer. Solids generated by the DAF and biological processes will be dewatered and sent off-site for additional processing. See section 8.0 Effluent Report

for further details.

#### 7.2 PACKAGING WASTE AND RECYCLING

Packaging Waste and Recycling disposal will be contracted to a third-party and will be managed via two compactors (40 cu yd. Recycling, 30 cu. Yd. Waste) with a 4:1 compaction ratio, located to the south of the main process building, accessible via overhead doors at loading dock height (see drawings appendix). Waste and recycling will be collected from the ancillary spaces by sanitation staff daily and disposed in these waste and recycling compactors. Pickup will occur weekly.

#### 7.3 FOOD AND YARD WASTE (COMPOSTING)

Food Waste disposal will be contracted to a third-party and will be removed via carts located in the lunch rooms throughout the facility. It is anticipated that this will be picked up twice per week as a minimum. This will be the same waste contractor that will remove the packaging waste.

Yard waste will be collected and removed by the site maintenance contractor when generated by yard maintenance activities.



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## Operational Management Plan

Waste Management



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## Operational Management Plan

Effluent Report

### 8.0 EFFLUENT REPORT

The effluent report is attached in **Appendix B.4**



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## Operational Management Plan

Sanitary Servicing Study

### 9.0 SANITARY SERVICING STUDY

The Sanitary Servicing Study is attached in **Appendix B.5**



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## **Operational Management Plan**

# **APPENDIX A - ATTACHMENTS**

## Operational Management Plan

### Appendix A

#### A.1 SOFINA FOODS INC. EMERGENCY RESPONSE PLAN



A.1.1


## Operational Management Plan

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A.1.1

## Operational Management Plan

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Facility Description TBD

Facility Fire Plan TBD

Incident Command Checklist

Emergency Equipment Checklist TBD

Emergency Personal PPE Checklist

Emergency Drills Evaluation

Evacuation Diagrams TBD


Inventory of Hazardous Materials Storage TBD

Risk Assessment TBD

Site Location Map TBD

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### 1.2 Instructions for all Employees & Visitors

#### **IF YOU DISCOVER A FIRE OR AMMONIA RELEASE:**

- Leave fire / release area immediately
- Close doors
- Call supervisor
- Leave the building by the nearest EXIT
- If you encounter smoke or ammonia in a stairway or corridor, use a different exit

#### **WHEN YOU HEAR THE FIRE ALARM OR ARE TOLD TO EVACUATE**


- Calmly leave the building by the nearest exit
- Close doors behind you
- Report to the muster station
- Do not return to the building until it is declared safe to do so by the fire department

#### **CAUTION**

- If smoke is heavy or the ammonia odor is strong in the exit route, it may be safer to stay in your area
- Close the door and place a wet towel or other object (i.e jacket, etc.) at the base of the door
- Remain calm
- Wait for the fire department




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### 1.3 Emergency Classification System – Crisis Management

LEVEL 3 – Crisis	Level 2 – Emergency	Level 1 - Incident
<ul style="list-style-type: none"> <li>Multiple serious injuries or a fatality to company personnel or others</li> <li>Evacuation of the plant or neighbouring facilities due to a Sofina incident</li> <li>Significant damage to property (&gt;\$50,000)</li> <li>Regional or national media attention</li> <li>Potential for or actual significant damage to public or neighbour's property</li> <li>Potential for or actual government agency involvement that may result in charges or fines</li> <li>Requires 3<sup>rd</sup> party emergency responders to mobilize and take action on site</li> </ul>	<ul style="list-style-type: none"> <li>Serious /critical injury to company personnel or others</li> <li>Evacuation of part of the plant</li> <li>Damage to company property (\$10 - \$50,000)</li> <li>Danger to a large area or more than one area or room of the plant</li> <li>Minor local media attention</li> <li>Potential for or actual damage to public or neighbour's property</li> <li>Potential for or actual government agency involvement that may result in orders</li> <li>Requires Sofina response team to mobilize</li> </ul>	<ul style="list-style-type: none"> <li>Injury to company personnel or others on-site (minor, first aid, medical-aid, time loss injuries)</li> <li>Damage to company property (&lt;\$10,000)</li> <li>Damage contained to Sofina property</li> <li>No involvement of government regulatory agencies</li> <li>No media attention or not likely to receive medical attention</li> </ul>
Immediate Actions		
<ul style="list-style-type: none"> <li>Take whatever action necessary, which can be performed safely, to protect the safety of persons, property and environment</li> <li>Secure area and establish Incident Command Post</li> </ul>	<ul style="list-style-type: none"> <li>Take whatever action necessary, which can be performed safely, to protect the safety of persons, property and environment</li> <li>Secure area, Plant Manager to determine if Incident Command Post needs to be established</li> </ul>	<ul style="list-style-type: none"> <li>Take whatever action necessary, which can be performed safely, to protect the safety of persons, property and environment</li> <li>Implement Sofina Health &amp; Safety Procedures</li> </ul>
IMMEDIATE INTERNAL NOTIFICATION / REPORTING	Immediate Notification	
<ul style="list-style-type: none"> <li>Health &amp; Safety – Specialist &amp; Manager, Director</li> <li>Plant Manager</li> <li>Vice President</li> <li>Executive Vice President</li> <li>Director – Communications &amp; PR</li> <li>Senior Manager – Risk &amp; Environ</li> </ul>	<ul style="list-style-type: none"> <li>Health &amp; Safety – Specialist &amp; Manager, Director</li> <li>Plant Manager</li> <li>Vice President</li> <li>Director – Communications &amp; PR</li> <li>Senior Manager – Risk &amp; Environ</li> <li>Supervisor</li> <li>Health &amp; Safety Specialist</li> <li>Plant Manager</li> </ul>	


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### 1.4 Emergency Contact Information Lists

INTERNAL EMERGENCY CONTACTS				
NAME	TITLE	PHONE #		CELL #
Gerry Beadle	Plant Manager	403-718-0047	X-3344	604-308-7413
Abdul Rauf	Maintenance Supervisor	403-718-0047	X-3351	403-510-7303
Sukhdeep Dhillon	Maintenance Supervisor - Night	403-718-0047	X-3357	403-470-1640
Harb Kamo	Health & Safety Manager	403-718-0047	X-3355	604-557-6525
Chris Clark-Turcotte	Human Resources Manager	403-718-0047	X-3342	403-919-3836
Kristen Temple	Human Resources Generalist	403-718-0047	X-3336	587-437-0520
Sandy Adams	Quality Assurance Manager	403-718-0047	X-3328	403-605-4406
Ken Grant	Plant Superintendent	403-718-0047	X-3334	403-606-9908
Hector Gonzalez	Plant Superintendent - Night	403-718-0047	X-3334	403-831-2017
Daniele Dufour	Director, Corporate Communications & Public Relations	905-747-3322	X2118	416-435-4574
Paul Corbin	VP, Health & Safety & Environment	905-747-3322	ext 2132	416-707-4209
Robert Chrysanthou	Director of Engineering			587-341-5742
Les Cowley	Vp, Operation & Supply Chain			1-416-557-0783
Fabio Pozzobon	Executive Vice-President Legal and Counsel	1-905-747-3322	X-2104	
Bill Baker	Senior Manager, Risk & Environmental Management	780-472-4873		1-780-902-4029

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EXTERNAL EMERGENCY CONTACTS		
SERVICE / AGENCY	SERVICE / AREA OF INTEREST / JURISDICTION	CONTACT #
Police / Fire / Ambulance / Paramedic	Local emergency services	911
Fire Non-Emergency	Fire Department	403-264-1022
City of Calgary Waterworks	Floods, Stormwater Drainage and Drinking Water Services	311
Ministry of Labour – Occupational Health and Safety	OHS	1-866-415-8690
CANUTEC	Canadian Transport Emergency Centre	1-613-996-6666
Alberta Workers Compensation Board	WCB	403-517-6000
Ministry Of Environment – Alberta	Environmental Emergencies	1-800-222-6514
Mayken Hazmat Solutions	Spill Response/Clean Up	403-272-1995
TYCO – Security Alarms (ACC#N27232844)	Security Alarm Company	1-800-289-2647
CIMCO – Refrigeration	Third Party Refrigeration Centre	403-250-5501
ATCO	Power Related Issues	403-292-7500
Enmax	Electricity	403-514-6100
Home Depot	Neighbouring Facility (notify of release)	Pending
Rocky View County	Emergency Duty Manager	403-585-3718
TBD	Neighbouring Facility (notify of release)	

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### 1.5 Training

- All personnel, contractors and visitors will be trained in the basics of evacuation.
- All personnel will receive training in the dangers of ammonia, the detection triggers and how to respond.
- The Emergency Response Team will be trained in all possible emergency scenarios utilizing table top exercises.
- Maintenance will be trained in the use of full-face respirators and responses to ammonia releases. Only those maintenance workers who are authorized and trained in refrigeration emergency repairs will be fit tested.
- Annual drills will be conducted for all shifts.
- Drills will be planned by the Emergency Response Team and held randomly to ensure a true evaluation of the response system.

#### Emergency Response Team Training

At a minimum, the following individuals will receive annual training in their responsibilities as outlined in the Emergency Response Program

- Incident Commander (Lead) –Plant Manager
- Production Supervisors
- Maintenance Supervisors
- Health & Safety Manager
- Human Resources Manager
- Quality & Food Safety Manager

Additional training in emergency response responsibilities will be assigned at the discretion of the Plant Manager in consultation with the Health and Safety Manager.

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### Supervisor Training

Supervisors will receive training in their emergency response plan responsibilities on a minimum annual basis. Their training will include all aspects of their emergency response program responsibilities including, but not limited to:

- Primary and secondary evacuation routes for work areas under their responsibility,
- Locations of emergency response equipment such as horns, vests, communication devices and fire extinguishers,
- Responsibilities for emergency response in other emergency scenarios including, but not limited to, Fire, earthquake, extreme weather, power outages, flammable gas leaks, intentional human threats, medical emergency response, spills, shelter in place and External notification protocols.

### Annual Drills

Fire drills will be conducted on a minimum annual basis and involve a full facility evacuation. The primary purpose and objectives of the fire evacuation drill include:

- Identification of any weaknesses in the evacuation strategy,
- Test the procedure following any recent alterations or changes to work practices,
- Familiarize new personnel with procedures,
- Test arrangements made for people with disabilities,
- Identify weaknesses in emergency communication procedures and systems,
- Identify positive and negative reactions of staff with emergency response plan responsibilities.

Additional emergency response drills based on alternate emergency scenarios will be conducted on an as needed basis. Additional drills will be scheduled by the Plant Manager in consultation with the Health and Safety Manager.

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### Emergency Evacuation Evaluations

An evacuation drill evaluation form will be completed for all emergency response drills conducted utilizing the Evacuation/ Drill Report Form (Appendix 7).

The Plant Manager will be responsible for assigning responsibility for addressing corrective actions required post drill and tracking closure of actions taken.

Records for all drills and corrective actions taken will be maintained by the Health and Safety Specialist and maintained on file for two years.

### Responsibilities

#### Incident Commander

Assumes command on scene, oversees and leads aspects of the response, including developing incident objectives and directing activities. *NOTE: First responder on scene becomes Incident Commander until Plant Manager or designate arrives.*

#### Responsibilities:

- Assume overall authority for emergency or crisis unless higher command arrives (e.g. Fire Dept);
- Direct response operations from Incident Command Post,
- Establish immediate priorities especially the safety of all involved,
- Determine objectives and approve implementation of action plan,
- Monitor incident organization and responder activities,
- Authorize/summon resources, as needed,
- Notifying, if needed, Police, Fire, Ambulance and any other organizations,
- Declares the emergency response termination and initiates recovery plan,
- Acts on behalf of Sofina Foods, as instructed.

#### Maintenance Supervisor and Department

Support emergency operations by providing technical/engineering services, facilities management, equipment and manpower.


#### Responsibility:

Sofina Foods Inc.

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- Coordinate with Incident Command and arriving emergency services
- Provide Fire Department with keys, plans and access codes to all areas of the building
- Identify all hazardous areas, situations and materials in the facility for emergency responders
- Be available to assist the emergency responders

### Health & Safety Manager

Support emergency operations with the goal of protecting life and health of all people

Responsibility:

- Identifies potential hazards and risks involved in a response,
- Recommend measures to Incident Commander for assuring health and safety,
- Assess and/or anticipate hazardous and unsafe situations,
- Ensure responders are properly prepared and have PPE,

### Live Operations Admin. & Payroll Clerk / Production Supervisor(s)

Support emergency operations with the goal of protecting life and health of all people

Responsibility:

- Assist the Incident Command with organization of personnel, visitors and contractors
- Initiate notification phone calls to impacted businesses

### First Responders

On-site response activities under the leadership of the Incident Commander and Health & Safety Manager.

Responsibility:


- Assess the situation and determine which additional resources will be required
- Cut off and restore utilities as needed
- Assist emergency responders as directed

### Director, Corporate Communications & Public Relations

Directing communication with the larger organization and public.



## Operational Management Plan

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### Responsibility:

- Notifying ELT members as necessary,
- Develop crisis communications strategy
- Informing other parts of Sofina of the situation
- Communicating with the media and public

### EXTERNAL PARTIES

#### **Municipal Fire Department**

Firefighting and ensuring life-safety for employees and the public.

### Responsibility:

- fights fires,
- rescues trapped or injured people from buildings,
- assists other services such as cutting off or restoring utilities

#### **Municipal Medical Emergency Response**

Emergency medical treatment and transport

### Responsibility:

- Assessing injured people and providing emergency medical treatment
- Coordinating aid and treatment for multiple casualties
- transport casualties to treatment facilities (hospital)


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### Emergency Response & Evacuation Plans

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Ammonia Emergency Procedure .....	2.3
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### 2.1 Evacuation Procedure

#### ALARM & WARNING SIGNAL ACTIVATION

Any employee or visitor may activate the alarm for evacuation by notifying a supervisor or any pull station throughout the plant.

**The alarm/warning signal for an evacuation is a siren.**

If a siren is heard or instructions given over the radio to evacuate, the Supervisors will direct the evacuation of their departments.

#### INCIDENT COMMAND SYSTEM

The Emergency Response Team will work under the direction of the Incident Command and will make all decisions concerning the response, facility and operations during a level 2 Emergency or Level 3 Crisis, in which an Emergency Response Plan (ERP) is implemented.

The Emergency Management Team includes:

- Incident Command (Lead)
- Maintenance Manager
- Health & Safety Manager
- Human Resources Manager
- Quality & Food Safety Manager

The Plant Manager is Incident Command. Following are designates in the Plant Manager's absence for the purpose of this procedure:

- Day Shift – Superintendent Days
- Afternoon Shift – Superintendent Afternoons
- Sanitation Shift – Sanitation Supervisor

The primary Incident Command Post is located on the school field in front of the property outside the office & employees' entrance.

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### ALARM RESPONSE

When the alarm sounds:

1. Health & Safety Manager and Incident Command (or designate) will immediately go to the fire panel at the main office entrance and radio the area where the alarm is coming from.
2. Management, maintenance or supervisors in that area of the plant will perform a check to determine if there is an emergency or if it is a false alarm.
3. Management, maintenance or supervisors will radio back to confirm the nature of the alarm (i.e. real emergency or false alarm/controlled situation and type of emergency – fire, ammonia release, medical).
4. If the emergency is an ammonia release, the Health & Safety Specialist will exit the building to view the wind sock to determine appropriate muster station or shelter-in-place.
5. When evacuating due to fire:
  - a. If evacuation is necessary, Incident Command (or designate) will confirm evacuation on the radio and request confirmation of order from each supervisor (check-in).
6. When evacuating due to ammonia release:
  - a. View the wind sock, use radio to communicate up-wind direction and advise assembly location.
  - b. Follow the Ammonia Leak Initial Response flowchart.
7. Non-evacuation emergencies:
  - a. Some types of emergencies (i.e. ammonia release) may not require immediate or full evacuation of the building or area.
  - b. Incident Command (or designate) will ascertain the nature of the emergency and determine appropriate actions including Shelter-in-Place (2.2).
8. False Alarms (including sprinkler malfunctions):
  - a. Incident Command will verify that it is a false alarm and there is no evidence of fire or hazardous material release.
  - b. Incident Command or Maintenance Supervisor will call the security alarm company to advise the sprinkler alarm is false.

**The alarm may only be silenced by the Fire Department or on their authorization**

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### EMERGENCY ORGANIZATION

1. Incident Command (or designate) will collect the emergency kit from the construction box located beside the Atco trailer.
2. Health & Safety Manager (or designate) will monitor the radio in the event first aid assistance is needed in some other area of the plant.
3. Incident Command, Health & Safety Manager and Maintenance Manager will move to the designated Incident Command Post, which is located on the school field in front of the property outside the office & employees' entrance.
4. The Live Operations Admin. Clerk, Payroll Clerk (or designate) will obtain the Visitors / Contractor Log Book located in the front entrance and report to the Incident Command Post. The Maintenance Supervisor will obtain the Visitors / Contractor Log Book for the afternoon shift. The Shipping Supervisor (or designate) will obtain the Visitors / Contractor Log Book located in the shipping office and report to the Incident Command Post.
5. The Payroll Clerk (or designate) will obtain the 'evacuation report' located in the payroll office and report to the Incident Command Post (these reports are printed every day at 8:00 am after all shifts starts and 3:30 pm for afternoon shift).
6. Supervisors/Lead hands will evacuate all personnel in their area, regardless whether they are from another department or are visitors.
7. For evacuations during the weekend, the Maintenance Manager (or designate) will take the Contractor sign-in log book from the Shipping Office and report to the Incident Command Post.

### EVACUATING OCCUPANTS

1. If a continuous alarm bell is heard employees will follow the evacuation instructions provided on signage in plant and direction from supervisory staff (Appendix 3)
2. Once advised to evacuate, all personnel (employees, contractors, visitors, etc.) will:
  - a. Turn off any running equipment, put down any equipment or tool being used.
  - b. Leave work area immediately.
  - c. Close doors.
  - d. Leave the building by the nearest exit.
  - e. If encountering smoke or ammonia in a stairway or corridor, use an alternate exit.

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- f. Follow evacuation routes as posted.
  - g. All personnel including contractors and visitors are to report to the designated **Muster station (TBD)**.
  - h. If evacuating due to ammonia release, supervisors will direct evacuees based on directive from Health & Safety Manager or designate.
  - i. Keep clear of building, driveways and road to permit emergency vehicle access
  - j. Await further instruction.
3. All personnel at evacuation point will stand by for the ALL CLEAR signal given by Incident Command, through supervisors to either return to the building or leave the property.

### EVACUATING PERSONS WITH DISABILITIES

1. Persons with physical disabilities should be immediately evacuated out of the building, to the assembly point or to a rescue area with an accompanying staff member.
2. Supervisors will advise Incident Command and/or Emergency Services of this situation so that further evacuation can be arranged, if required.
3. Incident Command will notify the first responding agency of any disabled, trapped or injured persons.
4. If evacuation is not possible or advisable, then the staff member should initiate Shelter-in-Place (2.2) with the individual.
5. Shelter-in-Place should be considered if the staff member is not physically capable of assisting the disabled person out of the building.

### SECURING THE EVACUATED AREA

1. Supervisors or designates will:
  - a. Complete a final sweep of their area to verify it is evacuated; and
  - b. Radio Incident Command to report that their area was evacuated and is secure.
2. Health & Safety Manager (or designate) will ensure any hazard areas (i.e. moving traffic) where evacuees muster is secured with caution tape to keep the area secure, and contact local traffic control company to assist where necessary.

### ACCOUNTING FOR EVACUEES

1. Supervisors will account for all employees after the evacuation; each department will conduct a head count at the assembly point.

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**For Day Shift** – the Supervisors or designate will do the head count for their department.

**For Afternoon Shift** – the Supervisors or designate will do the head count for their department.

**For Graveyard / Sanitation Shift** - the Sanitation Supervisor (or designate) will do the head count for the shift.

2. Supervisors will communicate to Human Resources (or designate) the head count results identifying any missing persons and any additional pertinent information.
3. If the Supervisor has employees from other departments or visitors in their group they will give the names to Human Resources (or designate).
4. Live Operations Admin Clerk/Payroll Clerk will advise Human Resources (or designate) of names of any visitors or contractors signed in to the plant that day.
5. In the event any person is unaccounted for, the Supervisor or designate will radio in the names to the Incident Command who will determine whether a search and rescue will take place and if so, notify emergency services (Fire Department).
6. Veterinarians will conduct CFIA head counts and ensure all Inspectors/CFIA employees are clear of the building. After confirming this, the Veterinarian will report to Human Resources (or designate).
7. If the evacuation is related to an ammonia release, the Health & Safety Manager (or designate) will monitor the wind sock and communicate to the Incident Command if conditions change and relocation of evacuees is required.

### ALL CLEAR SIGNAL ACTIVATION

1. The Incident Command will allow personnel to return to the facility once the Fire Department has provided an ALL CLEAR.
2. Once Supervisors and Managers have received instructions from Incident Command that the emergency response has been cancelled, they will verbally communicate the all clear to employees, contractors and visitors.

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### 2.2 Shelter in Place

#### Definitions

**Shelter in Place** – to seek immediate shelter and remain there during an emergency rather than evacuate the facility. The decision to Shelter-in-Place will be made by the Incident Command in consultation with the Health and Safety Specialist.

**Severe Weather** - refers to any dangerous meteorological phenomena with the potential to cause damage, serious social disruption, or loss of human life.

**Potential Violence** – Situations external to the facility that are known or ought reasonably to be known to pose the potential for injury to employees or guests within the facility. Situations may include but are not limited to violent protesters, civil unrest, verbal threats made against a person or groups of persons within the facility.

**External Environmental Conditions** – External environmental conditions could include but are not limited to chemical spills or environmental pollution (including chemical, biological or radiological).

#### **SHELTER IN PLACE (HAZARDOUS RELEASE)**


1. Move to a room with no windows – lunchroom, hallways, coolers, production floor.
2. Rooms that have little or no ventilation are preferred.
3. Close any open windows and doors.
4. Only come out when you are told that it is safe by the Incident Command.

#### **SHELTER-IN-PLACE (VIOLENCE)**

1. Stay in your departments, offices or production areas.
2. Notify those around you, and encourage others to remain in your area rather than to try to leave the building.
3. Lock the doors, cover the door window, pull down the blinds, turn off the lights and stay calm.
4. Stay away from the windows. Stay on floor out of view of windows.
5. Report any suspicious activity, sounds or smells to the Incident Command if safe to do so.
6. Only come out when you recognize the authority directing you to do so.




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### **SHELTER-IN-PLACE (WEATHER – Earthquake, Storms)**

1. Move to lower levels of the building as they usually provide the best protection
2. Move to an interior room with no windows – Lunchroom, hallways, coolers.
3. In the event of an earthquake - crawl under furniture. Stay away from door frames.
4. Cover your head.
5. Stay in the centre of the room away from doors and windows.
6. Stay in place until the danger has passed.

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### 2.3 Ammonia Release Response

#### Definitions

**Major Release** – 25 ppm or greater. Evacuation initiated.

**Minor Release** – less than 25 ppm. No evacuation required while being assessed.

**Production Alarm Limit** – 25 ppm of ammonia detected by either the fixed detectors or personal handheld detectors.

**Non-production Alarm Limit** – 35 ppm of ammonia detected by personal handheld detectors.

#### **Response Triggers –**

Smell/Respiratory (generally detected around 2 ppm)

- Pungent odour
- Nasal irritation
- Upper respiratory tract irritation

Sight

- Eye irritation
- Visual ammonia cloud
- Ammonia Detection Monitor Reading
- Employee in distress

Audible

- Hissing noise from potential line break
- Audible alarm from detector


#### **INITIAL DETECTION PROTOCOL**

- Immediately notify Supervisor.
- Supervisor to contact Maintenance and inform them of detection of ammonia.
- Maintenance is to contact Plant Manager (or designate) and Health & Safety Manager (or designate) immediately and report location of ammonia detection.
- Maintenance to follow the NH<sub>3</sub> Exposure Control Plan – Emergency Procedures.

#### **LEAK DETECTED (Production or Non-Production Areas) – No Alarm**

- Supervisors to notify any personnel in the immediate or adjacent area of the detection that Maintenance has been informed.
- If supervisors feel there is an immediate risk to health or safety evacuate the work area immediately.

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3. If alarms start
  - a. Health & Safety Manager to view wind sock and advise Incident Command which muster point to evacuate workers to.
  - b. Incident Command to radio supervisors with muster point location.
  - c. Incident Command to initiate the NH3 Exposure Control Plan – Emergency Procedures.
4. Only the authorized maintenance workers can remain or re-enter the building once they have:
  - a. Referred to the external ammonia sensor monitoring panel
  - b. Determined that the ammonia levels do not exceed 250 ppm
  - c. Their fitted / personal respirators donned
  - d. Two authorized workers to enter together
  - e. The appropriate tools to resolve the issue
  - f. Communication equipment - radios

### RELEASE TRIGGERS ALARM

1. When alarms starts:
  - a. Supervisors to monitor radios for instructions while getting workers organized to evacuate.
  - b. Health & Safety Manager to view wind sock and advise Incident Command which muster point to evacuate workers to.
  - c. Incident Command to radio supervisors with muster point location.
2. Incident Command to initiate the NH3 Exposure Control Plan – Emergency Procedures.
3. All workers to evacuate the building and proceed to the Muster Station.
4. Only the authorized maintenance workers can remain or re-enter the building once they have:
  - a. Referred to the external ammonia sensor monitoring panel
  - b. Determined that the ammonia levels do not exceed 250 ppm
  - c. Their fitted / personal respirators donned
  - d. Their personal gas detection monitors that are calibrated and bump tested
  - e. Two authorized workers to enter together
  - f. The appropriate tools to resolve the issue
  - g. Communication equipment – radios

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### 2.4 Spill Response

#### Definitions

**Major Spill** - Any hazardous material spill that involves highly toxic, highly reactive or explosive chemical, or represents a credible risk of fire or immediate risk to an individual's health or safety.

**Minor Spill** - Spills manageable by trained employees who, when wearing proper Personal Protective Equipment (PPE), can be cleaned up without risk to any individual's health or safety.

**Note:** For ammonia releases refer to the NH<sub>3</sub> Exposure Control Plan – Emergency Procedures.


#### **INITIAL DISCOVERY PROTOCOL**

1. Notify any personnel in the immediate area of the spill
2. If immediate risk to health or safety evacuate the work area
3. Look for labels and other marking on container and identify the material released, if possible.
4. Isolate the area of the spill
5. Extinguish any sources of ignition, if safe to do so.
6. Notify plant maintenance and/or trained spill responder
7. Call 911 if situation is immediately life threatening

#### **NOTIFICATION AND ASSESSMENT**

1. Supervisor will notify the Health & Safety Manager and plant spill responders when a spill discovery has been reported.
2. Health & Safety Manager will contact the Plant Manager (or designate) to advise of the spill and continue to keep updated on assessment.
3. Health & Safety Manager will contact regulatory agencies to report the incident.
4. Trained spill responder conducts an initial assessment and determines if the incident is a major spill or a minor spill.
5. Secure the affected area from entry by unauthorized personnel.
6. Trained spill responder gathers information on spill details.
7. If an off-site chemical release occurs that may impact the facility, the Incident Command will assess the situation and decide if a Shelter-In-Place procedure is required

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**Only trained responders may attempt to control a spill**

### MINOR SPILL RESPONSE

The trained spill responders will:

1. Evaluate the situation and hazards.
2. Review Material Safety Data Sheets (MSDS) to:
  - Identify and understand hazards
  - Identify appropriate PPE
  - Determine proper and safe control measures
3. Assess situation and internal capabilities.
4. Don the appropriate PPE.
5. Cordon off the affected area (hot zone) with caution tape to prevent others from entering and further contamination of other areas.
6. If vapors are in the area of a ventilation intake immediately shut down the ventilation system following the 2.5. Ventilation System Shutdown Procedures.
7. Notify external response agencies (Fire Department), if necessary.
8. Clear adjacent area (warm zone), if necessary.
8. Lockout any energy sources.
9. Stop the spill, release or discharge by shutting down the equipment, closing valves and pumps or plugging hoses.
10. Remove or disable potential sources of ignition.
11. Contain the spill by means of absorbent pads, dykes or other means to prevent the spill from entering drains or exiting the building/area.
12. Recover pooled liquids and placing in drums for temporary storage and collect residual liquids with absorbent pads.
13. Skim and soak up of any spill in standing water.
14. Taking photographs of contaminated and affected area(s).
15. Place any absorbent materials, contaminated soils or materials in temporary storage to await disposal.

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### MAJOR SPILL RESPONSE

1. Incident Command will determine whether to request third party spill responders assistance:

#### *Third Party Spill Responders*

- Contracted Third Party Spill Responders will perform spill clean-up and containment, transport and dispose of the waste material.

### RECOVERY ACTIONS FOR "MINOR SPILLS"

1. Refer to MSDS.
2. Don PPE.
3. Bring spill kit to site of spill.
4. Recover or clean up the material spilled. Collect liquids absorbed by solid materials and placed into open top containers such as a pail or bag, or if size warrants, into a drum.
5. Close and label containers. When containers are filled after a cleanup, lids must be secured and the container appropriately labeled identifying the contents, the date of the spill/cleanup, the site name and location and the words "hazardous waste."
6. Material that cannot be reused must be discarded as hazardous waste. Cleanup water must be minimized, contained and properly disposed of.
7. Clean-up the spill area.
8. Surfaces that are contaminated by the spill or release should be cleaned using an appropriate cleaning substance or water – refer to MSDS.
9. Decontaminate equipment and tools used in cleanup.
10. Arrange for proper disposal of any waste material. Waste material from the cleanup must be characterized by a qualified hazardous waste vendor or Health and Safety Specialist. Sampling and analysis may be necessary to determine proper disposal method.
11. The Health and Safety Manager will make the necessary notifications to government agencies, if necessary. In all cases where verbal notification is given, a confirming written report shall be sent to the same entity.

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### 2.6 Emergency Medical Response

#### OUTSIDE AGENCY COORDINATION

In the event emergency service assistance from local Fire & Emergency Services has been requested, Supervisor will ask someone to meet and arrange for an escort from the main entrance to the location of the medical emergency.


#### EMERGENCY MEDICAL RESPONSE

1. Ensure the safety of the area BEFORE approaching injured party.
2. Supervisor and First Aid must be informed immediately.
3. Injured worker not to be left alone. Assign someone to go for First Aid and report back.
4. WALK CALMLY.
5. First Aid Attendant to assess the injured party.

#### SERIOUS INJURY OR ILLNESS

1. Ensure the safety of the area BEFORE approaching injured party.
2. Supervisor and First Aid must be informed immediately.
3. Injured worker not to be left alone. Assign someone to go for First Aid and report back.
4. WALK CALMLY.
5. First Aid Attendant to assess the injured party.
6. If required, call 911
  - a. Describe type of Injury
  - b. Give contact phone number
  - c. Specify location where the help will be directed
7. If a serious injury, call WCB (worker is being transported by ambulance).
8. Secure the scene of the accident for the Incident Investigation. Scenes can only be disturbed in the moving of an injured party. If possible, take photos before anyone or thing is moved.
9. Keep the casualty still and comfortable. Ask them "Are you okay?" and "What is wrong?"

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10. Do NOT administer food or drink to an injured person (unless patient is diabetic).
11. Continue to assist the casualty until help arrives.
12. While waiting for appropriate emergency personnel to respond obtain and record as much information as possible pertaining to the casualty and/or circumstances.

### NON-LIFE THREATENING MEDICAL CONDITIONS

1. Provide the necessary First Aid.
2. DO NOT administer any medication, food or drink (unless patient is diabetic).
3. If worker requires further medical care, call a taxi and have another employee escort the injured party to seek medical attention.
4. Complete reporting to WCB within 72 hours.



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### 2.7 Earthquake

When shaking begins:

- Remain where you are
- DROP – get down to the ground and stay where you are. Stay in a crawling position and cover your head and neck with your hands/arms.
- COVER – get under a table, desk, if there's nothing there an inside corner wall.
- HOLD ON - to whatever you're under or next to.
- Protect yourself from windows or tall shelving and unsecured racking.
- Wait for the shaking to subside.
- Wait for instructions on whether to remain in the building or to evacuate.
- If remaining in building – move slowly and away from areas that have been damaged.
- If evacuating the building go to the Muster Point.

#### NOTIFICATION & IMMEDIATE ACTIONS

1. Incident Command (or designate) and ERP Team will assess the situation and make a decision on the safest location to hold people.
2. ERP team to set up Command Centre with equipment from the emergency equipment box outside of the main entrance.
3. First Aid will set up a triage centre next to the Command Centre.
4. Health & Safety Specialist (or designate) will monitor the radio in the event first aid assistance is needed in some other area of the plant.
5. Contact Supervisors to account for missing individuals and appoint search teams.

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### RE-ENTRY AND ACCESS TO FACILITY

**Incident Command, Health & Safety Specialist and Maintenance Manager** will assess damage and determine if it is safe to re-enter the buildings.

#### **Maintenance Manager**

If safe to do so, Maintenance will re-enter to:


- Check for fire or fire damage.
- Check for potential natural gas or ammonia leaks.
- Check for hazards (i.e. object which may still fall, exposed electrical wiring, etc.)
- Check for flooding or water damage.
- Survey hazardous materials storage areas to check for chemical spills/releases.
- Secure utilities (natural gas, water, electricity).
- Inspect heating, ventilation and refrigeration systems.
- Evaluate condition of utilities, shut-down or restore as able (gas, electric, ammonia, water, sewer, etc.).
- Identify usable structures to house evacuated employees in order to provide shelter from weather.
- Identify, survey, secure and make an inventory of valuable equipment on site

### FURTHER ACTIVITIES AND OPERATIONS

#### **Incident Command**

- Organize relocation of personnel to provide shelter. Consider as high priority if weather warrants.
- Authorize relocation or cancellation of activities and/or operations, if necessary.
- Authorize closing of facilities, if necessary.
- Establish security watches to protect property from criminal activity.
- Coordinate and communicate administrative decisions regarding the short-range and long-range response to the emergency.


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### Health & Safety Specialist

- Identify and seal off condemned areas (tape, barriers, etc.)
- Contact Director, Health & Safety and advise of support needs.
- Contact EAP provider to establish support for employees to cope with the crisis.

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### 2.8 Extreme Weather

- In the event of an imminent weather condition, notify the Supervisor or management representative
- Take cover indoors in a room with no windows to the outside
- Share notification with others
- Beware of flying debris;
- Call 911 only if you require immediate emergency assistance

**The decision to suspend operations and close the plant due to extreme weather will be made by the Plant Manager in consultation with the Vice-President of Poultry Operations.**


#### **SEVERE THUNDER OR WINDSTORM WARNING**

1. Keep people indoors and away from windows until the severe storm passes.
2. Continue normal activities but monitor the situation.
3. If you are outside, seek shelter immediately.
4. Keep employees away from natural lightning rods like tall trees in an open area, isolated sheds or other small structures in open areas and metal objects
5. If thunder is heard less than 30 seconds after seeing a flash of lightning, ensure all employees seek safe shelter indoors immediately.
6. Listen to radio, TV or check for updates on internet.
7. If a severe windstorm strikes a without advance warning, the Incident Command will order immediate relocation to safe areas within the facilities.

#### **SEVERE WINTER WEATHER**


1. Monitor local weather broadcasts and weather conditions
2. Keep employees indoors and minimize outdoor work and travel.

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3. When freezing rain is forecasted, avoid work outside and driving if possible. If travel is necessary, encourage drivers to drive slowly and increase distance require for stopping.
4. Ice from freezing rain accumulates on branches, power lines and buildings.
5. If employees must go outside when ice has accumulated, instruct them to pay attention to branches or wires that could break due to the weight of the ice and fall. Ice, branches or power lines can continue to break and fall for several hours after the end of the precipitation.
6. Monitor the property for and avoid for downed trees and power lines. Never approach power lines. A hanging power line could be charged (live) and you could be electrocuted. Stay back at least 10 meters (33 feet) from wires or anything in contact with them.
7. If Power lines are downed call ATCO (see section 1.4 Emergency Contact Information List)


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### 2.9 Power Outage

- Everyone is to STOP and STAY where they are.
- Wait for the emergency lighting to come on or for Supervisors to come with emergency lighting.
- Put knives in scabbards.
- Proceed slowly and cautiously to secure area.
- ERP Team and Supervisors to get flashlights and assist workers in getting to safe location away from equipment e.g. hallways or lunchroom.
- Maintenance is to initiate equipment shutdown immediately. Lockout must be done on all equipment that workers will be required to remove product from.
- Plant Manager and Supervisors will review the immediate situation and make a plan on how to minimize disruption and destruction of production.
- Production teams may be assigned to recover product from lines. Ensure lockout has been initiated before proceeding.
- Check media using cell phones to determine if power outage is plant or area affected.
- When power is re-established, all equipment must be checked before restart.

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### 2.10 Flammable Gas Leak

- In the event of a gas leak, notify the Supervisor or management representative
- Warn others in the immediate area
- Evacuate the building
- Call 911

#### Gas leak detected (smell of gas, hissing sound, visible broken pipe)

1. Cease all operations. Leave equipment and lights on and running
2. Notify the Incident Command and report the location of odor
3. Incident Command to call 911
4. Warn others in the immediate area
5. Leave doors open and any windows that may already be open,
6. Evacuate and secure area or if outside, isolate the area
7. Prevent source of ignition (no cutting, torches, cigarettes , etc.)
8. Incident Command will gather team at Incident Command Post,
9. Maintenance Manager will assign employee to turn off gas at the meter (turn the shut-off valve ¼ turn, gas is off when the valve is perpendicular to the pipe)
10. Maintenance Manager will meet and assist Fire Department,
11. Do not re-enter building or outside area until cleared by Fire Department.

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### 2.11 Intentional Human Threats

1. In a violent incident the first priority is personal safety.
2. Wherever possible, individuals at risk should go to a safe location, warning others who are in the vicinity as appropriate.
3. If possible, call
  - a. 911
  - b. Plant Manager phone 403-718-0047, ext. 3344
  - c. Health & Safety Manager phone 403-718-0047, ext. 3355
  - d. Superintendent days/afternoon phone 403-718-0047 ext. 3333
4. Request assistance, giving the location and as many other details of the situation as possible.
5. Management will contact local police as required and direct them to the necessary location.
6. Stay safe by being quiet. Hide. Do not confront.



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## 2.12 External Notification and Release Reporting Requirements

WCB                      24 Hours            1-403-517-6000

Call immediately whenever there is a major release of ammonia (more than 10 lbs)  
Call immediately if a person has been seriously or fatally injured.  
Call immediately if there was the potential for serious injury or major property damages.  
Call within 72 hours if an injured person has had to seek medical attention.  
Provide Preliminary Investigation within 48 hours.

Ministry of Environment 24 Hours 1-800-222-6514

Call immediately whenever there is a major spill (more than 10 gallons).  
Call and report all spills that enter drains or storm sewers.  
Provide Preliminary Investigation within 48 hours.

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**Proposed Emergency Response Program New Calgary**

### APPENDICES

Definitions

Facility Description (TBD)

Facility Fire Plan

Incident Command Checklist

Emergency Equipment Checklist

Emergency Personnel PPE Checklist

Emergency Drills Evaluation

Evacuation Diagrams (TBD)


Inventory of Hazardous Materials Storage (TBD)

Risk Assessment

Site Location Map (TBD)

Site Plan Showing Storm and Sanitary Sewers (TBD)

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### Definitions

**Assembly Point** – designated location intended to provide a safe area for individuals to congregate while either waiting for emergency personnel to respond or to receive transport to reception centre / facility.

**Biological Agents** – living organisms that cause disease, sickness and mortality in humans.

**Emergency** – a present or imminent incident requiring the prompt coordination of actions, persons or property in order to protect the health, safety or welfare of people, or to limit damage to property or to the environment.

**Emergency Organization** - group or organization with staff trained in emergency response that are prepared and may be called upon to respond as part of the coordinated response to an emergency situation.

**Emergency Response Plan** – a risk-based plan developed and maintained to respond in the event of an emergency.

**Exercise** – a simulated drill or sequence of events to evaluate plans and procedures. An exercise is a focused practice activity that places participants in a simulated situation requiring them to function in the capacity that would be expected of them in a real event.

**Incident Command** – the management representative on site who is in charge of coordinating resources and developing actions to resolve the emergency situation.

**Incident Command Post (ICP)** – the location from which the Incident Command in charge oversees all emergency response operations. An ICP is only established when an incident occurs. There is only one ICP for each incident or event. However, the ICP may change locations during the incident depending on conditions. The ICP will be positioned outside of the present and potential hazard zone but close enough to the incident to maintain command. The ICP may be located in a vehicle, trailer, tent or within a building.

**Hazard** – a situation with a potential for human injury, damage to property, damage to the environment or some combination of these (CAN/CSA-Z731-02).

**Hazardous Material** - a substance (gas, liquid or solid) capable of creating harm to people, property and the environment e.g. materials which are flammable, toxic, etc.

**Mitigation** – actions taken to reduce the risks and impacts posted by hazards.

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**Mutual Aid / Mutual Assistance Agreement\*** - a pre-arranged agreement entered into by two or more entities whereby the parties to the agreement undertake to render assistance to each other.

**Preparedness** – measures taken in advance of an emergency to ensure an effective response and recovery.

**Prevention** – measures taken to avoid an incident or stop an emergency from occurring.

**Recovery** – activities and programs designed to return conditions to a level that is acceptable to the entity following an emergency or other event.


**Reception Centre / Facility** – located outside the impact zone of the emergency, the place where evacuees go to register, receive information and shelter.

**Response** - actions taken during or immediately after an emergency to manage its consequences.

**Stakeholder** – any individual, group or organization that might affect, be affected by, or perceive itself to be affected by an emergency.

**Threat** – any event that has the potential to disrupt or destroy critical infrastructure, or any element thereof. Threat includes accidents, natural hazards as well as deliberate attacks.

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### Emergency Response Communication Plan

An important component of the emergency response program is the emergency communications plan. Sofina Calgary plant must be able to respond promptly, accurately and confidently during an emergency in the hours and days that follow. Many different audiences must be reached with information specific to their interests and needs. The image of the business can be positively or negatively impacted by public perceptions of the handling of the incident.

This step provides direction for the communications plan. Understanding potential audiences is key, as each audience wants to know: "How does it affect me?" The Plant will need to use existing resources to gather and disseminate information during and following an incident.

#### Audiences


There are many potential audiences that will want information during and following an incident and each has its own needs for information. The Plant will identify potential audiences, determine their need for information and then identify who within the facility and the company is best able to communicate with that audience.

The following is a list of potential audiences: Customers, Survivors impacted by the incident and their families, Employees and their families, News media, Community—especially neighbors living near the facility, Company Senior management, Government elected officials, regulators and other authorities and Suppliers.

#### Contact Information

Contact information for each audience will be compiled and immediately accessible as part of the Emergency Response Program document during an incident. The following information for each contact will be included: organization name, contact name, business telephone number,

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cell number and email address. Lists will be updated regularly, secured to protect confidential information and available to authorized users at the facility. Hard copies of lists should also be available at the alternate location.

### Customers

Customers are the life of our business, so contact with customers is a top priority. Customers may become aware of a problem as soon as their phone calls are not answered or their electronic orders are not processed. The business continuity plan will include action to redirect incoming telephone calls to proper communication channel. The business continuity plan should also ensure that customers are properly informed about the status of orders in process at the time of the incident. Customer service or sales staff normally assigned to work with customers will be assigned to communicate with customers if there is an incident.

### Suppliers

The ER communication plan will also include notification of suppliers as needed. Our Supply Chain team will identify when and how they should be notified.


### Management

The process to notify management should be clearly understood and documented as part of the emergency response program. Incidents and events that occur on a holiday weekend or in the middle of the night must be included. It must also be clear to staff what situations require immediate notification of management regardless of the time of day. Management does not want to learn about a problem from the news media.

### Government Officials & Regulators

Communications with government officials depends upon the nature and severity of the incident and regulatory requirements. Businesses that fail to notify a regulator within the prescribed time risk incurring a fine. Health & Safety regulations require notification depending on the seriousness of an incident. Environmental regulations require notification if there is

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chemical spill or ammonia release that exceeds threshold quantities. CFIA may need to be notified if there is an incident involving product tampering, contamination or quality. Notification requirements specified in the Alberta and Canadian regulations must be documented in the ER communications plan.

A major incident in the community will capture the attention of elected officials. The plant manager should communicate with elected officials and public safety officials as needed.

### Employees, Victims and Their Families

HR management will assume the role of communicating with employees in case of an emergency. HR will coordinate communications with management, supervisors, employees and families. HR will also coordinate communications with those involved with the care of employees and the provision of benefits to employees and their families. Close coordination between management, company spokesperson, public agencies and HR will be required when managing the sensitive nature of communications related to an incident involving death or serious injury.

### Community & Neighbours

If there are hazards at the facility that could impact the surrounding community and our neighbours, then community and neighbours outreach must part of the ER communications plan. The plan includes coordination with public safety officials to develop protocols and procedures for advising the public of any hazards and the most appropriate protective action that should be taken if warned.

### News Media

If the incident is serious, then the news media will be on scene or calling to obtain details. The information we choose to disclose must be timely, accurate, comprehensive, authoritative and relevant to all aspects of our business. We maintain professional and courteous relationships with members of the media at all times.

### Process

Sofina Foods Inc.

CONFIDENTIAL

ERP\_Rev April 2018 New Calgary rev 2.docx.doc

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***Any media inquiry should immediately be transferred to Sofina's Communications team.***

- Media inquiries should be addressed to [communications@sofinafoods.com](mailto:communications@sofinafoods.com).
- The employee who received the inquiry should also immediately alert Daniele Dufour (ddufour@sofinafoods.com – 905.747.3322 ext. 2118 or Aishah Ahmed (aahmed@sofinafoods.com), ext. 2184.
- Upon receiving the media inquiry, the Communications team reviews it and works with the impacted team to determine the appropriate response. Input from various internal teams or experts might be required to ensure accuracy.
- In some cases, any response to a media inquiry must be coordinated with the proper authorities before it is shared with the media. This ensures the response takes all facts into account.
- The Communications team (or the proper authority) then provides the coordinated response to the reporter and addresses any follow up inquiries.
- The Communications team monitors the media to capture any publication of the Company's response or name, and address any inaccuracies.
- The Communications team must also be kept informed of how the situation evolves in order to update Sofina's messaging as needed.

***If a reporter shows up unannounced***

No one should be given access to a Sofina facility for a photo or filming without approval from the facility Manager and from Communications.

The following guidelines should be used if a television camera crew or print photographer shows up unannounced at a facility.


- Filming or photographing of public areas outside of our facilities (e.g. public parking lots, courtyards and walk ways) cannot be prevented. Please report any such activity immediately to the Communications team (ddufour@sofinafoods.com – 905.747.3322 ext. 2118).
- The media must not be allowed to enter our facility to photograph or film.

Questions about this process should be addressed to: Daniele Dufour  
(ddufour@sofinafoods.com – 905.747.3322 ext. 2118)

### Messages



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An important element of the crisis communications plan is the need to coordinate the release of information. When there is an emergency or a major impact on the business, there may be limited information about the incident or its potential impacts. The “story” may change many times as new information becomes available.


One of the aims of the crisis communication plan is to ensure consistency of message. If you tell one audience one story and another audience a different story, it will raise questions of competency and credibility. Protocols need to be established to ensure that the core of each message is consistent while addressing the specific questions from each audience.

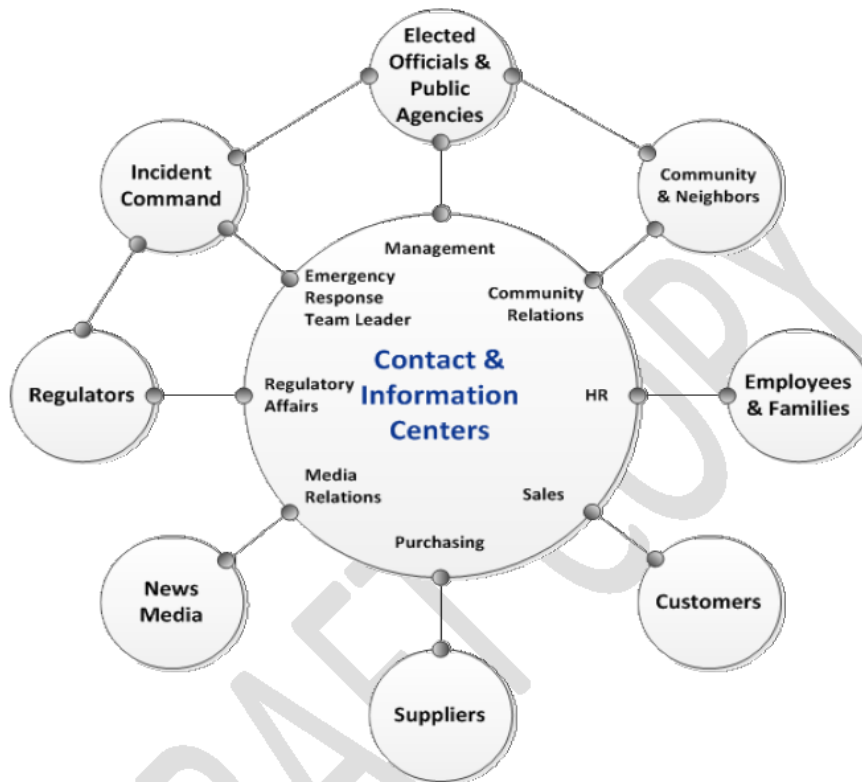
Another important goal of the ER communications plan is to move from reacting to the incident, to managing a strategy, to overcome the incident. Management needs to develop the strategy and the communications team needs to implement that strategy by allaying the concerns of each audience and positioning the organization to emerge from the incident with its reputation intact.

### Contacts & Information

Communications before, during and following an emergency is bi-directional. Stakeholders or audiences will ask questions and request information. The plant representatives will answer questions and provide information. This flow of information should be managed through a communications hub as outlined below:

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## **Operational Management Plan**

# **APPENDIX B – STUDIES AND REPORTS**



A.1.1

## Operational Management Plan

Appendix B

### Appendix B



B.1

## Operational Management Plan

### Appendix B

#### B.1 TRAFFIC STUDY



B.2

## Operational Management Plan

### Appendix B

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B.3

## Operational Management Plan



**Stantec Consulting Ltd.**  
200-325 25 Street SE,  
Calgary AB T2A 7H8

September 28, 2018

File: 144211190

Reference: Existing Sofina Poultry Plant  
Traffic Study

### TRAFFIC STUDY

The proposed development will have two accesses off 106 Avenue SE. The north access will service employee vehicles and the south access will service trucks as shown in Figure 1-1.

### Scope of Transportation Assessment

The scope of this transportation assessment was established with the City of Calgary Transportation Development Services (TDS) are as follows:

- Estimate the trip generation for the proposed development based on the site operations schedule provided by Sofina Foods.
- Estimate the number of trucks entering/exiting the site.
- Review the site circulation which will include anticipated vehicle types with turn templates.
- Review of site access provisions.
- Provide a parking stall requirements comparison based on the City of Calgary Land Use Bylaw requirement and based on the site operations.

Our correspondence with TDS regarding the scope of this study is included in Appendix A.

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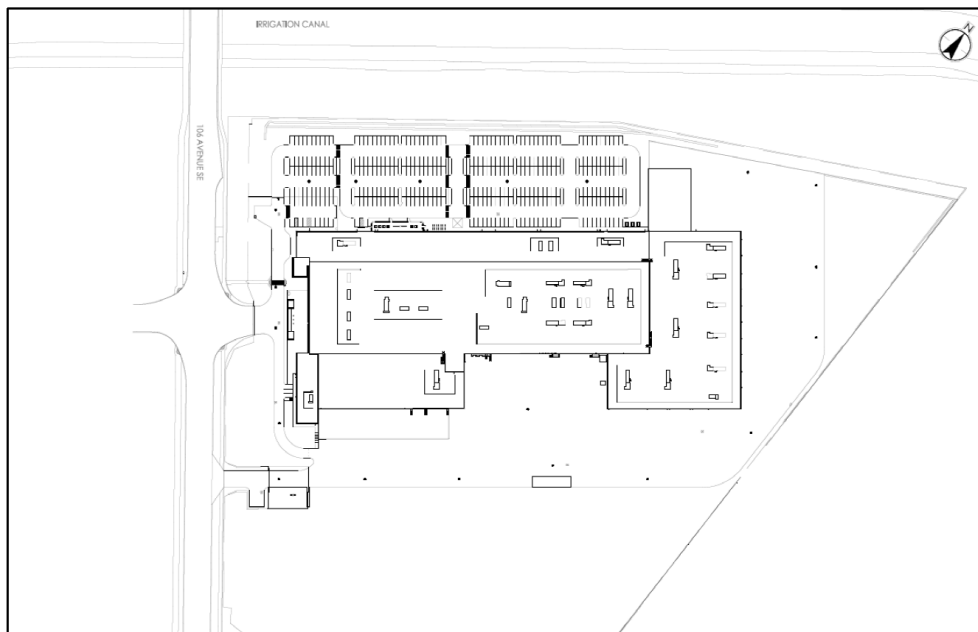
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Reference: Existing Sofina Poultry Plant Traffic Study

Figure 1-1: Proposed Development



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Reference: Existing Sofina Poultry Plant Traffic Study

### PROJECTED USAGE OF THE DEVELOPMENT

Sofina provided the projected incoming and outgoing cars and trucks by time of day for a typical day. These projections are included in **Appendix B**. The following provides a summary of the employee travel characteristics and the anticipated travel characteristics of the trucks.

#### Employee Trip Generation

Table 1-1 summarizes the information provided by Sofina regarding the employee cars entering and exiting the site.

**Table 1-1: Employee Vehicle Trips**

Time of Day	Inbound Trips	Outbound Trips	Total Trips
4:00 AM	45	0	45
7:00 AM	216	0	216
8:00 AM	40	0	40
12:30 PM	45	45	90
3:00 PM	209	209	418
5:00 PM	0	47	47
10:30 PM	30	45	75
12:30 AM	0	209	209

As shown in Table 1-1, the peak times for the proposed development are 7:00 AM, 3:00 PM - 3:30 PM and 12:30 AM. Sofina Foods have indicated that the arrival and departure times for the employees are not anticipated to overlap. The schedule has been set which includes a 30-minute gap between the departure and arrival of employees between 3:00 – 3:30 PM; however, during periods of high kills or extreme weather, some employees may require overtime resulting in a delay of outbound trips for approximately 45 vehicles.

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Reference: Existing Sofina Poultry Plant Traffic Study

### Truck Trip Generation

Table 1-2 summarizes the truck schedule and anticipated number of trucks arriving/departing the site.

**Table 1-2: Anticipated Truck Volumes**

Vendor	Daily	Weekly	Monthly	Scheduled Day
Progressive	-	4	-	Monday & Wednesday
Westcoast Reduction	2	-	-	Monday - Friday
Wildrose	-	-	2	Sunday & Saturday
Highway Fuel	1	-	-	Monday - Friday
Propane Truck	-	1	-	Monday - Friday
Pace Chemical	-	1	-	Monday - Friday
CO2	-	1	1	Monday - Friday
Unisource	2	-	-	Monday - Friday
Ecolab	-	2	-	Monday - Friday
Precision Label	-	1	-	Monday - Friday
X-treme Packaging	-	2	-	Monday - Friday
Cintas	-	2-	-	Monday - Friday
Canadian Linen	1	-	-	Monday - Friday
Purolator Courier	3	-	-	Monday - Friday
Fedex Courier	1	-	-	Monday - Friday
Monarch Courier	2-3	-	-	Monday - Friday
UPS Courier	-	1	-	Monday - Friday
Shipping 53' Loads	38	-	-	Monday - Saturday
Shipping 5 ton Loads	6	-	-	Monday - Friday
Live Haul - 53' & B-trains	30	-	-	Sunday - Friday
<b>TOTAL</b>	<b>82</b>	<b>13</b>	<b>3</b>	

Sofina Foods indicated that the truck activity for the live-hauls occur approximately from 3:00 AM – 10:00 AM; truck activity for trailers containing the final product occur approximately from 6:00 PM – 6:00 AM. Given the timing and the number of trucks noted above for the live-haul and shipping trucks, which account for much of the anticipated truck traffic, a higher truck activity period from 3:00 AM – 10:00 AM may be expected with about 7 trucks entering and 7 trucks exiting per hour during that period.

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Reference: Existing Sofina Poultry Plant Traffic Study

### SITE ACCESS

There are two site access locations for the proposed site primarily to separate passenger car activity from truck activity. The north access mainly serves passenger vehicles utilizing the parking lot and the south driveway is utilized for large trucks in the shipping and receiving of goods. The proposed access spacing is approximately 100m which is comparable to existing intersection/driveway spacing on 94 Avenue SE (continuation of 106 Avenue SE north of the canal) which are in the range of 60m to 120m. The south truck driveway access flares were modified from the City of Calgary Road Construction 2015 Standard Specifications to accommodate the movement of B-train trucks.

### PARKING DEMAND

Figure 1-2 shows the employee parking accumulation over the course of a typical work day. As shown on Figure 1-2, the peak parking demand is 301 vehicles. The site has been designed to accommodate 340 parking stalls. This will be sufficient to accommodate the peak parking demand. It is of note, however, that during periods of high kills or extreme weather, some employees may require overtime resulting in a delay of outbound trips for approximately 45 vehicles; the additional 39 stalls on site may assist in accommodating these extraordinary occurrences. Below is a summary of the anticipated vehicles in/out and the based-on timings for shifts; employee shifts are expected to be timed so shifts do not overlap:

- 4:00 AM – 45 vehicles arrive, and 30 vehicles depart
- 7:00 AM – 216 vehicles arrive
- 8:00 AM – 40 vehicles arrive
- 12:30 PM – 45 vehicles arrive, and 45 vehicles depart
- 3:30 PM – 209 vehicles arrive, and 209 vehicles depart
- 5:00 PM – 47 vehicles depart
- 10:30 PM – 30 vehicles arrive, and 45 vehicles depart
- 12:30 AM – 209 vehicles depart

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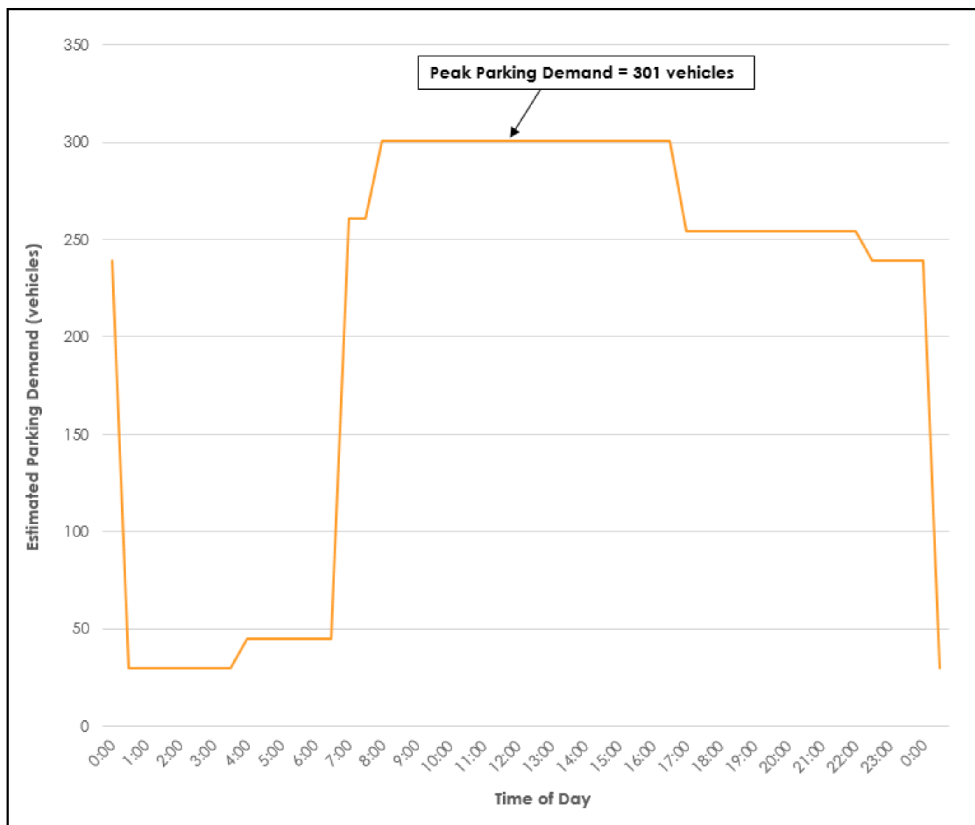
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Reference: Existing Sofina Poultry Plant Traffic Study

Figure 1-2: Parking Accumulation Profile



As directed by the City, Stantec also reviewed the City of Calgary Land Use Bylaw to determine the parking requirements for the site which includes a Slaughter House component as a principal use and an Office component as the secondary use.

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Reference: Existing Sofina Poultry Plant Traffic Study

The proposed development will have a gross usable floor area of approximately 21,561 square metres for the Slaughter House component and 3,286 square metres for the Office component and a total gross floor area of 24,877 square metres.

A summary of the required motor vehicle parking stalls and class 1/2 bicycle parking stalls per the City of Calgary Land Use Bylaw 1P2007 is summarized in Table 1-3.

**Table 1-3: Land Use Bylaw 1P2007 Required Parking Stalls**

Use	Proposed Gross Usable Floor Area	Parking Rates			Required Stalls	
					Neat	Rounded
Motor Vehicle						
Office	3,286 m <sup>2</sup>	2 stalls	per 100 m <sup>2</sup>		65.72	66
Slaughter House	21,561 m <sup>2</sup>	1 stalls	per 100 m <sup>2</sup>	first 2000 m <sup>2</sup>	20.00	20
		1 stalls	per 500 m <sup>2</sup>	subsequent 500 m <sup>2</sup>	39.12	40
		Total				60
Total Required Motor Vehicle Parking Stalls						126
Class 1 Bicycle Parking						
Office	3,286 m <sup>2</sup>	1 stalls	per 1000 m <sup>2</sup>		3.286	4
Slaughter House	21,561 m <sup>2</sup>	0 stalls	per 1000 m <sup>2</sup>		0	0
Total Required Class 1 Bicycle Parking Stalls						4
Class 2 Bicycle Parking						
Office	3,286 m <sup>2</sup>	1 stalls	per 1000 m <sup>2</sup>	for offices greater than 1000 m <sup>2</sup>	3.29	4
Slaughter House	21,561 m <sup>2</sup>	1 stalls	per 2000 m <sup>2</sup>		10.78	11
Total Required Class 2 Bicycle Parking Stalls						15
Loading Stalls						
Gross Floor Area	25,020 m <sup>2</sup>	1 stalls	per 9300 m <sup>2</sup>	for gross floor area greater than 1000 m <sup>2</sup>	3.29	4
Total Required Loading Stalls						

With a total proposed number of 344 motor vehicle parking stalls, 4 class 1 bicycle parking stalls and 15 class 2 bicycle parking stalls, and 32 loading stalls the bylaw parking stall requirements are met.

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Reference: Existing Sofina Poultry Plant Traffic Study

### TURN TEMPLATES

The below turn templates are shown as **Appendix C** in drawing TRAN-A.0 to TRAN-A.7. Through discussions with the City of Calgary, the driveway was modified based on typical driveway layouts for separate sidewalks; with this modification, it is noted that oversteering to opposing lanes or right turns from the inside lane will be required for some vehicles. Turn templates have been developed for the site and includes the following with commentary for clarification on the process for the live holding:

- Truck access at the site driveway
- Shipping
- Waste/recycling
- Live holding
  1. Custom 53' trailers are brought onto the site with a standard cab.
  2. The Custom 53' trailers are then brought to the Live Holding area where the standard cab then departs the site.
  3. The Custom 53' trailer is then taken from the Live Holding area with a custom Ottawa 4x2 cab and brought around the building where the Custom 53' trailer is cleaned as it drives through the building.
  4. The Custom 53' trailer is then placed at the Trailer Storage area until it is brought off-site.
- Trailer storage
- Fire lane/
- Deliveries

Stantec Consulting Ltd.

A handwritten signature in black ink that reads 'Kennith Lin'.

**Kennith Lin** P.Eng.  
Transportation Engineer

Phone: (403) 750-2334  
Kennith.Lin@stantec.com

Attachment: Appendix A; Appendix B; Appendix C

Design with community in mind

**Operational Management Plan**

**ATTACHMENT A  
CORRESPONDENCE WITH CITY OF  
CALGARY**

## Operational Management Plan

**From:** Lin, Kenneth  
**To:** "[Cheung, Idi L.](#)"  
**Subject:** RE: Sofina Foods Poultry Plant - Transportation Assessment for DP Submission - Scoping  
**Date:** Friday, June 08, 2018 10:25:00 AM

---

Thanks you for you input below Idi. We'll revise our scope with the highlighted and include the bylaw parking comparison and the site driveway distances review.

Kind Regards,

**Kennith Lin** P.Eng.  
Transportation Engineer  
Direct: 403 750-2334  
[Kennith.Lin@stantec.com](mailto:Kennith.Lin@stantec.com)  
Stantec  
200-325 25 Street SE  
Calgary AB T2A 7H8 CA

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---

**From:** Cheung, Idi L. <[Idi.Cheung@calgary.ca](mailto:Idi.Cheung@calgary.ca)>  
**Sent:** Thursday, June 07, 2018 1:07 PM  
**To:** Lin, Kenneth <[Kennith.Lin@stantec.com](mailto:Kennith.Lin@stantec.com)>  
**Subject:** RE: Sofina Foods Poultry Plant - Transportation Assessment for DP Submission - Scoping

Kennith

Sorry about taking a bit to get back to you, but I'm still catching up from my short vacation.

This scope is more than I was looking for.

I've highlighted the bits that would be enough to submit – the ask wasn't a TIA and we don't need analysis. The ask is to get trip gen as this is an abnormal use. I'm interested in shift change and trucks.

For parking can you also do a comparison with the bylaw requirement?

Also for site design please check the driveway distances proposed on site, 106 ave is an arterial so rationale will be required to support the additional access.

Idi

---

**From:** Lin, Kenneth [<mailto:Kennith.Lin@stantec.com>]  
**Sent:** Friday, June 01, 2018 11:35 AM  
**To:** Cheung, Idi L. <[Idi.Cheung@calgary.ca](mailto:Idi.Cheung@calgary.ca)>  
**Subject:** [EXT] Sofina Foods Poultry Plant - Transportation Assessment for DP Submission - Scoping

Hi Idi,



## Operational Management Plan

I left a voicemail with you yesterday regarding a study we are expecting to commence early next week for Sofina Foods' proposed poultry plant, located at 6302 106 Avenue SE. In preparation for this project, I would like to discuss with you the proposed scope for the transportation assessment in support of their upcoming DP application outlined below:

- Traffic analysis at site driveways and intersections for the AM and PM peak periods will be conducted.
  - The north site access will serve all passenger vehicle traffic and the south site access will have primarily heavy vehicle traffic assigned (see attached for the preliminary site plan).
  - Trip generation estimates for the site will be based on the site operations schedule provided by the Client and other information which may be available from them. The Client has outlined their proposed shift change times including the number of employees which will inform the trip generation – this will primarily impact the north driveway. A general outline of their loading/unloading schedule has been indicated to us, however, we will confirm their expected number of trucks per hour which is likely limited to the number of loading bays on site – this will primarily impact the south driveway.
- Stantec will conduct traffic analysis at the two site driveways and the two intersections noted below, if required:
  - North Site driveway (proposed count location aligned with existing driveway at 6309 106 Avenue SE)
  - South Site driveway
  - 94 Avenue SE and 52 Street SE (proposed count location)
  - 106 Avenue SE and 68 Street SE (proposed count location)
- We will analyze the opening day conditions in Synchro with existing counts utilized as background traffic. A TIA has been completed for the overall area and is anticipated to account for future horizons of the surrounding roadway network.
- Site circulation review will be undertaken indicating anticipated vehicle types with turn templates.
- Confirmation of parking stall requirements will be performed based on the noted vehicles in/out of the site by the Client.
- We will summarize the results in a memorandum.

I was aiming to finalize the proposed scope with you by Monday as the study is on a tighter schedule. Please let me know at your earliest convenience if you have any comments on the above or will like to discuss further.

Thank you,

**Kennith Lin** P.Eng.  
Transportation Engineer

Direct: 403 750-2334  
[Kennith.Lin@stantec.com](mailto:Kennith.Lin@stantec.com)

Stantec  
200-325 25 Street SE  
Calgary AB T2A 7H8 CA

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**Operational Management Plan**

**ATTACHMENT B  
SOFINA FOODS SITE OPERATIONS  
INFORMATION**

## Operational Management Plan

Ref		Start	Finish	Daily frequency	Description
1	Live haul trailer	12:30am	12:00pm	31	Trailers containing live birds arrive to the site. They enter through the double gate. They do not wait on the road.
2	Live haul trailer	12:30am	11:00pm	31	Trailers containing live birds are stored in the live shed building as soon as they are weighed. They do not wait outside. The live shed is an atmosphere controlled building, enclosed, and is designed with an odor control system.
3	Live haul trailer	4:00am	11:00pm	31	Trailers containing live birds are transferred from the live shed to the main building for processing.
4	Live haul trailer	4:00am	11:00pm	31	Trailers are offloaded, washed, then reloaded with clean crates within the main building, which is enclosed and designed with an odor control system.
5	Live haul trailer	4:00am	11:00pm	31	Clean and empty live haul trailers are transferred from the main building to the trailer parking area.
6	Live haul trailer	12:00am	12:00am	31	Clean and empty live haul trailers are parked before being picked-up by live haul drivers and leave the facility.
7	Inedible trailer	1:00pm 11:00pm		3 3	2 Trailers containing inedible organic material and 1 tanker trailer containing inedible liquid are replaced twice a day. These trailers are enclosed and sealed. They are washed before leaving the building. The inedible room is enclosed and designed
8	Processing facility	4:00am	12:30am		Chickens are processed through the main building. The main building is enclosed. Odor control systems are in place where odors are generated. All activities are supervised by CFIA.
9	Refrigerated trailer	12:00am	12:00am	38	Refrigerated trailers of different sizes are dropped off at the loading dock to be unloaded (minimum) or loaded with packaged fresh or frozen chicken product. They enter and leave the site through the double gate.
10	Refrigerated trailer	12:00am	12:00am		Some refrigerated trailers are parked before being picked-up or loaded.
11	Non-refrigerated trailer	6:00am	4:00pm	2	Non-refrigerated trailers are delivering dry supplies, wood pallets, maintenance supplies and chemicals. They are backed up and unloaded or loaded in the loading dock area. They enter and leave the site through the double gate.
12	Bins	6:00am	4:00pm	0.5	Garbage bins containing non-organic waste and cardboard are being replaced twice a week. The bins are enclosed during operations. The bins are sealed for transportation. There is no odor emanating of this activity. The trucks enter and leave the site through the double gate.
13	Employee cars	4:00am	12:30am		Employees cars are entering and leaving the facility through the car entrance of the property.
14	Employee cars	4:00am	12:30am		Employees are using the car parking. They are coming and leaving at different times. The most traffic will happen at 4am, 6:30am, 12:30pm, 3pm, 12:30am.
15	Waste water solids trailer	4pm		1	Trailer containing solids from the waste water treatment plant is replaced once a day. This trailer is enclosed and sealed. It is washed before leaving the building. The waste water treatment plant is enclosed and designed with an odor control system.

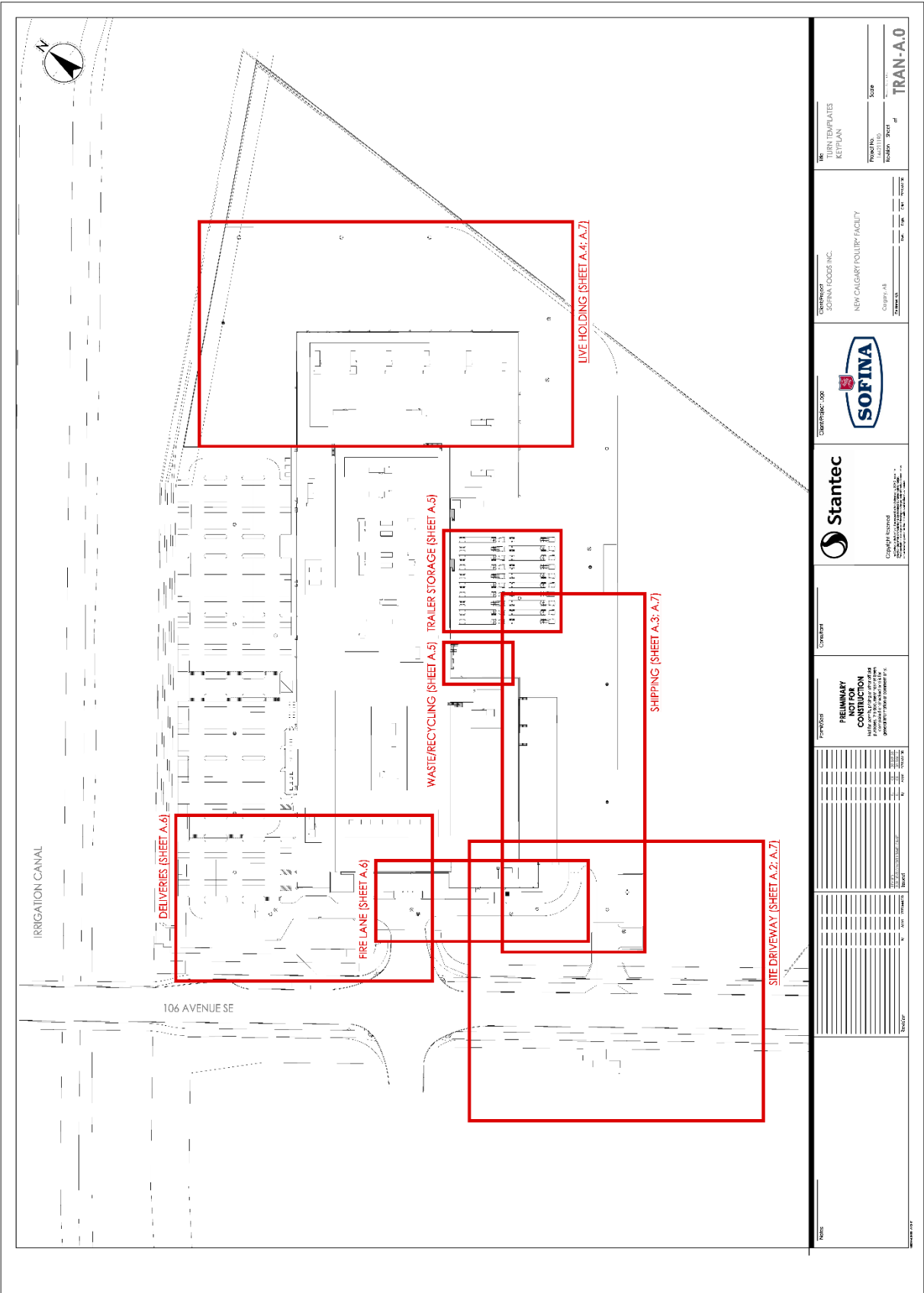
## Operational Management Plan

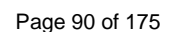
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## **Operational Management Plan**

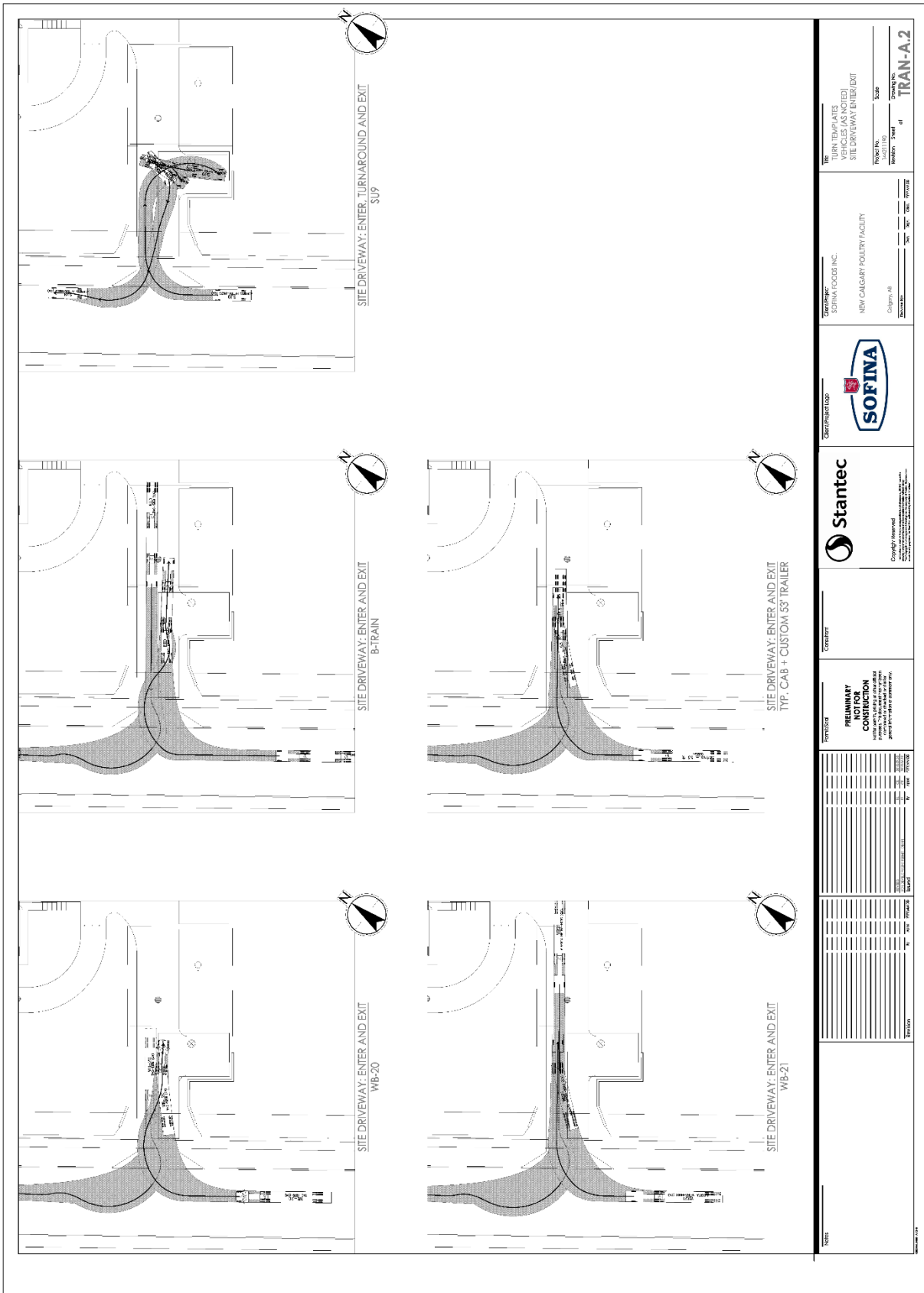
# **ATTACHMENT C TURN TEMPLATES**

Operational Management Plan



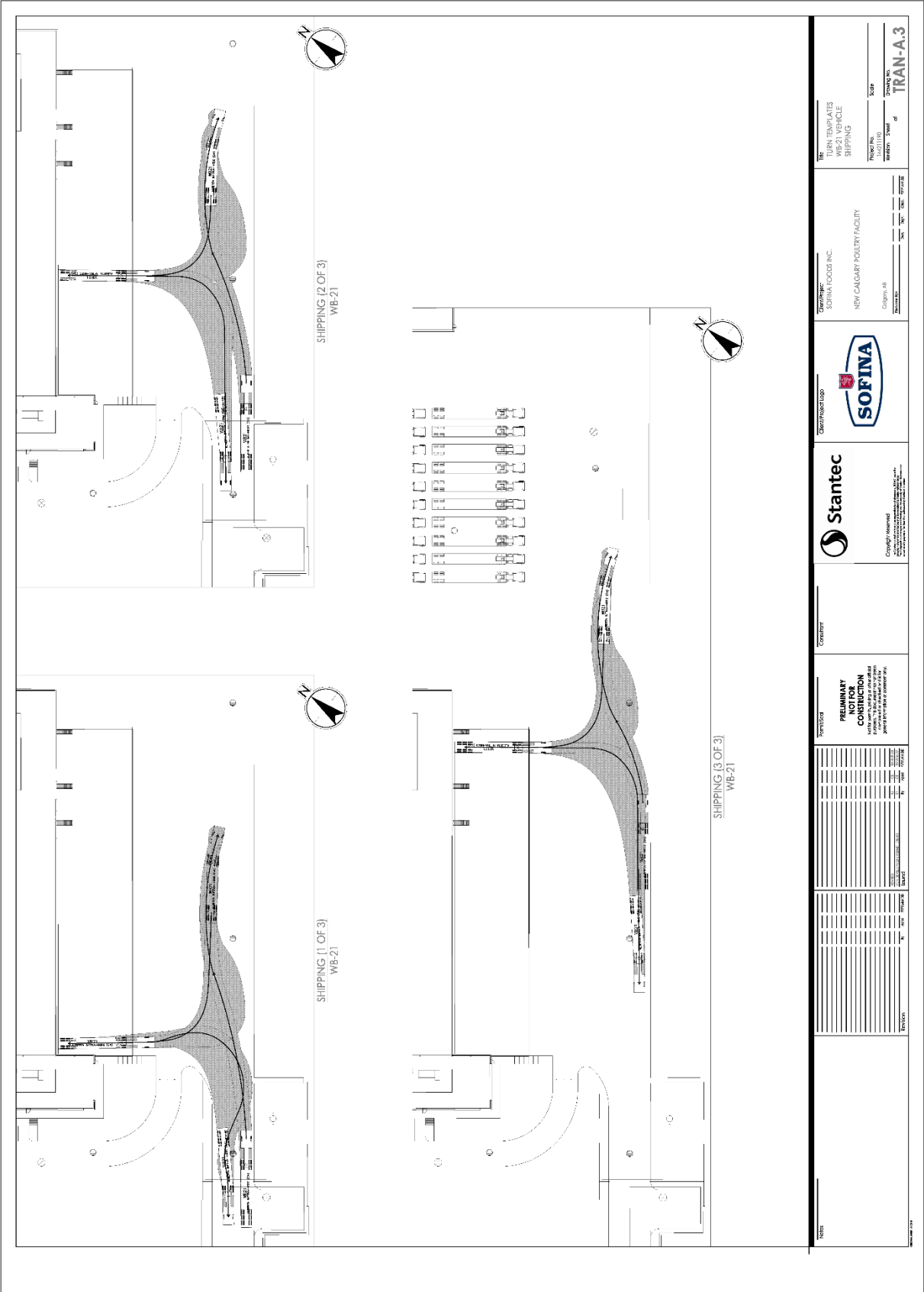


# Operational Management Plan



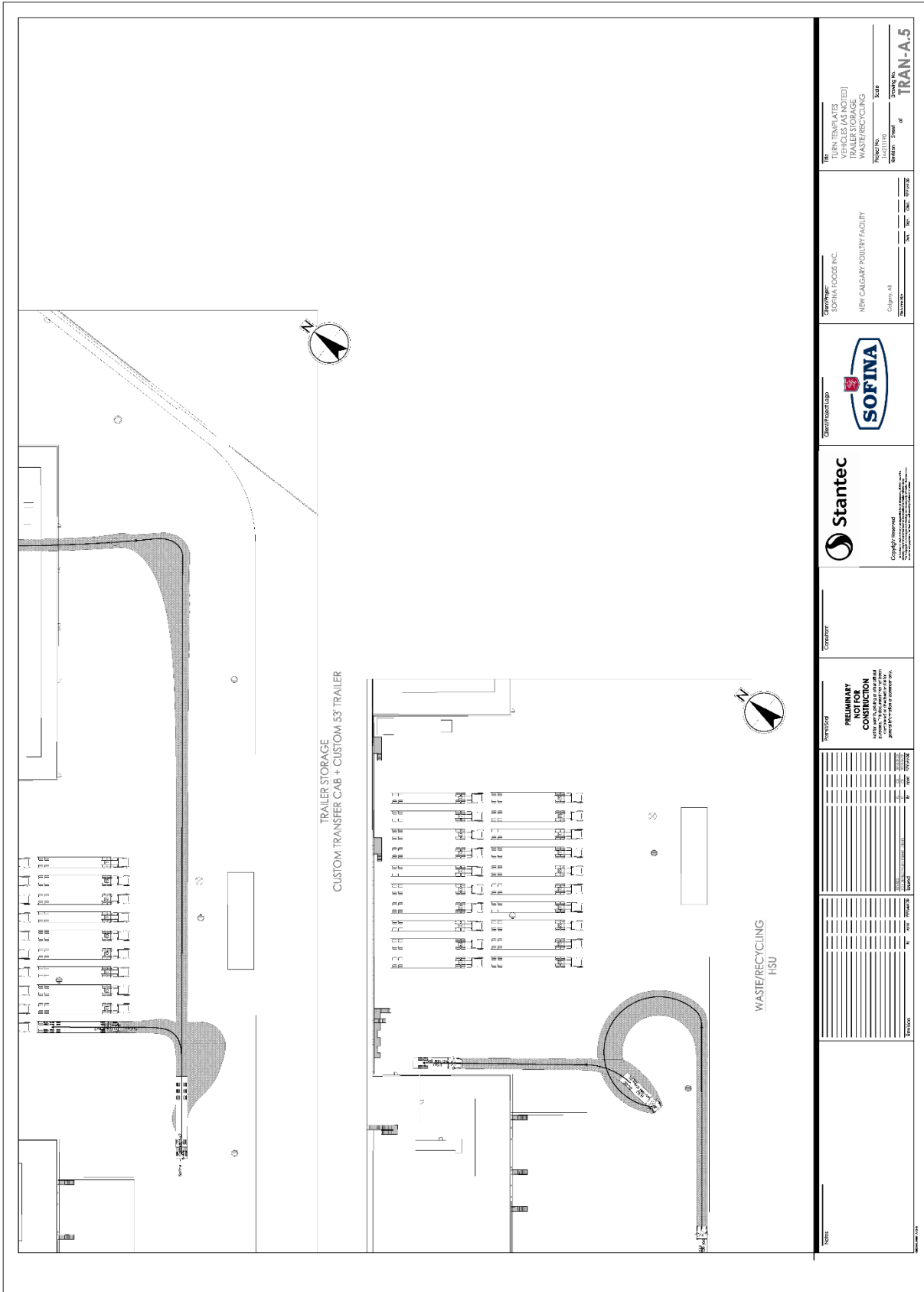


Operational Management Plan



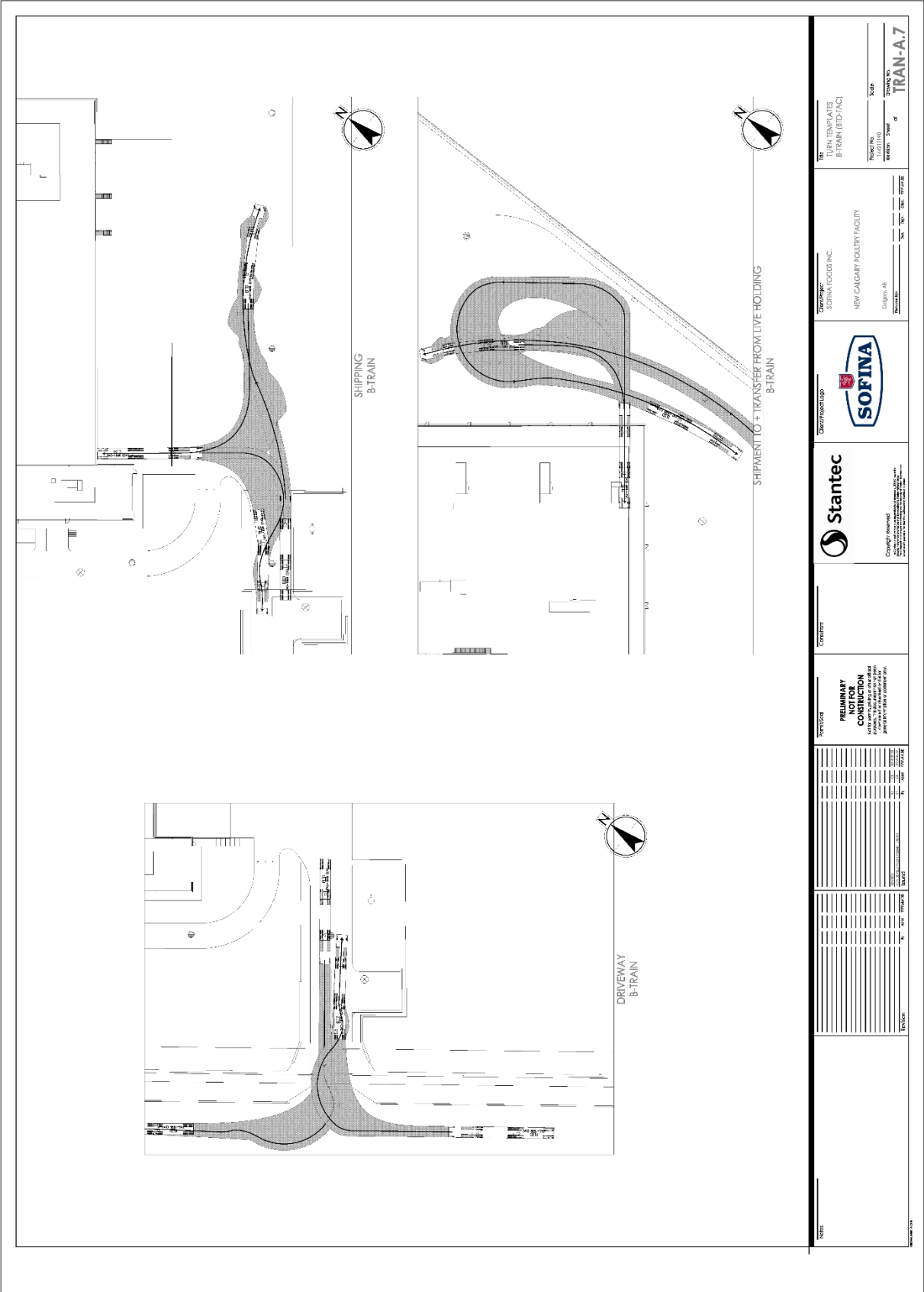


# Operational Management Plan





Operational Management Plan



## Operational Management Plan

Appendix B

### B.2 ODOUR STUDY



B.4

## Operational Management Plan

### Appendix B

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B.5

## Operational Management Plan

Appendix B

### B.3 NOISE STUDY



B.6



## Operational Management Plan

### Appendix B

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B.7

## Operational Management Plan



Sofina Food Inc.  
New Poultry Facility, Calgary AB  
Noise Impact Assessment

September 26, 2017

Prepared for:

Sofina Food Inc,  
City of Calgary  
Calgary, Alberta

Prepared by:

Stantec Consulting Ltd.  
Calgary, Alberta

## Operational Management Plan


Revision	Description	Author		Quality Check		Independent Review	




## Operational Management Plan

### Sign-off Sheet

This document entitled Sofina Food Inc. was prepared by Stantec Consulting Ltd. ("Stantec") for the account of The City of Calgary (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by   
(signature)

**Sanaz Zabani**

Reviewed by   
(signature)

**Chris Giesbrecht**

Approved by \_\_\_\_\_  
(signature)



## Operational Management Plan

SOFINA FOOD INC.

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## Operational Management Plan

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### Abbreviations

ANSI	American National Standards Institute
AB	Alberta
ASL	ambient sound level
dBA	A-weighted decibel
dBC	C-weighted decibel
ISO	International Organization for Standardization
$L_{eq}$	energy equivalent sound level
LFN	low frequency noise
$L_{me}$	emission level
NIA	noise impact assessment
pW	picowatt ( $1 \times 10^{-10}$ watt)
PWL	sound power level
RSA	regional study area
SPL	sound pressure level
UTM	Universal Transverse Mercator
W	watt



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### Glossary

Term	Definition
Ambient sound level (ASL)	The sound level measured by a Tester at a Point of Reception, which excludes the noise generated by the activity under assessment
Attenuation	A reduction in sound level achieved by various means (e.g., absorption by air, porous materials, barriers).
A-weighting	The weighting network used to account for changes in level sensitivity as a function of frequency. The A-weighting network de-emphasizes the low frequencies in an effort to reflect the relative response of the human ear to noise. See also frequency weighting.
Background sound	Same as ambient sound level
Daytime	Defined as the hours from 07:00 to 22:00 during weekdays and 09:00 to 22:00 during weekends
Decibel (dB)	A logarithmic unit commonly used to quantify magnitudes of sound and vibration levels.
Decibel, A-weighted (dBA)	A logarithmic unit used to quantify sound levels to which A-weighting has been applied.
Emission Level ( $L_{me}$ )	FHWA TNM emission level at distance 25 m perpendicular from the road's axis / from the parking lot center (dBA)
Energy equivalent sound level ( $L_{eq}$ )	A continuous equivalent (energy-averaged) sound level calculated over a specified period. It represents the equivalent sound pressure encountered for the period. The time period is often added as a suffix to the label (e.g., $L_{eq}(24)$ for the 24-hour equivalent sound level). $L_{eq}$ is usually A-weighted. A $L_{eq}$ value expressed in dBA is a good, single value descriptor of the level of environmental noise.
Frequency	The number of cycles per second that a periodic signal such as a sound wave oscillates. It is usually expressed in hertz (Hz).
Frequency weighting	A method used to account for differences in sensitivity as a function of frequency. Three standard weighting networks, A, B and C, are used to account for different responses to sound pressure levels. Note: The absence of frequency weighting is referred to as "flat" response or linear weighting.
Hertz (Hz)	The unit of frequency equivalent to a number cycles per second.



## Operational Management Plan

### SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

Term	Definition
International Organization for Standardization (ISO)	An international body that provides scientific standards and guidelines related to various technical subjects and disciplines.
Nighttime	Defined as the hours from 22:00 to 07:00 during weekdays and 22:00 to 09:00 during weekends
Noise	Any unwanted sound. Noise and sound are used interchangeably in this document.
Noise level	Same as sound level.
Octave	The interval between two frequencies having a ratio of two to one. The upper limit of an octave (octave band) is twice its lower limit. For example, the 500-Hz octave band has a lower limit of 353 Hz and an upper limit of 707 Hz.
Point of Reception	Any location at the place of work or residence where noise or sound levels are heard by a complainant.
Sound	A combination of pressure waves of different frequencies and amplitudes travelling through a medium such as air or water.
Sound level	Amplitude of sound pressure expressed in decibels (dB). It is commonly used to refer to sound pressure level.
Sound power	The rate with which acoustic energy radiates from a source.
Sound power level	The magnitude of sound power expressed in decibels. Sound power level can be weighted using a frequency weighting scale and can be specified as an overall level or over a frequency interval.
Sound pressure	The root-mean-square (RMS) of the instantaneous sound pressures during a specified time interval. The unit of sound pressure is in pascals (Pa).
Sound pressure level (SPL)	The magnitude of sound pressure expressed in decibels. The sound pressure level is defined by the following equation where $P_0$ is the reference pressure. In air, $P_0$ is usually taken as $2.0 \times 10^{-5}$ pascal.

$$SPL (dB) = 20 \log \left( \frac{P_{rms}}{P_0} \right)$$

The unit for sound pressure level is decibels (dB).





## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### 1.0 INTRODUCTION

Stantec Consulting Ltd. is designing a new poultry processing plant for Sofina Foods Inc. on an 11.836-hectare parcel at 6202, 106<sup>th</sup> Avenue SE, (Lot 4, Block 5, Plan 171 0868) in the Dufferin II (North) Industrial area of Calgary, Alberta. Noise from the Project has the potential to impact receptors in the surrounding area. This report documents the results of a Noise Impact Assessment (NIA) performed to verify Project compliance with the City of Calgary Community Standards Bylaw 5M2004 Part 9: Regulation of Noise (the Noise Bylaw).

The objectives for this NIA were as follows:

1. Identify the applicable Noise Bylaw threshold limits for the Project and the most affected points of reception.
2. Perform Baseline ambient sound level monitoring at the project site.
3. Assess noise emissions from all identified non-negligible noise sources and calculate the corresponding sound power levels.
4. Build a noise model for the Project facility and perform noise propagation calculations over the study area
5. Assess the Project facility compliance with the Noise Bylaw threshold limits.
6. Identify the need for and recommend noise mitigation measures needed to achieve compliance with the Noise Bylaw threshold limits.
7. Document the process, results and recommendations in the NIA report.

### 2.0 ENVIRONMENTAL NOISE CRITERIA

In this section, a detailed account of the Project's environmental noise impact during operation is assessed. Detailed information is also provided relating to the methods and acoustical modeling results.

#### 2.1 CALGARY BY-LAW

The city of Calgary Community Standards Bylaw 5M2004 Part 9 – Regulation of Noise limits the allowable continuous and non-continuous sounds in residential developments as well as non-residential developments. The Noise Bylaw specifies overall allowable A-weighted (dBA) sound level limits over a 1 hour period during the daytime and nighttime periods. The daytime period occurs between the hours of 07:00 and 22:00 of the same day on weekdays or 09:00 and 22:00 on weekends. The nighttime period occurs between the hours of 22:00 and 07:00 of the same day on weekdays or 22:00 and 09:00 on weekends.

The sound level limits at points of reception are defined by three categories (i.e., residential, non-residential, and downtown residential). These limits are provided in the Bylaw and are summarized in Table 1.



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

Table 1 – City of Calgary Bylaw 5M2004 Sound Level Limits

Time of Day	Sound Level Limit (dBA) – 1 Hour Equivalent (Leq,1HR)	
Residential	Residential	Non-Residential
Daytime Weekday or Weekend (07:00 – 22:00 or 09:00-22:00)	65 dBA <sup>1</sup>	85 dBA <sup>1</sup>
Nighttime Weekday or Weekend (22:00 – 07:00 or 22:00-09:00)	50 dBA <sup>1</sup>	85 dBA <sup>1</sup>
Note: <sup>1</sup> the greater value of the sound level limit or five (5) decibels over the ambient noise measured over a one-hour period during daytime or nighttime		

In this assessment, the conservative assumption will be made that noise from Project operations is generally continuous for comparison with the Noise Bylaw threshold limits.

## 2.2 POINTS OF RECEPTION

The most affected points of reception were identified based on the definition provided in the Bylaw. The points of reception are summarized in Table 2 and shown in Figure 1. The closest residential area is selected as the most affected point of reception in a residential area. The closest existing facility and highest noise impact on the project boundary (determined by the noise model) are selected as the most affected points of reception in non-residential areas.

Table 2 – Summary of Most Affected Receptors

Receptor ID	Description	UTM NAD83 Coordinates			Approximate Distance from Project Fence Line (m)	Applicable Project Noise Threshold Limit (dBA)	
		Zone	Easting (m)	Northing (m)		Day	Night
R01	Private home in 84 Street SE	12	295505	5648583	2450	65	50
L01	Existing warehouse facility, across 94Ave SE	12	293252	5650131	40	85	85
L02	Highest Noise Impact on Project Fence Line	12	293542	5650401	0	85	85



## Operational Management Plan

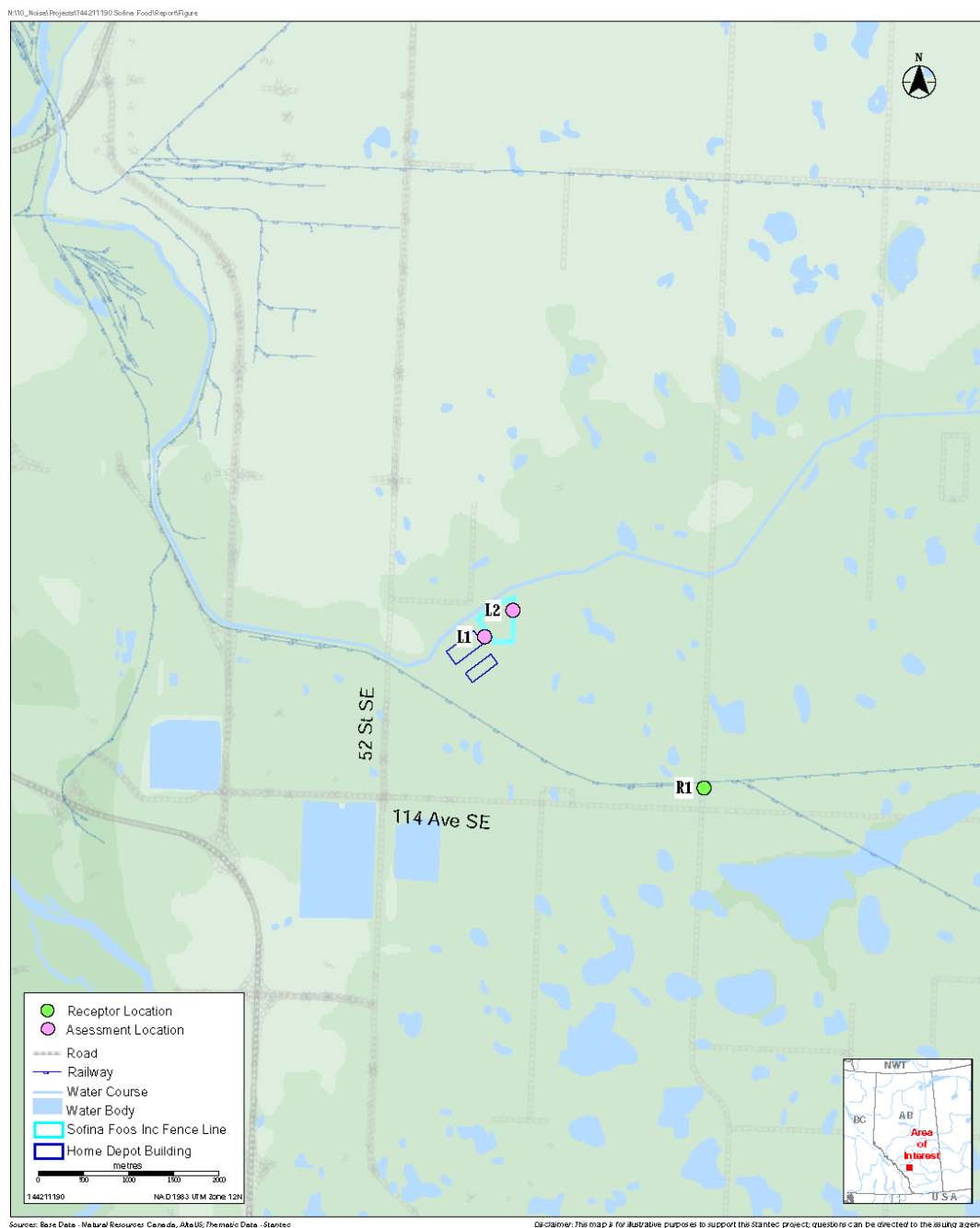
SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

Figure 1 – Project Receptor Locations



## Operational Management Plan



Project Receptor Location



Figure 1

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New Poultry Facility, Calgary AB – Noise Impact Assessment

### 3.0 AMBIENT NOISE MONITORING

A baseline ambient monitoring program was carried out at the proposed site from September 18 to 19, 2018. During the noise monitoring period, continuous noise measurement was conducted within the proposed site. The objective of this noise monitoring program was to measure the baseline sound level at this location. The existing acoustic environment around the Project is influenced by industrial and residents' activities, local road traffic, airplane flyovers, and natural environment (i.e., birds).

#### 3.1 MONITORING PROCEDURE

Noise monitoring was performed using a Bruel & Kjaer type 2250 sound analyzer with type 4189 microphone. This analyzer is a Class 1 precision instrument with laboratory traceable calibration within 24 months. The analyzer calibration was checked with a type 4231 calibrator before and after data collection. The analyzer was equipped for outdoor sound measurements, set to record the energy equivalent sound level (Leq) in one-minute intervals, and placed at location 1, shown in Figure 3 from 14:00 September 18 to 16:00PM September 19, 2018.

The measured sound levels at monitoring location were analyzed using the Brüel and Kjær BZ5503 Measurement Partner Suite® software program. Audio sound recordings were reviewed to identify noise sources during periods of elevated sound level (e.g., natural sounds and local activities). Measurements during non-representative weather condition (i.e., wind speed greater than 15 km/hour or rain precipitation) were removed from the data set. In addition, noise levels from activities that are not considered representative of the normal acoustic environments at the measurement location were also removed from the data set. These activities include noise monitoring equipment setup and events close to the microphone. Daytime and nighttime Leq values for each 24-hour period were then calculated at monitoring location.

#### 3.2 AMBIENT MONITORING RESULTS

The measured daytime and nighttime equivalent sound levels at monitoring location for daily period is shown in Table 3. The daily period starts at 14:00 PM and extend until 16:00 PM the following day (e.g. September 18 14:00 PM to September 19 16:00 PM).

There are approximately 23 hours of valid measurement data including 14.5 hours during daytime and 8 hours during nighttime. The overall baseline sound level is 50.3 dBA during the daytime and 43.9 dBA during the nighttime period. These baseline sound levels at monitoring location are below the City of Calgary Noise Bylaw limits.

The measured sound level (Leq, 1min) time history is presented in Figure 2. Isolated data are presented in purple and red on the graphs. The purple graph represents invalid data due to anomalous noise events while the red graph represents invalid data due to non-representative weather conditions. Isolated noise events at this location included animals (birds) close to the microphone, truck dozer operating inside the proposed site, helicopter and airplane flyover and Stantec personnel activities at close range to the microphone. The gray graph represents the filtered data that were used for the Leq calculations.



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

Table 3: Ambient Monitoring Results

Time Period	Daytime (7:00 to 22:00)		Nighttime (22:00 to 7:00)	
	L <sub>eq</sub> (dBA)	Valid Measurement Time (minutes)	L <sub>eq</sub> (dBA)	Valid Measurement Time (minutes)
September 18 14:00 to September 19 7:00	47.4	374	43.9	498
September 19 7:00 to September 19 16:00	51.7	501	N/A	N/A
Overall	50.3	875	43.9	498
Note: "N/A" no measurement data				

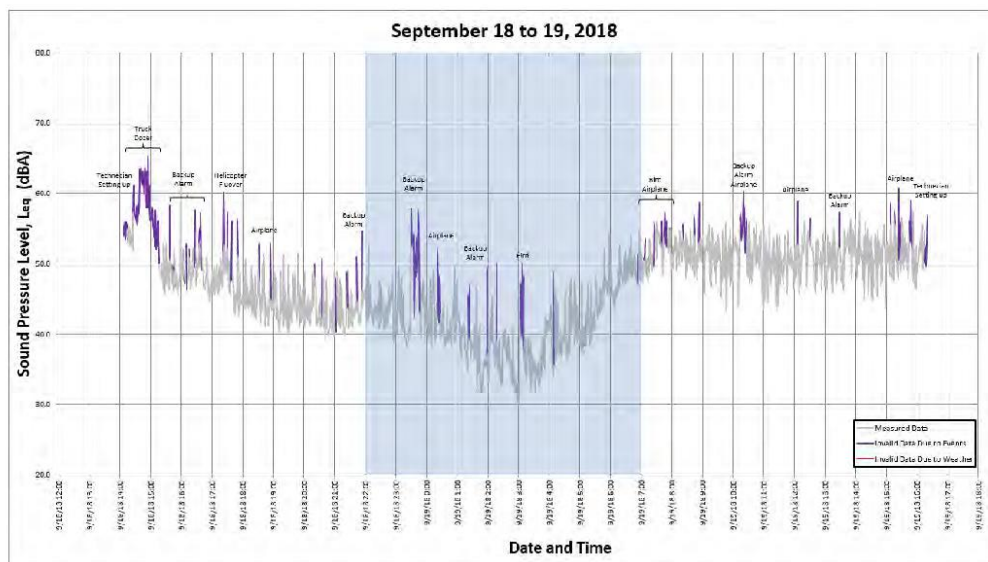


Figure 2: Measured Sound Levels (Leq 1min) Time History Graph for Monitoring Location (September 18 and 19, 2018)



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

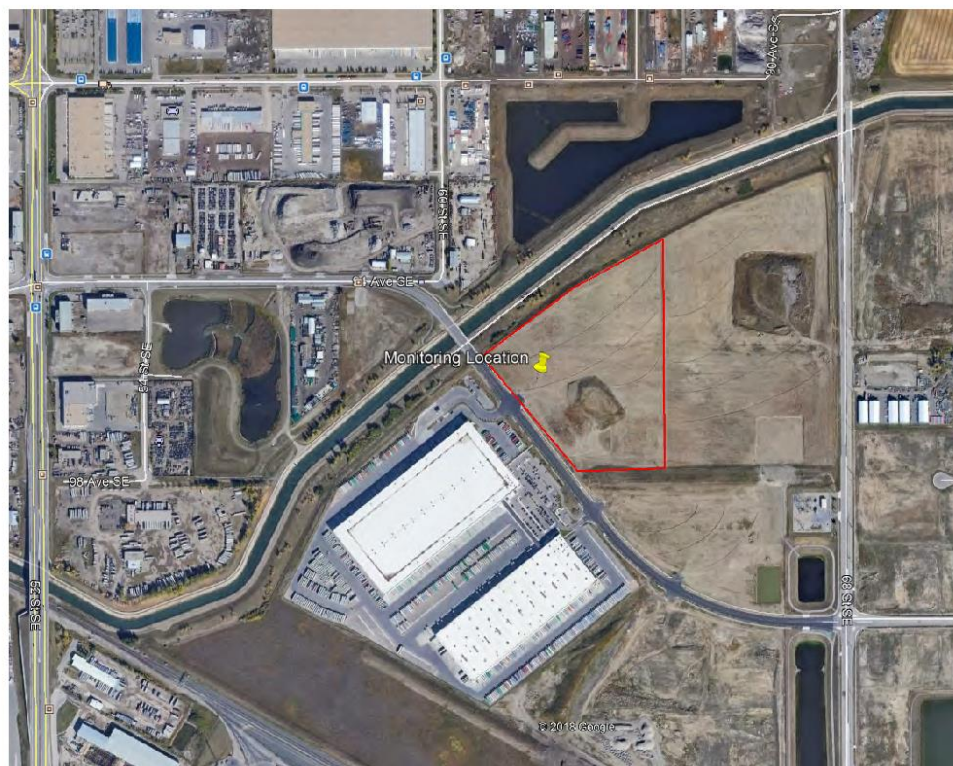


Figure 3: Ambient Monitoring Location



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### 4.0 NOISE PROPAGATION MODELLING

#### 4.1 MODELLING METHODOLOGY

Sound propagation calculations for the analysis was conducted in accordance with International Organization for Standardization (ISO) 9613 standards parts 1 and 2 (ISO 1993, 1996). ISO 9613 is commonly used by noise practitioners and is accepted by regulatory bodies across Canada. Calculations under ISO 9613-2 account for mild inversion and/or downwind conditions (winds from source to receiver of 3–11 km/h). Calculations under this standard meet the requirements of provincial regulators (e.g., Alberta Energy Regulator and Alberta Utilities Commission) and are suitable for noise impact assessments for industrial facilities. Propagation calculations were performed using Cadna/A (v4.5.151) modelling software from DataKustik, which incorporates ISO 9613 prediction algorithms.

Table 4 summarizes the modelling parameters used for operation analysis.

**Table 4 – Modelling Parameters**

Item	Model Parameters	Model Setting
1	Temperature	10°C
2	Relative Humidity	70%
3	Propagation Standard	ISO 9613-1, ISO 9613-2
4	Ground Conditions and Attenuation Factor	Ground Absorption: 0.4 (G = 1 absorptive, G = 0 is reflective):
5	Receptor Height	1.5 m above ground
6	Topography	Flat (no topography)
7	Foliage Attenuation	None (conservative)
8	Operating Conditions	100% throughput (equipment and vehicle movements)

The acoustic model was constructed using the following assumptions:

- The assessment represents the Project design and knowledge of noise sources as of September 2018.
- Moving vehicle paths are estimated, based on facility layout





## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### 4.2 NOISE EMISSIONS

Noise emission sources associated with the Project are primarily mechanical process equipment, building mechanical systems, and transport vehicles. Mechanical process equipment is noise emission from sources inside the building to outside. Building mechanical systems include HVAC, and transformers and was based on the September 5 Preliminary Design Report. Moving vehicles on the facility property were incorporated in the acoustic model including trucks for incoming deliveries and product shipment and staff vehicles. Vehicle quantities are based on peak hour volume estimates. A 15km/h maximum speed limit was assumed. The noise propagation model takes the conservative approach of assuming that idling trucks are present at all loading bay positions. Noise from HVAC sources is not known at this stage in the design, so a conservative estimate of 95dBA for each HVAC source on the building roof has been assumed. HVAC sources include the fan from each air handling unit or make up air unit including its intake and exhaust.

Noise source emissions levels for Project operation were calculated from noise measurements at the existing Poultry Processing Facility at 2126 Hurst Rd. SE. and noise source emission prediction methods from acoustic engineering literature. In Instances where no vendor or other published data was available noise emission levels were estimated using guidance provided in the text by David Bies and Colin Hansen *Engineering Noise Control: Theory and Practice* (Bies and Hansen 2005) and Department for Environment Food and Rural Affairs (DEFRA) publication *Update of Noise Database for Prediction of Noise on Construction and Open Sites* (DEFRA 2005). Moving vehicles were modelled using the FHWA Traffic Noise Model (TNM) calculation model with inputs for vehicle type, trip counts, speed, and road surface.

Table 5: Noise Emission Levels

Noise Source	Qty	Reference	Type	octave band center frequency, Hz										
				31.5	63	125	250	500	1k	2k	4k	8k	dBA	
Moving Trucks	14/h	TNM	Lme	-										48.6
Idling Trucks	31	Existing facility msmt.	PWL	91	102	100	93	97	97	92	91	86	101	
Backup Alarms	3	DEFRA	PWL	89	95	102	102	98	113	99	94	89	113	
Staff Vehicles	420/h daytime 245/h nighttime	TNM	Lme	-										57.5
HVAC	27	Typical	PWL	110	115	108	95	83	76	71	70	66	95	
Transformer	5	Bies & Hansen	PWL	68	74	76	71	71	65	60	55	48	71	
Building Indoor Sound Level	1	Existing facility msmt.	SPL	78	79	84	82	79	79	76	77	77	85	



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### 4.3 RESULTS

Sound levels from the Project were calculated at three points of reception representing the most affected receptor points for residential and non-residential locations. Noise Bylaw compliance at these locations is indicative of overall compliance at all other points of reception. The predicted sound level results are compared to the limits defined in the Noise Bylaw in order to assess compliance in Table 6. Sound propagation contours representing equal sound level emission from Project sources are shown in Figure 4.

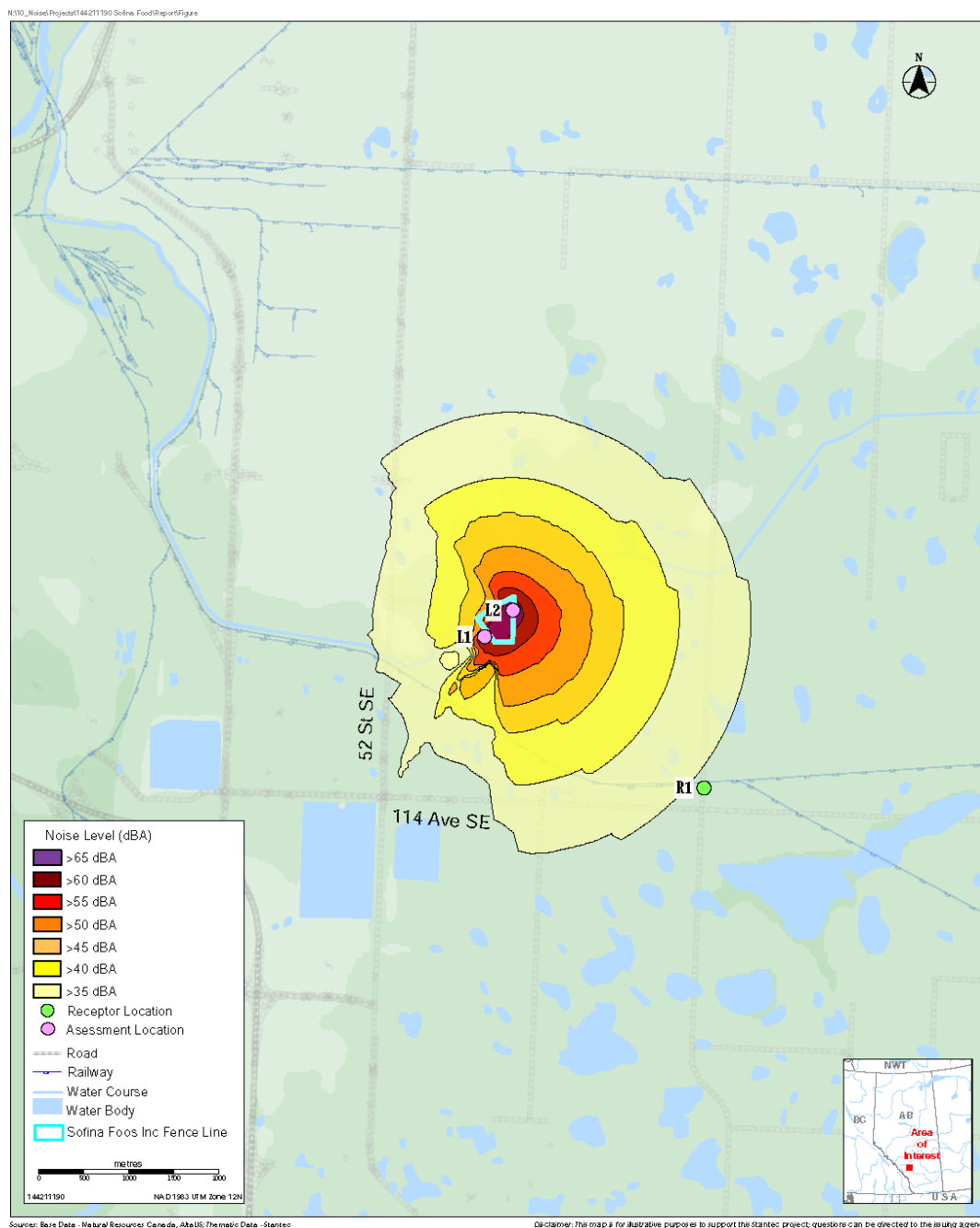
Table 6 – Predicted Sound Levels and Compliance with City of Calgary Bylaw

Receptor ID	Project Noise Contribution (dBA, L <sub>eq,1HR</sub> )		Sound Level Limit (dBA, L <sub>eq,1HR</sub> )		Compliance with Bylaw (Yes / No)
	Daytime	Nighttime	Daytime	Nighttime	
R01	34.2	34.2	65	50	Yes
L01	63.9	63.9	85	85	Yes
L02	74.8	74.8	85	85	Yes

Figure 4: Project Sound Propagation Contours



## Operational Management Plan



Noise Contour Map for Proposed Sofina Food Inc.

## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### 5.0 NOISE MITIGATION

Although no special noise mitigation needs were identified, some inherent noise mitigation is provided by the basic facility design. The following items provide some inherent noise mitigation.

- **Building Façade and Roof.** Insulated metal panels are selected for the majority of building walls with mechanical equipment inside. The sound insulation properties of these metal panels will adequately attenuate noise transmission from indoors. Fire rated assemblies and the building roof have better noise insulation properties than the building walls.
- **HVAC Sources.** The 95dBA assumption for HVAC sources is a reasonable assumption from which to develop supplier specifications. Odour control on HVAC exhausts and screening barriers may provide some additional noise attenuation which has not been included in the noise model.
- **Landscaping.** Portions of the facility are lower than grade. No attenuation from this landscape barrier has been included in the noise model, however below grade areas will provide some shielding of noise emission from vehicles.

Table 7: Acoustic Performance for Noise Mitigation Measures

Noise Mitigation Item	Octave band center frequency, Hz								
	31.5	63	125	250	500	1k	2k	4k	8k
Modelled Building Façade Transmission Loss, dB	10	6	15	22	28	36	40	44	44

### 6.0 SUMMARY

Baseline noise monitoring was performed to document and evaluate the existing sound level at the proposed facility site. Noise emission sources from the proposed new poultry facility were identified using the preliminary design report and a visit to the existing facility. Expected noise emission levels were compiled using measurements, reference texts, and modelling algorithms. A noise propagation model was constructed using conservative assumptions about facility operations and emission levels. The noise propagation model results indicate that the Project sound levels will be below daytime and nighttime Noise Bylaw limits at the most affected points of reception in residential and non-residential areas.



## Operational Management Plan

SOFINA FOOD INC.

New Poultry Facility, Calgary AB – Noise Impact Assessment

### 7.0 REFERENCES

City of Calgary, October 2014. Community Standards Bylaw 5M2004 Part 9 – Regulation of Noise. Calgary, Alberta

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## Operational Management Plan

Appendix B

### **B.4 EFFLUENT REPORT**



B.8

## Operational Management Plan



### **Effluent Report**

Sofina New Poultry Facility, Calgary AB

October 3, 2018

Prepared for:

Stephanie Loria, File Manager, Community  
Planning - South

Prepared by:

Stantec

## Operational Management Plan

Revision	Description	Author		Quality Check		Independent Review	
0	DP Application	SM	9/26	SM	10/3	KD	10/2





## Operational Management Plan

### Sign-off Sheet

This document entitled Sofina New Poultry Facility Effluent Report was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Sofina Foods Inc. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by Simon Meikle

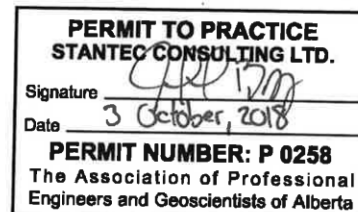
Simon Meikle, P.Eng. (signature)

Reviewed by Kevin Drake

Kevin Drake, P.Eng. (signature)

Approved by Christopher J. Redel

Christopher J. Redel, Dipl. AT (signature)



## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

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**SOFINA NEW POULTRY FACILITY EFFLUENT REPORT**

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- APPENDIX C     ALBERTA ENVIRONMENT & PARKS LETTER: EPEA APPROVAL  
                         TO OPERATE CLARIFICATION**



## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Introduction

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

Sofina Foods Inc. (Sofina - owners of Lilydale) is relocating their Poultry Processing Facility from its current location at 2126 Hurst Rd. SE, to a new site located in the Dufferin II Industrial area. Sofina has secured land in the Dufferin II (North) Industrial Sub Division for a new poultry processing facility. The proposed land has been re-zoned to a DC district (LOC2017-0266/CPC2018-0295) to allow for the construction of a Slaughter house.

The new facility will process live chicken into various meat cuts for institutional, commercial and retail customers. The facility will be a primary processor and will not produce further processed or cooked products. The facility will not render or further process any by-products of the process.

The facility will be designed to process 13,500 birds per hour and will operate over two eight-hour shifts, Monday to Friday, with a third shift for cleaning and sanitation of the plant. There are no formal operations scheduled for weekends except shipping. Any other weekend work will be associated with facility maintenance, not production.

The facility has been designed to the guidelines established by the Canadian Food Inspection Agency (CFIA) for food plant construction and operation. In addition, the design reflects the highest standards for both animal welfare and people health and safety.

Wastewater generated from the poultry processing facility will be pre-treated prior to being discharged to The City's sanitary sewer system in the Process Wastewater Treatment Plant (PWWTP) located on the proposed new site.

### 1.2 SCOPE OF DOCUMENT

The effluent report is supplemental to the submission for Development Permit Application – Planning Rationale and Studies Report (DP Number: 2018-3439) issued to The City on July 18, 2018.

This effluent report is intended to outline the design criteria for the PWWTP including the anticipated influent flows, and influent and effluent wastewater characteristics. The report also provides a detailed description of the pre-treatment process, solids handling, odor management and effluent monitoring for the proposed works.

This effluent report is also intended to further clarify comments received from The City in the Detailed Team Review response to the Development Permit Application (received August 16, 2018). However, several of the noted conditions regarding the PWWTP will not be able to be provided at this time. Once the process equipment for the PWWTP has been tendered and an equipment vendor has been selected, further design information will be received so that an operations plans, maintenance plans, and start-up and commissioning procedures for the PWWTP can be developed. This information can be shared with The City at that time.



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1.1

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

Introduction

### 1.3 REFERENCE DOCUMENTS

Please refer to the following additional documents referenced by this effluent report:

- Sofina Foods Poultry Processing Facility (DP2018-3439) – Development Permit Application – Planning Rationale and Studies Report, dated July 18, 2018, Stantec Architecture
- Development Permit 2018-3439 – Detailed Team Review (DTR), dated August 16, 2018, The City of Calgary
- Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis Technical Memorandum (Rev0), dated August 13, 2018, from Jeff Berg, M.Sc., P.Eng., Stantec Consulting Ltd.



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1.2

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Design Criteria

## 2.0 DESIGN CRITERIA

### 2.1 WASTEWATER FLOWS & EQUALIZATION STORAGE CAPACITY

The proposed Sofina Poultry Processing Facility will generate process wastewater flows ranging from 23 L/s to 34 L/s (average 29 L/s) based on two shifts, as well as cleanup and sanitization. As detailed in the *Sofina Foods Poultry Processing Facility - Sanitary Servicing Analysis Technical Memorandum*, the design discharge flow for the entire facility is 24.5 L/s (Peak Dry Weather Flow). An inflow and infiltration (I&I) allowance of 3.5 L/s is calculated for the site, providing a Peak Wet Weather Flow for the site of 28 L/s.

To meet the maximum Peak Dry Weather sewer discharge limit of 24.5 L/s, an equalization tank is proposed to mitigate peak flows greater than the allowable discharge limit. The equalization tank can then be emptied over the weekend when there are no poultry processing operations. Process flows are anticipated to occur between 10:00PM Sunday and 3:59AM Saturday each week.

Although the flows are based on information and water use by the existing Hurst Road facility, a 15 percent factor of safety (F.O.S.) is applied to ensure adequate equalization tank storage is provided. Additionally, an allowance for 0.86 L/s non-process flows discharge direct to the sanitary sewer has been made. Therefore, the maximum PWWTP discharge rate is 23.64 L/s.

- Total Weekly Facility Process Influent Flow = 12,631 m<sup>3</sup> (includes 15 percent F.O.S.)
- Total Sanitary Discharge at 23.64 L/s during process operational hours = 10,723 m<sup>3</sup> (assumes 126 hours per week)
- Total Equalization Storage Volume Required = 1,908 m<sup>3</sup>
- Minimum Weekend Discharge Flow Rate = 1,908 m<sup>3</sup> / 42 hrs = 45.4 m<sup>3</sup>/hr = 12.62 L/s

An equalization storage tank 'active' capacity of 2,000 m<sup>3</sup> is proposed. The tank will have adequate capacity to buffer the peak instantaneous flows from the facility during the 5 working day operations and will provide adequate storage during the weekend to maintain a minimum flow through the treatment process.

Equalization storage is graphically shown in Figure 2.1 based on influent and discharge flow rates.



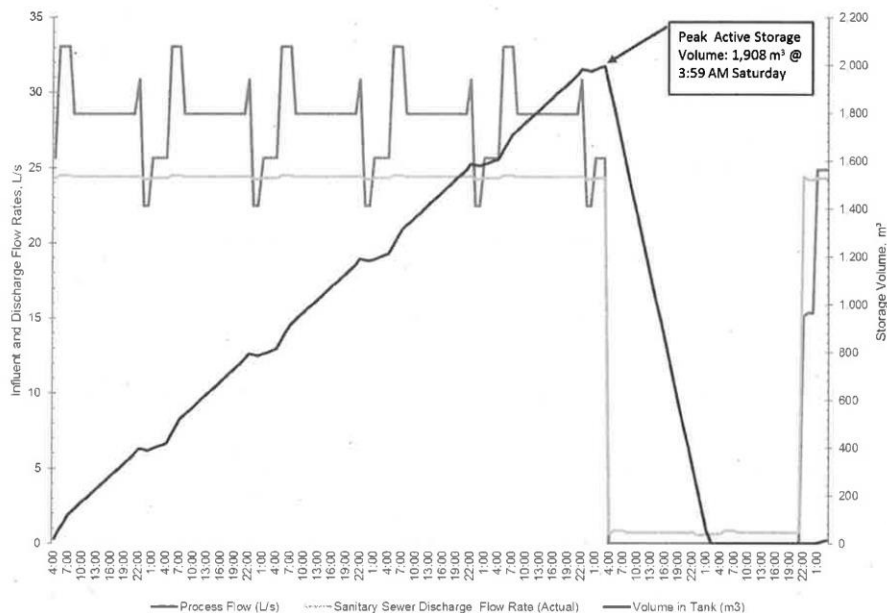
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2.1

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Design Criteria



**Figure 2.1 Sofina Poultry Processing Facility PWWTP Equalization Storage Volume**

## 2.2 RAW WASTEWATER CHARACTERISTICS

Raw wastewater is received only from the Sofina Poultry Processing Facility, and therefore no hazardous materials are expected in the wastewater; only process waste from the poultry processing operations.

To determine the characteristics of the raw wastewater at the PWWTP for the proposed Poultry Processing Facility, several sources of data sampling were used, including historical wastewater concentration data from composite sampling at existing Sofina plant between January 2014 and December 2017, as well as grab samples collected between May 23, 2018 and May 29, 2018.

Sampling at the existing facility is conducted on untreated, raw wastewater. A schematic of the existing facility is provided in Figure 2.2 for reference of additional sampling locations in the following sections.

Data from the raw wastewater sampling is provided in Appendix A.



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## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Design Criteria

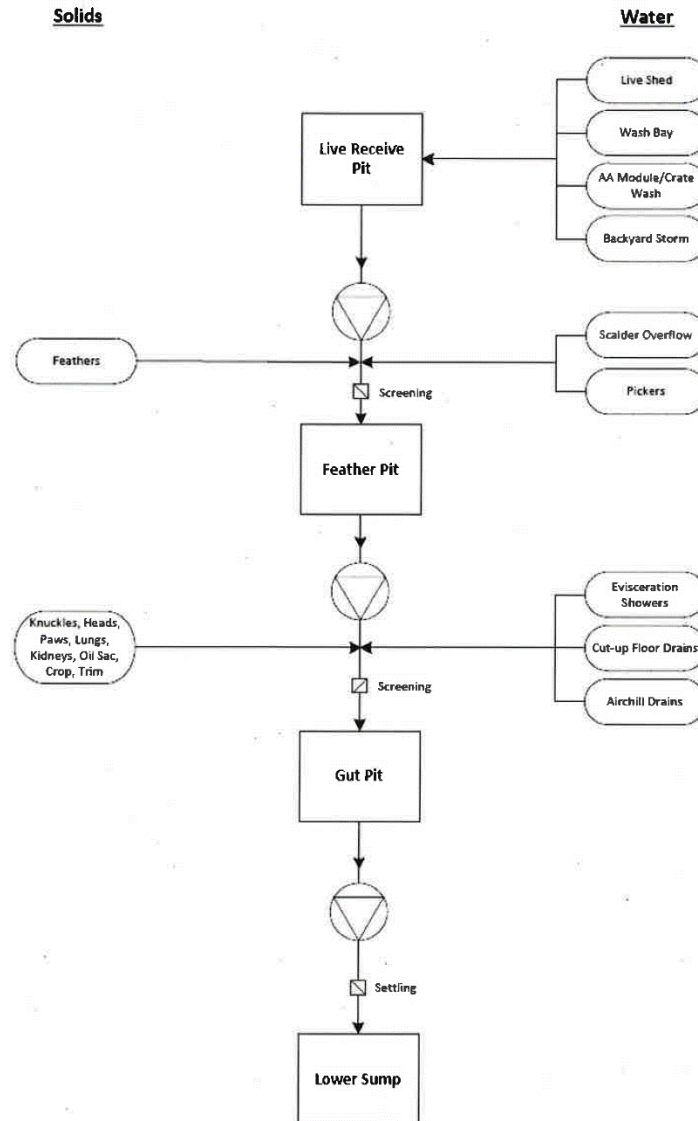


Figure 2.2 Wastewater Map at the Existing Facility



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2.3



## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Design Criteria

Based on the sampling that has been undertaken by Sofina, the raw wastewater characteristics proposed for the PWWTP at the new Poultry Processing Facility are summarized in Table 2.1. While detailed sampling and analysis was conducted for the Live Receiving, Feather Pit, and Gut Pit, it is the Lower Sump that is the most representative of the raw influent wastewater for the new PWWTP. As such, the values for the Lower Sump are used in developing the design raw wastewater characteristics.

**Table 2.1 – Design Raw Wastewater Characteristics**

Parameter	Units	Minimum	Maximum	Average (rounded)
BOD <sub>5</sub> - Total	mg/L	730	1900	1250
BOD <sub>5</sub> - Soluble	mg/L	272	588	400
COD	mg/L	1780	2650	2025
FOG	ppm	119	264	210
Ammonia -N	mg/L	10.9	20.1	15
TKN	mg/L	108	201	150
TP	mg/L	16.1	66.9	27
TSS	mg/L	512	1800	1010
VSS	mg/L	512	1480	840
pH	N/A	6.47	7.18	6.83

### 2.3 EFFLUENT LIMITS

The proposed treatment system will be designed to generally meet the requirements stated in "Schedule A" of Bylaw 14M2012 and specifically meet the following parameters and limits stated in "Schedule C" of Bylaw 14M2012, as noted below in Table 2.2.

**Table 2.2 – Effluent Discharge Limits**

Parameter	Units	Value
BOD <sub>5</sub> - Total	mg/L	300
COD	mg/L	600
FOG	ppm	100
TKN	mg/L	50
TP	mg/L	10
TSS	mg/L	300
pH	N/A	5.5 ~ 8.5



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2.4

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

### 3.0 WASTEWATER TREATMENT PROCESS DESCRIPTION

Process wastewater streams will be processed in the on-site PWWTP facility prior to being discharged to The City sanitary system. The process includes one (1) mm rotating drum screens to remove solids, followed by flow equalization and dissolved air flotation (DAF). The DAF process will remove additional solids, fats oils and grease (FOG) and particulate 5-day biochemical oxygen demand (BOD<sub>5</sub>). The effluent from the DAF process will be further polished in a downstream biological treatment process to reduce additional BOD<sub>5</sub>, total-phosphorus and total kjeldahl nitrogen (TKN) before final discharge to The City sewer. Solids generated by the DAF and biological processes will be dewatered and sent off-site for additional processing. A description of the unit processes is provided below.

#### 3.1 RAW WASTEWATER INFLUENT SUMP

All wastewater generated in the proposed Poultry Processing Facility operations including sanitation flows, live receiving and floor washdowns will be directed to a raw wastewater influent sump. The sump will be equipped with two submersible pumps (duty/standby) to pump the received flows to the screening equipment.

The basis of design for the raw wastewater sump are as follows:

- Design flows: 35 L/s
- No. of chambers: One (1)
- Approximate dimensions: 2.4 m x 2.4 m x 5.7 m deep
- No. of pumps: Two (2), duty + standby
- Type of pumps: Submersible
- Pump motor size: 5 HP, each

#### 3.2 SCREENING

Screening is critical for the removal of coarse solids and to protect the downstream equipment such as pumping and the DAF process. A rotary drum screen is proposed with a 20-mesh opening in an "outside-in" configuration. The screened wastewater will flow by gravity into the concrete equalization (EQ) tank located below the main plant floor. Screenings will be scraped off the screen by a doctor blade and fall by gravity through a chute into a receiving bin. Screening will be disposed off-site as a part of the plant's waste management strategy.

Since up to 70% of influent BOD, COD, and phosphorus loading could be in the insoluble form, effective screening will reduce the load on the downstream process to meet the effluent discharge limits. The 20-mesh screen is anticipated to remove the majority of the insoluble and particulate components in the wastewater.

The basis of design for the raw wastewater sump are as follows:

- Design capacity: 35 L/s
- No. of Screens: Two (2), duty + standby
- Screen Opening: 20-mesh (1 mm)
- Rotation speed: 9 rpm
- Approximate dimensions: 1.2 m x 1.5 m x 1.3 m high (not including auger)
- Material of Construction: 304 L SS
- Drive motor size: 0.75 HP



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3.1

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

### 3.3 EQUALIZATION (EQ) TANK

The proposed Poultry Processing Facility will generate variable flows from various process operations such as trailer washing in the receiving bays, scalding, cut up rooms, chilling, sanitation etc. Based on information received from Sofina, the hourly flows can vary from 23 L/s to 34 L/s with an average flow of 29 L/s during a typical shift. In addition, the wastewater quality will vary based on flow variation from the above-mentioned chicken processing operations. An EQ tank is proposed to address the following objectives:

- Wastewater flow equalization to maintain a continuous flow rate and consistent operation of the treatment process and minimize frequent start/stop;
- Provide wastewater quality/load buffering to maintain a consistent feed quality to the DAF and the downstream biological treatment process; and
- Allows storage of plant wastewater during weekdays to facilitate continuous operation of the downstream biological treatment process during weekends and the ability maintain an active biomass throughout the week.

An EQ tank with a capacity of 2,000 m<sup>3</sup> is proposed to address the influent flow variation, provide a constant discharge flow rate to the sanitary sewer meeting the maximum discharge flow rate permissible. A minimum flow of 12.62 L/s during the weekend will ensure the tank is emptied prior to the start of influent flows the following week.

The EQ tank will be constructed with a minimum three (3) chambers (in series) such that they can be by-passed individually for cleaning. The contents of the EQ tank will be completely mixed by aeration to prevent solids settling, while at the same time preventing septic conditions and associated odours. Aeration diffusers across the floor of each EQ tank chamber will be supplied with process air from a central blower system.

The basis of design for the equalization tank are as follows:

- |                             |  |
|-----------------------------|--|
| • No. of tanks:             | Three (3), in series   |
| • Total effective capacity: | 2,000 m <sup>3</sup>   |
| • Type of aeration system:  | Coarse Bubble  |
| • No. of Aeration Blowers:  | N + 1, duty + standby  |
| • Blower motor size:        | 20 HP, each  |
| • No. of EQ Pumps:          | Minimum one (1) per EQ tank cell, only one (1) pump in operation at any given time, shelf spare standby pump |
| • EQ Pump Capacity:         | 11 L/s (min.) – 24.5 L/s (max.)  |
| • EQ Pump Motor size:       | 5 HP, each c/w VFD   |
| • Maximum liquid level:     | 4.6 m plus 0.6 m freeboard   |
| • Material of Construction: | Concrete   |

### 3.4 PRE-TREATMENT DISSOLVED AIR FLOTATION (DAF) UNIT

Dissolve air flotation (DAF) is a common pre-treatment process employed in the poultry processing industry which is based on physical/chemical treatment of the wastewater. DAF relies on the use of micron-sized air bubbles which are introduced into the wastewater stream. These "microbubbles" attach to the solids and fats/oils and grease (FOG) particles present in the wastewater to create a solids-air matrix. Polymers are typically also added to assist in floc formation. The resulting process increases buoyancy of the matrix and causes it to rise to the surface of the water



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3.2

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

where it can be collected by mechanical skimming. Although there are variations in this technology, the preferred vendor will be selected through a competitive bidding process.

A pre-treatment DAF unit is proposed upstream of a biological wastewater treatment tank. The pre-treatment DAF unit will be designed to remove approximately 95% of TSS and FOG. Screened wastewater will be pumped into the pre-treatment DAF unit from the EQ tanks. The flow rate to the pre-treatment DAF unit will be monitored using inline magnetic flow meters, and controlled using variable frequency drives on the EQ tank transfer pumps so that the rate of flow into the DAF does not exceed the maximum permissible flow of 23.64 L/s (see Section 2.1). Flow data will be recorded in the PWWTP PLC.

Bench testing of wastewater collected from the existing Sofina facility was completed by Veolia Water Technologies Canada Inc (Veolia) in Quebec, Canada. A composite sample collected on August 14, 2018, and a validation grab sample collected on August 28, 2018 were analyzed by Veolia to evaluate the effectiveness of the DAF physical/chemical process in pollutant removal. The Veolia treatability study is provided in Appendix B for reference. A summary of the Veolia results is provided below:

- The DAF or "GEM" (Veolia proprietary technology similar to a conventional DAF) treatment process is an effective physical/chemical process for reducing the strength of the wastewater prior to biological treatment.
- Various food grade coagulant and cationic/anionic polymers were used with positive results resulting in good, clarified, effluent water quality.
- TSS removal as high as 97% was observed in the bench tests.
- BOD removal of 70-79% was observed in the bench tests.
- Additional metal-based polymer addition may be required in downstream processes to further reduce phosphorus concentrations, however, effluent concentrations less than the discharge limit of 10 mg/L total phosphorus were observed.
- Downstream biological treatment is required for TKN reduction.

The results of the bench study are an indication of the products' potential and performance, and are not 100% indicative of the treatment process results. The bench study is intended to provide information on the treatability of the process wastewater from the proposed Poultry Processing Facility. These tests should be revisited and witnessed by a client's representative before a final design is implemented.

Effluent from the pre-treatment DAF unit is directed to the downstream biological wastewater treatment process. The DAF effluent has a high dissolved oxygen content of 0.9 ppm to 2 ppm which is beneficial for the biological process. Final DAF treatment process effluent quality is dependent on the coagulant dose and polymer dose. Expected quality is provided in the treatability study in Appendix B; however, final quality values of the DAF effluent will be confirmed by the selected equipment vendor.

For the Sofina PWWTP, organic (food grade) coagulants and polymers, that are approved by the CFIA, are proposed such that the resulting DAF sludge can be beneficially used by other parties. Sludge or "float" from the DAF process will be sent to a sludge thickener (vendor specific technology, to be determined) for additional processing.

A summary of the design is as follows:

- |                               |                                 |
|-------------------------------|---------------------------------|
| • Design capacity:            | 24.5 L/s                        |
| • No. of DAF units:           | One (1)                         |
| • No. of DAF recycle pumps:   | Two (2), duty + standby         |
| • No. of DAF air compressors: | Minimum one (1) plus shop spare |



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3.3

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

- DAF approximate dimensions: 2.5 m x 6 m
- Estimated TSS Removal: 95%\*
- Estimated FOD Removal: 95%\*
- Sludge transfer pump capacity: 20 m³/h @ 40 psig, motor 7.5HP

\* to be confirmed based on an effective coagulant and flocculant program commissioned by the equipment supplier

### 3.5 BIOLOGICAL WASTEWATER TREATMENT

The pre-treatment DAF effluent will flow into a biological wastewater treatment process. The biological treatment process is proposed to reduce the remaining BOD<sub>5</sub>, COD, TP and TKN (via nitrification) such that the target effluent quality (Table 2.2) can be achieved on a consistent basis. For this project, a Moving Bed Biofilm Reactor (MBBR) is proposed. The MBBR is an established technology that is based on the biofilm principle where microorganisms grow on small specially designed plastic carriers that are kept suspended in the biological treatment tank (bioreactor). The carriers are designed to provide a large protected surface area for the biofilm to grow and optimal conditions for the bacteria culture when the carriers are suspended in wastewater. The bioreactor is kept aerated using diffusers across the floor of the tank, supplied by process air blowers.

While various design options are available, the basis of design is an MBBR process that uses a cylindrical plastic carriers (approximately 25 mm in diameter) with a specific surface area of 800 m²/m³. The mass load of pollutant (e.g. COD) that can be treated is directly proportional to the surface area of media in each reactor. The sloughed biofilm will be captured in the clarifier units further downstream. The MBBR process has no return activated sludge (RAS). The proposed MBBR system consists of three (3) MBBR tanks in series where the first MBBR will remove 80% of the COD load, the second will polish the remaining COD that is still in the reactor and the third one will be for nitrification.

A summary of the design is provided as follows:

- Number of Trains (in parallel): One (1)
- Number of Reactors per Train: Three (3)
- Volume of each bioreactor: 200 m³
- Total volume of bioreactor: 600 m³
- Hydraulic Retention Time (HRT) at design flow: 6.8 h
- MBBR side water depth: 4.6 m
- MBBR specific surface area: 800 m²/m³
- Total Air Requirement: 2850 Nm³/h
- No. of blowers: Four (4), three (3) duty + one (1) standby
- Blower motor power: 50 HP, each

### 3.6 CLARIFICATION DISSOLVED AIR FLOTATION (DAF) UNIT

The effluent from the MBBR is directed to a second clarification DAF unit, similar to the pre-treatment DAF process described in Section 3.3. The clarification DAF unit is provided to achieve final solids/liquid separation. The floated solids form a dense foam/sludge mixture that is removed by mechanical skimming and is sent to a sludge holding tank for further processing. The final effluent from the second stage DAF will be discharged to The City's sanitary sewer system by gravity. The effluent will meet the limit criteria shown in Table 2.2.

The basis of design is summarized as follows:



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3.4

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

- Design capacity: 24.5 L/s
- No. of DAF units: One (1)
- DAF approximate dimensions: 2.0 m x 8.5 m x 3.7 m
- Recirculation rate: 30%
- Design rise rate: 20 m/h
- TSS Capture: 70%
- No. of DAF recycle pumps: Two (2), duty + standby
- DAF recycle pump motor power: 20 HP
- No. of DAF air compressors: Minimum one (1) plus shop spare

### 3.7 FINAL EFFLUENT MONITORING

There will be a manhole accessible from the exterior of the Sofina property that will allow The City to monitor, sample and test the final effluent. A sampling and testing protocol will also be implemented by Sofina to record the daily flows discharged to the sanitary sewers as well as undertake its own sampling and testing for compliance. At a minimum, a composite sampler on the PWWTP influent and final effluent discharge to the sanitary sewer will be installed for monitoring and compliance testing by Sofina.

Since the final treated effluent is discharged on a continuous basis to The City's sanitary sewer system, we do not anticipate any record keeping associated with load monitoring and/or manifest system for this facility.

### 3.8 SLUDGE PROCESSING

Sludge produced by the pre-treatment DAF unit, along with screenings collected by the preliminary treatment influent screens will be directed to the rendering collection bins by conveyors. The material is to be combined with the poultry processing facility offal and sent to a rendering facility for further processing.

Post MBBR clarifier DAF process sludge will be directed to a sludge holding tank. The tank contents will be aerated to prevent solids settling and keep the biomass aerobic. The blended sludge is expected to be approximately 4% solids (dry-weight basis). A centrifuge dewatering system is proposed to further dewater the biomass solids. The sludge from the sludge holding tank will be pumped to a centrifuge, producing a dewatered cake of approximately 15% to 16% solids. The dewatered cake will go into a container for disposal, while the centrate will be returned to the EQ tank for further treatment with the incoming wastewater.

The sludge produced through wastewater treatment process at the Sofina facility will not be released directly to The City's sanitary sewer system. Possible disposal options for the dewatered sludge cake being reviewed currently includes off-site disposal to The City's sludge disposal facility. The possible use of metal coagulants or polymers for total phosphorus reduction in the wastewater treatment process may eliminate disposal at a composting facility.

The basis of design is summarized as follows:

- Estimated sludge produced by post MBBR DAF: 18 m<sup>3</sup>/d @ 4% solids
- Volume of aerated sludge tank: 335 m<sup>3</sup>
- Estimated storage of blended sludge: 10 days
- Number of centrifuges: One (1), operated 7 h/day and 5 days/week
- Centrifuge feed flow: 5 m<sup>3</sup>/h
- Centrifuge feed pump power: 5 HP



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3.5

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

- Centrifuge drive motor: 15 HP (main drive) and 4 HP (back-drive)
- Dewatered cake production: 12 m<sup>3</sup>/d

### 3.9 PROCESS WASTE SOLIDS

Process waste solids will be stored indoors in trucks or bins and removed for further processing and disposal off-site by a third-party contractor in sealed, water tight trucks. The frequency of removal of solid wastes will depend on production, and will be confirmed once an equipment vendor is selected.

### 3.10 CHEMICAL FEED SYSTEMS & PWWTP DRAINS

The PWWTP at the Sofina Poultry Processing Facility will handle several coagulant and polymer chemicals used in the wastewater treatment process. Chemical spill containment within the chemical storage area will enable opportunity to neutralize any chemical spills.

#### 3.10.1 Chemical Feed Systems

The proposed wastewater treatment and sludge handling will involve the following chemical feed systems:

- Organic Coagulant for Pre-treatment DAF:** The coagulant will be an "organic" based polyamide coagulant. It will be stored in tote tank containers fed by duty/stand-by mechanical diaphragm metering pumps.
- Organic Polymer:** The use of a flocculation agent is essential for the DAF process. The polymer will be selected by the equipment vendor. Use of both "organic" dry anionic and cationic polymers are proposed to enhance the flocculation process. The chemicals will be received in 25 kg bags and a 0.25% to 0.5% solution prepared using an automatic polymer makeup system. Typically, warm water is required for the polymer preparation. The automatic polymer preparation/dilution system is an automatically controlled batching unit capable of preparing polymer. The system utilizes sequential batching from a high shear, first stage wetting system into a mix tank with a low shear mixer. The system is equipped with a 100 L hopper which will store the dry polymer bags. The solution will be dosed using progressive cavity pumps.
- Organic Polymer for Clarifier DAF Unit:** The use of a polymer helps with post-MBBR clarification. A polymer feed system complete with polymer activation and dilution system will be provided to be used as needed for DAF operation.
- Organic Polymer for Sludge Dewatering:** Polymer is required for sludge dewatering and a polymer system is recommended to be used for the centrifuge operation.
- Antifoaming Agent:** MBBR operation can lead to foaming. To mitigate this issue one (1) antifoam dosing package is included c/w diaphragm-type metering pumps, associated piping and accessories.

#### 3.10.2 PWWTP Drains

The PWWTP drains, both within the chemical storage area and the process areas, will drain to the PWWTP influent sump, upstream of the screens. No spill will be discharged direct to The City's sanitary sewer system.

### 3.11 PWWTP PROCESS EQUIPMENT REDUNDANCY

A partially redundant PWWTP system will be provided. Screening equipment, pumping, chemical dosing, and aeration blowers will have redundant standby units to ensure transfer and treatment of wastewater through the Plant.



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3.6

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### Wastewater Treatment Process Description

The DAF units, biological wastewater treatment process, and sludge dewatering equipment will be singular units with no redundancy. In the event of a short duration shutdown for these processes, flow will continue to be screened and stored in the EQ tanks. Extended shutdowns will require management of the discharge to The City's sanitary sewer system:

- The pre-treatment treatment DAF unit is a physical/chemical system. With redundancy in the chemical delivery, water recycle pump systems, and air compressor systems, only a failure of mechanical components of the DAF unit will have a negative effect on the process, resulting in a bypass of the treatment system and discharge of screened wastewater to the sanitary system. Shelf spares for the chain drive of the DAF will be required to minimize repair time.
- An upset or failure in the biological system that cannot be managed will result in a possible surcharge. With redundant aeration blowers, and the biological treatment tanks being located within the facility, the likelihood of a process upset due to a lack of oxygen or cold weather is mitigated. A possible system shock may occur if a chemical is discharged into the process wastewater drains; however, since Sofina is responsible for the entire influent flow to the PWWTP, there are likely to be no unforeseen hazardous chemical discharges. A management plan will be developed to handle a process upset in the biological treatment tank.
- While there is only one sludge centrifuge, provisions will be made for dewatering of the sludge tank to a transport truck for off-site processing in case of maintenance activities.

The following table outlines the proposed equipment redundancy for the PWWTP.

**Table 3.1 – Equipment Redundancy**

Equipment / System	No. of Units Proposed	Redundancy
Influent Transfer Pumps	2	Duty / Standby
Influent Screens	2	Duty / Standby
EQ Tank	Minimum 3 tanks	Compartmentalized for maintenance
EQ Transfer Pumps	N + 1	Duty / Standby
Pre-treatment DAF Unit	1	Duty
Sludge Thickener	1	Duty
Biological Treatment	3 tanks	Duty
Aeration Blowers	N + 1	Duty / Standby
Clarifier DAF Unit	1	Duty
DAF Pumping Systems	N + 1	Duty / Standby
DAF Air Compressor	N + 1	Duty / Standby
Chemical Pumps	N + 1	Duty / Standby
Sludge Centrifuge	1	Duty



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3.7



## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

Alberta Environment & Parks

## 4.0 ALBERTA ENVIRONMENT & PARKS

### 4.1 EPEA APPROVAL TO OPERATE

Per the letter from Brynn Choquette, P.Eng., Industrial Approvals Engineer, Alberta Environment and Parks (AEP) in Appendix C, the proposed PWWTP will be discharging to The City's Municipal Wastewater Collection system, and therefore an EPEA Approval to Operate from AEP is not required.



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4.1

## Operational Management Plan

### SOFINA NEW POULTRY FACILITY EFFLUENT REPORT

#### ODOUR MITIGATION STRATEGY

## 5.0 ODOUR MITIGATION STRATEGY

The wastewater treatment system will be located in an enclosed area to minimize the spread of odours. Additionally, all processes including process tanks, such as the equalization tanks and the MBBR, will also be enclosed. The equalization tank is aerated to prevent septic conditions and the formation of H<sub>2</sub>S. There are no sources of exposed wastewater in the designed system.

As identified in Table 5.1, scrubbers on the ventilation system exhaust will control odour emanating from the PWWTP. The area will be continuously ventilated at six air changes per hour to meet fire protection regulations (NFPA 820), which will also aide in reducing odours.

**Table 5.1 - Noise, Odour and Dust Control - Poultry Operations**

Location	Activity	Noise, Odour and Dust Control
Process Wastewater Treatment Plant (PWWTP)	Treatment of Wastewater and Loading of solid waste screenings and dewatered sludge	<ul style="list-style-type: none"> <li>Controlled enclosed holding space (noise and odour control)</li> <li>Odour control on ventilation exhaust (Odour control)</li> </ul>



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5.1

## Operational Management Plan

### **APPENDIX A** **Raw Wastewater Sampling Results**

## Operational Management Plan

**Table A.1 Sofina Wastewater Sampling, Existing Plant 2014 - 2017**

Month	Internal Testing									City Testing		
	Surcharge Limit	300	300	600		100		10	50	300	300	100
	Extra Strength Limit mg/L	1200	1200	2400	NG	450	6 - 10	0	0	1200	1200	450 City Oils and greases
	Date	BOD	TSS	COD	Total ammonia	Oils and greases	pH	Phosphorus	TKn Nitrogen	City BOD	City TSS	
1	29-Jan-14	1,000	490	1,940	12	82	6.7	56	116			
4	10-Apr-14									1,100	784	659
4	11-Apr-14									1,400	1,000	774
8	12-Aug-14									1,220	908	701
8	26-Aug-14									1,270	770	457
1	28-Jan-15									1,710	1,237	605
1	29-Jan-15	870	170	1,200	10	59		29	120			
2	24-Feb-15	900	560	1,800	23	350		19	140			
3	11-Mar-15									808	664.5	429
3	24-Mar-15	1,100	540	1,700	17	650		16	120			
4	14-Apr-15	920	790	1,500	23	110		19	140			
5	12-May-15	1,700	1,300	2,700	17	350		17	110			
6	3-Jun-15	1,000	500	1,500	34	71		17	99			
7	8-Jul-15	1,820	1,750	3,010	38	208	6.8	18	135			
9	2-Sep-15	1,070	740	2,240	34	283	7.2	13	87			
7	14-Jul-15	981	718	2,090	17	73	6.8	20	101	1,700	1,036	475
7	29-Jul-15									1,560	1,100	968
10	6-Oct-15	1,930	1,580	2,080	39	319	6.6	16	102			
11	4-Nov-15	960	955	2,280	21	121	7.0	14	117			
11	13-Nov-15									1,500	973	580
11	19-Nov-15									1,302	1,125	592
12	1-Dec-15	1,010	900	2,240	18	158	7.2	18	110			
1	19-Jan-16	1,460	673	2,260	14	839	7.3	19	125			
2	23-Feb-16	1,370	848	2,070	5	67	7.1	15	12			
3	8-Mar-16									1,090	678	362
3	30-Mar-16									1,310	870	514
3	31-Mar-16	561	385	1,740	19	510	7.1	19	142			
5	12-May-16	759	306	1,080	17	281	6.9	15	92			
6	21-Jun-16	945	1,360	1,520	31	398	7.1	15	94			
7	26-Jul-16									1,640	1,023	510
8	26-Jul-16	1,440	803	1,800	14	1,420	7.2	18	132			
8	18-Aug-16									1,240	796	333
8	30-Aug-16	1,160	896	1,770	19	785	7.2	18	137			
9	30-Sep-16	656	1,100	1,310	22	197	6.6	18	131			
10	20-Oct-16	548	197	995	27	657	7.4	18	112			
12	13-Dec-16									1,280	596	300
12	21-Dec-16									1,010	648	300
12	29-Dec-16	735	514	1,760	12	157	7.4	20	143			
3	30-Mar-17									1,220	853	543
3	15-Mar-17	774	575	2,710	9	306	7.0	14	87			
4	4-Apr-17									1,190	792	363
8	2-Aug-17									1,160	936	579
8	10-Aug-17									996	1,134	649
12	12-Dec-17									1,160	734	353
12	15-Dec-17									1,570	1,302	487
Average		1,069.5	777.1	1,887.3	20.5	352.1	7.0	19.2	112.6	1,292.5	907.3	524.2
Average 2014		1,000	490	1,940	12	82	7	56	116	1,248	866	648
Average 2015		1,188	875	2,028	24	229	7	18	115	1,430	1,023	608
Average 2016		963	708	1,631	18	531	7	17	112	1,262	769	387
Average 2017		774	575	2,710	9	306	7	14	87	1,216	959	496

## Operational Management Plan

Table A.2 Supplemental Sampling Results from the Live Receiving Pit (May 2018)

Parameter		Unit	Live Receiving 2018/05/23 AM	Live Receiving 2018/05/23 PM	Live Receiving 2018/05/24 AM	Live Receiving 2018/05/24 PM	Live Receiving 2018/05/25 AM	Live Receiving 2018/05/25 PM	Live Receiving 2018/05/26 AM	Live Receiving 2018/05/26 PM	Live Receiving 2018/05/29 AM	Live Receiving 2018/05/29 PM
BOD	5 Day	mg/L	2,510	972	1,430				204	614	2630	3640
FBOD	Filtered	mg/L	312	292	850				220	208	826	1610
COD		mg/L	2,890	2,760	1,930				1,740	2,160	3,040	6,560
Oil/Grease	Total	mg/L	662	389	488				343	166	844	880
Ammonia-N	NH3-N	mg-N/L	5.94	7.84	26.5				9.82	20.2	20.1	61.1
TKN	Total	mg-N/L	67.8	75.7	302				92.6	159	196	416
TP	Total	mg-P/L	35	16.8	30.1				16.9	27	34.5	57.2
Solids	Total Suspended	mg/L	770	2,030	1,770			1,650	467	762	1,200	6,690
Solids	Fixed Suspended	mg/L	45	92	607			410	48	54	30	500
Solids	Volatile Suspended	mg/L	725	1,940	1,160			1,240	419	708	1,200	6,190
pH			6.46	6.43	6.89				6.69	7.41	6.52	6.96

Table A.3 Supplemental Sampling Results from the Feather Pit (May 2018)

Parameter		Unit	Feather Pit 2018/05/23 AM	Feather Pit 2018/05/23 PM	Feather Pit 2018/05/24 AM	Feather Pit 2018/05/24 PM	Feather Pit 2018/05/25 AM	Feather Pit 2018/05/25 PM	Feather Pit 2018/05/26 AM	Feather Pit 2018/05/26 PM	Feather Pit 2018/05/29 AM	Feather Pit 2018/05/29 PM
BOD	5 Day	mg/L	2,690	3,630	2,660	922	534	801	872	852	1870	834
FBOD	Filtered	mg/L	987	2,240	1,460	1,340	1,070	1,120	804	764	756	722
COD		mg/L	8,530	7,310	6,540	5,620	3,430	2,960	4,480	2,400	6,450	2,600
Oil/Grease	Total	mg/L	566	288	313	185	319	251	280	183	268	150
Ammonia-N	NH3-N	mg-N/L	34.7	54.7	49.5	61.5	38.4	56.9	27.8	25.5	26.5	32.9
TKN	Total	mg-N/L	250	401	394	298	254	296	229	237	279	192
TP	Total	mg-P/L	57.7	97.6	56.6	69.8	37.7	40.5	31	40.4	54.5	32.9
Solids	Total Suspended	mg/L	2,410	3,740	1,990	4,310	4,190	2,560	1,550	1,540	1,140	1,030
Solids	Fixed Suspended	mg/L	375	343	420	580	1040	490	345	130	40	91
Solids	Volatile Suspended	mg/L	2040	3,400	1,570	3,730	3,150	2,070	1,210	1,410	140	940
pH			6.25	5.61	6.79	5.99	6.39	6.74	6.3	6.79	6.47	6.69

## Operational Management Plan

Table A.4 Supplemental Sampling Results from the Gut Pit (May 2018)

Parameter		Unit	Gut Pit 2018/05 /23 AM	Gut Pit 2018/05 /23 PM	Gut Pit 2018/05 /24 AM	Gut Pit 2018/05 /24 PM	Gut Pit 2018/05 /25 AM	Gut Pit 2018/05 /25 PM	Gut Pit 2018/05 /28 AM	Gut Pit 2018/05 /28 PM	Gut Pit 2018/05 /29 AM	Gut Pit 2018/05 /29 PM
BOD	5 Day	mg/L	1,390	1,220	1,160	730	1,900	1,670	1460	867	1170	898
FBOD	Filtered	mg/L	459	588	420	446	420	358	273	396	272	361
COD		mg/L	2,520	1,880	1,780	2,650	1,850	1,900	1,790	2,070	1,990	1,790
Oil/Grease	Total	mg/L	178	264	256	201	239	176	118	248	181	207
Ammonia-N	NH3-N	mg-N/L	16.4	14.3	12.4	15.7	10.9	19.1	11.8	17.3	11.9	20.1
TKN	Total	mg-N/L	158	146	201	115	147	108	119	187	126	151
TP	Total	mg-P/L	66.9	16.6	26	18.4	18.4	36.2	19.7	30.8	21.9	16.1
Solids	Total Suspended	mg/L	675	1,740	1,360	905	1,800	1,330	565	635	577	512
Solids	Fixed Suspended	mg/L	35	427	240	155	325	430	30	30	64	30
Solids	Volatile Suspended	mg/L	640	1,310	1,120	750	1,480	900	555	605	514	512
pH			6.71	6.47	6.63	6.95	6.95	7.05	6.62	7.01	6.69	7.18

Table A.5 Supplemental Sampling Results from the Lower Sump (May 2018)

Parameter		Unit	Lower Sump 2018/05/23 AM	Lower Sump 2018/05/23 PM	Lower Sump 2018/05/24 AM	Lower Sump 2018/05/24 PM	Lower Sump 2018/05/25 AM	Lower Sump 2018/05/25 PM	Lower Sump 2018/05/28 AM	Lower Sump 2018/05/28 PM	Lower Sump 2018/05/29 AM	Lower Sump 2018/05/29 PM
BOD	5 Day	mg/L	1,120	412	722	910	777	644	898	925	917	1050
FBOD	Filtered	mg/L	370	270	363	292	406	392	380	402	360	360
COD		mg/L	1,980	950	1,850	1,740	1,630	1,890	1,770	2,150	1,770	1,850
Oil/Grease	Total	mg/L	189	115	225	198	296	193	192	271	243	208
Ammonia-N	NH3-N	mg-N/L	13.7	11.4	16.4	15.2	12.8	17.4	9.76	15.1	11.5	17.3
TKN	Total	mg-N/L	139	79.6	129	124	123	141	114	135	118	137
TP	Total	mg-P/L	18.5	11.1	16	22	16.4	19.9	14.8	21.2	17.6	17.5
Solids	Total Suspended	mg/L	597	365	718	541	487	679	573	600	635	548
Solids	Fixed Suspended	mg/L	16	40	<50	32	<30	43	23	100	30	29
Solids	Volatile Suspended	mg/L	581	325	718	509	487	636	550	500	635	519
pH			6.79	6.88	6.71	7.11	6.98	7.19	6.74	6.95	6.79	7.16

## Operational Management Plan

### APPENDIX B

#### Veolia Water Technologies Canada Ltd. Treatability Study

## Operational Management Plan



### Laboratory testing – Lilydale Chicken Processing Plant (Sofina) effluent treatability study

**Prepared by:** Myriam De Ladurantaye-Noël, Eng.

**Revised by:** Aymeric Simon  
Daniel Lamarre, Eng.

#### 1 Introduction

Veolia Water Technologies Canada Inc. (Veolia) proposed their services in order to find an effluent treatment at Lilydale Chicken Processing Plant in Calgary (Sofina). Sofina plant is currently discharging its effluent to the City of Calgary sewer, generating important disposal costs considering the high organic, phosphorus and grease concentration of the effluent. The present laboratory study aims the evaluation of pollutant removal using a physico-chemical treatment in order reach sufficient solids and greases removal to be discharged charge-free in the City sewer. Organic removal (biological oxygen demand, nitrogen and phosphorus) was also validated in order to help the conception of a biological treatment downstream the tested physico-chemical treatment if further treatment is needed. The objective of treatment is as stated by the City of Calgary and are resumed in Table 1.

**Table 1: City of Calgary sewer discharge limits to be obtained with Lilydale Chicken Processing plant effluent**

Parameters	Units	Objective	Comments
Total Oil and Grease (O&G <sub>t</sub> )	mg/L	100	Main objective of laboratory study
Total suspended solids (TSS)	mg/L	300	
Total chemical oxygen demand (COD <sub>t</sub> )	mg/L	600	
Total biological oxygen demand (BOD <sub>5t</sub> )	mg/L	300	Removal with physico-chemical treatment only if mainly particular (otherwise biological removal needed)
Total Kjeldahl Nitrogen (TKN)	mg N/L	50	
Total phosphorus	mg P/L	10	Removal by adsorption with inorganic coagulant

Sofina  
Lilydale Chicken Processing Plant effluent treatability study

1



## Operational Management Plan

This report summarises various physico-chemical testing completed by Veolia's laboratory in St-Laurent, QC.

### 2 Method

Two pails from a composite sampling, taken over 20 hours of operation at Lilydale Chicken Processing Plant, were sent overnight to Veolia's laboratory. Two weeks later, two pails from a grab sampling were sent to Veolia's laboratory for additional testing. Both samples sent to Veolia's laboratory were considered representative of the water quality expected at Sofina during Chicken Processing and Sanitation.

The samples were first refrigerated, to preserve its quality. A portion of each of the sample was sent to an accredited external laboratory for characterization. Tests were executed on the second portion of the samples by Veolia in Saint Laurent.

The selected technologies for this application are the **GEM** (Gas Energy Mixing) system and the **dissolved air flotation** (DAF) system.

- GEM flotation is characterized by the generation of big and low density flocs with a double polymer usage step. Therefore successive dosage of two oppositely charged polymers (cationic and anionic polymers) is used, preceded by a coagulation conditioning. Mixing through this flocculation step is due to liquid solid gas mixers forming a vortex, which incorporate small air bubbles to the formed flocs. This chemical conditioning, which includes the incorporation of little air bubbles to the flocs, is favorable to sludge flotation.
- DAF flotation is characterized by the generation of low density flocs where microbubbles are attached, causing the flotation of the flocs. The raw water is first conditioned in a coagulation tank, where contaminants such as O&G and proteins are destabilised. This destabilisation is essential to create seeds for flocs. Once coagulation is completed, the addition of polymer helps to consolidate the formation of flocs to be removed from the water matrix. Separation of the flocs from the chemically conditioned

## Operational Management Plan

water is assured by the DAF equipment. Injection of highly pressurised white water creates the formation of micro air bubbles as the pressure suddenly drops in the system. These bubbles attach themselves to the chemically formed flocs, creating a low-density sludge that floats.

Reproduction of DAF process was possible in Veolia's laboratory using a regular jar-tester bench testing apparatus for chemical conditioning and a laboratory size DAF bench testing apparatus. These are represented respectively in Figure 1 and Figure 2.

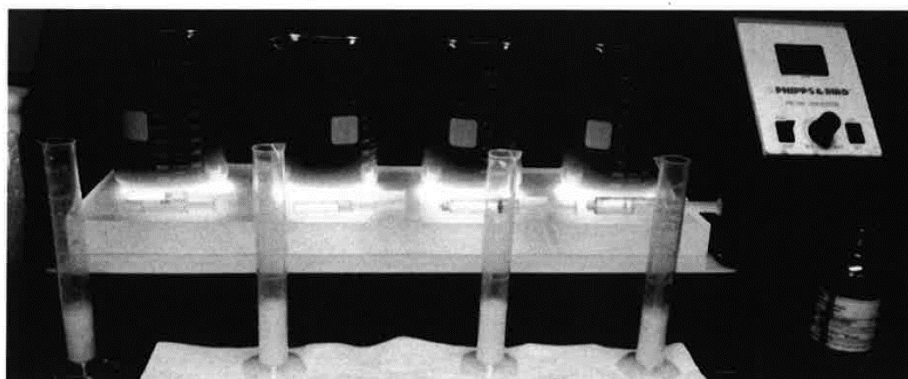


Figure 1: Jar-test laboratory bench testing apparatus (used for chemical conditioning)

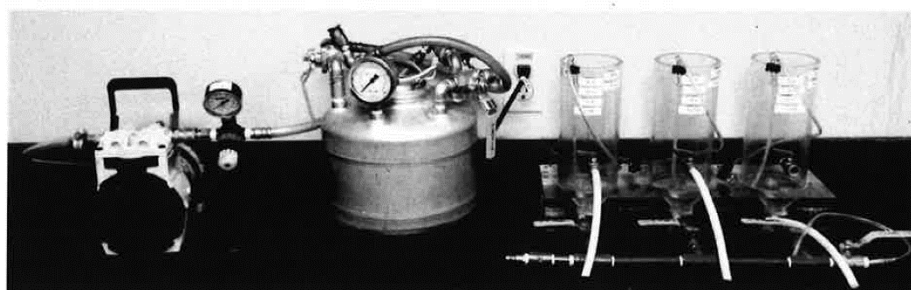


Figure 2: Dissolved air flotation (DAF) laboratory bench testing apparatus

## Operational Management Plan

The chemicals tested by Veolia for the GEM and the DAF application are presented in Table 4. When available, chemicals registered at the Canadian Food Inspection Agency (CFIA) (marked with a "\*\*") were used to allow disposal of sludge to a rendering facility instead of landfill disposal.

**Table 2: Chemical tested in Veolia's laboratory for optimization of chicken processing facility effluent**

Tested chemicals	Type of chemical	Objective of chemical addition
<b>Hydrex™ 69253 GR *</b>	Inorganic coagulant (ferric based)	Destabilization of proteins, organics and O&G (CFIA approved)
<b>Hydrex™ 3423 *</b>	Organic coagulant	Destabilization of proteins, organics and O&G (CFIA approved)
<b>Hydrex™ 6418</b>	Cationic dry polymer	Flocculation of destabilised particles (DAF)
<b>Hydrex™ 69510 GR *</b>	Cationic dry polymer	Flocculation of destabilised particles (GEM) (CFIA approved)
<b>Hydrex™ 6115 *</b>	Anionic dry polymer	Flocculation of destabilised particles (GEM) (CFIA approved)
<b>H<sub>2</sub>SO<sub>4</sub></b>	Acid	Acidification for breaking proteins (GEM)
<b>NaOH</b>	Base/ Alkali	pH neutralization after breaking the proteins

In order to evaluate the performances of the DAF and the GEM processes on Sofina's water sample and to compare the different conditions tested, an effluent water characterization was completed on the best clarified water samples. An estimation of sludge production and composition was also completed on the best conditions tested. Most of the optimization of the process was completed by visual inspection and validated once optimized through analyses on the clarified water.

### 3 Results

#### 3.1 Raw waters characterization

The first step to determine the chemical dosages to apply to the water sample for optimal treatment was to evaluate its composition. A sample of each of the two samples received at Veolia's laboratory was sent to an external accredited laboratory (Eurofins in Pointe-Claire, QC) for characterization. The composition of the samples received to Veolia's laboratory is presented in Table 3.

## Operational Management Plan

Table 3: Raw water quality as received to Veolia's laboratory and measured by an accredited external laboratory (Eurofins)

Parameters	Units	Composite raw water sample (2018-08-14)	Grab raw water sample (2018-08-28)
pH	-	6.59	6.27
Turbidity	NTU	401	625
Alkalinity	mg CaCO <sub>3</sub> /L	346	-
Conductivity	µS/cm	1336	-
Total suspended solids (TSS)	mg/L	530	843
Total chemical oxygen demand (COD <sub>t</sub> )	mg/L	1320	2220
Soluble chemical oxygen demand (COD <sub>s</sub> )	mg/L	380	835
Total carbonated biological oxygen demand (cBOD <sub>5t</sub> )	mg/L	1050	1870
Soluble carbonated biological oxygen demand (cDBO <sub>5s</sub> )	mg/L	324	428
Total Oils and Grease (O&G <sub>t</sub> )	mg/L	224	450
Mineral Oils and Grease (O&G <sub>m</sub> )	mg/L	11	-
Total Kjeldahl Nitrogen (TKN)	mg N/L	156	146
Ammonia (NH <sub>4</sub> )	mg N/L	71.0	77.4
Nitrite + Nitrate (NO <sub>x</sub> )	mg N/L	< 0.02	-
Total phosphorus	mg P/L	24.3	22.9
Ortho-phosphate (O-PO <sub>4</sub> )	mg P/L	12.3	-
Chloride (Cl <sup>-</sup> )	mg/L	218	-
Sulfate (SO <sub>4</sub> <sup>2-</sup> )	mg/L	71.2	-

The raw water is rich in organics, oil and grease, total suspended solids and phosphorus. The main objective is to remove particulate contaminants and oil and grease using the physico-chemical process. Determination of the organics (BOD and COD) and phosphorus removal will be necessary as a great fraction of these contaminants are in solid/colloid forms (only 30% are visible in the soluble form for BOD and COD and phosphorus could be removed using metal-based coagulant in the treatment chain).

## Operational Management Plan



### 3.2 GEM application

Testing with the GEM technology was first conducted on the sample. According to previous testing on similar effluents, validation of the chemical selection was first completed on the chicken processing plant sample from Sofina. Three major approaches were tested in Veolia's laboratory with the GEM technology:

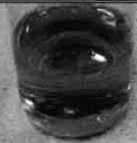
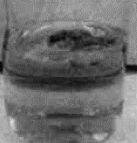
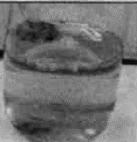
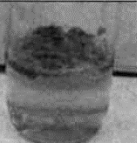

- Breaking of blood proteins by acidification of the effluent down to pH 2.0, neutralization, followed by flocculation;
- Simple flocculation of the effluent using polymer for solids removal mainly; and,
- Coagulation of blood proteins using a coagulant (organic or metal-based), followed by flocculation.

Tests completed on the GEM technology for the treatability study of Sofina plant are presented in Table 4. Tests from series 1 (1A, 1B, 1C, 1D, 1E and 1F) were completed on the composite sample only (sample collected on August 14<sup>th</sup> 2018). Tests 2A and 3A were completed on the second sampling sent on August 28<sup>th</sup>, being the two most promising results obtained from the first testing campaign. Resulting clarified water, for the best testing completed for each method of treatment with the GEM, are presented in Table 5.

Table 4: GEM tests completed on Sofina Chicken Processing plant at Veolia's laboratory

Test ID	Coagulant type/ Coagulation process	Coagulant dosage	Cationic polymer dosage (Hydrex™ 69510 GR)	Anionic polymer dosage (Hydrex™ 6115)	Visual observations
1A	Acidification at pH 2.5 with H <sub>2</sub> SO <sub>4</sub> Neutralization at pH 6.5 with NaOH	None	20 mg/L	None	
1B	None	None	20 mg/L	None	

## Operational Management Plan

Test ID	Coagulant type/ Coagulation process	Coagulant dosage	Cationic polymer dosage (Hydrex™ 69510 GR)	Anionic polymer dosage (Hydrex™ 6115)	Visual observations
3A	None	None	20 mg/L	None	
1C	None	None	40 mg/L	10 mg/L	
1D	Organic coagulant Hydrex™ 3423	12 mg/L	20 mg/L	None	
1E	Ferric Coagulant Hydrex™ 69253 GR	1550 mg/L	30 mg/L	10 mg/L	
1F	Ferric Coagulant Hydrex™ 69253 GR	155 mg/L	40 mg/L	10 mg/L	
2A	Ferric Coagulant Hydrex™ 69253 GR	233 mg/L	40 mg/L	15 mg/L	

Water production for external laboratory characterization was completed on tests 1A, 1B, 1D and 1F, being the tests showing the most promising results after visual observations.

## Operational Management Plan

Table 5: Clarified water quality after GEM treatment as measured by an accredited external laboratory (Eurofins)

Parameters		Units	Test 1A	Test 1B	Test 1D	Test 1F	Test 2A
Operation conditions	Coagulant dosed		None (acidification)	None	Hydrex™ 3423	Hydrex™ 69253 GR	Hydrex™ 69253 GR
	Polymer dosed		Hydrex™ 69510 GR	Hydrex™ 69510 GR	Hydrex™ 69510 GR	Hydrex™ 69510 GR	Hydrex™ 69510 GR
pH (intern)		-	6.86	6.95	7.02	6.85	6.47
Turbidity (intern)		NTU	13.4	14.4	13.0	10.1	14.9
Total suspended solids (TSS)		mg/L	8	16	14	18	-
Total chemical oxygen demand (COD <sub>t</sub> )		mg/L	428	385	514	447	-
Soluble chemical oxygen demand (COD <sub>s</sub> )		mg/L	398	373	329	369	-
Total carbonated biological oxygen demand (cBOD <sub>5t</sub> )		mg/L	328	370	391	317	358
Soluble carbonated biological oxygen demand (cBOD <sub>5s</sub> )		mg/L	354	309	292	243	-
Total Oils and Grease (O&G <sub>t</sub> )		mg/L	7	7	7	< 5	-
Mineral Oils and Grease (O&G <sub>m</sub> )		mg/L	< 5	< 5	6	< 5	-
Total Kjeldahl Nitrogen (TKN)		mg N/L	102	110	107	103	97.3
Total Phosphorus		mg P/L	17.2	15.6	17.1	6.38	5.83

Total suspended solids removal is good, with 97% of TSS removal. Since a good part of the organic loading is particulate (70% of the BOD is particulate), a good removal of organic concentration is also achieved, though not complete (ammonia and BOD concentrations are still above the objectives). Dosage of an inorganic coagulant (ferric sulfate) helps to meet the phosphorus target, but sludge management is easier with no coagulant addition (Test 1B). In both cases, the produced sludge is eligible for rendering disposal as all chemicals used with the GEM application are registered to the CFIA.

Sofina  
Lilydale Chicken Processing Plant effluent treatability study

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## Operational Management Plan

Recommended chemicals for this application are the two following:

- With inorganic coagulant dosage for phosphorus removal:
  - Hydrex™ 69253 GR; inorganic coagulant (ferric sulfate)
  - Hydrex™ 69510 GR; cationic polymer (dry)
  - Hydrex™ 6115; anionic polymer (dry)
- Without phosphorus removal (easier management of the sludge; more compact):
  - Hydrex™ 69510 GR; cationic polymer (dry)

### 3.3 Classic Dissolved Air Flotation (DAF)

Since good performances were obtained using a ferric inorganic coagulant while testing the GEM technology, and previous experiences had shown similar conclusions, testing on the DAF technology was focused on the following chemistry:

- Hydrex™ 69253 GR; inorganic coagulant (ferric sulfate)
- Hydrex™ 6814; cationic polymer (dry)

Testing completed on both samples received from Sofina Chicken Processing Plant is presented in Table 6.

**Table 6: Optimization test for DAF technology on Sofina Chicken Processing Plant effluent at Veolia's laboratory**

TEST ID	Raw water sample	Coagulant dosage (mg/L)	Polymer dosage (mg/L)	Turbidity (NTU)	pH	Sample appearance
1A	Comp	155	10	-	-	Little flocculation
1B	Comp	388	5	-	-	Turbid supernatant
1C	Comp	775	2	-	-	Clear supernatant; sludge is sinking
1D	Comp	775	3	4.2	5.66	Clear supernatant; 10% sludge production
3A	Comp	775	1	4.2	5.66	Clear supernatant; 10% sludge production
3B	Comp	775	2	6	5.66	Clear supernatant; 10% sludge production
3C	Comp	775	3	10.2	5.63	Clear supernatant; sludge is sinking
6A	Grab	775	5	4.7	5.46	Clear supernatant; 5% sludge production
6B	Grab	155	5	-	-	Little flocculation
6C	Grab	465	5	18.1	5.80	Turbid supernatant
9A	Grab	155	5	44.4	6.23	Turbid supernatant; 3% sludge production
9B	Grab	465	5	16.0	5.98	Slightly turbid supernatant; 6% sludge production
9C	Grab	775	5	6.45	5.56	Clear supernatant; 6% sludge production

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The best results have been observed while dosing 775 mg/L of ferric sulfate with adequate cationic polymer addition (relative to the water quality; the two samples tested had not shown the same need for polymer addition). Figure 3 illustrates the clarified water quality according to the coagulant dosage, as observed in Test 9A, 9B and 9C. Test 9C is a replicate of Test 6A, with the same water quality, as a comparative for the coagulant dosage impact. Table 7 presents the water characterization of the two samples sent to the accredited external laboratory for validation of the treatment efficiency.

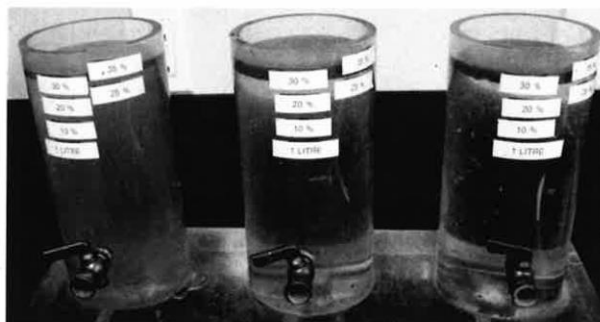


Figure 3: DAF tests with different coagulant dosage (155 mg/L, 465 mg/L and 775 mg/L) and polymer dosage with DAF application on Sofina's effluent (Test series 9)

Table 7: Clarified water quality after DAF treatment as measured by an accredited external laboratory (Eurofins)

Parameters	Units	Test 1D	Test 6A	Test 9A	Test 9B
Coagulant dosage (Hydrex™ 69253 GR)	mg/L	775	775	155	465
pH (internal)	-	5.66	5.46	6.23	5.98
Turbidity (internal)	NTU	4.21	4.7	44.4	16.0
Total suspended solids (TSS)	mg/L	7	8	63	21
Total chemical oxygen demand (COD <sub>t</sub> )	mg/L	366	422	595	557
Soluble chemical oxygen demand (COD <sub>s</sub> )	mg/L	239	380	-	-
Total carbonated biological oxygen demand (cBOD <sub>st</sub> )	mg/L	223	299	-	-
Soluble carbonated biological oxygen demand (cBOD <sub>ss</sub> )	mg/L	181	277	-	-
Total Oils and Grease (O&G <sub>t</sub> )	mg/L	< 5	6	19	7
Mineral Oils and Grease (O&G <sub>m</sub> )	mg/L	< 5	-	-	-

Sofina  
Lilydale Chicken Processing Plant effluent treatability study

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## Operational Management Plan

Parameters	Units	Test 1D	Test 6A	Test 9A	Test 9B
Coagulant dosage (Hydrex™ 69253 GR)	mg/L	775	775	155	465
Total Kjeldahl Nitrogen (TKN)	mg N/L	75.2	75.0	81.6	75.1
Total Phosphorus	mg P/L	0.27	0.26* 0.16	7.4* 7.9	1.8* 1.58

\* Results obtained by internal measurements

Total suspended solids removal is good, with up to 97% of TSS removal when dosing 775 mg/L of coagulant. Since a good part of the organic loading is particulate (70% of the BOD is particulate), a good removal of organic concentration is also achieved, though not complete (ammonia concentrations is still above the objectives and BOD concentration is slightly over objective). Dosage of an inorganic coagulant (ferric sulfate) helps to meet the phosphorus target. Tests with low coagulant dosage (155 mg/L of coagulant) worked well in Test 9A. However, it only worked on the second sample received; the minimum coagulant dosage to allow flocculation and sludge flotation seems to be slightly over 155 mg/L. Recommended chemicals for this application are the following:

- Hydrex™ 69253 GR; inorganic coagulant (ferric sulfate)
- Hydrex™ 6418; cationic polymer (dry)

### 3.4 Comparison between the two tested flotation technologies

Good performances were obtained from both technologies tested on Sofina Chicken Processing Plant effluent. The results from both technologies are summarised in Figure 4, Figure 5 and in Table 8.

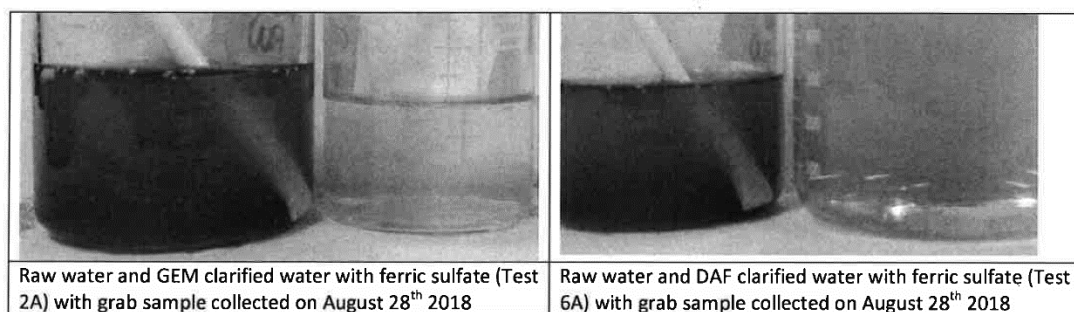


Figure 4: Visual comparison between the GEM and the DAF technologies on the grab sample collected August 28th at Sofina Chicken Processing Plant

Sofina  
Lilydale Chicken Processing Plant effluent treatability study

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## Operational Management Plan

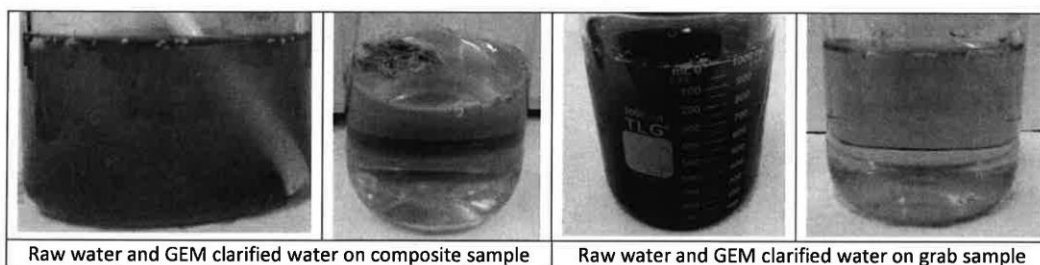


Figure 5: Visual aspect of the GEM clarified water with no use of coagulant at Sofina Chicken Processing Plant

Table 8: Comparison between clarified water quality after GEM and DAF treatment as measured by an accredited external laboratory (Eurofins)

Parameters	Units	Objective	GEM	GEM		DAF	
Operation conditions	Coagulant dosage		None	155 mg/L	233 mg/L	775 mg/L	
	Polymer dosage		20 mg/L cationic	40 mg/L cationic 10 mg/L anionic		1-5 mg/L cationic	
Test ID			1B	1F	2A	1D	6A
pH (internal)	-	-	6.95	6.85	6.47	5.66	5.46
Turbidity (internal)	NTU	-	14.4	10.1	14.9	4.21	4.7
Total suspended solids (TSS)	mg/L	300	16	18	-	7	8
Total chemical oxygen demand (COD <sub>t</sub> )	mg/L	600	385	447	-	366	422
Soluble chemical oxygen demand (COD <sub>s</sub> )	mg/L		373	369	-	239	380
Total carbonated biological oxygen demand (cBOD <sub>5t</sub> )	mg/L	300	370	317	358	223	299
Soluble carbonated biological oxygen demand (cDBO <sub>5s</sub> )	mg/L		309	243	-	181	277
Total Oils and Grease (O&G <sub>t</sub> )	mg/L	100	7	< 5	-	< 5	6
Mineral Oils and Grease (O&G <sub>m</sub> )	mg/L		< 5	< 5	-	< 5	-
Total Kjeldahl Nitrogen (TKN)	mg N/L	50	110	103	97.3	75.2	75.0
Total Phosphorus	mg P/L	10	15.6	6.38	5.83	0.27	0.16

## Operational Management Plan

The water qualities of the clarified water in all three cases are similar. With no coagulant, with the GEM technology, a good water quality as well as a good sludge quality can be achieved at low dosages. The phosphorus concentration is still higher than expected, but in a whole treatment chain it could be removed downstream, limiting the phosphorus limitation for any biological treatment.

For the same coagulant dosage, the GEM performs better than the DAF; similar performances are seen comparing a GEM operating with 155 mg/L of inorganic coagulant while the DAF operates at 775 mg/L of the same coagulant. DAF performances at lower coagulant dosage are not as good as the GEM for TSS and COD<sub>i</sub> (particulate) removal.

Higher coagulant dosages were tested on GEM technology to determine if better organic removal could be achieved while increasing the coagulant dosage. No good result came from these tests as the sludge grows looser and became difficult to skim from the clarified water.

## Operational Management Plan

### 4 Conclusions

GEM and DAF testing were completed on two samples from Sofina Chicken Processing Plant shown a good TSS removal for both samples. More specifically, the testing completed by Veolia shown that:

- TSS removal as good as 97% can be achieved with both technologies;
- BOD removal is mostly due to TSS removal, allowing a removal of 70%-79% of total BOD;
- The chemicals used for the GEM process as demonstrated for Sofina are Hydrex™ 69253 GR for coagulation, Hydrex™ 69510 GR for cationic polymer and Hydrex™ 6115 for anionic polymer. Good clarified water quality as well as easier sludge management could also be achieved using only a cationic polymer (Hydrex™ 69510 GR), if phosphorus removal can be provided downstream;
- The chemicals used for the DAF process as demonstrated for Sofina are Hydrex™ 69253 GR for coagulation and Hydrex™ 6418 for cationic polymer;
- Similar performances are seen on the DAF and the GEM but less inorganic coagulant is required on the GEM to achieve similar results;
- Most compliance except Nitrogen and BOD are met with both technologies while using inorganic coagulant.

The results obtained on both samples tested confirm the GEM and the DAF flotation process efficiency.

## **Operational Management Plan**

### **APPENDIX C**

#### **Alberta Environment & Parks Letter: EPEA Approval to Operate Clarification**

## Operational Management Plan



Operations  
South Saskatchewan Region  
2nd Floor, 2938 – 11 Street NE  
Calgary, AB T2E 7L7  
Telephone: 403-297-7605  
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[www.aep.alberta.ca](http://www.aep.alberta.ca)

August 30, 2018

Delivered by Email:  
[RChrysanthou@sofinafoods.com](mailto:RChrysanthou@sofinafoods.com)

Mr. Robert Chrysanthou  
Director, Engineering  
Sofina Foods Inc.  
2126 Hurst Road SE  
Calgary, AB T2G 4M5

Dear Mr. Chrysanthou:

**Subject: Approval under the *Environmental Protection and Enhancement Act (EPEA)*  
For the Purpose of Constructing a New Poultry Plant at 6202 – 106 Ave SE in  
Calgary, Alberta**

Thank you for your inquiry on August 30, 2018 asking whether or not an EPEA Approval is required for the proposed poultry plant.

Based on the description of your activity in your August 30, 2018 email, an Approval under the EPEA is not required at this time. The rationale for this is as follows:

- The proposed poultry plant will direct all industrial wastewater generated in the plant to the municipal waste water collection system.
- The proposed poultry plant does not meet the definition of a "meat plant" under section 2(2) (ii) of the EPEA *Activities Designation Regulation*, AR 276/2003 (ADR) because industrial wastewater will not be released into the environment.

It remains your responsibility to meet the general provisions of the EPEA and associated regulations.

If the proposed activity changes in such a way that it meets the definition of an activity listed in the ADR then an Approval will be required and must be obtained before any construction is undertaken.

If you have any questions, please contact me at 403-297-5940.

Sincerely,



Brynn Choquette, P.Eng.  
Industrial Approvals Engineer

cc: Kate Vasicek, AEP

## Operational Management Plan

Appendix B

### **B.5 SANITARY SERVICING STUDY**



B.10



## Operational Management Plan



## Memo

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To:	City of Calgary	From:	Jeff Berg, M.Sc., P.Eng.
	Water Resources		Stantec Consulting Ltd.
File:	144211190	Date:	August 13, 2018

---

**Reference: Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis – Rev0**

### INTRODUCTION

Sofina Foods Inc. (Sofina) is proposing a new poultry processing facility to be located in the Dufferin North subdivision of Calgary on 106 Avenue SE. This sanitary study has been prepared in support of Development Approval application DP2018-3439 for the proposed facility.

The major goals of this study are multifold as follows:

- (1) Present the proposed sanitary design and discharge rates for the new facility with backup design calculations.
- (2) Investigate the existing tributary sewers' ability to meet the required level of service for both pre- and post-development conditions.
- (3) Confirm required equalization storage volume to mitigate peak flow rates into the City sanitary system.
- (4) Determine the peak flows to the downstream system caused by the proposed development.

### STUDY AREA

The proposed site for the new poultry processing facility is located at 6202 - 106 Avenue SE (Plan 1710868; Block 5; Lot 4) in the Dufferin North subdivision of Calgary as shown in Figure 1 below.

The three figures provided in Appendix A of the report show the proposed area in question including details of the proposed sanitary tie-in to 106 Ave SE. This sanitary catchment area was previously studied as part of the East Shepard Phase 2 Development Planning (EXP Services, 2015). Appendix B summarizes the sanitary calculations previously completed for this development area in that study. For consistency with that work, the methodology used in this study considers sanitary capacity up to the tie-in to the existing 525 mm sanitary sewer pipe on 68 St SE.



**Figure 1: Proposed Sofina Foods Site**

### Design with community in mind

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## Operational Management Plan



August 13, 2018  
City of Calgary  
Page 2 of 6

**Reference:** Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis

### SANITARY FLOW ANALYSIS

#### Pre-Development Sanitary Flows

For comparative purposes with buildout flows, pre-development sanitary flows were calculated for the buildout of the tributary area assuming the Sofina Parcel is non-contributing<sup>1</sup>. Buildout design densities and unit flow rates were previously established and approved by the City as part of the previously completed sanitary study for this area. These design-densities and unit flow rates have not been reviewed as part of this study.

**Table 1.0** shows the predicted pre-development flows for each of the sewer pipes tributary to this development from the upstream to the downstream end.

Table 1.0: Pre-Development Sanitary Flows						
US MH	DS MH	Contributing Population <sup>1</sup>	Harmon's PF	PDWF (L/s) <sup>2</sup>	Contributing Area (ha) <sup>3</sup>	PWWF (L/s) <sup>4</sup>
41	40	417	4.01	4.46	27.78	12.2
40	39	417	4.01	4.46	27.78	12.2
39	38	417	4.01	4.46	27.78	12.2
38	37	417	4.01	4.46	27.78	12.2
37	36	732	3.88	7.57	48.76	21.2
36	35	732	3.88	7.57	48.76	21.2
35	12	1204	3.75	12.01	80.26	34.5

1. Assumes 15 employees/ha as per original sanitary study with exception of Sofina Development with no employment for the pre-development condition. Assumes buildout of remaining tributary parcels.

2. Based on 230 L/c/d (as per original study) and HPF.

3. Assumes 12.35 ha Sofina parcel is non-contributing.

4. Based on 0.28 L/s/ha

**Table 2.0** presents the predicted peak hydraulic loading for the pre-development condition for each of the sewer pipes tributary to this development from the upstream to the downstream end at the 525 mm sanitary tie-in (MH 12).

Table 2.0: Pre-Development Hydraulic Loading								
US MH	DS MH	PWWF (L/s)	Pipe Diameter (mm)	US Invert (m)	DS Invert (m)	Pipe Length (m)	Pipe Capacity (L/s)	% Pipe Full
41	40	12.2	250	31.059	30.241	136.32	46.8	26.1%
40	39	12.2	250	28.844	28.162	136.32	42.7	28.6%
39	38	12.2	250	28.132	27.554	115.74	42.7	28.7%
38	37	12.2	250	27.524	26.963	112.16	42.7	28.6%
37	36	21.2	300	26.933	25.272	113.44	116.4	18.2%
36	35	21.2	300	25.242	24.701	108.25	68.0	31.2%
35	12	34.5	375	24.596	23.953	128.74	116.5	29.6%

<sup>1</sup> I&I has been excluded for this parcel for Pre-Development flows.

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## Operational Management Plan



August 13, 2018  
City of Calgary  
Page 3 of 6

### Reference: Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis

From Table 2.0, all tributary sewers are operating well below full pipe capacity for the predevelopment condition.

#### Post-Development Sanitary Flows

Stantec Consulting and Sofina Foods Inc. met with the City of Calgary (the City) to review the proposed new poultry processing facility on May 10, 2018. During this discussion, the City identified that the existing sanitary lift station servicing the Dufferin North subdivision limits the maximum permissible wastewater discharge rate into the sanitary system. The City's Water Resources group has conducted draw down tests at the lift station and has confirmed that the capacity of the lift station is less than the design value, and the City has confirmed it is not feasible to upsize the pumps to increase the lift station's capacity.

The City has defined a maximum allowable sanitary discharge rate as follows:

$$\begin{array}{r} 24.5 \text{ L/s peak dry weather flow} \\ + \quad 3.5 \text{ L/s Inflow \& Infiltration*} \\ \hline 28 \text{ L/s peak wet weather flow} \end{array}$$

*\*Note: 3.5 L/s Inflow & Infiltration is based on a 12.35 ha total area, which is the 11.84 ha Sofina lot plus half of the adjacent 106 Av SE. The typical Inflow & Infiltration unit rate of 0.28 L/s/ha was used.*

An email from the City confirming the allowable Sanitary discharge rate of 28 L/s including allowance for I&I is included as Appendix C.

The Sofina processing facility will operate 5 days/week with 24 hour/day operation during that time and is planned to be closed for the remaining 2 days/week. When operating, the facility is expected to have an average daily flow of 25.2 L/s (2,176.5 m<sup>3</sup>/d). Accounting for an additional 15% Factor of Safety (FOS) in the design, this number increases to 28.97 L/s (2,502.7 m<sup>3</sup>/d). The predicted peak hourly flow from the facility (with 15% FOS) is 33.92 L/s. Predicted hourly design flows for the facility (with 15% FOS) are presented in Appendix D.

Dividing the projected design flows by a total of 7 days, yields a weekly average of 20.69 L/s (with 15% FOS) discharged to the sanitary system by the facility, which is less than the allowable 24.5 L/s.

To mitigate the difference between the peak design flows and the allowable discharge rate, Stantec is proposing an equalization tank suitable to store and discharge wastewater at or below the maximum permissible rate. The facility would be automatically controlled to limit the discharge from the wastewater treatment system at the facility to a maximum of 24.5 L/s with excess flow stored in an equalization tank.

With a maximum day flow rate of 28.97 L/s (2,502.7 m<sup>3</sup>/d) (including 15% FOS) and an allowable discharge rate of 24.50 L/s (2,116.8 m<sup>3</sup>/d), there is an excess daily flow of up to 385.9 m<sup>3</sup> that must be stored in an equalization tank for treatment on the two (2) non-processing days of the week. The total required storage volume is calculated as follows:

$$\begin{array}{r} 385.9 \text{ m}^3 \text{ excess flow/day} \\ \times \quad 5 \text{ days/week} \\ \hline 1929.5 \text{ m}^3 \text{ Required Storage} \end{array}$$

At the maximum allowable release rate, the storage facility would be fully emptied in 21.9 hours. Figure 2 below shows the predicted equalization tank liquid volume by hour over a one-week period (including 15% FOS)

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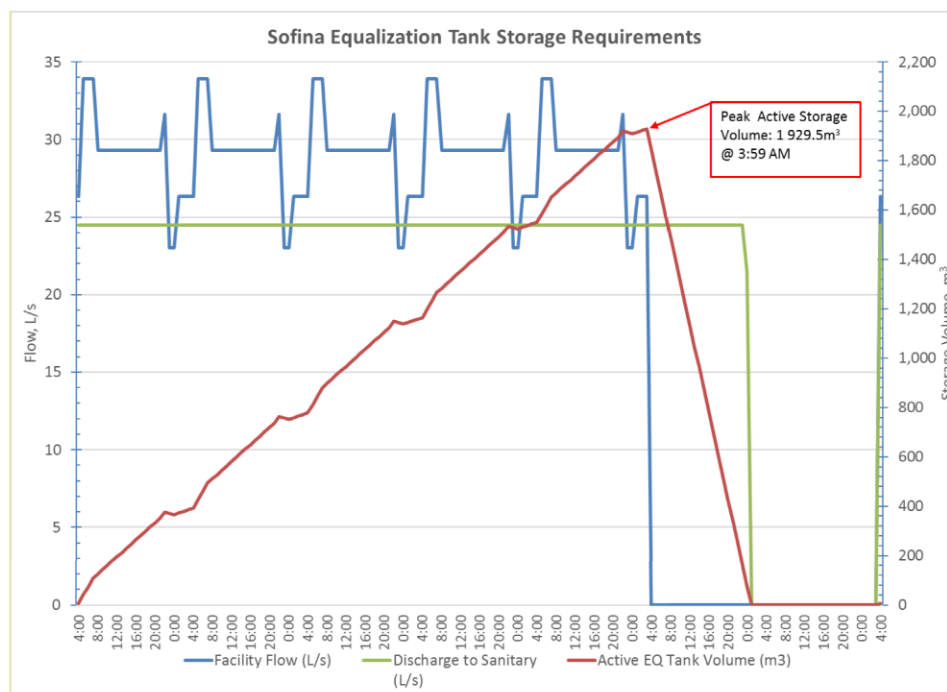
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## Operational Management Plan



August 13, 2018  
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**Reference:** Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis



Based on the discussion in the previous section, for the post development calculations, a peak discharge flow of 28.0 L/s was added to the pre-development flow conditions presented in Table 2.0. Table 3.0 presents the predicted peak hydraulic loading for the post-development condition for each of the sewer pipes tributary to this development from the upstream to the downstream end.

US MH	DS MH	PWWF (L/s) <sup>1</sup>	Pipe Diameter (mm)	US Invert (m)	DS Invert (m)	Pipe Length (m)	Pipe Capacity (L/s)	% Pipe Full
41	40	12.2	250	31.059	30.241	136.32	46.8	26.1%
40	39	40.2	250	28.844	28.162	136.32	42.7	94.2%
39	38	40.2	250	28.132	27.554	115.74	42.7	94.2%
38	37	40.2	250	27.524	26.963	112.16	42.7	94.2%
37	36	49.2	300	26.933	25.272	113.44	116.4	42.3%
36	35	49.2	300	25.242	24.701	108.25	68.0	72.4%
35	12	62.5	375	24.596	23.953	128.74	116.5	53.6%

1. Assumes 28 L/s (24.5 L/s peak dry weather flow + 3.5 L/s Inflow & Infiltration from the Sofina Parcel tie in at MH40)

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## Operational Management Plan



August 13, 2018  
City of Calgary  
Page 5 of 6

**Reference: Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis**

From Table 3.0, all tributary sewers are projected to operate below full pipe capacity. From this, it can be reasonably concluded that the sewers upstream of the 525 mm tie-in on 68<sup>th</sup> St SE have sufficient capacity to accommodate the incremental flow from the proposed Sofina Poultry Processing Facility.

### PEAK DOWNSTREAM FLOWS

From Table 3.0, the projected peak wet weather flow to be discharged to the 525 mm trunk sewer on 68 Ave SE (MH 12) from the Dufferin North subdivision is 62.5 L/s.

It is recommended that the impact of a total flow of 62.5 L/s on the downstream system (D.S. of MH 12) be reviewed by City of Calgary Planning & Analysis using the City's existing MIKE URBAN Sanitary Model. It is noted that this calculated value is likely to be conservative when considered on the downstream trunks based on conservative sanitary generation assumptions (for employment populations) and Harmon peaking factor assumption on the larger system.

### CONCLUSIONS & RECOMMENDATIONS

Based on the preceding analysis, the following conclusions can be made:

- a) The pre-development peak sanitary flows to the 525mm tie-in on 68 St SE (excluding the Sofina parcel) are approximately 34.5 L/s.
- b) With automatic controls to limit the discharge from the wastewater treatment system at the facility to the City sanitary system to a maximum of 24.5 L/s, a 2,000 m<sup>3</sup> active volume equalization tank has sufficient capacity to buffer the difference between peak facility design flows and the allowable discharge rate.
- c) The calculated post-development peak sanitary flows to the 525mm tie-in on 68 St SE (excluding the Sofina parcel) are approximately 62.5 L/s.
- d) It can be reasonably concluded that the sewers upstream of the 525 mm tie-in on 68<sup>th</sup> St SE have sufficient capacity to accommodate the incremental flow from the proposed Sofina Poultry Processing Facility.
- e) It is recommended that a total flow of 62.5 L/s on the downstream system be reviewed by City of Calgary Planning & Analysis using the City's existing MIKE URBAN Sanitary Model.

### CLOSURE

This memo is to be used as an information document for sanitary servicing for the Sofina Poultry Processing Facility in the City of Calgary. Please contact the undersigned if you have any further questions.

### CORPORATE AUTHORIZATION

This document, entitled "Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis" was prepared by Stantec Consulting Ltd. The material in it reflects Stantec Consulting Ltd.'s best judgment in light of the information available to it at the time of preparation. Any use, which a third party makes of this report or reliance on or decisions made based on it, are the responsibilities of the third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

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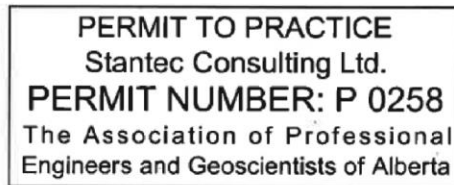
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## Operational Management Plan



August 13, 2018  
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**Reference:** Sofina Foods Poultry Processing Facility (DP2018-3439) – Sanitary Servicing Analysis



CORPORATE AUTHORIZATION



RESPONSIBLE ENGINEER

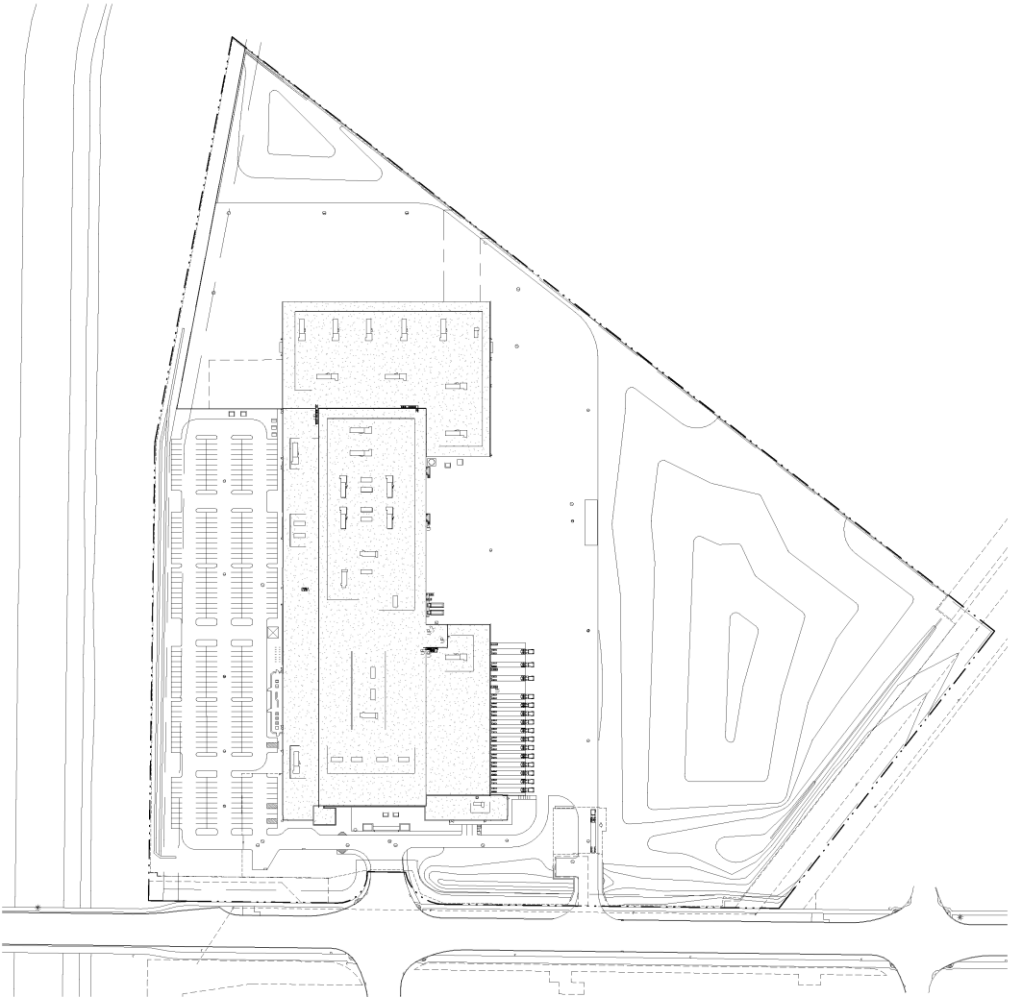
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## **Operational Management Plan**

### APPENDIX A Study Area

Operational Management Plan



A001

1 SITE LAYOUT  
SCALE: 1 : 1000

 SOFINA FOODS INC.

NEW POULTRY  
FACILITY, CALGARY

08/13/18

 Stantec



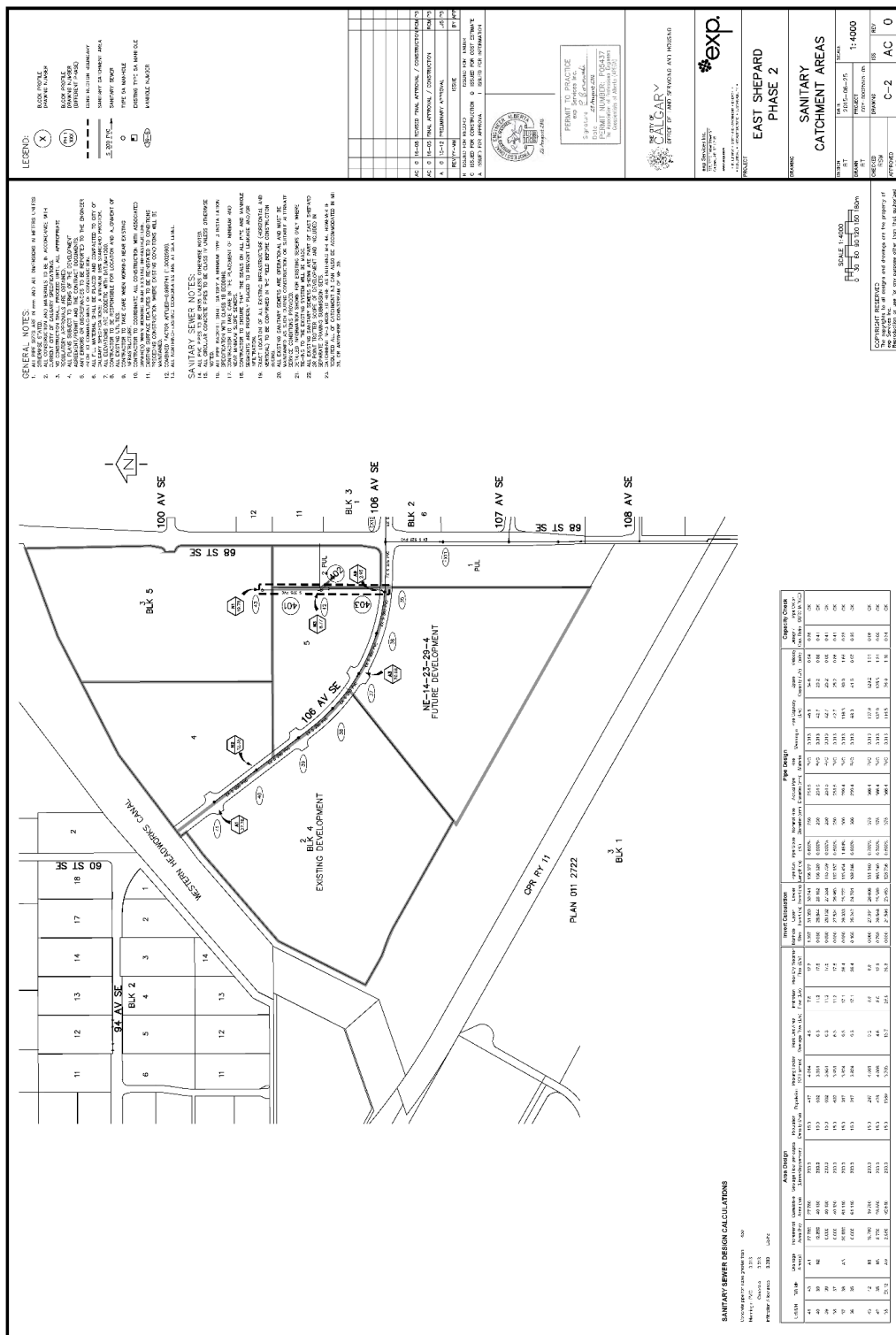




## Operational Management Plan

### APPENDIX B East Shepard Phase 2 Development Planning Sanitary Analysis

## Operational Management Plan





## Dust and Vibrations



**DEVELOPMENT PERMIT  
APPLICATION – PLANNING  
RATIONALE  
DUST AND VIBRATIONS**

Sofina New Poultry Facility, Calgary, AB

November 6, 2018

Prepared for:

Stephanie Loria, File Manager, Community  
Planning - South


Prepared by:

Stantec

## Dust and Vibrations

### Sign-off Sheet

This document entitled Development Permit Application – Planning Rationale, Dust and Vibrations was prepared by Stantec Architecture Ltd. ("Stantec") for the account of Sofina Foods Inc. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by  \_\_\_\_\_

(signature)

**Christopher J. Redel, Dipl.AT, Associate, Buildings**

Reviewed by  \_\_\_\_\_

(signature)

**Myron Paryniuk, P.Eng. Principal, Buildings**

Approved by  \_\_\_\_\_

(signature)

**Todd P. Hartley, AAA, SAA, Senior Principal, Managing Leader, Buildings**

## Dust and Vibrations

### DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE, DUST AND VIBRATIONS

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## Dust and Vibrations

### DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE, DUST AND VIBRATIONS

## 1.0 BACKGROUND AND INTRODUCTION

### 1.1 BACKGROUND

Sofina Foods Inc. (Sofina - owners of Lilydale) is relocating their Poultry Processing Facility (facility) from its current location at 2128 Hurst Rd. SE, to a new site located in the Dufferin II Industrial area. A poultry processing facility has been located at Sofina's existing site since the 1960's. The facility is classified as Legally Non-Conforming and therefore cannot be expanded or modified to meet the current animal welfare or processing guidelines. A portion of the existing site is also required by the new Green line LRT project for trackage and route right of way, which requires the plant to be relocated.

Sofina has secured land in the Dufferin II (North) Industrial Sub Division for a new poultry processing plant. The proposed land has been re-zoned to a DC district (LOC2017-0266/CPC2018-0295) to allow for the construction of a Slaughter house.

The new facility will process live chicken into various meat cuts for institutional, commercial and retail customers. The facility will be a primary processor and will not produce further processed or cooked products. The facility will not render or further process any by-products of the process.

The facility will be designed to process 13,500 birds per hour and will operate over two eight-hour shifts, Monday to Friday, with a third shift for cleaning and sanitation of the plant. There are no formal operations scheduled for weekends except shipping. Any other weekend work will be associated with facility maintenance, not production.

The plant has been designed to the guidelines established by the Canadian Food Inspection Agency for food plant construction and operation. In addition, the design reflects the highest standards for both animal welfare and people health and safety.

## Dust and Vibrations

### DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE, DUST AND VIBRATIONS

## 1.2 INTRODUCTION

Stantec Architecture Ltd. has been retained as the Prime Consultant for the design of the Sofina Foods Inc. New Poultry Facility in Calgary. Sofina has completed the Land Use Amendment with the City of Calgary, and the parcel is now zoned as a Direct Control District (DC) with a discretionary use - Slaughter House. The rules for an application for a Development Permit for this use requires:

- a) an operational management plan, completed by a qualified professional, that includes details on:
  - i) the management, mitigation and discharge of airborne emissions, including smell;
  - ii) public response and communications;
  - iii) waste management;
  - iv) noise, vibration and dust control; and
  - v) traffic and transportation management; and
- b) any other information that is deemed appropriate by the Development Authority.

The document DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE AND STUDIES, Stantec, September 28, 2018 includes attached studies for Odour, Noise and Traffic, and included protocols on public response and communications. The purpose of this document is to outline how the project relates to the rules of the Calgary Land Use Bylaw 1P2007, specifically surrounding vibration and dust.

### 1.2.1 Operations Overview

Refer to the document DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE AND STUDIES, Stantec, September 28, 2018 for an overview of Poultry Operations.

## 2.0 NOISE, VIBRATION, ODOUR AND DUST CONTROL

Noise, vibration, odour and dust control will be achieved through a combination of operational protocols, facility licensing regulations (i.e. Canadian Food Inspection Agency), equipment commissioning and engineering design. Odour and noise studies have been completed, based on the sources of noise and odour at the current facility and serves as a basis for mitigation measures that will be incorporated during the detailed engineering design of the new facility. These studies are included in **Appendix B of the document DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE AND STUDIES**, Stantec, September 28, 2018. Vibration, and dust will be largely controlled through basic design and operations methods: sources of vibration and dust will be mitigated by the design of the facility, manufacturers commissioning requirements for equipment, government regulations and all poultry operations will occur indoors. Table 2-1 lists potential sources of noise/vibration, dust and odour, and mitigating control methods planned for the new facility.

## Dust and Vibrations

### DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE, DUST AND VIBRATIONS

**Table 2-1 – Noise / Vibration, Odour and Dust Control - Poultry Operations**

Location	Activity	Noise, Odour and Dust Control
Site	Live Trailer Arrival	<ul style="list-style-type: none"> <li>Trailers go directly into Live Shed (noise and odour control)</li> <li>Asphalt paved internal roads (noise and dust control)</li> </ul>
Live Shed	Live staging	<ul style="list-style-type: none"> <li>Controlled conditioned enclosed holding space (noise, dust and odour control)</li> <li>Modular live shed design (noise and odour control)</li> <li>odour control on ventilation exhaust (odour control)</li> </ul>
Poultry Plant	Poultry Processing	<ul style="list-style-type: none"> <li>odour control on ventilation exhaust (odour control)</li> <li>daily cleaning of entire plant (odour control)</li> </ul>
Poultry Plant	Refrigeration compressor vibrations	<ul style="list-style-type: none"> <li>suitable foundation design, isolation and dampening (vibration control)</li> <li>maximum dB specs (noise control)</li> <li>manufactures requirements for dynamic balancing of rotating equipment for vibration control (noise and vibration control)</li> </ul>
Poultry Plant	Mechanical equipment vibrations	<ul style="list-style-type: none"> <li>suitable foundation design, isolation and dampening (vibration control)</li> <li>maximum dB specs (noise control)</li> <li>manufactures requirements for dynamic balancing of rotating equipment for vibration control (noise and vibration control)</li> </ul>
Inedible	Inedible Loading	<ul style="list-style-type: none"> <li>Controlled enclosed holding space (noise, dust and odour control)</li> <li>Odour control on ventilation exhaust (odour control)</li> <li>Frequent removal of inedible products from site (odour control)</li> <li>Daily cleaning of area (odour control)</li> </ul>
Process Wastewater Treatment Plant (PWWTP)	Treatment of Wastewater and Loading of solid waste screenings and dewatered sludge	<ul style="list-style-type: none"> <li>Controlled enclosed holding space (noise and odour control)</li> <li>Odour control on ventilation exhaust (Odour control)</li> <li>Frequent removal of solids wastes from site (odour control)</li> </ul>
Process Wastewater Treatment Plant (PWWTP)	Process Mechanical equipment vibrations	<ul style="list-style-type: none"> <li>suitable foundation design, isolation and dampening (vibration control)</li> <li>maximum dB specs (noise control)</li> <li>manufactures requirements for dynamic balancing of rotating equipment for vibration control (noise and vibration control)</li> </ul>

#### 2.1.1 Vibration Control

Vibrations from equipment will be mitigated through suitable foundation design, using isolation and/or dampeners to minimize vibration transfer to the building structure and dynamic balancing of rotating equipment. Examples of standard isolation dampers are shown in Figure 2-1 and Figure 2-2. Larger equipment containing rotating mass, such as reciprocating engines (generators), turbines, or very large compressors and pumps may require alternate measures such as tuned mass damping or pneumatic/air isolators. The proposed project does not contain any such large rotating-mass equipment.

## Dust and Vibrations

### DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE, DUST AND VIBRATIONS



Figure 2-1: Spring Damper Isolators



Figure 2-2: Spring Damper Isolators – Detail

## Dust and Vibrations

### DEVELOPMENT PERMIT APPLICATION – PLANNING RATIONALE, DUST AND VIBRATIONS

#### 2.1.2 Dust Control

To minimize dust, Poultry process operations will be contained within the building and asphalt paving is used for all vehicle circulation areas. Additionally, a dust collection system will be provided to collect dust from dust-generating processes within the building. CFIA Safe Food for Canadians Regulations and the Meat and Poultry Products - Manual of Procedure requires that driveways, roadways and parking lots within the site are properly graded, drained and maintained to mitigate risk of food contamination. This includes regular cleaning of the site to minimize dust and debris.

### 3.0 CONCLUSION

The proposed facility does not contain any equipment or operations that would produce vibrations or dust beyond what would normally be expected for an industrial development.

## Third Party Review of Odour Assessment



**MCGINLEY ASSOCIATES, P.A.**  
13701-30<sup>TH</sup> Street Circle N. Stillwater, MN 55082  
651-439-1708 E-mail [cmcginley@fivesenses.com](mailto:cmcginley@fivesenses.com)

23 October 2018  
TO: City of Calgary

RE: Sofina Foods, Inc. Odour Assessment for Development Permit

The Odour Assessment dated October 3, 2018 prepared by Stantec Consulting, Ltd. for Sofina Foods, Inc. presents a comprehensive analysis for mitigation of anticipated odours from a proposed poultry processing plant on a 12-hectar property at 6202, 106<sup>th</sup> Avenue SE in Dufferin II (North) Industrial area of Calgary, Alberta.

The Stantec Odour Assessment uses existing data from the Sofina poultry processing facility at 2126 Hurst Road SE in Calgary, new odour emission data collected in accordance with practices of the Ontario Ministry of the Environment, and analysis utilizing the US EPA AERMOD dispersion modeling system.

Five (5) odorous processing areas are identified at the existing Sofina Food poultry processing plant included: live shed, scalding, kill floor, live receiving area, and gut room. The Stantec added the proposed wastewater pretreatment process area to the Odour Assessment

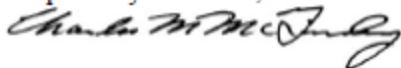
The Odour Assessment for the proposed facility of 195,800 vs 130,000 birds per day for the existing Sofina Foods facility, incorporated scaling the odour emission data using a normalizing methodology that incorporates process rate scaling, room size scaling, and exposed material (offal) area scaling.

The dispersion modeling demonstrated several odour mitigation practices and stack dispersion methods to reduce ground level odour concentration to a target of 5-OU/M3. The Stantec Odour Assessment used carbon filtration as the exemplar odour mitigation practice with plans to evaluate additional options in the facility design phase as well as evaluate fugitive emissions.

The use of the 99.5<sup>th</sup> percentile of the one-hour predicted odour averages from the AERMOD analysis maintained a conservative approach for the overall Odour Assessment.

Based on my review of the October 3, 2018 Stantec Odour Assessment, it is my professional opinion that the Sofina Foods proposed poultry processing facility design demonstrate that public welfare will be protected, specifically with regards to the management of odours.

Respectfully submitted,



Charles McGinley  
Odour Management Consultant





**Direct Control District DC 157D2018**

**BYLAW NUMBER 157D2018**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0266/CPC2018-0295)  
\*\*\*\*\***

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

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

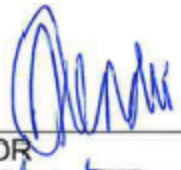
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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

READ A FIRST TIME ON MAY 07 2018

READ A SECOND TIME, AS AMENDED, ON MAY 07 2018

READ A THIRD TIME, AS AMENDED, ON MAY 07 2018

  
\_\_\_\_\_  
MAYOR  
SIGNED ON MAY 15 2018

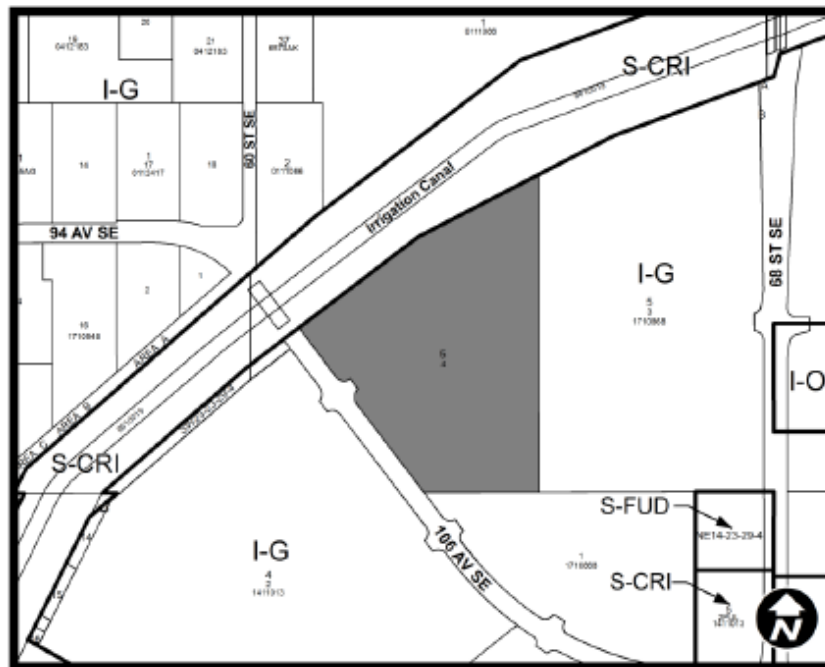
  
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ACTING CITY CLERK  
SIGNED ON MAY 15 2018



**Direct Control District DC 157D2018**

**AMENDMENT LOC2017-0266/CPC2018-0295  
BYLAW NUMBER 157D2018**

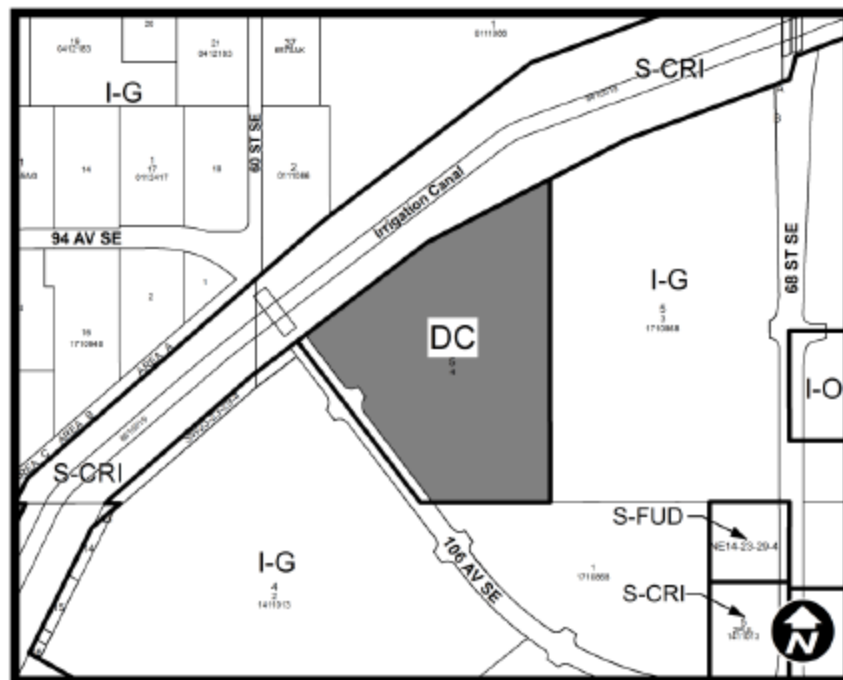
**SCHEDULE A**



## Direct Control District DC 157D2018

AMENDMENT LOC2017-0266/CPC2018-0295  
BYLAW NUMBER 157D2018

### SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) be characterized by the same types of *uses, buildings* and *parcels* generally found in the Industrial – General (I-G) District; and
- (b) accommodate the *use of Slaughter House*.

#### Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

## Direct Control District DC 157D2018

### AMENDMENT LOC2017-0266/CPC2018-0295 BYLAW NUMBER 157D2018

#### Reference to Bylaw 1P2007

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

#### Permitted Uses

- 4 The *permitted uses* of the Industrial - General (I-G) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

#### Discretionary Uses

- 5 The *discretionary uses* of the Industrial - General (I-G) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Slaughter House.**

#### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial - General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

#### Rules for Slaughter House

- 7 (1) For an application for a *development permit* for a **Slaughter House**, the *Development Authority* must require:
- (a) an operational management plan, completed by a qualified professional, that includes information on:
    - (i) type of animal to be processed;
    - (ii) the management, mitigation and discharge of airborne emissions, including odour;
    - (iii) public response and communications;
    - (iv) waste management;
    - (v) noise, vibration and dust control; and
    - (vi) traffic and transportation management; and
  - (b) any other information that is deemed appropriate by the *Development Authority*.
- (2) A **Slaughter House** must always be notice posted in this Direct Control District.

Planning & Development Report to  
Calgary Planning Commission  
2018 November 15

ISC: UNRESTRICTED  
CPC2018-1297  
Page 1 of 7

## Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137

### EXECUTIVE SUMMARY

This land use redesignation application was submitted by B&A Planning Group on 2018 June 14 on behalf of the landowner Cadillac Fairview (Les Galeries D'Anjou Limitee). The application proposes to change the designation of this property from a Direct Control District based on Shopping Centre Commercial (C-5) District of Land Use Bylaw 2P80 to a Direct Control District based on Commercial - Regional 2 (C-R2) District of Land Use Bylaw 1P2007 District to allow for:

- the provisions of C-R2;
- an increase in floor area from 0.46 to 0.53; and
- a maximum sign area of 19.0 square metres limited to locations above main mall entrances; and
- the uses listed in the DC designation.

The intent of this proposal is to align with the C-R2 District of Land Use Bylaw 1P2007 and provide gross floor area flexibility intended to support current and future users of Market Mall. This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *South Shaganappi Communities Area 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 redesignation of 22.69 hectares  $\pm$  (56.02 acres $\pm$ ) located at 3625 Shaganappi Trail NW (Plan 0211955, Block 1, Lot 1) from a Direct Control District to DC Direct Control District to accommodate commercial development with guidelines; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use redesignation application was submitted by B&A Planning Group on 2018 June 14 on behalf of the landowner Cadillac Fairview (Les Galeries D'Anjou Limitee). The current DC District ties the site design and building footprint to plans, which limits the flexibility of the users and maximum gross floor area to a net leasable area cap of 86,010 square metres (925,830 square feet). The land use redesignation is in response to a recent development permit application (DP2018-2248) for a change of use: restaurant/drinking establishment that identified

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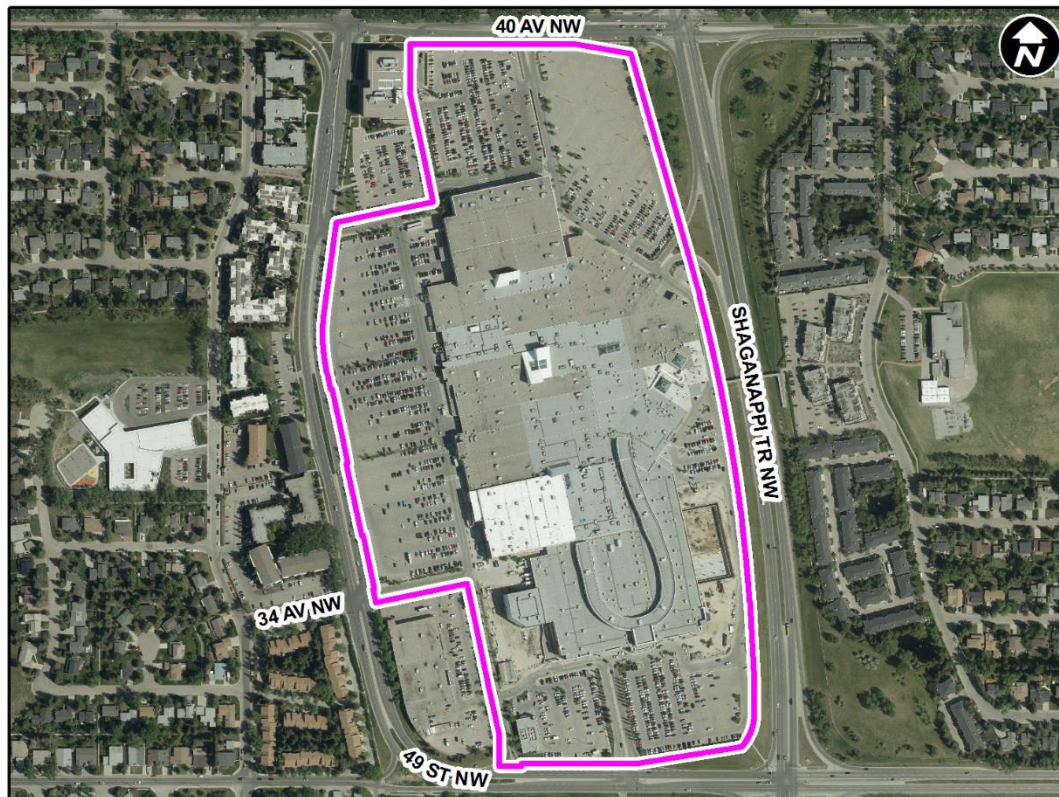
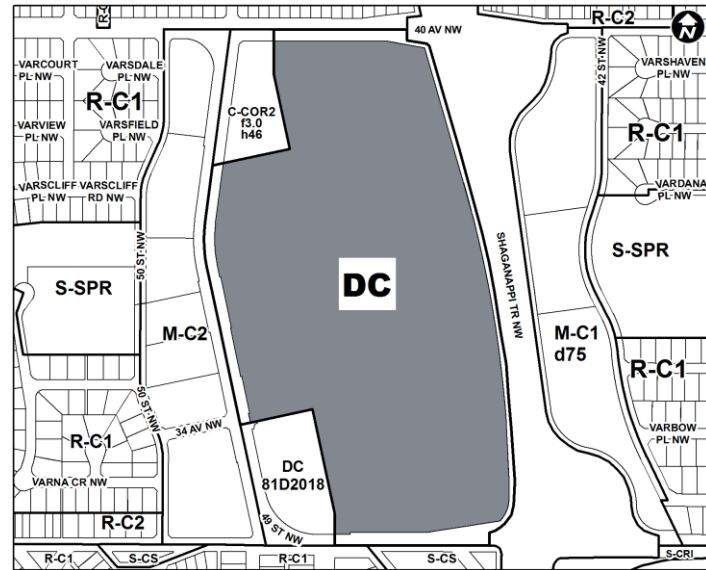
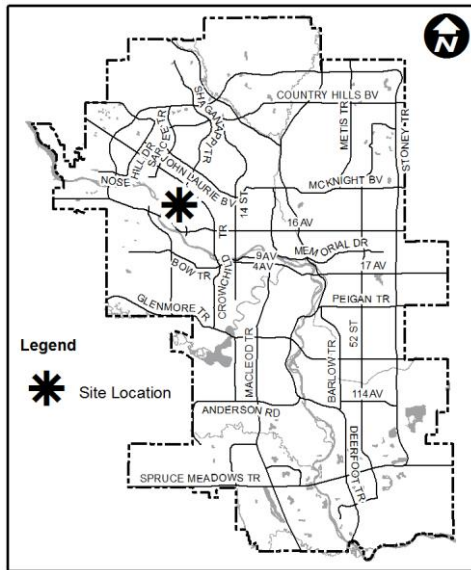
**Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137**

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the need to address the net leasable area cap. As suggested by Administration, the applicant decided to pursue the proposed redesignation to align with an appropriate commercial shopping mall land use district.

## Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137

## Location Maps



## **Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137**

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### **Site Context**

The subject site is located in the established community of Varsity framed by 49 Street NW to the west, 40 Avenue to the north, Shaganappi Trail to the east and 32 Avenue NW to the south. The adjacent communities include Montgomery to the south and University District to the southeast. The scope of the proposed redesignation includes the main Market Mall Shopping Centre site. The topography of the site is relatively flat. The property is currently developed with a standalone commercial building supported by surface and underground parking. The mall is accessible from various locations along the adjacent roads. Aside from three ancillary commercial buildings forming part of the Market Mall Shopping Centre site, the existing surrounding context consists of predominantly low density and multi-residential development.

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

The proposal allows for a range of uses that have the ability to be compatible with the established building form and existing context with the surrounding area. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Planning Considerations**

#### ***Land Use***

The current land use district for the site is Direct Control District (Bylaw 66Z2001) based on Shopping Centre Commercial (C-5) District of Land Use Bylaw 2P80. This DC, limits the expansion and gross floor area changes for tenants. The proposed land use designation is a DC based on Commercial - Regional 2 (C-R2) District of Land Use Bylaw 1P2007 District (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A Direct Control District has been used for this application to allow for specific rules from the existing DC supporting a maximum sign area above main mall entrances and to limit the floor area ratio to ensure sensitive intensification to the adjacent residential development.

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

This application is not tied to plans. A development permit on this site would be subject to a comprehensive review evaluating the building, proposed uses, required parking and any other site planning consideration subject to Council's decision on this land use redesignation application.

#### ***Transportation Networks***

The site is bordered by:

- Shaganappi Trail (Arterial Roadway);
- 40 Avenue NW (Collector Roadway);



## **Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137**

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- 32 Avenue NW (Urban Boulevard); and
- 49 Street NW (Urban Boulevard).

Primary access to this site is from 40 Avenue, 32 Avenue and 49 Street NW. A single right-in/right-out access is permitted on Shaganappi Trail NW.

Transit service is available within 165 metres along 40 Avenue NW (Route 53). On 49 Street NW, two northbound bus stops are available, and four southbound bus stops, within approximately 150-200 metres of the primary building entrance (Routes 31, 53, 65, 422).

A Transportation Impact Assessment (TIA) was not required at the time of this application. A TIA will be required when a Development Permit is submitted that proposes an additional 186 square metres (2,000 square feet) of new area, above the current area.

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

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

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

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

Although, there were no official comments from the Varsity Community Association (CA), Administration actively attends and updates the South Shaganappi Area Strategic Planning Group (SSASPG) every month, which includes the Varsity CA as a stakeholder. The Varsity CA is aware of the application and did not present any concerns at SSASPG.

Administration received one letter opposing the proposed redesignation in response to the increase in floor area ratio and subsequent negative impacts. Three letters were received outlining general comments, which referred to issues outside the scope of this proposal, such as restricting an intensive height increase and building regulations practices associated with dust and garbage. Administration also received a letter of support outlining the importance of Market Mall to the surrounding communities.

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.



**Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137**

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

**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 community development.

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

The Market Mall shopping centre area is identified as a Community Activity Centre (CAC) on the Urban Structure Map of the MDP (Map 1). CACs are located central to a number of residential communities or business areas, often on current shopping centre sites or around a specific employment area. CACs provide for a concentration of jobs and population in strategic locations throughout the city, and represent a local destination for multiple communities.

***South Shaganappi Communities Area Plan (Non-Statutory, 2011)***

The South Shaganappi Communities Area Plan (SSCAP) provides local area plan policy for the subject lands. This non-statutory plan provides a vision and policy framework for development within the SSCAP study area and further promotes the MDP. The SSCAP recognizes and supports the development of the Market Mall shopping centre site and its alignment with the MDP. The Plan cites specific reference to the site as a CAC providing concentration of jobs and population in a strategic location, adjacent to the University and local communities.

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

The recommended land use will continue to allow for a variety of shops and services that meet daily needs of the community. The land use also supports the sensitive intensification of the commercial space, while ensuring transparency and consultation with the surrounding communities.

An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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**Land Use Amendment in Varsity (Ward 1) at 3625 Shaganappi Trail NW, LOC2018-0137**

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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 proposal.

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

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he proposed Direct Control District provides for flexibility to allow the Market Mall shopping centre site to continue operating in its current form. The amendment is in keeping with applicable policies including the *Municipal Development Plan* and the *South Shaganappi Communities Area Plan*, both of which advocate for the development of the Market Mall shopping centre site within a Community Activity Centre.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District



## Applicant's Submission

Cadillac Fairview Corporation Limited on behalf of Les Galeries D'Anjou Limitee has requested B&A Planning Group (B&A) to prepare a land use redesignation for 3625 Shaganappi Trail NW. The property is legally described as Descriptive Plan 0211955, Block 1, Lot 1 and is located in the northwest Calgary community of Varsity. At present the site accommodates the CF Market Mall Shopping Centre and associated buildings.

This amendment proposes to standardize the measurement of density by means of floor area ratio (FAR). A housekeeping item accounts for recently approved modest additions to the shopping centre while additional FAR is requested for future minor additions to accommodate tenant needs based on market conditions. The changes are not intended for full-scale redevelopment or major intensification of the site. Any major redevelopment plans for the mall would require a subsequent land use amendment application and public consultation.

The current designation on the site is a Direct Control (DC) District based on the C-5 District from Land Use Bylaw 2P80. A provision in the DC District limits the current floor area ratio (FAR) to 0.46:1, not exceeding a net leasable area of 86,010 square metres (925,830 square feet). This land use density was tied to plans presented to Council in 2001.

We wish to remove the last section of the current DC District, which references land use tied to development permit plans, while simplifying the measurement of density to only FAR. FAR is the method used by Administration to measure density in standard commercial land use districts.

The intent is to adjust the FAR to 0.53. This increase accounts for a housekeeping item associated with the recent small addition approved by the City which brought the FAR up to 0.49. A further FAR increase to 0.53 provides a buffer for other modest additions in the future in order to accommodate changing tenant needs but the total is still far less than the density afforded to other regional malls within the City. For comparison, the maximum FAR for other Calgary regional malls are as follows:

Regional Mall	Land Use Designation	FAR
Chinook Centre	DC 286D2017	Site 1 = 1.0, Site 2 = 4.1 up to 5.1
Southcentre	C-R2	2.0
Sunridge Mall	C-R3	2.8

Although there are no plans to expand the shopping centre at this time, the proposed amendment would allow for the potential 8.3% increase in floor area, equivalent to 9,290 square metres (100,000 square feet). Future addition plans would require the submission of a development permit application with opportunities for community input.

Finally, the sign section from the existing DC District has been retained to allow digital message signs of 19 square metres in area but the section wording has been updated to match terminology used in Land Use Bylaw 1P2007.

In summary, our application is for a small increase in the Floor Area Ratio to accommodate future tenant and market demands. The change will not result in any significant change to the shopping centre and as such complies with the existing policy for the site.

We look forward to Calgary Planning Commission's and Council's support of our application.







## Proposed Direct Control Guidelines

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The **permitted uses** of the Commercial – Regional 2 (C-R2) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Regional 2 (C-R2) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Regional 2 (C-R2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7 The maximum **floor area ratio** is 0.53 in this Direct Control District.

### Rules Governing Class E Signs

- 8 In addition to the rules of Part 3 Division 5 of Bylaw 1P2007, the following rule shall apply:

- (a) **Sign – Class E** has a maximum **sign area** of 19.0 square metres.



**Proposed Direct Control Guidelines**

TEXT FOR DISCUSSION  
ONLY

## Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by OLA Studio of Architecture and Design on 2018 July 18 on behalf of the landowners 2104425 Alberta Ltd (Jon and Katharine Armitage Amundson). The application proposes to change the designation of this property from Multi-Residential - Contextual Low Profile (M-C1) District to a Direct Control District based on the Multi-Residential - Contextual Low Profile (M-C1) District to allow for:

- the uses listed in M-C1; and
- the additional discretionary uses of Counselling Service, Medical Clinic, Office; and Retail and Consumer Service.

The intent of this proposal is to provide for postpartum and counselling services. The counselling service use is an existing non-conforming use and functions within the existing structure built in 1911. This proposal is in compliance with the applicable policies of the *Municipal Development Plan* and the *Hounsfield Heights/Briar Hill Area Redevelopment 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 redesignation of 0.09 hectares  $\pm$  (0.21 acres $\pm$ ) located at 1614 - 8 Avenue NW (Plan 4879L, Lot 5) from Multi-Residential – Contextual Low Profile (M-C1) District **to** a Direct Control District to accommodate limited commercial uses; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

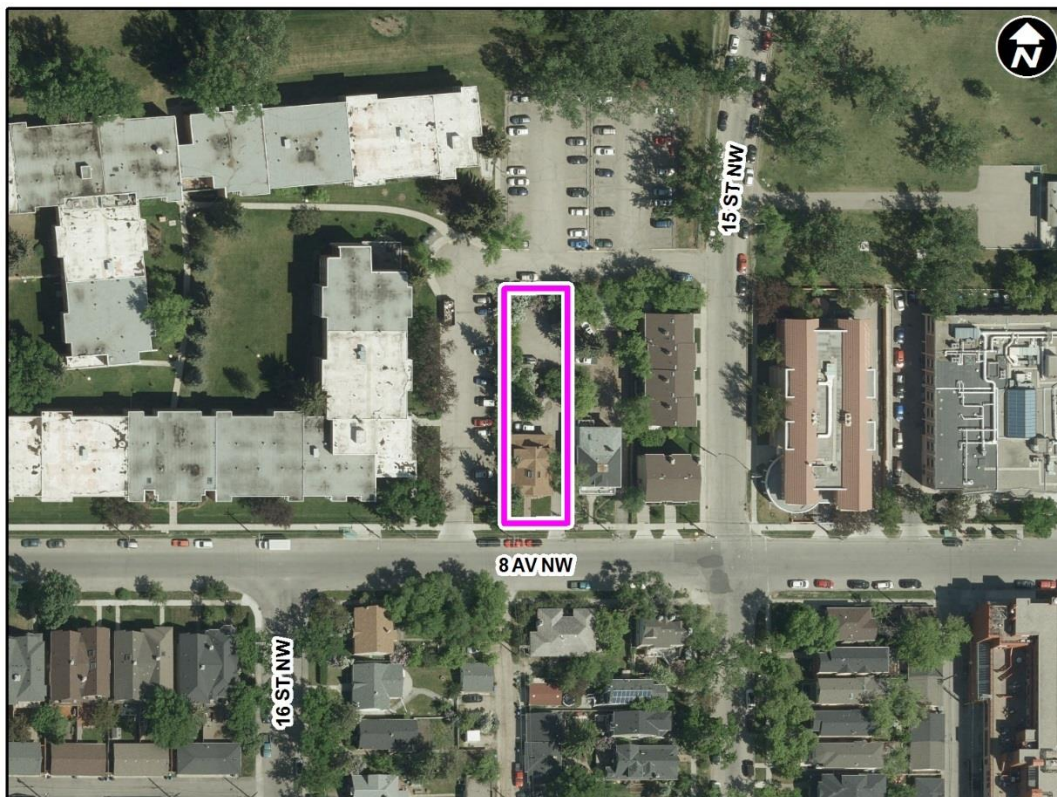
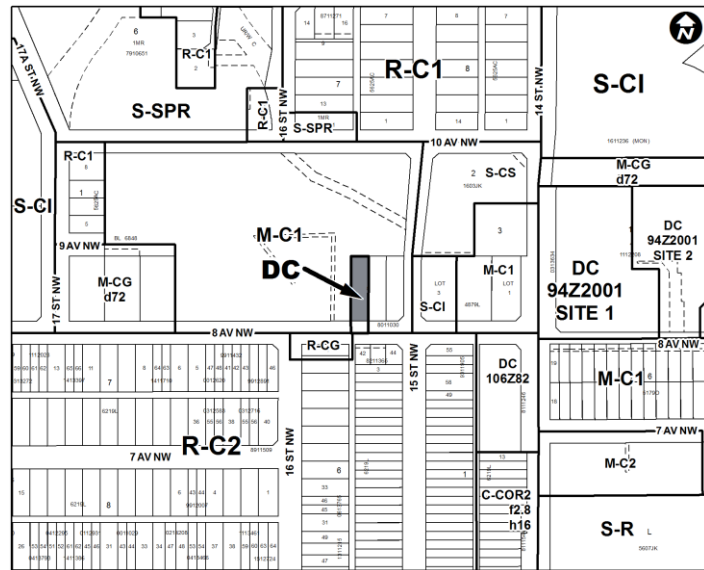
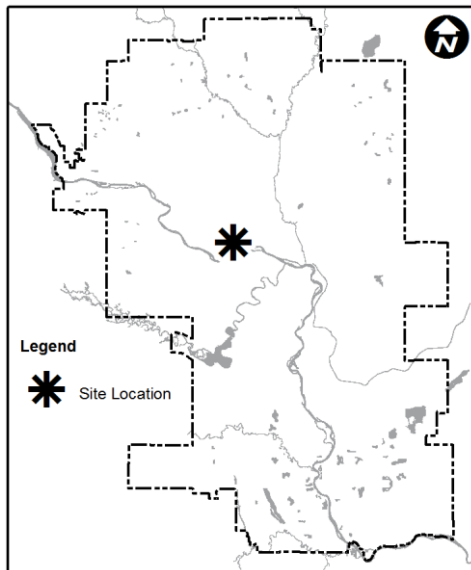
This land use redesignation application was submitted by OLA Studio of Architecture and Design on 2018 July 18 on behalf of the landowners 2104425 Alberta Ltd (Jon and Katharine Armitage Amundson). As noted in the Applicant's Submission (Attachment 1), the applicant identified the potential to pursue a development permit application in the future. The proposal intends on maintaining the existing structure, while expanding the existing counselling service currently functioning on site.

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## Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168

### Location Maps



**Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168**

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**Site Context**

The subject parcel is located in the inner city community of Hounsfield Heights/Briar Hill fronting along 8 Avenue NW, west of 14 Street NW. The M-C1 designated parcel is adjacent to multi-residential to the west, low density residential to the south and community institution use to the east. The Southern Alberta Institute of Technology is located northeast from the site, while the Lions Park C-Train LRT station is approximately 900 metres to the northwest.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal would enable the current use of the site to be compliant with the Land Use Bylaw 1P2007, while also providing the ability to intensify, as necessary. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Planning Considerations**

***Land Use***

The current land use district for the site is Multi-Residential - Contextual Low Profile (M-C1) District of the Land Use Bylaw 1P2007. This would allow for a multi-residential development on the site of approximately four storeys based on a maximum density of 148 units per hectare. The proposed land use district is a DC Direct Control District based on the Multi-Residential - Contextual Low Profile (M-C1) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A Direct Control District has been used for this application to allow for the existing non-conforming counselling service use and ancillary uses to function, while also retaining the multi-residential context of the area and sensitive intensification to the adjacent existing development.

***Development and Site Design***

Although the applicant has indicated the possibility to pursue a development permit application for exterior and interior renovations, this application is not tied to plans. A development permit on this site would be subject to a comprehensive review evaluating the building, proposed uses, required parking and any other site planning consideration subject to Council's decision on this land use redesignation application.

***Transportation Networks***

The site is located on 8 Avenue NW, a two lane collector roadway, and 15 Street NW, a two lane residential street. Access to the parcel will be from the lane. Parking requirements are anticipated to be met onsite. The site is within 900 metres of a C-Train LRT station. A Transportation Impact Analysis was not requested for this application.

## **Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168**

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

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

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

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

The Hounsfield Heights/Briar Hill Community Association was circulated the application and is supportive of the proposed redesignation, particularly, the utilization of the DC district.

Although no public meetings were held by the applicant or Administration, the applicant consulted with the community association directly.

Administration did not receive any letters of opposition to the proposed redesignation.

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 community development.

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

The subject site is identified on the Urban Structure Map of the Municipal Development Plan (Map 1) as being within the Developed Residential – Inner City Area. In general, these policies encourage modest redevelopment and intensification of inner city communities with a mix of land uses. The application is in alignment with the relevant MDP policies and is compatible with the surrounding low-density and multi-residential development.

**Land Use Amendment in Hounsfield Heights/Briar Hill (Ward 7) at 1614 - 8 Avenue NW, LOC2018-0168**

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***Hounsfield Heights/Briar Hill Area Redevelopment Plan (ARP) (Statutory, 2008)***

Within the Hounsfield Heights/Briar Hill ARP, the subject parcel is identified under the land use policy area of *Low-Medium Density Multi Dwelling Residential*. The intent of the area is to compliment the surrounding low density, family oriented neighbourhood. The retention of a primarily multi-residential use is considered to align with the ARP policy.

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

The recommended land use will continue to allow the services needed for the community. The land use also allows for a limited range of uses, supporting the sensitive intensification of the commercial space, while retaining the existing multi-residential land use district.

An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no risks associated with this proposal.

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

The proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Hounsfield Heights/Briar Hill Area Redevelopment Plan*, both of which advocate for communities with a variety of uses to meet a range of citizen needs. The proposed DC district allows for a modest intensification on an inner city parcel in a form that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District



## **Applicant's Submission**

On behalf of the property owners and proposed business operators, OLA Studio of Architecture and Design is submitting a proposal for the redesignation of the land parcel located at 1614 8 Avenue NW, Calgary, Alberta; with the intention of maintaining the existing structure, and slightly expanding the existing counseling + medical service currently being provided.

The ownership group is a small, local postpartum support group that consolidates counseling and professional services to address all postpartum needs. Services will include breastfeeding assistance, postpartum recovery including counseling, massage, neuropathology and nutritional services.

Historic uses on this parcel indicate that this specific lot parcel was designated as RM-4 under the previous iteration of the Land Use By-Law. This district allowed for Special Care Facilities, which were defined as:

“...a building or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house or five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centres and group homes but does not include hostels and child care facilities;”

The current land designation (MC-1 Multi-Residential - Contextual Low Profile) does not accommodate the existing use, nor would it accommodate new users coming in and effectively maintaining the status quo. The parcel is currently functioning as a commercial property - and is being taxed as such. Our goal is to execute more of a ‘housekeeping’ amendment that would enable the current and proposed uses to be compliant with the Land Use By-Law.

The parcel is situated between two Institutional and Special Development Areas that are geared towards care and community. We are proposing the parcel be amended to a CN-1 land use designation. This is not proposing an increase in height or density; but rather an expansion in allowable uses that would enable the parcel to continue to provide essential services that are consistent with the goals of the Houndsfield Heights / Briar Hill ARP.

We hope that the information provided is consistent with your requirements. Please contact us should you require any additional information or clarification.





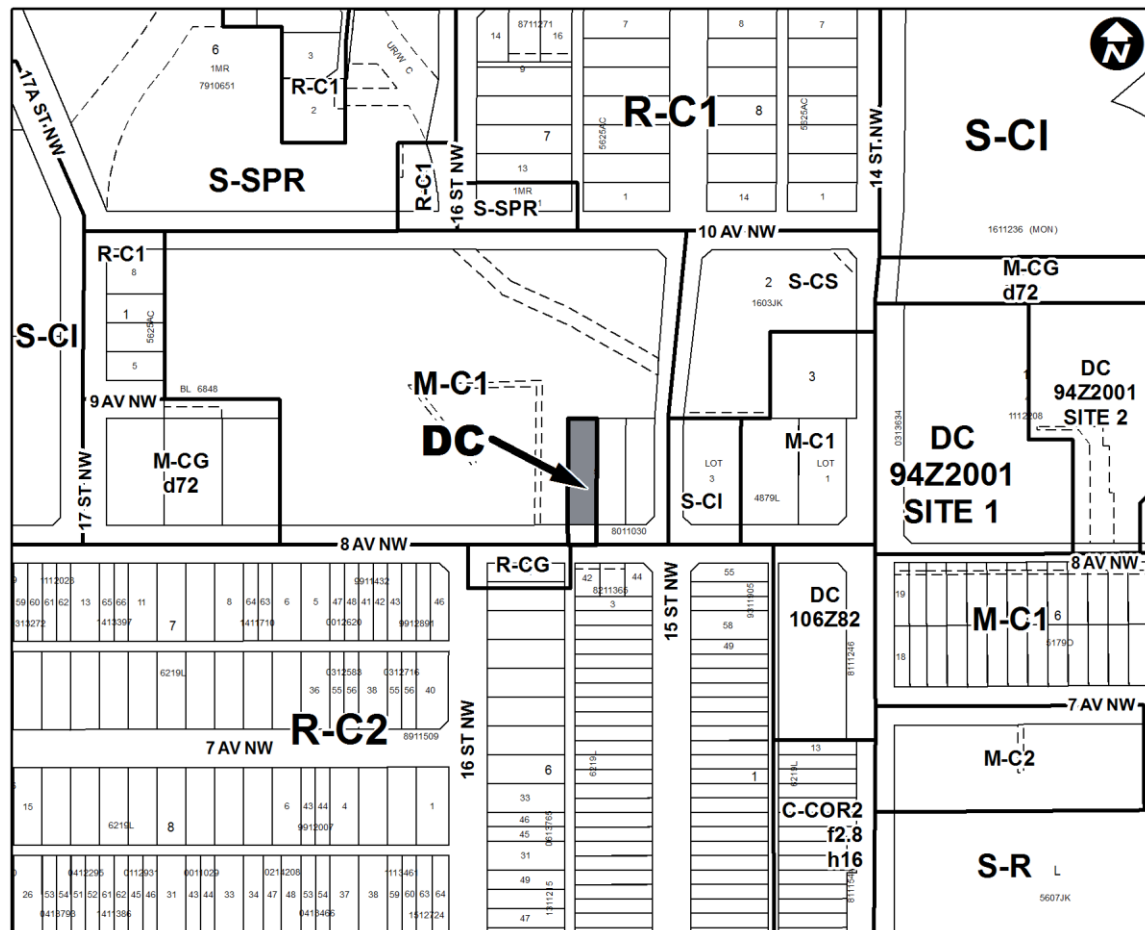
**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

[illegible]

## Proposed Direct Control Guidelines

**SCHEDULE B****DIRECT CONTROL DISTRICT****Purpose**

1 This Direct Control District is intended to:

- (a) align with the provisions of Multi-Residential – Contextual Low Profile (M-C1) District of the Land Use Bylaw 1P2007; and
- (b) allow the additional **uses** of **Counselling Service, Medical Clinic, Office** and **Retail and Consumer Service**.

**Compliance with Bylaw 1P2007**

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

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

### Proposed Direct Control Guidelines

#### Permitted Uses

- 4 The ***permitted uses*** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District.

#### Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Counselling Service;**
- (b) **Medical Clinic;**
- (c) **Office; and**
- (d) **Retail and Consumer Service.**

#### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

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## Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 407 - 27 Avenue NW, LOC2018-0172

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Kelvin Hamilton Architecture on 2018 July 25 on behalf of the landowner Vincent Yen (2084754 Alberta Ltd). The application proposes to change the designation of this property from a Multi-Residential - Contextual Low Profile (M-C1) District to a Mixed Use - Active Frontage (MU-2h24) District to allow for:

- active commercial uses at grade;
- a mix of commercial and residential uses in the same building;
- a maximum building height of 24 metres; and
- the uses listed in the MU-2 designation.

The proposal allows for a land use with a building height that is compatible along a main street and in alignment with the *Municipal Development Plan*. This application is in keeping with the intent of the *Winston Heights/Mountview Area Redevelopment Plan*, however map and text amendments to the Area Redevelopment Plan are required to better reflect the intended future mixed-use nature of the site.

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 amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares ± (0.42 acres±) located at 407 - 27 Avenue NE (Plan 3430JK, Block 7A, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Mixed Use – Active Frontage (MU-2h24) 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 Winston Heights/Mountview  
(Ward 7) at 407 - 27 Avenue NW, LOC2018-0172**

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**BACKGROUND**

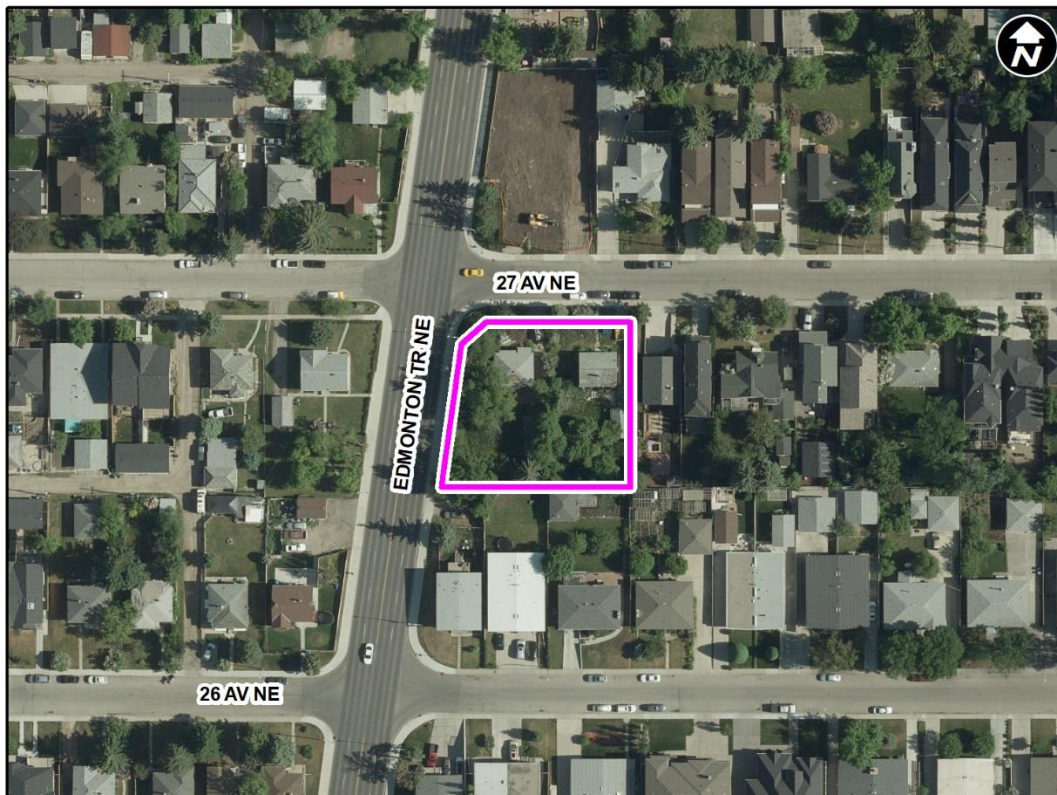
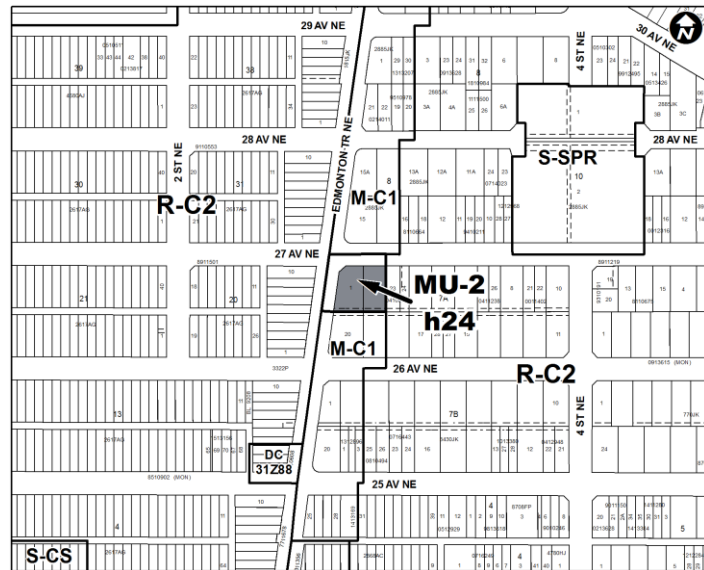
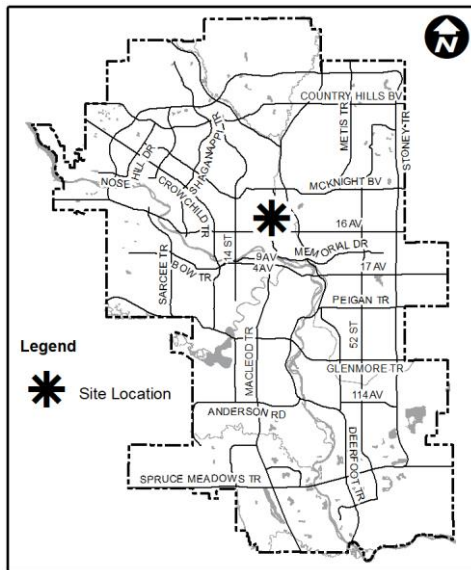
This land use redesignation application was submitted by Kelvin Hamilton Architecture on 2018 July 25 on behalf of the landowner Vincent Yen (2084754 Alberta Ltd). As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application at a later date. The application proposal would likely include grade-oriented commercial units, with office and dwelling units located on the upper floors.

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Policy Amendment and Land Use Amendment in Winston Heights/Mountview  
(Ward 7) at 407 - 27 Avenue NW, LOC2018-0172

Location Maps





## **Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 407 - 27 Avenue NW, LOC2018-0172**

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### **Site Context**

The subject parcel is a corner site currently vacant and located in the inner city community of Winston Heights/Mountview fronting along Edmonton Trail and 27 Avenue NE. The parcel is adjacent to low density residential to the south and east, while a recently approved two building, four storey, 17 unit development (DP2017-0490) on an M-C1 designated site exists immediately north along 27 Avenue NE. The Winston Heights/Mountview Community Association is located along the same block approximately 150 metres east of the subject site, while various commercial nodes are located along Edmonton Trail NE serving the surrounding communities.

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

The proposal allows for a mixed use building that has the ability to be compatible with the established building forms of the existing neighbourhood and along the main street. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

### **Planning Considerations**

#### ***Land Use***

The current land use district for the site is Multi-Residential – Contextual Low Profile (M-C1) District of the Land Use Bylaw 1P2007. This would allow for a multi-residential development on the site of approximately four storeys based on a maximum density of 148 units per hectare. The proposed land use district is a Mixed Use – Active Frontage (MU-2h24) District of Land Use Bylaw 1P2007 which requires activation of commercial uses at grade along commercial streets. Although there is no maximum floor area ratio or density prescribed through the district, the size of development on the site will be controlled by the built form rules of the district, including the maximum building height of 24 metres and setback applied to storeys above 11 metres.

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

Although the applicant indicated the possibility of pursuing a development permit application during the land use redesignation process, this application is not tied to plans and a development permit has not been submitted. A development permit on this site would be subject to a comprehensive review evaluating the building, proposed uses, required parking and any other site planning consideration subject to Council's decision on this land use redesignation application.

#### ***Transportation Networks***

The site is bordered by Edmonton Trail, a four lane undivided urban boulevard, and 27 Avenue NE, a two lane residential street. The site is located along a primary Transit route, with service within 60 metres for both the Northbound and Southbound bus routes. Enhancements to the pedestrian realm may be considered during the development permit stage. A transportation impact analysis (TIA) was not requested for this application.

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview  
(Ward 7) at 407 - 27 Avenue NW, LOC2018-0172**

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***Utilities and Servicing***

Development servicing will be determined at the future development permit and Development Site Servicing Plan circulation stage(s). Public water and sanitary are both available for future development servicing. If the incremental increase in contributing peak wet weather sanitary flow from the proposed development is expected to be greater than 1 L/s, a sanitary servicing study may be required at the future development permit stage. Should a study be required, and it be determined that sanitary network upgrades are necessary to service the intended development, said upgrades will be at the expense of the developer.

A storm sewer is not immediately available for connection. Stormwater management strategies will be evaluated at the time of development, and could either require the developer to pay for and construct a storm sewer main extension (at the developer's expense) or provide an on-site drywell system.

**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.

The Winston Heights/Mountview Community Association was circulated the application and although they did not have any concerns with the proposed redesignation, they did not formally support it (Attachment 2).

Although no public meetings were held by the applicant or Administration, the applicant consulted with the community association and community members directly.

Administration did receive 10 letters of opposition to the proposed redesignation. Many of the issues stemmed from decreased property value, parking, traffic and height concerns.

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, 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.

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

**Policy Amendment and Land Use Amendment in Winston Heights/Mountview  
(Ward 7) at 407 - 27 Avenue NW, LOC2018-0172**

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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 community development.

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

The subject site is identified on the Urban Structure Map of the Municipal Development Plan (Map 1) as being within the Edmonton Trail "Urban Main Street." This portion of the Edmonton Trail Main Street stretches from 16 Avenue NE to 32 Avenue NE to a depth of generally one block in to the east and west. This means that the area is intended to accommodate future commercial and residential intensification over time that serves not just the local neighbourhood but also the larger area. The MDP (Section 3.4) encourages Urban Main Streets to develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas. This application is in keeping with the policy direction provided in the MDP as it seeks to introduce mixed-use development along an Urban Main Street.

***Winston Heights/Mountview Area Redevelopment Plan (ARP) (Statutory, 2006)***

The Winston Heights/Mountview ARP currently identifies the subject site as being part of the "Medium Density: Edmonton Trail NE" policy area. The goal of this policy area is to provide opportunities for multi-unit dwellings along a transit route. While the ARP does not recognize this site for mixed-use development the ARP was approved prior to the MDP and the identification of this portion of Edmonton Trail as an "Urban Main Street". The Objectives of the ARP also promote mixed-use and denser development where appropriate. This application provides an opportunity to align the site's land use to the extensive consultation and analysis the Main Streets planning work has conducted for this portion of Edmonton Trail.

Given the mixed-use aspect of the proposed land use does not conform to the ARP, an amendment to the ARP is required (Attachment 3). This amendment would identify the site as part of the "Edmonton Trail: Local Commercial Nodes" policy area. This policy area provides relevant design guidance for mixed use developments along Edmonton Trail. However, the policies within the "Edmonton Trail: Local Commercial Nodes" also restrict the maximum height to two storeys and therefore an amendment is also needed to allow the proposed building height of this application.

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

The recommended land use will allow for a variety of shops and services needed for the community. The land use also supports the sensitive intensification of mixed uses, while ensuring the appropriate integration with the surrounding communities.

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**Policy Amendment and Land Use Amendment in Winston Heights/Mountview  
(Ward 7) at 407 - 27 Avenue NW, LOC2018-0172**

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An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no risks associated with this proposal.

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

The proposal conforms to the intent of the *Municipal Development Plan* and the *Winston Heights/Mountview Area Redevelopment Plan* as amended, and the Main Streets planning work. Situated on a corner parcel, the location is ideal for intensification and mixed-use development due to its location along a Main Street and its close proximity to transit, parks, regional destinations, major corridors, regional transportation networks, and other commercial development.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Winston Heights/Mountview Community Association Letter
3. Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan



## Applicant's Submission

Re: Land Use Re-designation from M-C1 to M-U2: 407 27th Ave NE: - Plan 3430JK, Block 7A, Lots 1&2

The parcel is located in the community of Winston Heights/Mountview (Land area = 0.1616ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a mixed-use development consisting of Retail units at grade, Commercial units on second floor level and affordable condo units above. We believe our proposal will be a great asset to the Winston Heights/Mountview community's revitalization program.

### RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to M-U2 land use, which will help facilitate the development of new compact, sustainable and affordable homes along with the support of new small businesses in the area.

**Corner Lot:** The site occupies a prominent corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 27th Avenue and Edmonton Trail NE with grade-orientated Retail unit entrances as well as the entrances to the Commercial spaces and apartments on the levels above.

**Urban Corridor:** Edmonton Trail is designated as an Urban Corridor, which provides good access and traffic capacity for future residents and businesses.

**Proximity to Transit:** There is a primary bus stop within 50m of the subject property on Edmonton Trail and within 100m across the road from another primary bus stop. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency of every 10minutes.

**Adjacent to new Commercial Development:** The subject site is directly adjacent to a new commercial development, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric.

### Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

### COMMUNITY ENGAGEMENT

#### Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 3430JK – Block: 7A – Lot: 1&2).

#### Winston Heights/Mountview Community Association

KHA has already reached out to the Winston Heights/Mountview Community Association Team to introduce the vision for the above-mentioned property. We have submitted a copy of our rationale document, which has provided a detailed outline of the plans. This was followed up with a meeting with the WHMVCA Team on the 26 June 2018, where we presented our plans as a slide presentation format and tabled questions and concerns relating to the development. After the presentation and the response to questions, it was evident that the WHMVCA Team had not major issues with the proposal and confirmed support for the land rezoning to accommodate retail on the main floor of the development, commercial on the second floor level and condo units above as per our proposal for the community.

#### Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document and the slide presentation for review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be M-U2. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation M-U2.

#### Immediate Neighbours to the Property

KHA was able to meet with the immediate neighbours to the proposed development and discussed the innovative ways that the proposed design would deal with their concerns of intensification of vehicle parking in the area, as well as the difference in building height. The neighbours were satisfied with the solutions presented to mitigate their concerns.

#### Conclusion

The proposed plan to re-designate the land use at 407 27th Ave NE provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to new M-C1 development(s), which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from M-C1 to M-U2.



## Community Association Letter



### WINSTON HEIGHTS MOUNTVIEW COMM. ASSOC.

August 22, 2018

Kelvin Hamilton Architecture  
152 23 Avenue NW  
Calgary, AB T2M 4Y8

Attention: Kelvin Hamilton

RE: LOC2018-0172

Dear Kelvin,

Thank you for taking the time to present your plan for Land-Use Redesignation for the property on the Corner of Edmonton Trail and 27th Avenue NE in the community of Winston Heights Mountview.

As we understand, you are seeking to re-designate this land use from MC-1 to M-U2. As per the Planning & Development Committee's discussions and authority to speak on behalf of the Board, we support this Land-use Redesignation.

As per our ARP, one of our main visions for Winston Heights Mountview is to support community interaction by creating opportunities for social inclusion. We feel that a multi-use building will create these opportunities and will be a positive and welcomed addition to the neighborhood.

However, at this point, we do not formally support the proposed building plans and are only commenting on the Land-Use Redesignation. We would like to request that a formal community Open House is done once you are submitting an official DP. We would request that the comments from the Planning & Development committee, the Community Association Board, and the community members at large be taken into account and thoughtfully considered for any final approvals. I am happy to assist in planning this Open House when the time comes.

If there is anything else you require at this time, please do not hesitate to reach out.

Thank you,

**Kris Webb**

Chair, Planning and Development Committee  
Director, WHMV Community Association  
Winston Heights/Mountview Community Association  
Cell: 403-589-2662  
[planning@winstonheights.ca](mailto:planning@winstonheights.ca)

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520 27 Avenue NE, Calgary AB, T2E 2A6 • [www.winstonheights.ca](http://www.winstonheights.ca)





**Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan**

**WHEREAS** it is desirable to amend the Winston Heights/Mountview Area Redevelopment Plan Bylaw 20P2006, as amended;

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

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

1. The Winston Heights/Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled "Policy Areas" and replace with the revised Map 3 entitled "Policy Areas", as attached as Schedule A.
  - (b) Delete the existing Map 8 entitled "Residential Policy Area 5" and replace with the revised Map 8 entitled "Residential Policy Area 5", as attached as Schedule B.
  - (c) Delete the existing Map 10 entitled "Commercial Policy Area 7" and replace with the revised Map 10 entitled "Commercial Policy Area 7", as attached as Schedule C.
  - (d) Under Section 3.5 Local Commercial Nodes: Edmonton Trail Policies, delete policy 3.5.3 and replace with the following:

"3.5.3 Notwithstanding 3.5.2 above, mixed use development with commercial at grade and residential above with a maximum height greater than two storeys may be considered appropriate for the sites at 1914 Edmonton Trail NE and 407 – 27 Avenue NE. Development on these sites should front onto both Edmonton Trail NE and the avenue with building entrances provided along both frontages."

# Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan

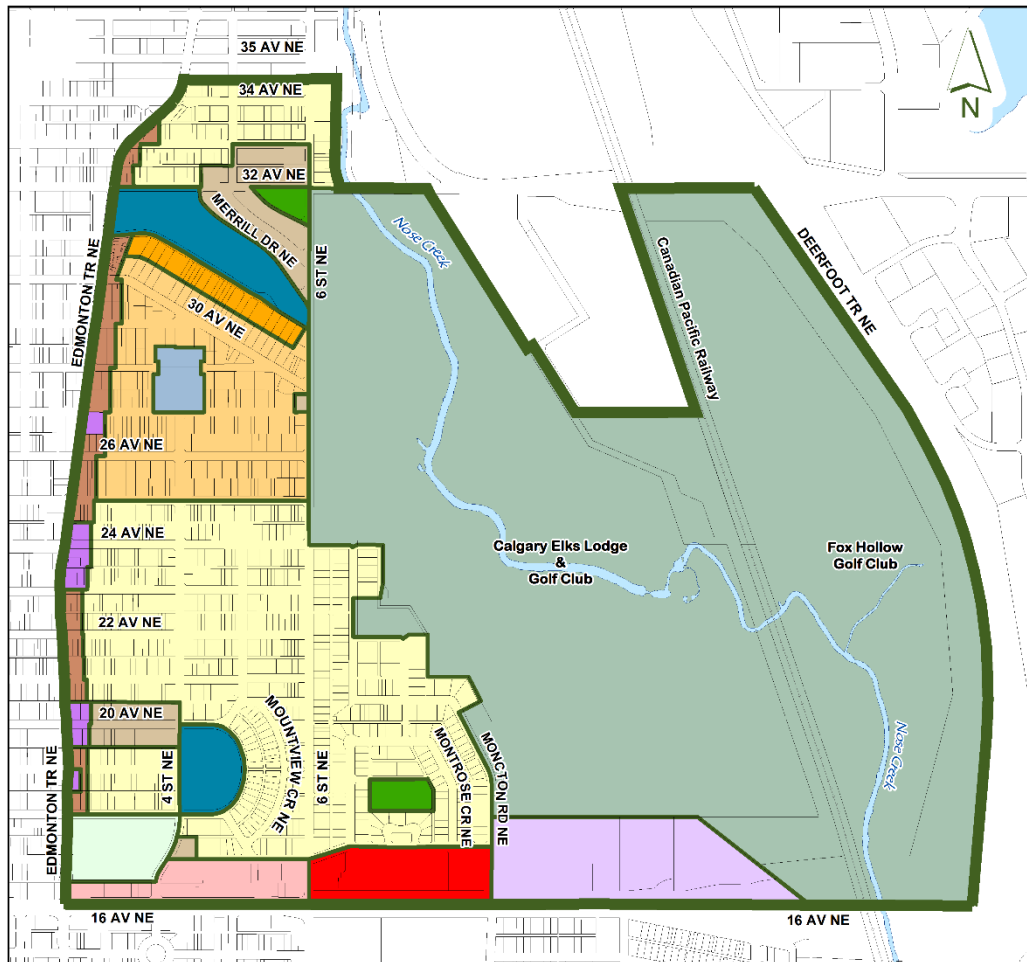
## SCHEDULE A

Winston Heights  
Mountview ARP

### Map 3 POLICY AREAS

#### Legend

Area 1 - Low Density - Landed Lots	Area 9 - Commercial or Mixed Use - 16 Avenue NE
Area 2 - Low Density - Laneless Lots	Area 10 - Open Space - Community Centre
Area 3 - Medium Density - 31 Avenue NE	Area 11 - Open Space - School Sites
Area 4 - Medium Density - Multi-Unit	Area 12 - Open Space - Munro Park
Area 5 - Medium Density - Edmonton Tr	Area 13 - Open Space - Neighbourhood Parks
Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area	Area 14 - Open Space - Nose Creek Valley
Area 7 - Local Commercial - Edmonton Tr	Policy Area Boundary
Area 8 - Commercial - 16 Av Corridor	Study Boundary





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Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan

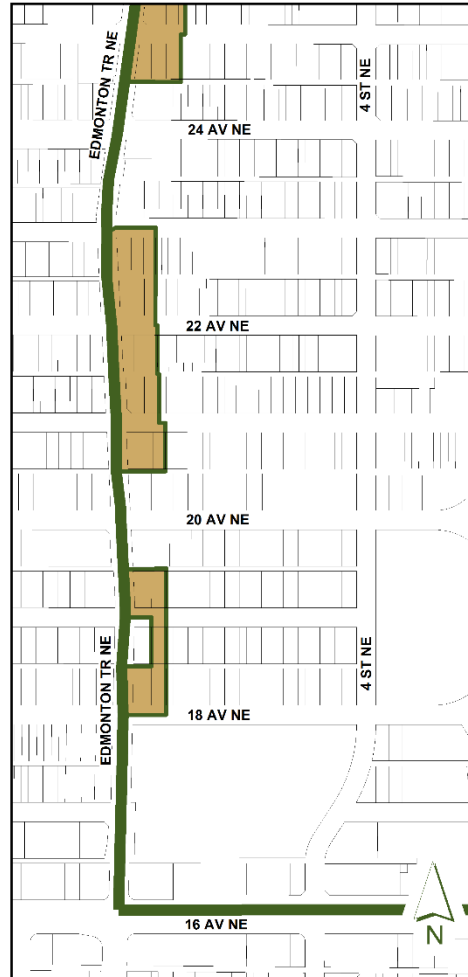
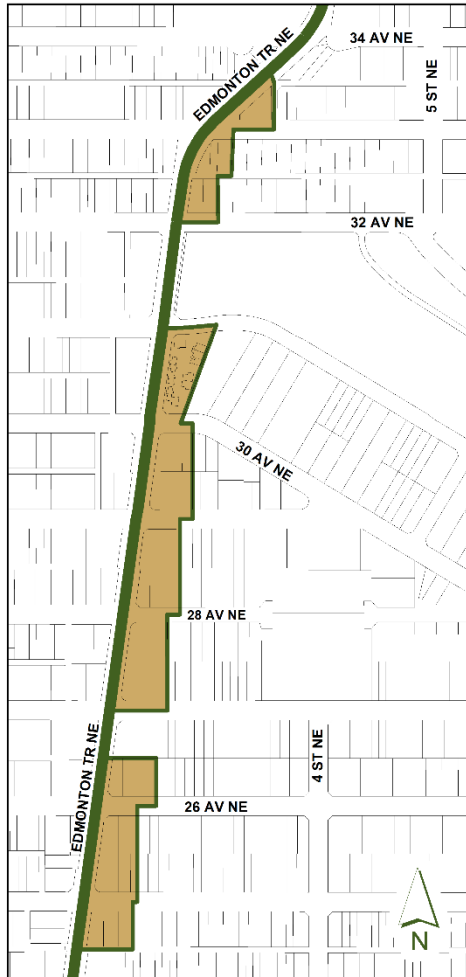
**SCHEDULE B**

Legend

-  Study Boundary
-  Policy Areas

Winston Heights  
Mountview ARP

Map 8  
RESIDENTIAL  
POLICY AREA 5  
MEDIUM DENSITY:  
Edmonton Trail NE





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Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan

**SCHEDULE C**

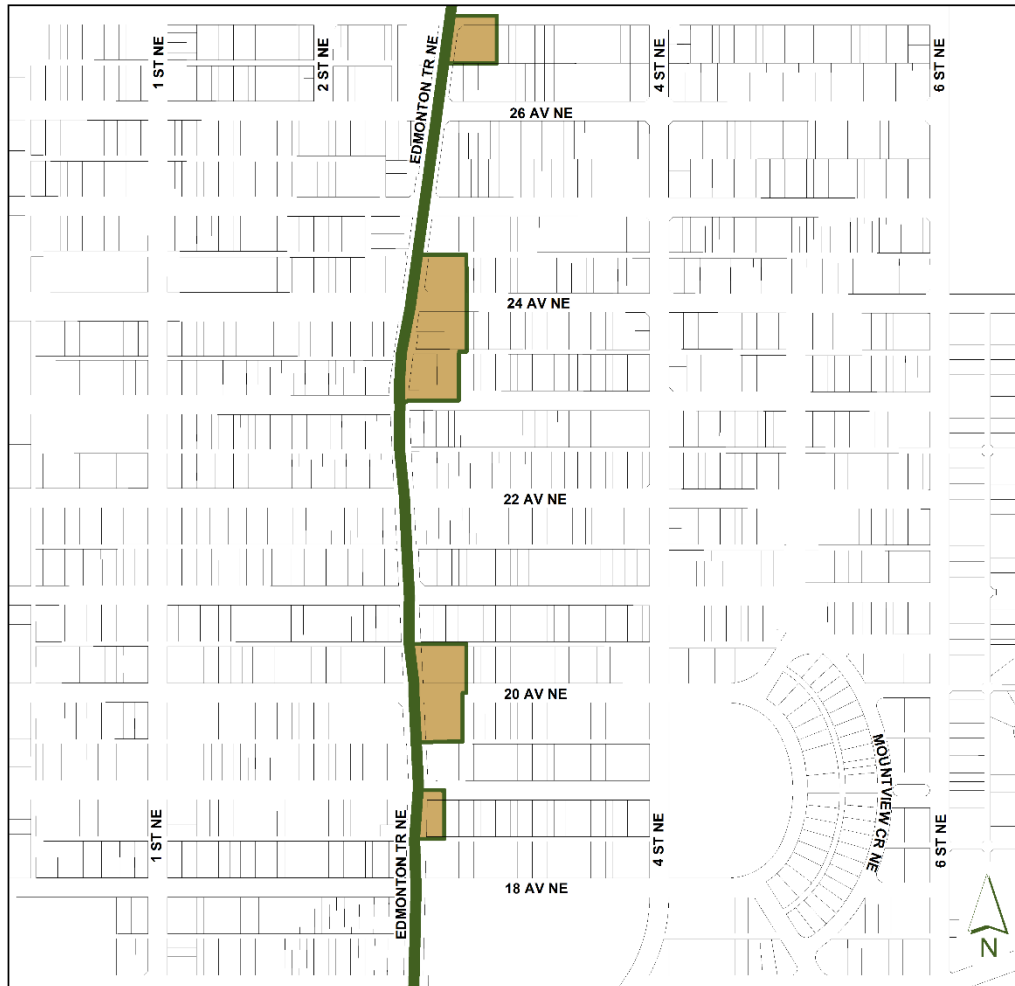
Winston Heights  
Mountview ARP

Legend

-  Policy Area 7
-  Study Boundary

Map 10  
**COMMERCIAL  
POLICY AREA 7**

LOCAL COMMERCIAL:  
Edmonton Trail NE



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## Land Use Amendment in West Hillhurst (Ward 7) at 2340 – 1 Avenue NW, LOC2018-0217

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### EXECUTIVE SUMMARY

This application was submitted by Matthew Theo Gillespie (Joe Media Group Inc) on 2018 September 26 on behalf of multiple landowners. The application proposes to change the designation of the property from DC Direct Control District to a new DC Direct Control District based on the Residential – Contextual One / Two Dwelling (R-C2) District to allow for the additional use of office.

The proposal allows for continued use of the site as an office and is in alignment with the 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 redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 2340 – 1 Avenue NW (Plan 371O, Block 32, Lots 38 to 40) from DC Direct Control District **to** DC Direct Control District based on the Residential – Contextual One / Two Dwelling (R-C2) District to accommodate an Office, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment was submitted on 2018 September 26 by Matthew Theo Gillespie (Joe Media Group Inc) on behalf of the landowners, Ronald and Sandra Handkamer, John and Susan Sowerbutts, and Colman Orthotics (2001) Ltd. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending on locating his business within the existing building on the site.

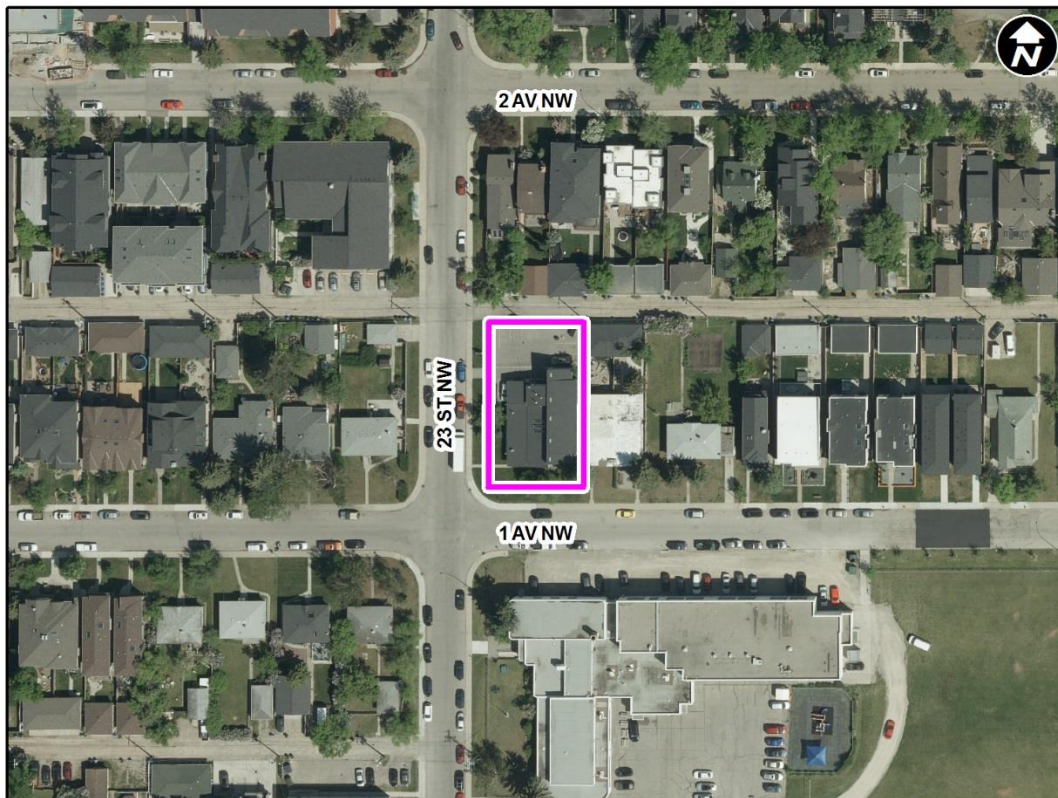
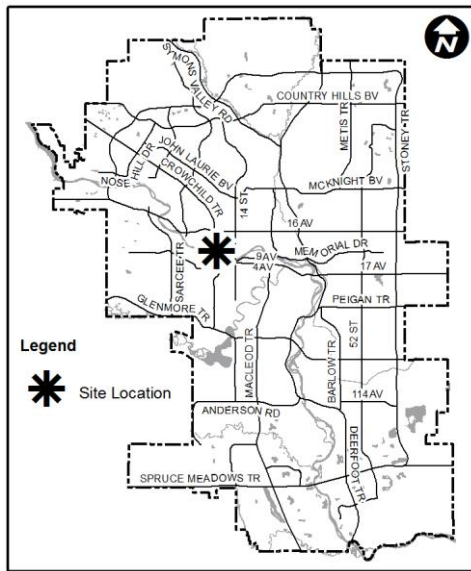
The current DC District is based on Land Use Bylaw 2P80 and is based on the R-2 district while allowing for the additional uses of prosthetics and orthotics business as well as specific office uses. The proposed land use amendment would provide for the applicant's business to be located on the site while also allowing for greater flexibility of use over time.

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Land Use Amendment in West Hillhurst (Ward 7) at 2340 - 1 Avenue NW,  
LOC2018-0217

Location Maps



**Land Use Amendment in West Hillhurst (Ward 7) at 2340 - 1 Avenue NW,  
LOC2018-0217**

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**Site Context**

The subject parcel is located at the northeast corner of 1 Avenue NW and 23 Street NW. It is just north of Kensington Road NW and east of Crowchild Trail NW. The site has historically been used for commercial purposes and is developed with a one and a half storey commercial building that was originally designed to complement the residential character of the area. Surrounding development consists of primarily of low density residential with multi-residential development to the northwest and a school to the south of the site.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of commercial uses within the existing development. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

**Planning Considerations**

***Land Use***

The site is currently governed by a DC Direct Control District (Bylaw 44Z94) developed in 1994 based on the R-2 district from Land Use Bylaw 2P80. The DC Direct Control District currently allows for the additional uses of prosthetics and orthotics business as well as offices for the following professions: Architectural, Engineering, Financial, Investment, Legal, Accounting, Oil, Gas and Geological and Property Management. The site has been redesignated several times in the past to expand the number of office uses allowed on the site.

The proposed land use district is a DC Direct Control District based on the Residential – Contextual One / Two Dwelling (R-C2) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. A DC Direct Control District has been used for this application to provide for greater flexibility of the office uses allowed on the site while also allowing for residential use consistent with the surrounding development if the office use is no longer warranted.

***Development and Site Design***

A discretionary use development permit application will be required to enable a change of use to accommodate the applicant's business. Any potential changes to the building, signage or design of the site would also be determined through the development permit process.

***Environmental***

There are no existing environmental conditions on this parcel. An environmental site assessment was not required for this application.



**Land Use Amendment in West Hillhurst (Ward 7) at 2340 - 1 Avenue NW,  
LOC2018-0217**

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***Transportation***

The site is located at the corner of 1 Avenue NW and 23 Street NW and has rear lane access to a surface parking lot. The site has access to transit stops along 23 Street NW (45 metres) and Kensington Road NW (170 metres). A transportation impact assessment was not required as part of this application.

***Utilities and Servicing***

Water, sanitary and storm mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the applicant or Administration.

The West Hillhurst Community Association had no comment on the land use application and there were no letters were received from the public as a result of the notice posting.

Following Calgary Planning Commission, notifications for the 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 recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan*. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development. The proposal is in keeping with relevant Municipal Development Plan policies as it is compatible with the established pattern of development while also maintaining the stability of the neighbourhood.

**Land Use Amendment in West Hillhurst (Ward 7) at 2340 - 1 Avenue NW,  
LOC2018-0217**

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

The recommended land use will continue to allow for a variety of office uses to function on the site. The land use also allows for a wider range of office uses, supporting the viability of small business in a location close to downtown and major transportation routes.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal and operational risks which have been identified will be managed at the time of development permit.

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

The proposed DC Direct Control District provides for flexibility to allow this site to continue operating in its current form. The proposed District keeps in place the residential use that should minimize the negative impacts on the adjacent residential community while allowing the site to adapt to changing market conditions. The site has historically been used for commercial purposes and has functioned well over time.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed DC Direct Control District



## **Applicants Submission**

On August 27th, I finalized an offer to purchase the building at 2340 -1st Avenue NW (currently occupied and owned by Coleman Prosthetics and Orthotics). I have one remaining condition to finalize the purchase, and that is to change the land use designation to allow for my business, Joe Media Group Inc., to operate in the building. I would like to amend the current Direct Control District to include the defined use of "Office".

### **CURRENT LAND USE DESIGNATION**

Currently the land use is regulated by DC 44Z94, Amendment No. 94/008, based on R-2 Residential Low Density District that allows discretionary uses from that use, with the additional use of a prosthetics and orthotics business and offices as discretionary uses only for the following professions: Architectural, Engineering, Financial, Investment, Legal, Accounting, Oil, Gas and Geological and Property Management.

### **PROPOSED BUSINESS OVERVIEW**

Joe Media works in the Creative Industries. We produce distinctive, high quality screen based marketing and entertainment for domestic and international markets. We are a video production company-of-choice. Our operation has four distinct but collaborative departments; television (including live sports), commercials, corporate and editing. We specialize in the administration, logistics and production management for video projects of any size, including scheduling, casting, contracting, budgeting, scouting, filming, editing, graphics and delivery. Our office space is primarily used to coordinate video production and to creatively work on computers. If and when we need to film on location, we would follow the normal protocols established by Calgary Economic Development's creative industries office and obtain the necessary permits.

The current building owners Colman Prosthetics and Orthotics have been a long time member of the community. They have regular patients visiting their building during office hours. They currently have a staff of 21 people.

We believe that adding the Office use would not change or impact the community significantly. In fact, we believe it will reduce the intensity of traffic and parking for the following reasons:

- Currently Joe Media has 16 employees.
- We are an office environment and work in normal office spaces or in rooms that are sound proofed for editing purposes.
- We do have clients come to our offices for meetings and approvals however with technology advancements and the common use of the internet, it is becoming more normal for us to share our work with clients online.
- We do hold casting sessions once or twice a month where we would have various people scheduled for an appointment (similar to .

### **ENGAGEMENT**

I live in Richmond Hill and initially met with Councilor Jeff Davison to get advice on navigating City Hall. He was very supportive and indicated that he would help in anyway he could. We are also an Action Calgary member of Calgary Economic Development (CED) and they introduced me to Steve Jones at the City Planning Department who has been very helpful with our preparations for our application. CED also helped me set up a meeting with Councilor Druh Farrell. She was very complimentary of Joe Media's work and was also very supportive of my company moving into the area.

## **Applicants Submission**

Finally, On September 17th, I met with the West Hillhurst Community Association's planning committee. They were also very supportive of my initiative. Attached is an email I received from one of the committee members.

### **CONCLUSION**

In summary, I have one remaining condition to waive in order to finalize the purchase the building at 2340 -1st Avenue NW. That is to change the land use designation to allow for my business, Joe Media Group Inc., to operate in the building. I am applying for the land use designation to be amended to include the general "Office" use.

## Proposed Direct Control Guidelines

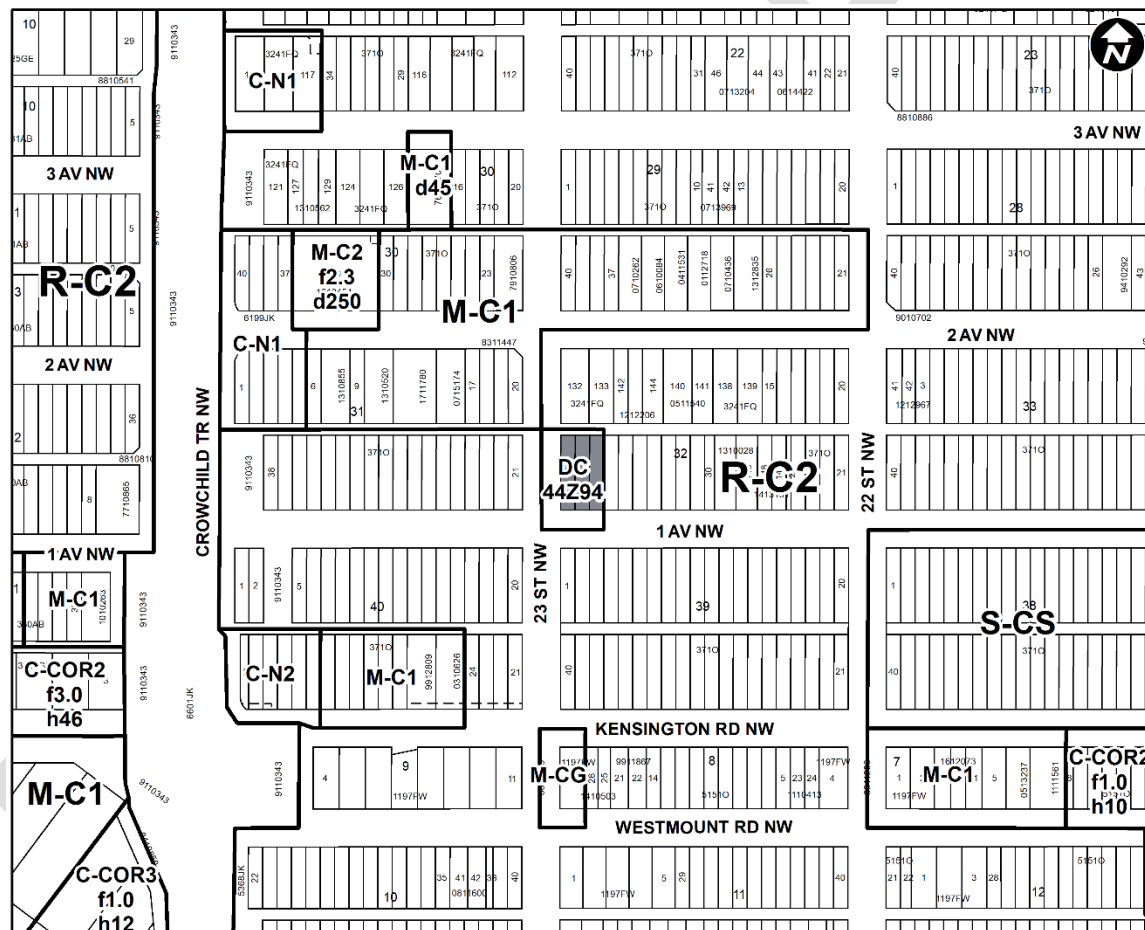
**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

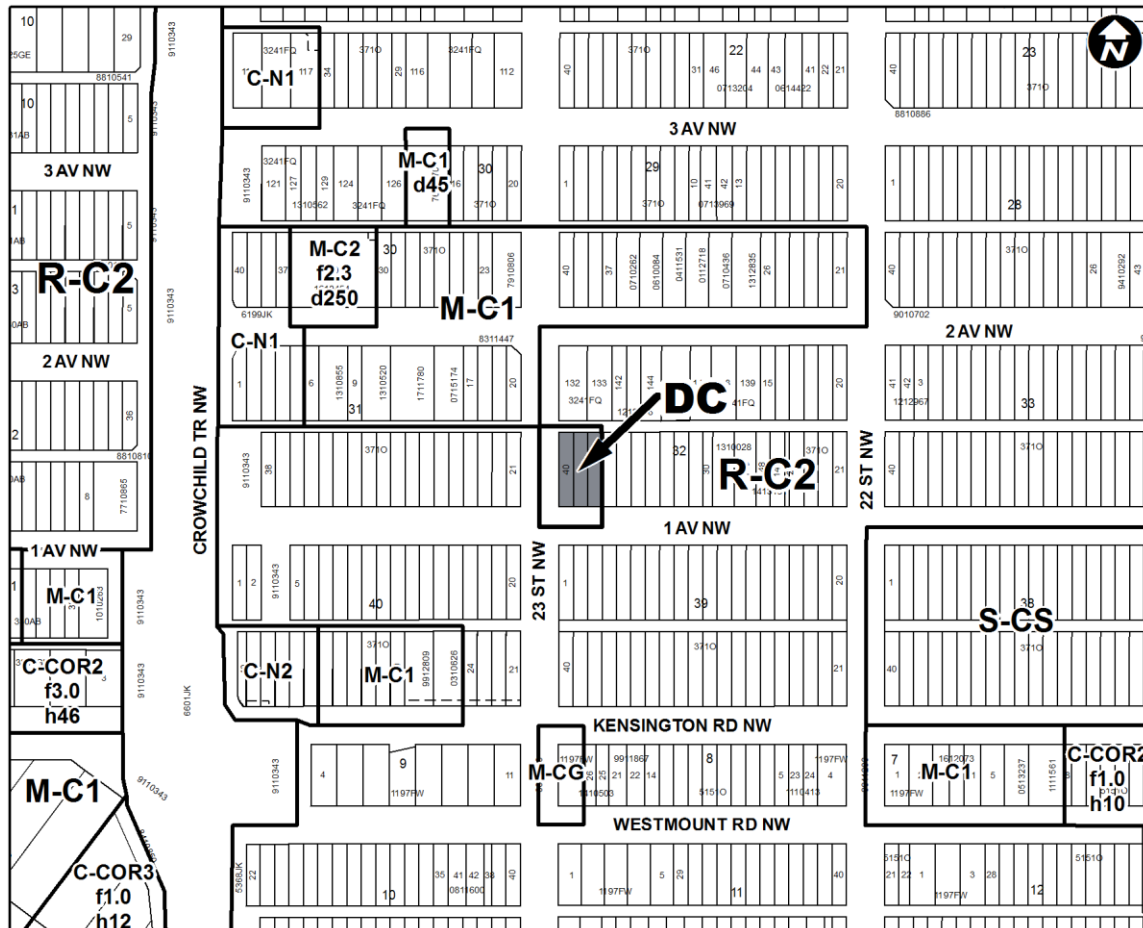
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

### SCHEDULE A



## Proposed Direct Control Guidelines

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

(a) accommodate an **Office use**.

#### Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

#### Reference to Bylaw 1P2007

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

#### Permitted Uses

4 The **permitted uses** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Proposed Direct Control Guidelines

### Discretionary Uses

- 5 The ***discretionary uses*** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Office.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

TEXT FOR DISCUSSION ONLY





**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039**

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**EXECUTIVE SUMMARY**

This application was submitted by Mediated Solutions on 2018 February 22 on behalf of the landowner, M & Ryan Holding Ltd. This redesignation application proposes to change the designation of this property from Mixed Use – Active Frontage (MU-2f3.0h20) District to Mixed Use – Active Frontage (MU-2f3.7h26) District to allow for:

- a maximum building height of 26 metres (an increase from the current maximum of 20 metres)
- a maximum building floor area of approximately 3,600 square metres (an increase from the current maximum of approximately 3,100 square metres), based on a building floor to parcel area ratio (FAR) of 3.7

A minor textual amendment to the North Hill Area Redevelopment Plan is required to accommodate the proposed land use redesignation. The proposal is in conformance with the Area Redevelopment Plan as amended and with applicable policies of the Municipal Development Plan. A development permit application (DP2017-4750) for a mixed use building with active frontages has also been submitted.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2620 Centre Street NE (Plan 2617AG, Block 12, Lots 23 to 26) from Mixed Use – Active Frontage (MU-2f3.0h20) District **to** Mixed Use – Active Frontage (MU-2f3.7h26) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

In 2017 July 3, Council adopted an amendment to the *Land Use Bylaw* (Bylaw 234D2017) to change the designation of the subject property from C-COR2 f1.0h10 to MU-2f3.0h20. This land use amendment allowed for a mixed use building with active frontages. Accompanied with the

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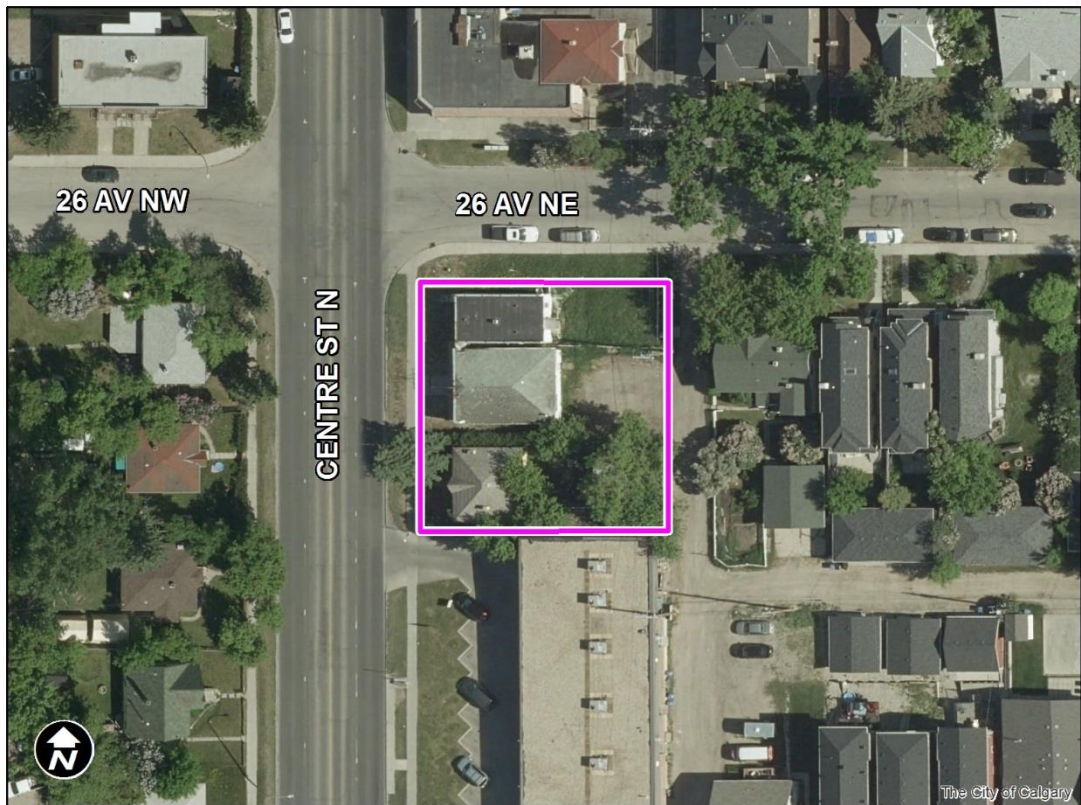
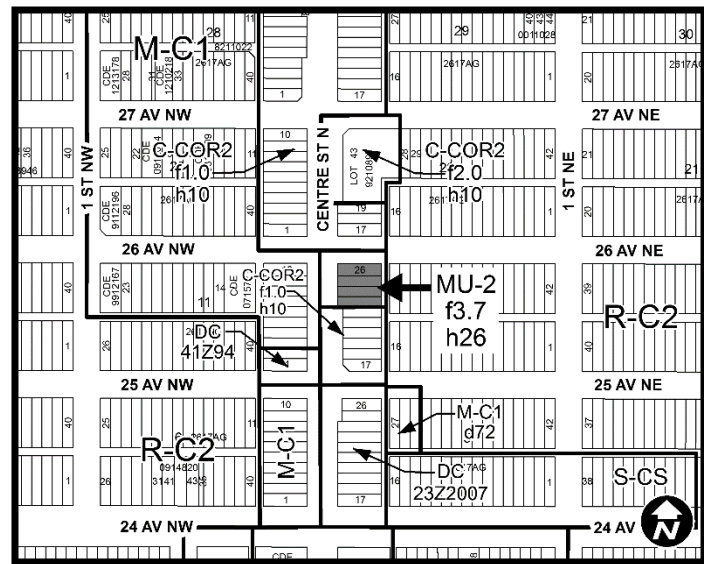
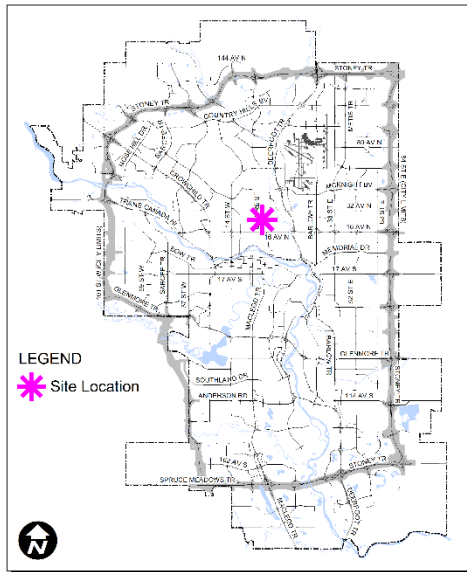
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changes to the *Land Use Bylaw*, a minor amendment to the Area Redevelopment Plan (Bylaw 36P2017) was adopted to allow for a height of 20 metres.

Subsequently, a development permit application (DP2017-4750) was submitted for a six storey mixed use building that contains active retail uses with residential dwellings located on the second to sixth storey as outlined by Attachment 4. Through Administration's review of the development permit, it was recognized that a Land Use Bylaw amendment would be required to facilitate the proposed building. A minor increase in the floor area ratio and height of the existing designation would enable the current development permit application to move forward through the review process. In addition, a minor amendment to the North Hill Area Redevelopment Plan is required to increase the maximum height from 20 metres to 26 metres.

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620  
Centre Street NE, LOC2018-0039**

**Location Maps**



## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039

### Site Context

The subject site is located on the east side of Centre Street at 26 Avenue NE. The site is within 300 metres of the future Green Line LRT Station at 28 Avenue and Centre Street N and high frequency transit currently serves the area. Small scale commercial developments are located to the north and south of the site. Several residential dwellings are located across Centre Street to the west and across the rear lane to the east. The site's total area is approximately 0.10 hectares  $\pm$  (0.25 acres  $\pm$ ) in size, and it is predominantly flat. A demolition permit was approved in May of 2017 and the site is now vacant.

As identified in *Figure 1*, the community of Tuxedo Park reached its peak population in 2015 and has declined since.

*Figure 1: Community Peak Population*

<b>Tuxedo Park</b>	
Peak Population Year	2015
Peak Population	5,119
2017 Current Population	4,983
Difference in Population (Number)	- 136
Difference in Population (Percent)	- 3%

*Source: The City of Calgary 2017 Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

### Planning Considerations

#### **Land Use**

The existing land use designation is Mixed Use – Active Frontage (MU-2f3.0h20) District. The proposed Mixed Use – Active Frontage (MU-2f3.7h26) District is intended to be located along commercial streets and requires active commercial uses facing the street. This application proposes a minor increase in floor area ratio and height which would enable a small increase in density compared to the existing land use designation.

While the MU-2 District requires both commercial and residential uses in the same building, the District provides flexibility regarding the size of individual uses while supporting street orientation with specific building design standards. Development within the MU-2 District is also intended to respond to local area context by establishing maximum building height and density

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620  
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for individual parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the required step backs from low density residential lands allowing a transitional building height to the lands east of the site. The proposed land use district and increase in floor area ratio and height is appropriate as it recognizes the site context and intensifies land uses along the Centre Street Urban Corridor and the future Green Line Station at 28 Avenue NE.

***Development and Site Design***

The future development should accommodate commercial and residential uses in street-oriented buildings that provide for active frontages along Centre Street N. Consideration should be given to the neighbouring lots to the east, providing for a massing that lowers in scale as it approaches the east property line. Future Green Line improvements will be accommodated through Land Use Bylaw Right-of-Way setbacks which will affect the interim streetscape and building setback.

***Environmental***

There are no noteworthy environmental features on this site, and an Environmental Site Assessment was not required for this application.

***Transportation Networks***

The site is located at the corner of Centre Street N and 26 Avenue NE, approximately 300 metres from the future 28 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area and is within walking distance of the site (50 metres). Due to the minor increase in density, the application does not trigger improvements to the street network, however, improvements to the network will be required as part of Green Line construction. This includes widening of the existing right-of-way on Centre Street N. The proposed development permit for the site accommodates this widening.

***Utilities and Servicing***

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

**Stakeholder Engagement, Research and Communication**

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

The Tuxedo Park Community Association has no objection (Attachment 3) to the land use amendment application. No citizen comments were received by the report submission date.

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620  
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No public meetings were held by the Applicant or Administration. Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. Both the Commission's recommendation and the date of the Public Hearing will be advertised.

**Strategic Alignment**

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

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

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

The subject site is located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. The Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Specifically, Urban Main Streets should:

- Create compact, mixed-use, high-quality urban development.
- Concentrate jobs and people in areas well served by primary transit service.
- Provide a mix of employment, residential, retail and service uses that support the needs of adjacent communities.
- Create an urban environment and streets that promote walkability and local connectivity.
- Ensure transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

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

The subject site is located within the boundaries of the *North Hill Area Redevelopment Plan*. This Area Redevelopment Plan was approved in 2000 and guides redevelopment, preservation and rehabilitation of land and buildings within the communities of Mount Pleasant, Tuxedo Park and Capitol Hill.

The *North Hill Area Redevelopment Plan* identifies Centre Street N as the 'main street' for the Tuxedo Community, serving as the centre of commercial activity and providing area residents with a wide variety of goods and services. The *Area Redevelopment Plan* encourages appropriate land use intensification along Centre Street so it can develop into a more compact, mixed use environment that supports a wide variety of residential, commercial and transit supportive uses, while ensuring a form and character compatible with adjacent development.

## **Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039**

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The *Area Redevelopment Plan* identifies the subject site for future Medium Density Multi-Dwelling and/or Local Commercial development. As the *Area Redevelopment Plan* currently restricts building height to 20 metres in this location, a minor amendment has been proposed to accommodate a maximum height of 26 metres (Attachment 2).

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

The subject site is within a 600 metre radius of the future 28 Avenue North Green Line station and is considered part of a station planning area. This land use proposal is consistent with the guidelines on transit supportive land uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context.

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

This proposal will allow for additional intensity on a mixed use parcel which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure.

### **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. However, if the proposed amendments are not adopted, the existing development permit application would not be able to proceed in its current design.

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

The proposed land use redesignation and minor policy amendment to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development Plan* and *Calgary Transportation Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan* and appropriately responds to the surrounding context.



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**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Tuxedo Park Community Association Circulation Response
4. Development Permit (DP2018-4750) Summary

## **Applicant's Submission**

### **APPLICANTS SUBMISSION**

Requested Redesignation from **MU-2 f3 h20** to **MU-2 f3.7 h26**

The property is on the corner of 26 Av. NE and Centre St N and will be approximately 2 blocks from a future Greenline LRT station. The development as proposed will have retail uses at-grade and five floors of residential above with a roof garden and enclosure. It will back onto a lane separating the development from the Tuxedo Park community. We have discussed the proposal (and the proposed building design) with the Tuxedo Park Community Association Planning Committee and the neighbours.

This designation would allow a 6 storey mixed residential – commercial building with an open enclosure on the roof. The pedestrian level will be designed to contribute to an active and attractive streetscape along Centre St. It is designed to take advantage of the proximity to the proposed 28 Av. N Greenline Station.

This property was rezoned to MU-2 f3 h20 in 2017. Due to minor changes in the proposed design we are requesting a rezoning to MU-2 f3.7 h26 which will allow a minor increase to the height and density.

Thank you for your interest and support.

9/17/2018



**Proposed Amendment to the North Hill Area Redevelopment Plan**

**WHEREAS** it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

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

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

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
  - (a) Under Section 4.4.3 Policies, under Policy 23, replace the third sentence with the following text:

“For the site at 2620 Centre Street NE, a maximum building height of 26 metres may be considered appropriate.”



**Tuxedo Park Community Association Circulation Response****APPLICATION NOTICE LOC2018-0039**

March 01, 2018

A new Land Use Amendment to accommodate MU-2 is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

**Application Details****File Number:** LOC2018-0039**File Manager:** MATTHEW ATKINSON**Phone:** (403) 268-5217**eMail:** Matthew.Atkinson@calgary.ca**Address:** 2620 CENTRE ST NE

2617AG;12;23-26

**Community:** TUXEDO PARK**Ward:** 07**Map  
Section:** 27C**Application  
Description:** Land Use Amendment - to accommodate MU-2F3.5H25**Proposed Use:** MU-2F3.5h25**Existing Use:** MU-2

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please return your response to:** Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
**eMail:** [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)

Please check the corresponding box below and forward any comments to the above sender.



No Objection



Comments Attached

**Name:** ARNIE BROWNLEE, DIRECTOR**Date:** MAR. 2, 2018**Organization:** TUXEDO PARK COMMUNITY  
(If representing an organization) ASSOCIATION**Comments Due By:** March 23, 2018



### **Development Permit (DP2017-4750) Summary**

A development permit application (2018-4750) has been submitted by Urbanopia Design on 2017 October 16. The development permit application is for a six storey mixed use building that contains active retail uses with residential dwellings located on the second to sixth storey. The following excerpts (Figure 1 & 2) from the development permit submission provide an 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.

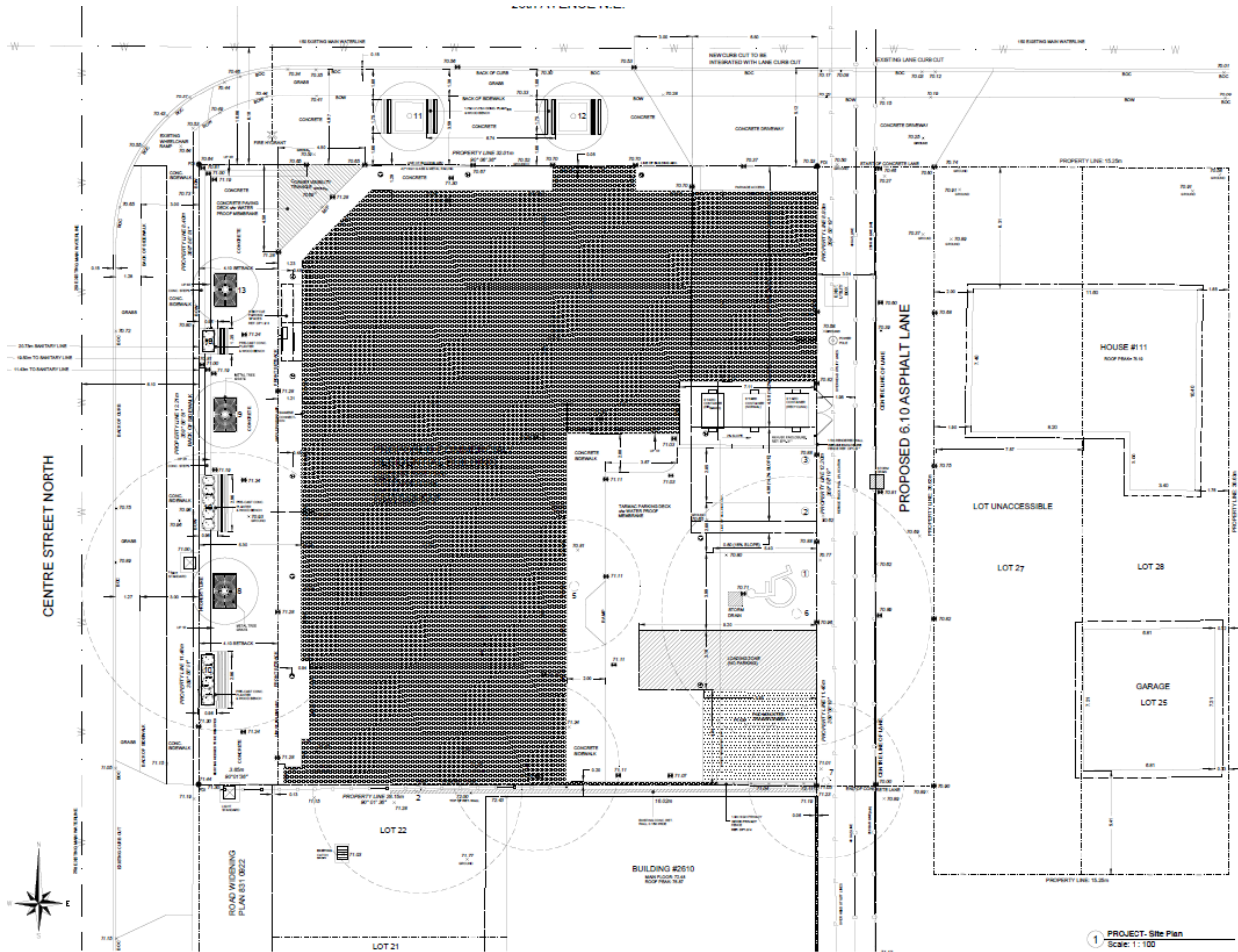
**Figure 1:** Rendering of Proposed Development (View from Centre Street N)





## Development Permit (DP2017-4750) Summary

Figure 2: Site Plan



## Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171

### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Iredale Architecture on 2018 July 25 on behalf of the landowners Daqing Chu and Li Weng. This 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 District.

This proposal is in compliance with the applicable policies of the *Municipal Development Plan*. There is no local area plan that covers the subject site.

A development permit application for a four-unit rowhouse development (DP2018-3573) has been submitted and is under review by Administration. Some supporting development permit information is included in Attachment 3.

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 202 - 32 Avenue NE (Plan 5942AD, Block 4, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

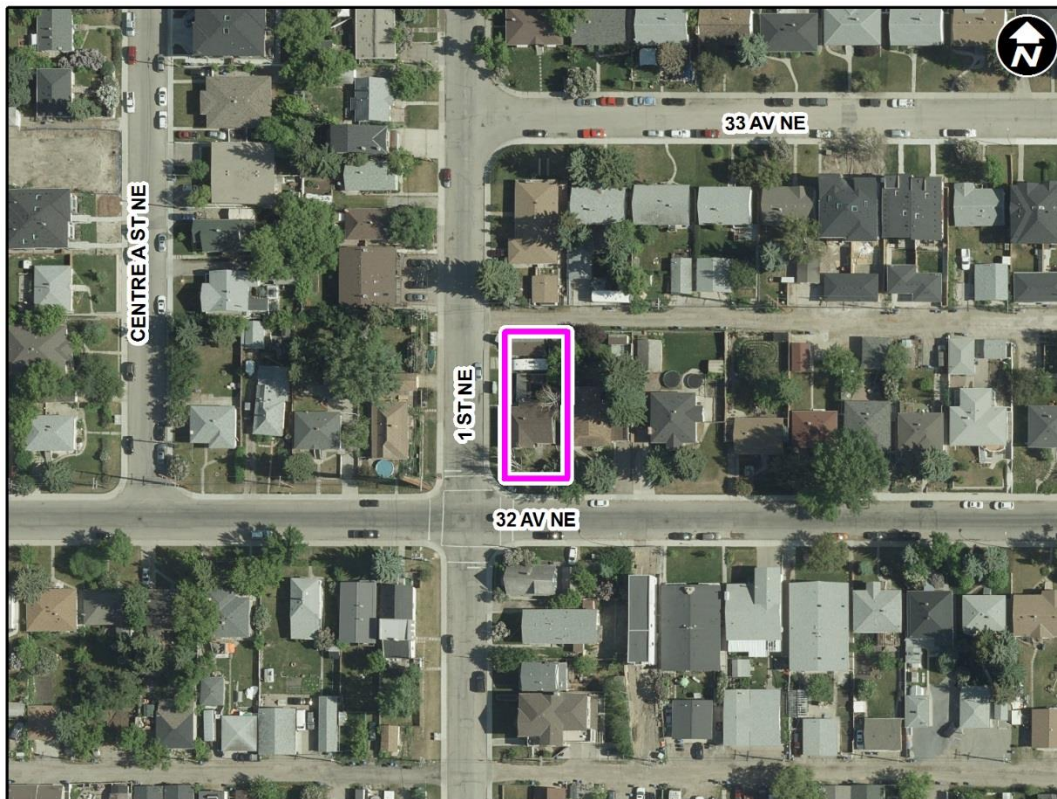
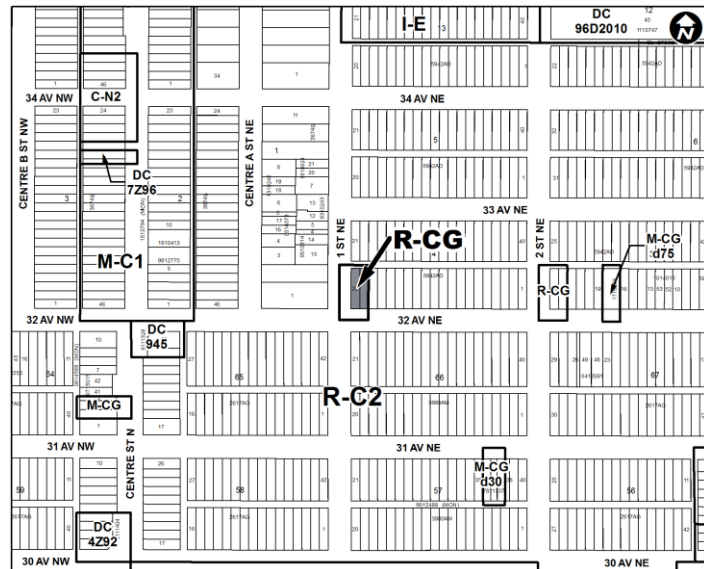
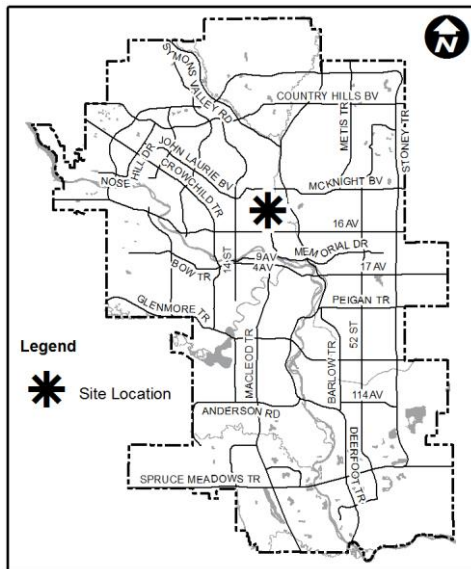
This redesignation application was submitted by Iredale Architecture on 2018 July 25 on behalf of the landowners, Daqing Chu and Li Weng. A development permit application for a four-unit rowhouse development (DP2018-3573) has been submitted and is under review (Attachment 3).

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Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171

Location Maps



## Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171

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### Site Context

The subject site is located on the northeast corner of the intersection of 1 Street NE and 32 Avenue NE in the community of Highland Park. Surrounding development is characterized by single detached and semi-detached dwellings. Greenview Industrial Area is located approximately two blocks north of the subject site. Centre Street N is located one block west. One block to the east, on the northeast corner of 2 Street NE and 32 Avenue NE, a corner parcel was recently redesignated to the Residential – Grade-Oriented Infill (R-CG) District (2018 July 23).

The subject property is approximately 0.05 hectares in area with dimensions of approximately 15 metres by 35 metres. It is currently developed with a one-storey single detached dwelling, an accessory residential building, and a detached garage. This parcel has lane access, though access is currently taken from a driveway accessed on 1 Street NE.

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

*Figure 1: Community Peak Population*

Highland Park	
Peak Population Year	1969
Peak Population	4,875
2017 Current Population	3,998
Difference in Population (Number)	-877
Difference in Population (Percent)	-18%

Source: The City of Calgary 2017 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an established area and provides for a development form that will be compatible with the low-density residential character of the existing neighbourhood as discussed in the Strategic Alignment section of this report.

### Planning Considerations

The primary planning consideration in evaluation of this application consisted of determining the appropriateness of the proposed land use district based on the local context and whether it aligns with the *Municipal Development Plan*.

**Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171**

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***Land Use***

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

The proposed Residential – Grade-Oriented Infill (R-CG) District 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, 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, are located within 150 metres of a frequent bus service, and provides specific space for mobility alternatives such as bicycles.

***Development and Site Design***

A development permit for a four unit rowhouse development with a four car detached garage was submitted concurrently with this land use amendment (see Attachment 3). The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including 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 1 Street NW and 32 Avenue NW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

***Environmental***

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

***Transportation Networks***

Pedestrian access to the site is available from 1 Street NE and 32 Avenue NE while vehicular access will be provided off the rear lane. The area is served by Calgary Transit, with a primary transit network connection located within 250 metres walking distance west of the site along Centre Street N. In the future, this site will be located within 500 metres of a Council approved Green Line LRT station identified for Centre Street N and 28 Avenue N (currently not funded). On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

## **Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171**

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

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm sewer is not immediately available for connection, but appropriate stormwater management solutions as well as site servicing will be considered and reviewed at development permit stage.

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

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

Comments received from the Highland Park Community Association was generally supportive of the proposed land use amendment, with some concerns expressed regarding the availability of street parking in the area.

Administration received two letters of opposition to the application. Already congested on-street parking was cited as the main reason for opposition in both letters.

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

### **Strategic Alignment**

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

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

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

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan*. The applicable *Municipal Development Plan* policies encourage redevelopment and modest intensification in inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-CG District provide for a modest increase in density in a form that is sensitive to existing residential development in terms of height, built-form, and density.



**Land Use Amendment in Highland Park (Ward 4) at 202 - 32 Avenue NE, LOC2018-0171**

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

The recommended land use allows for a wider range of housing types than the existing Residential – Contextual One /Two Dwelling (R-C2) District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATIONS:**

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 allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Development (DP2018-3573) Summary

## Applicant's Submission

0171



### 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.

Re: Land Use Redesignation from R-C2 to R-CG: 202 – 32 Ave NE I Lot 19 & 20; block 4; Plan 5942 AD

The subject parcel is a corner lot located in the community of Highland Park North of 32 Avenue NE and East of 1 Street NE (hereafter referred to as "the Site"). The Site is approximately 0.0533 hectares in size with approximate dimensions of 15 by 35 metres. A rear lane exists to the North of the Site.

Iredale Architecture has been retained to undertake a land use redesignation and development permit application process to facilitate the construction of a four-unit Rowhouse Building with front doors facing 1 Street NE and 32 Avenue NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The property is currently developed with a single detached building with a detached garage that is accessed from 1 Street NE. The Site's surrounding development consists predominately of a mix of single and semi-detached housing to the North, West and South. There are multi-residential developments one block East of the site on 32 Avenue NE.

The Site is currently zoned as R-C2 (Residential – Contextual One/Two Dwelling) District, which is a residential designation in developed areas that are primarily for single detached, semi-detached and duplex homes. Single detached homes may include a Secondary Suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per lot. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CG (Residential – Grade-Oriented Infill) District.

The proposed R-CG District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four (4) dwelling units on the Site. R-CG District also allows Secondary Suites within new and existing residential developments, provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time and better accommodates the housing needs of different age groups, lifestyles and demographics.

#### Planning Rationale

##### Policy Alignment

The subject parcel is located within the Residential - Developed - Inner City area of the Municipal Development Plan (MDP). The applicable policies encourage redevelopment of inner-city communities that are similar in scale and built form to existing developments, 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 MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighborhoods through the addition of a diverse mix of ground-oriented housing options.

##### Location Criteria

The following site characters make it especially appropriate for the proposed R-CG land use redesignation, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

- corner parcel;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned Primary Transit stop station;

ISC: Protected



## Applicant's Submission

PL 1263 (R2017-09)

- on a collector or higher standard roadway on at least one frontage;
- direct lane access; and
- along or in close proximity to an existing or planned corridor or activity centre.

### Community Engagement

The project team commits to be a good neighbor and work with surrounding community members and stakeholders throughout the application process. The project team has reached out to Highland Park Community Association to gain their support for the land use redesignation.

**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



Highland Park Community Association  
3716 2<sup>nd</sup> St. NW  
Calgary, AB  
T2K 0Y4  
Tel: (403)276-6969

August 7, 2018

Coleen Auld  
Planning and Development  
City of Calgary  
800 Macleod Trail SE  
P.O. Box 2100, Station M, IMC #8108  
Calgary, AB T2P 2M5

RE: LOC2018-0171 202 32 Avenue NE

Ms. Auld:

The Highland Park Community Association is appreciative of being circulated on LOC2018-0171 regarding the proposed land use re-designation for 202 32 Avenue NE from R-C2 to R-CG. We understand that a Development Permit application has been filed concurrently (DP2018-3573) for a 4-unit rowhouse. This would be a permitted use should the land use for the parcel be re-designated as R-CG.

The location of this development site is a residential street on the periphery of the community. The street is used as a connector between Edmonton Trail and Centre Street, and farther west to 4 Street NW. As such, it acts as a local arterial road. The site has excellent access to public transit, primarily via routes #3 on Centre Street and #4/5 on Edmonton Trail. In addition, there is considerable pedestrian traffic by students going to and from Georges P. Vanier School, which is located just east of Edmonton Trail on 32 Avenue. The development of a rowhouse housing structure should offer family units at prices that are more affordable than larger detached and semi-detached housing units within the area.

In general, this location is where the Community would like to see increased housing density, although we have concerns. Housing density along 32 Avenue NE has already increased considerably, due to the replacement of old housing stock with new semi-detached dwellings. In turn, this has led to an increase in the number of parked vehicles along the avenue. Both sides of the roadway have parked vehicles at all hours of the day, to the extent that it is frequently difficult for two cars meeting each other to get by safely, and without squeezing over closer to the parked vehicles. However, this does act as a traffic calming measure. We note also that the proposed design provides one garage

### **Community Association Letter**

space per unit, for a total of four vehicles. If any of the units have multiple vehicles – which is very common -- or have over-large vehicles, they will have to park on-street, thus potentially exacerbating the parking and road congestion in the area.

If you have any questions, please do not hesitate to contact me at [development@hpc.ca](mailto:development@hpc.ca) or [development@highlandparkcommunity.ca](mailto:development@highlandparkcommunity.ca) or on my cell at 403-390-7705.

Thank you.

D. Jeanne Kimber  
Director & (Acting) Secretary and  
Planning and Development Committee

### **Development Permit (DP2018-3573) Summary**

A development permit application (2018-3273) has been submitted by Iredale Architecture on 2018 July 25. The development permit application is for a three-storey, four-unit rowhouse development including four on-site motor vehicle stalls. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

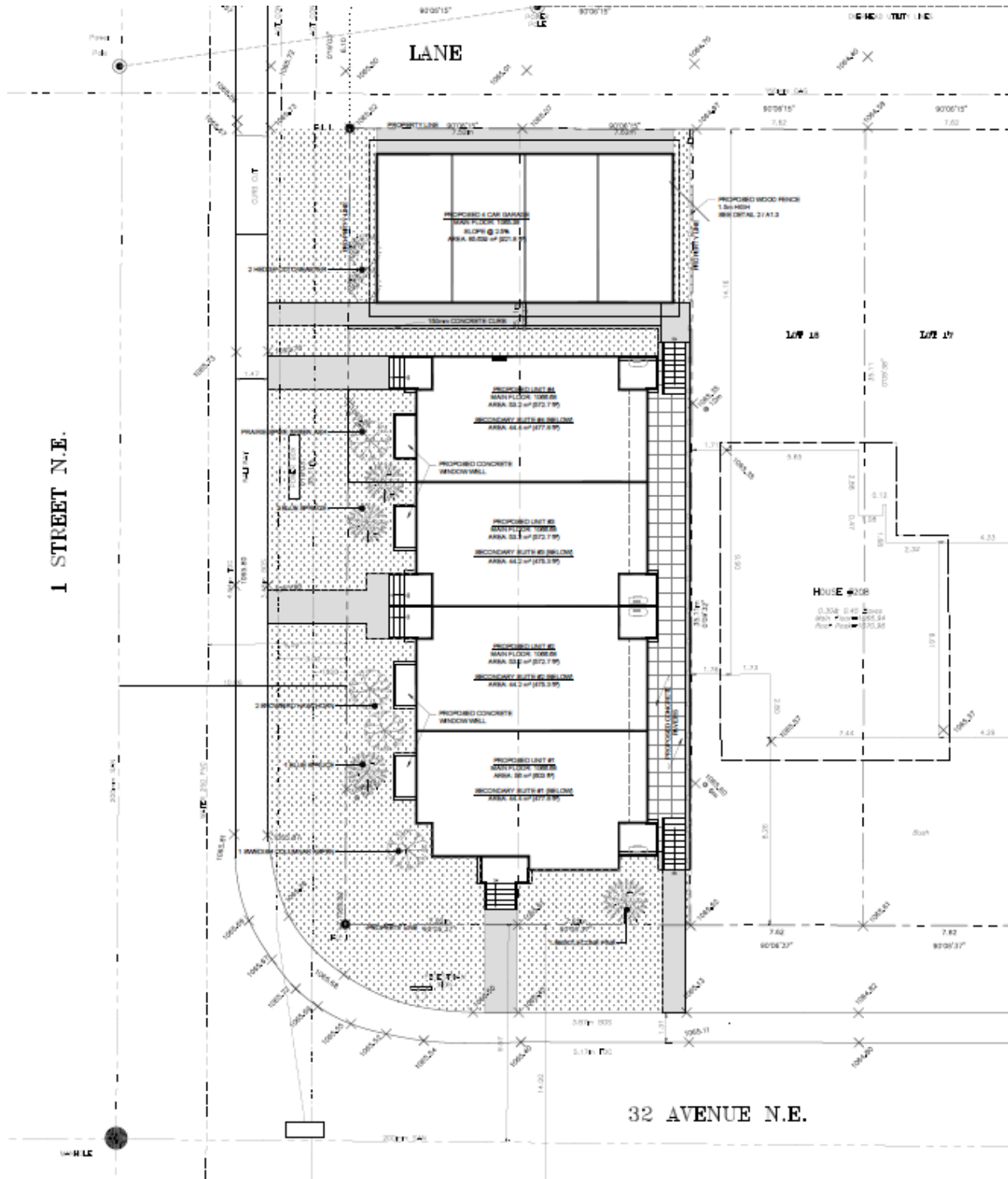
Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until council has made a decision on this land use redesignation.

**Figure 1:** Rendering of Proposed Development (View from 32 Avenue NE)



Development Permit (DP2018-3573) Summary

Figure 2: Site Plan



Planning & Development Report to  
Calgary Planning Commission  
2018 November 15

ISC: UNRESTRICTED  
CPC2018-1244  
Page 1 of 5

## Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE, LOC2018-0178

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### EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2018 August 03 on behalf of the landowner Albari Holdings Ltd. This application proposes to change the designation of the subject site from Industrial – Business (I-B) District to Industrial – General (I-G) District to allow for serviced general industrial land. The proposal aligns with the applicable policies of the *Revised Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*.

#### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 9.74 hectares  $\pm$  (24.07 acres  $\pm$ ) located at 12210 Barlow Trail NE (Portion of NW1/4 Section 28-25-29-4) from Industrial – Business f0.5h27 (I-B f0.5h27) District **to** Industrial – General (I-G) District; and
2. Give three readings to the proposed bylaw

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

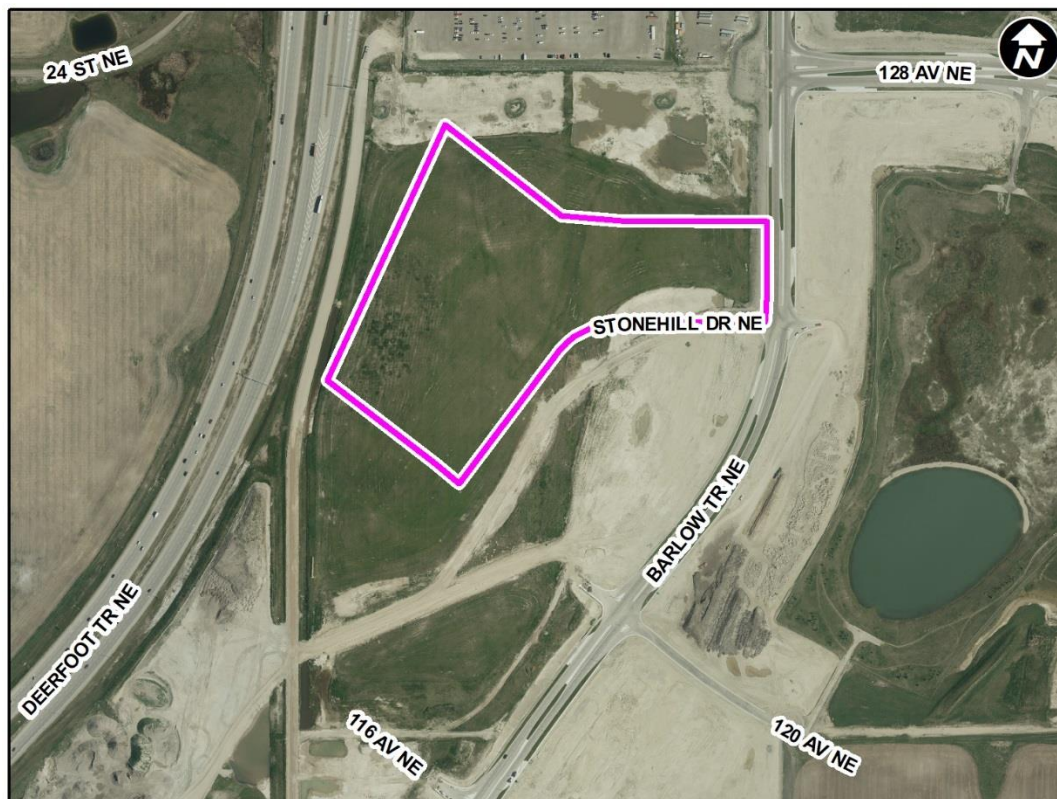
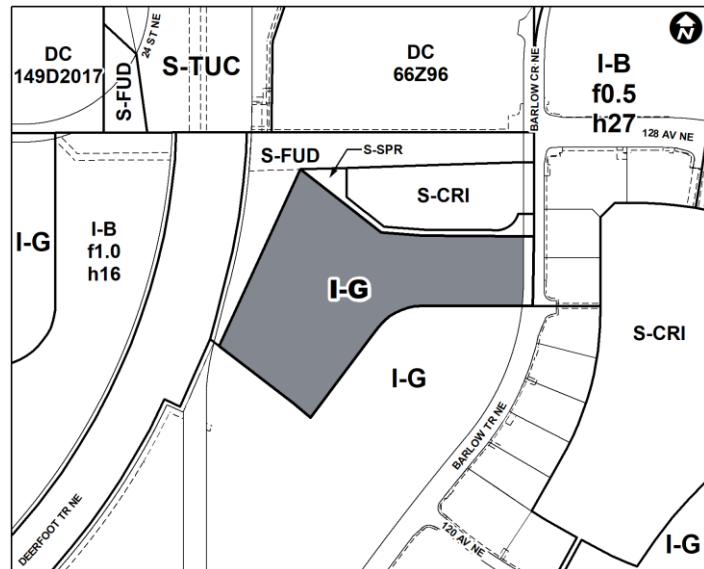
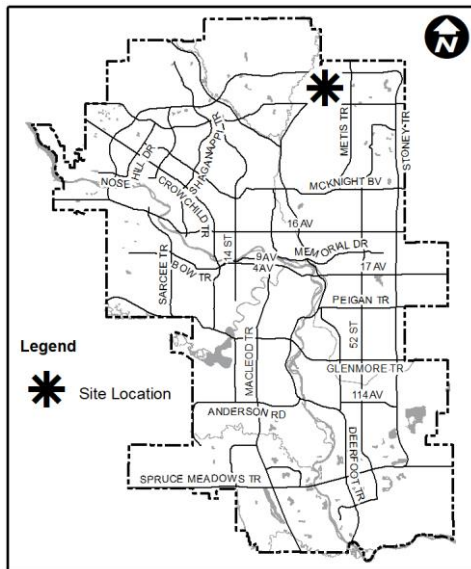
### BACKGROUND

This land use amendment application was submitted by B&A Planning Group on 2018 August 03 on behalf of landowner Albari Holdings Ltd. The subject parcel is located in Stonegate Landing, north of Country Hills Boulevard NE and west of Barlow Trail NE. The site is currently undeveloped and no development permit application has been submitted at this time.



**Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE,  
LOC2018-0178**

## Location Maps



**Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE,  
LOC2018-0178**

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**Site Context**

Stonegate Landing is an industrial community which can be accessed from Deerfoot Trail N via Country Hills NE and Stoney Trail NE. The parcel is located in an area of Stonegate Landing which has a mix of industrial land use districts. The proposed land use I-G district is consistent with lands south of the site which are designated I-G. The subject site is also adjacent to Deerfoot Trail to the west, I-B lands to the east, and a Special Purpose – City and Regional Infrastructure (S-CRI) District to the north. The adjacent lands have been stripped and graded but are currently undeveloped.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal involves the redesignation of a single industrial parcel to allow for general industrial uses. The applicant has proposed the I-G district as it aligns with the *Revised Stoney Industrial Area Structure Plan* and allows for the desired uses.

**Planning Considerations**

***Land Use***

This application is to redesignate the site from the existing I-B f0.5h27 to I-G. The existing I-B f0.5h27 land use district allows for prestige, high quality, manufacturing, and research and office developments with a maximum floor area ratio of 0.5 and height of 27 metres.

The proposed I-G district allows for a wide variety of light and medium general industrial uses. The I-G district is intended to be located in internal locations. Although the site is adjacent to Deerfoot Trail, the district contains rules for parcels that share a property line with a major street to be applied at the discretion of the Development Authority. A limited number of non-industrial uses may also be allowed where deemed appropriate by the Development Authority and in compliance with City plans and policies.

***Development and Site Design***

No development permit application has been submitted at this time. The proposed land use district would allow for the development of a wide variety of light and medium general uses and a limited number of support commercial uses. Site design elements, such as parking, landscaping, and interface with adjacent uses and Deerfoot Trail N will be reviewed at the time of development permit.

***Environmental***

There are no noteworthy environmental features on this site and an Environmental Site Assessment was not required.



**Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE,  
LOC2018-0178**

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**Transportation**

The subject site can be accessed from Stone Hill Drive NE which connects to Barlow Trail NE. Stone Hill Drive NE is an industrial roadway and is intended accommodate local industrial traffic and provide direct access to the uses in the area. Stone Hill Drive NE is being constructed as a component of phase 5 of the developer's Stonegate landing development. Barlow Trail NE is classified as an arterial road and is critical to the efficient movement of heavy trucks and other motor vehicles given the industrial uses in the area. Barlow Trail NE facilitates active transportation via the regional pathway facility on the west side of the street as well as transit. The nearest stops are located directly to the east of the subject lands at the intersection of Barlow Trail and Stone Hill Drive NE. Overall, the proposed I-G district aligns with City plans and policies.

**Utilities and Servicing**

Water, sanitary, and storm connections are available from Barlow Trail NE and will be provided from Stonehill Drive NE when it is constructed. Specific on and off site improvements required to accommodate the development of the site will be considered and reviewed at the development permit stage.

**Stakeholder Engagement, Research and Communication**

This application was circulated to external stakeholders, adjacent property owners, advertised online and notice posted on site. Administration did not receive any submissions regarding the proposal.

**Strategic Alignment**

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

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

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

The subject parcel is located within the Standard Industrial Area of the *Municipal Development Plan (MDP)*. The Standard Industrial land use typology consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. In general, the MDP policies encourage lands within this area to be primarily industrial. Other uses that support the industrial function of this area and cater to the day-to-day needs of the businesses and their employees may be supported. The MDP discourages stand-alone office uses and regional retail developments within the Standard Industrial land use typology.

**Land Use Amendment in Stonegate Landing (Ward 5) at 12210 Barlow Trail NE,  
LOC2018-0178**

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The proposed I-G District allows for industrial development and meets the relevant policies of the MDP. The I-G District supports the development of a broad range of industrial uses and a limited number of non-industrial uses in alignment with the land use policies of the MDP.

***Revised Stoney Industrial Area Structure Plan (Statutory, 2005)***

The *Revised Stoney Industrial Area Structure Plan* (ASP) identifies this area as Business/Industrial Area. The purpose of the Business/Industrial area is to provide for the development of a variety of light industrial uses. In addition, other complementary uses may be allowed where deemed to be appropriate.

The ASP also contains transportation, density, and urban design policies which apply to this site. Implementation of these policies will be administered at time of development when a development permit has been submitted.

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

This proposal promotes sustainable development principles by providing an environment conducive to attracting, retaining and nurturing businesses. The proposed land use change is in response to current market conditions and the redesignation will support business and investment. The land use change is also expected to spur development and the utilization of the existing infrastructure in Stonegate Landing.

**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 there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use amendment aligns with the direction of the *Revised Stoney Industrial Area Structure Plan* and the *Municipal Development Plan*. The I-G land use allows for a mix of industrial uses of varying intensities. The proposed redesignation is consistent with the existing land use pattern and the proposed change can be accommodated by existing infrastructure.

**ATTACHMENT(S)**

1. Applicant Submission



## Applicant Submission

### Applicant's Submission

On behalf of Albari Holdings Ltd., B&A Planning Group has submitted a Land Use Amendment application to redesignate 9.74 ha (24.07 ac) of land located at 12709 Barlow Trail NE from I-B f0.5h27 Industrial – Business District to I-G Industrial General District. The purpose of the redesignation application is to facilitate light industrial development within the Stonegate Landing industrial park. The subject site is identified in the Stoney Industrial Area Structure Plan Land Use Concept Map as Business/Industrial Area where light industrial uses are to be the predominant use of land.

The surrounding land use designation consists of I-G District to the south, I-B District to the east, S-FUD and S-CRI to the north.

Demand for new offices in suburban areas is very low particularly as office vacancy rates in the city core remain very high. There is however a demand for serviced I-G land, the land use district proposed by this application. The intent of the client is to retain ownership of the land and lease out future buildings to tenants. The proposed application is to redesignate the parcel to an I-G District, consistent with neighbouring land use designation to the south and in compliance with the Business/Industrial Area uses identified on the ASP Land Use Concept Map.

There is no intention to amend the approved outline plan.

The traffic impact assessment (TIA) provided and approved in support of a previous approved land use/outline plan application (LOC2013-0025) envisioned the subject parcel to be designated I-G. Therefore all the assumptions of that TIA are still valid.

As the land use is consistent with the general land uses identified in the Stoney Industrial ASP, is compatible with use found on the adjoining properties to the south and whose road configuration and sizing approved by the current outline plan can accommodate the traffic generated by the proposed district, we respectfully request your support of the application.



**Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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**EXECUTIVE SUMMARY**

This policy amendment and land use redesignation application was submitted by B&A Planning Group on 2018 May 18 on behalf of the landowners Cardel West McLeod Ltd and John Nelson Dong for the redesignation of 18.48 hectares (45.66 acres) of land in the southeast communities of Silverado and Residual Sub-Area 13K. This application is an amendment to the existing approved land use designation and proposes to re-designate this undeveloped land from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Mixed Housing (R-G) District to Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District, in order to accommodate a mix of low density housing and multi-residential uses. The anticipated density of the plan area will increase from 8.8 units per hectare (3.6 units per acre) to 25.2 units per hectare (10.2 units per acre). The proposed land use amendment will increase the housing diversity and density in the community.

This application proposes to change the designation of the following sub-areas to allow for:

- 15.89 hectares ± (39.26 acres ±) of a wide variety of low density residential development with an anticipated 346 dwelling units, with housing types including single detached, semi-detached, duplex and rowhouse dwellings (R-G and R-Gm);
- 2.59 hectares ± (6.40 acres ±) of multi-residential development site with a maximum floor area of 59,400 square metres and maximum building height of 16 metres (M-2);

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* (ASP). As part of this application, a few minor map and text amendments to the ASP related to the subject site are required.

No development permit application has been submitted at this time.

**Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed amendments to the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 18.48 hectares  $\pm$  (45.66 acres  $\pm$ ) located at 200 and 500 – 194 Avenue SE and 12 and 35 – 190 Avenue SE (portion of Plan 1211390, Block 1, Lots 1 and 2; portion of Plan 7510858, Blocks 11 and 12), from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Mixed Housing (R-G) District **to** Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

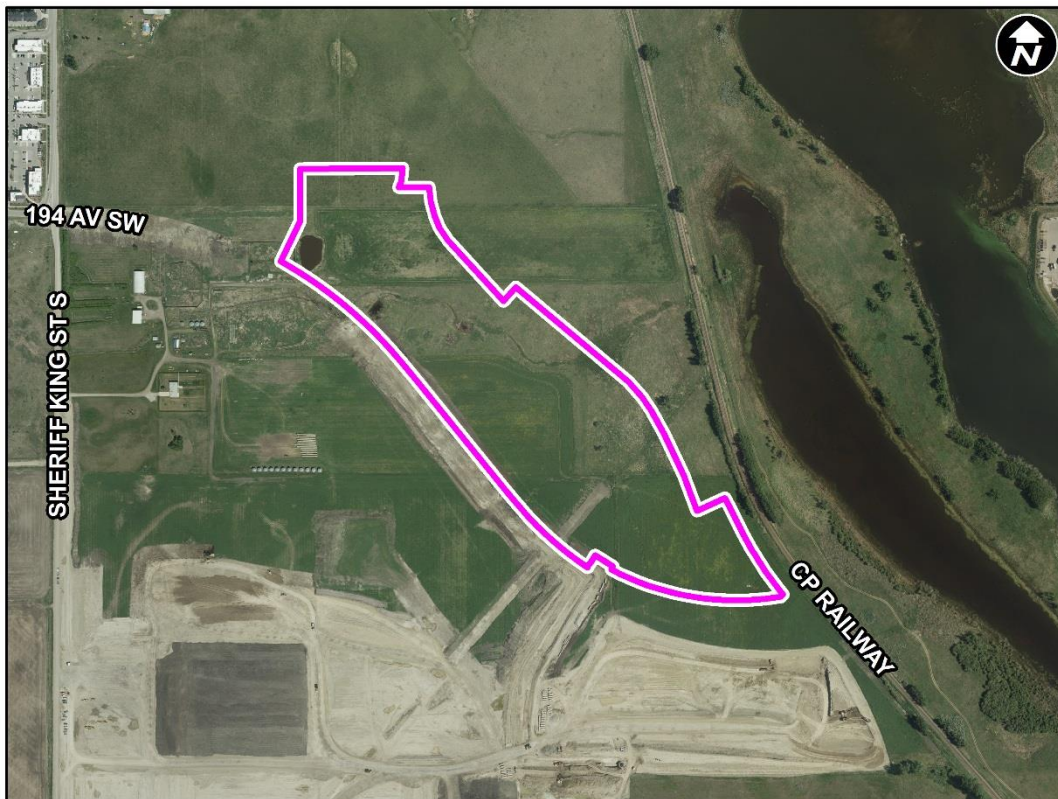
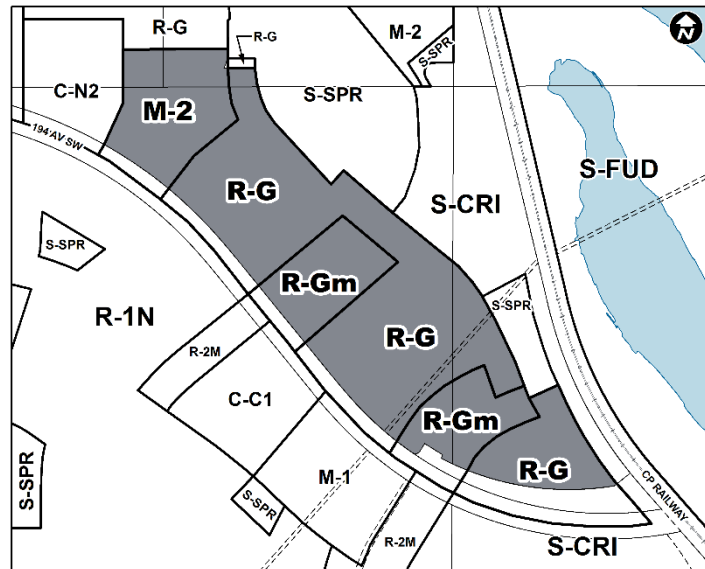
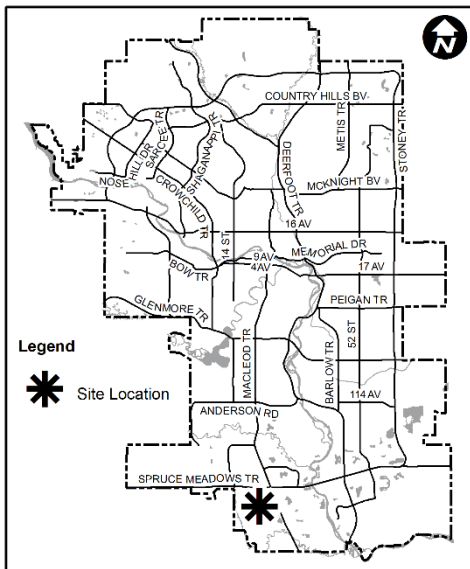
This redesignation application was submitted to The City of Calgary by B&A Planning Group on 2018 May 18 on behalf of the landowners Cardel West McLeod Ltd and John Nelson Dong (Attachment 1). No development permit application has been submitted at this time.

On 2013 February 14, Calgary Planning Commission approved the East Silverado outline plan, LOC2009-0102 (Attachment 3), followed by land use approval by Council on 2015 January 26. The plan area of this application is only for a portion of the total outline plan area.

The majority of the northern portion of LOC2009-0102 has been updated by the approved Silverton Station land use amendment and outline plan, LOC2015-0118, which was approved in 2016 (Attachment 4).

**Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

**Location Maps**





## Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115

### Site Context

The subject site, referred to as “Silverton South”, is located in the community of Silverado and Residual Sub-Area 13K, in the southeast quadrant of the City. A community boundary adjustment application is pending to adjust the community boundary of Silverado to match the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* boundary.

The East Silverado outline plan is approximately 61.48 hectares (151.89 acres) in size and will be subdivided at the tentative plan stage into the appropriate lots and parcels. The subject site of this application comprises an area of approximately 18.48 hectares (45.66 acres) of land, and is situated along 194 Avenue SE, which is the community's major road. To the north, the plan area is bounded by the approved Silverton Station land use amendment and outline plan, LOC2015-0118. Adjoining lands west of the plan area are owned by Calgary Co-operative Association Ltd, with an active land use redesignation application by B&A Planning Group that is presently under review (LOC2018-0209), to accommodate mixed use development including multi-residential and commercial uses (a grocery store, gas station, office and etc.). To the east, the plan area is bound by an approved school site, park space and storm pond (LOC2009-0102), the Canadian Pacific Railway corridor, and the future LRT line. Further south, beyond the 194 Avenue SE right-of-way, lays the plan boundary of the *West Macleod Area Structure Plan*. Further west, Sheriff King Street S is approximately 340 metres away. Further northwest, there are the partially developed residential community of Silverado.

The subject lands are mainly low rolling open prairie and have been cultivated for agricultural use. There is little vegetation on-site and a few minor wetlands that will not be preserved.

As identified in *Figure 1*, the community of Silverado's peak population is 7,400 residents in 2018.

*Figure 1: Community Peak Population*

<b>Silverado</b>	
Peak Population Year	2018
Peak Population	7,400
2018 Current Population	7400
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

## **Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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

This land use amendment will allow for an increase to residential densities to the community and provide more housing diversity in the area (e.g. multi-residential development, rowhouses, semi-detached, and duplex homes and suites). Minor amendments to the *Southwest Community "A" and Employment Centre / Mixed Use Area Structure Plan* are required, and are in alignment with the objectives of applicable policies as discussed in the Strategic Alignment section of this report (below).

### **Planning Considerations**

#### ***Subdivision Design***

The previously approved East Silverado outline plan (LOC2009-0102) provides the subdivision layout, road classification and alignment, site access, lot patterns, pathway connections, and Municipal and Environmental Reserves dedication for the land, which are not changed under this application. The road widening of 194 Avenue SE at the southwest corner of the site will be accommodated by the submittal of an application for a non-conforming tentative plan in the future. All conditions from the East Silverado outline plan, LOC2009-0102, shall still apply.

#### ***Land Use***

This land use amendment application proposes to redesignate the subject land from Special Purpose – Community Service (S-CS) District, Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Mixed Housing (R-G) District to Residential – Medium Profile (M-2) District, and Residential – Low Density Mixed Housing (R-G) (R-Gm) District (Attachment 5).

The existing land use of the northern portion of the land is Special Purpose – Community Service (S-CS) District and Residential – Low Density Mixed Housing (R-G) District. The land with S-CS land use designation was planned for the future Fire/E.M.S site in LOC2009-0102. The planned fire station has been moved to the south side of the 194 Avenue SE and included within the approved Belmont Land Use Amendment and outline plan (LOC2011-0058). Therefore, the subject land is not needed for Fire/E.M.S and proposed to redesignate the land use to Residential – Medium Profile (M-2) District. A small portion of land with R-G designation was re-designated from S-CS in the Silverton Station land use amendment and outline plan, LOC2015-0118. This application proposes to change the existing R-G district to M-2 District.

The proposed Residential – Medium Profile (M-2) District allows for multi-residential developments in a variety of building forms in the Developing Area. This District is intended to be in close proximity or adjacent to low density residential development, and be located in close proximity to public transit stops and transportation corridors. A future LRT station is planned to the northeast of the subject site, and a small portion of the land on the north is located within the 600 metre Transit Station Planning Area radius, as per Map 2 (Land Use Concept) of the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan*. The intent of the subject application is to provide more multi-residential housing choices in the developing greenfield area.

## **Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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The existing land use of the majority of the plan area is R-1N District, which is intended to accommodate residential development in the form of single detached dwellings in the Developing Area on narrow or small parcels. Single detached dwellings may include a secondary suite or backyard suite, depending on the parcel width. The R-1N District allows for a maximum building height of 11 metres and a maximum of one dwelling unit.

The proposed Residential – Low Density Mixed Housing (R-G) (R-Gm) District accommodate a wide range of low density residential development in the form of single detached, semi-detached, duplex dwellings, secondary suites, rowhouses, and cottage housing clusters. The R-Gm District is not intended to accommodate single detached dwelling, and it is listed as a discretionary use in the District. Secondary suites do not count against allowable density. The R-G and R-Gm Districts allow for a maximum building height of 12 metres, a maximum height of a backyard suite on a laned parcel of 10 metres, and a maximum of one main residential building unless the proposal includes cottage housing clusters. The intent of the subject application is to allow for more flexibility of housing choices in the developing greenfield area.

### ***Density***

This application seeks to redesignate the land in order to accommodate a mix of low density housing and multi-residential with opportunities for commercial uses. The existing density of the subject land is 8.8 units per hectare (3.6 units per acre). The development proposes an anticipated density of 25.2 units per hectare (10.2 units per acre) with a maximum density yield of 59.4 units per hectare (24.1 units per acre), which exceeds the minimum density requirement of the *Municipal Development Plan* (20 units per gross developable residential hectare, or 8 units per gross developable residential acre). More specifically, below is the proposed density for the respective land use districts:

- 15.89 hectares  $\pm$  (39.26 acres  $\pm$ ) of low density residential development with anticipated 346 dwelling units, with housing types including single detached, semi-detached, duplex and rowhouse dwellings (R-G and R-Gm);
- 2.59 hectares  $\pm$  (6.40 acres  $\pm$ ) of multi-residential development site with a maximum floor area of 59,400 square metres and maximum building height of 16 metres (M-2).  
The anticipate dwelling units for this site is 119 units;

The anticipated intensity will achieve the MDP's minimum target of 60 people and jobs per gross developable hectare for greenfield areas. Upon full build out, the plan area is anticipated to contain a total of 465 residential units, and a total of 1,293 people and 49 jobs with a projected 73 people and jobs per gross developable hectare.

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

A concept plan for the proposed Residential – Medium Profile (M-2) District site was submitted to demonstrate that the proposal will be comprehensively and compatibly developed in the context of the immediately surrounding area (Attachment 6). The concept plan also illustrates how a buffer/pathway connection can be provided as an appropriate interface between the proposed M-2 site and R-G site located southeast of the plan area.

## **Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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### ***Environmental***

Prior to approval of a future tentative plan and/or stripping and grading permit, the applicant has been instructed to provide documentation that any abandoned pipelines within the plan area have been removed and the land is appropriate for the intended uses. There are no other environmental concerns or items of note regarding the proposed Land Use Amendment.

### ***Transportation***

All Conditions of Approval from the East Silverado outline plan, LOC2009-0102, shall apply and remain for this amended application.

The need for widening of residential road adjacent to the proposed Residential – Medium Profile (M-2) site to accommodate parking on both sides was identified through the CPAG Detail Team Review process and a custom cross section with parking on both sides of street adjacent to the proposed M-2 site is recommended for Silverado Glen Road SE.

The northern portion of the subject site is located within the Transit Station Planning Area as per the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan*. In addition to the proximity to the future LRT station, multiple bus stops are planned near the subject site and could offer service to the future LRT station.

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

Utilities and servicing for the plan area will be as per the previously approved East Silverado outline plan (LOC2009-0102) and will not be affected by the proposed Land Use Amendment.

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

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

The Silverado Community Association was circulated on this application. Administration did not receive a response from the community association and no citizen comments were received by CPC Report submission date. While no public meetings were held by the applicant or Administration for this application, the applicant reached out to the Silverado Community Association – Development Committee for comment and no comments have been received.

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

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 *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* and the surrounding neighbourhoods will be reviewed at the development permit stage.

## **Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted in developed area near the site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### **Strategic Alignment**

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

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

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

The subject parcel is located within the 'Residential - Developing - Planned Greenfield with Area Structure Plan (ASP)' area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The ASP 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 proposal will create a range of housing opportunities and choices, and provide a mix of housing types and ownerships in the same neighbourhood, which is keeping with relevant MDP policies.

#### ***South Macleod Regional Policy Plan (Non-Statutory – 2007)***

The subject land is located within the 'Residential Area' on Map 3 – Land Use Concept in the *South Macleod Regional Policy Plan*. All forms of residential uses are encouraged and a diversity of housing shall be provided within each residential community in the Residential Area. Compatible and complementary uses will also be encouraged, such as institutional, recreational and commercial.

The proposed land use amendment will provide a diversity of housing opportunities and align with relevant policies in the *South Macleod Regional Policy Plan*.

#### ***Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2004)***

The subject parcel is located within the 'Residential Redevelopment Area' on Map 2 – Land Use Concept in the area structure plan. The Residential Redevelopment Area is intended to accommodate low density residential development and may also contain medium density residential, high density residential, recreational, institutional and local commercial uses. Planning policies are also included to provide development direction in the Residential Redevelopment Area.

### **Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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The proposed redesignation would allow for a mix of low density residential development and multi-residential uses, and provide for sensitive residential density increase to the community. The proposed districts are consistent with the applicable policies within the area structure plan.

As mentioned earlier, the planned fire station has been moved to the south side of the 194 Avenue SE and included within the approved Belmont outline plan (LOC2011-0058). In addition, the new fire station site in Belmont has the capacity to accommodate E.M.S facility if it is necessary. Therefore, the subject land is no longer needed for Fire/E.M.S. site, and minor amendments to the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (ASP)* are required.

The proposal is in keeping with applicable policies of the *Southwest Community 'A' and Employment Centre / Mixed-Use ASP*. The proposed minor amendments to the area structure plan are deemed appropriate given the approved outline plans in the surrounding area.

#### ***Development next to Freight Rail Corridors Policy (Non-Statutory – 2018)***

Portion of the subject site is adjacent to the freight rail corridor and must conform to the requirements of the Development next to *Freight Rail Corridors Policy* at the time of the Development Permit stage.

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

The recommended land use allows for wider range of housing types than the existing R-1N, S-CS and R-G Districts. 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.

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**Policy Amendment and Land Use Amendment in Silverado and Residual Sub-Area 13K (Ward 13) at multiple properties, LOC2018-0115**

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

The proposal conforms to the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan as amended* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed land use amendment would allow for a range of housing opportunities and choices, and provide a mix of housing types in the same neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendments to the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan
3. Approved Outline Plan, LOC2009-0102
4. The Approved Outline Plan Boundaries
5. Proposed Land Use Amendment
6. Concept Plan of the Proposed Residential – Medium Profile (M-2) District Site

## Applicant Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

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

The Plan Area is generally located east of Sheriff King Street S, north of 194 Avenue SE, in the community of Silverado. The municipal address of the Plan Area is 200, 500 194 Ave SE, is legally described as Block 1; Lot 1 and 2; 1211390 and is owned by Cardel Homes. The Calgary Land Use Bylaw IP2007 designates the majority of the Plan Area as a Residential - Narrow Parcel One Dwelling (R-1N) District. The Land Use Bylaw also designates the west portion of land as Special Purpose - Community Service (S-CS) District. The Plan Area was redesignated in 2009 as part of the Approved East Silverado Outline Plan (LOC2009-0102). This application seeks to redesignate the lands in order to accommodate a mix of low density housing and multi-residential with opportunities for commercial uses.

Silverton South creates a cohesive and complementary mixed residential development within the Community of Silverado and Neighbourhood of Silverton Station. The design concept includes the appropriate built form, uses and densities that are sensitive to the existing context and align with the intent of the ASP. The design of the plan differs slightly from the approved East Silverado Outline Plan and will be accommodated by application of a non-conforming tentative plan.

Cardel intends to accommodate a mix of low density residential housing and multi-residential uses. This application proposes to accommodate the majority of the Plan Area as low density residential and redesignate the S-CS district to multi-residential. To accomplish this, the application requires an amendment to the existing Land Use Bylaw to allow two land use typologies to accommodate a mix of residential uses. The plan area proposes the following residential land use districts:

- Low Density Area Residential - Low Density Mixed Housing (R-G) (R-Gm) District: Single detached; and Rowhouse.
- Multi-Residential Area Multi-Residential - Medium Profile (M-2) District: 4 Storey mid-rise apartments.

The East Silverado Outline Plan LOC2009-0102 was approved at Calgary Planning Commission February 14, 2013. The East Silverado land use - Bylaw 32D2013 was given first reading by Council in April of 2013. Upon resolution of growth management issues as per the City's 2015-2018 budget, second and third readings for land use were granted by Council on January 26, 2015.

Since first reading of the East Silverado Land Use Bylaw 32D2013 land ownership has changed. Initially, Cardel Homes purchased 46 hectares within this area, 38.6 hectares within the East Silverado Outline Plan, and 7.4 hectares without an approved outline plan or land use. With a change in landownership comes a fresh approach to the plan. The original application for a land redesignation and outline plan amendment is the result of creating a cohesive plan for the area to incorporate one of the parcels that was previously not included in the approved East Silverado Outline Plan. This outline plan and land use redesignation application, known as Silverton Station (LOC2015-0118), was approved in 2016.

Since then, Cardel acquired an additional 18.48 hectares (45.66 acres) within the approved East Silverado Outline Plan Area, which forms the basis of this application and complements Cardel's Silverton Station plan area.

ISC: Protected





**Proposed Amendments to the Southwest Community 'A' and Employment Centre /  
Mixed-Use Area Structure Plan**

**WHEREAS** it is desirable to amend the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan Bylaw 1P2004, as amended;

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

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

1. The Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan attached to and forming part of Bylaw 1P2004, as amended, is hereby further amended as follows:
  - (a) Under Subsection 6.4.1 entitled "Purpose" delete the words "A Fire/E.M.S. Station," from the second sentence.
  - (b) Delete Subsection 6.4.2(1) in its entirety and renumber the subsection accordingly.
  - (c) Delete the existing Map 2 entitled "Land Use Concept" and replace with revised Map 2 entitled "Land Use Concept", as attached as Schedule A.

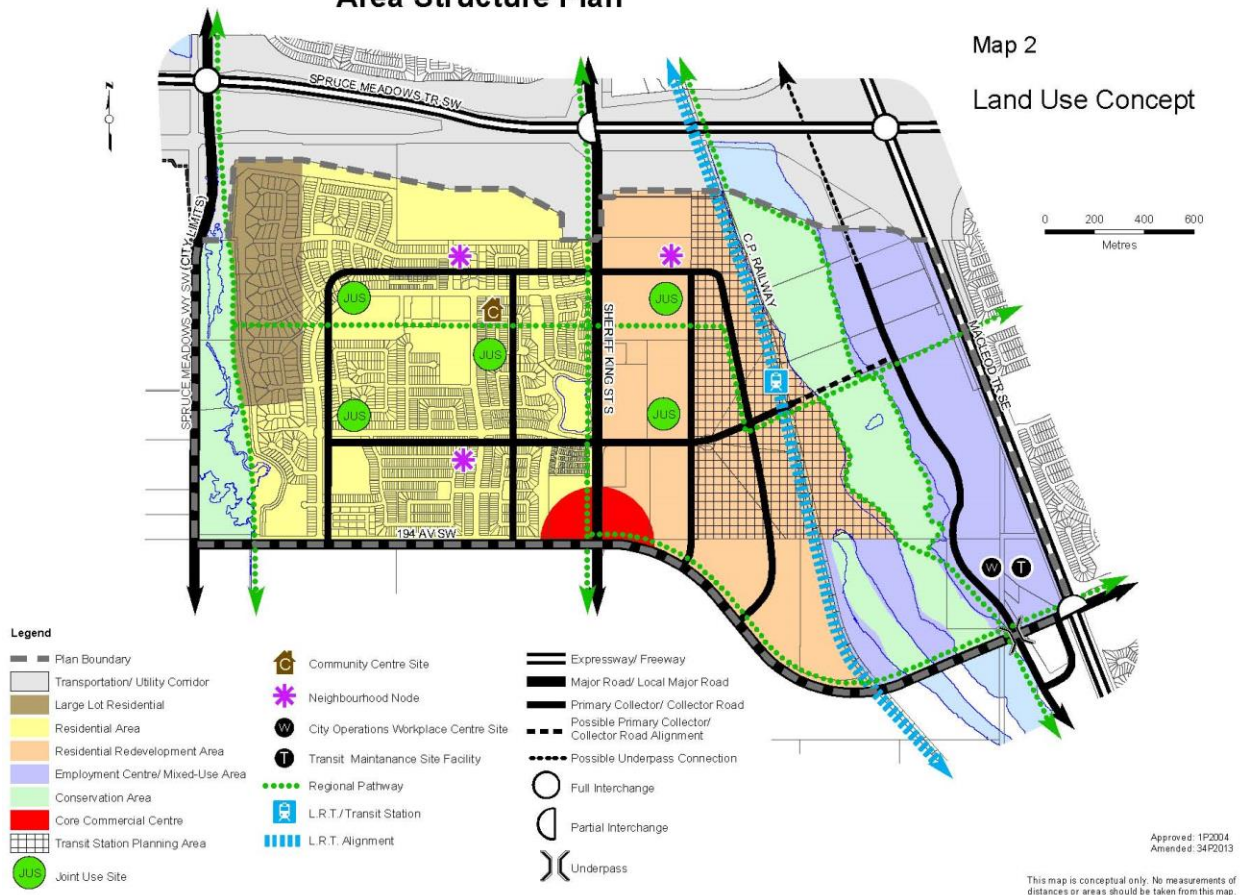
# Proposed Amendments to the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan

## SCHEDULE A

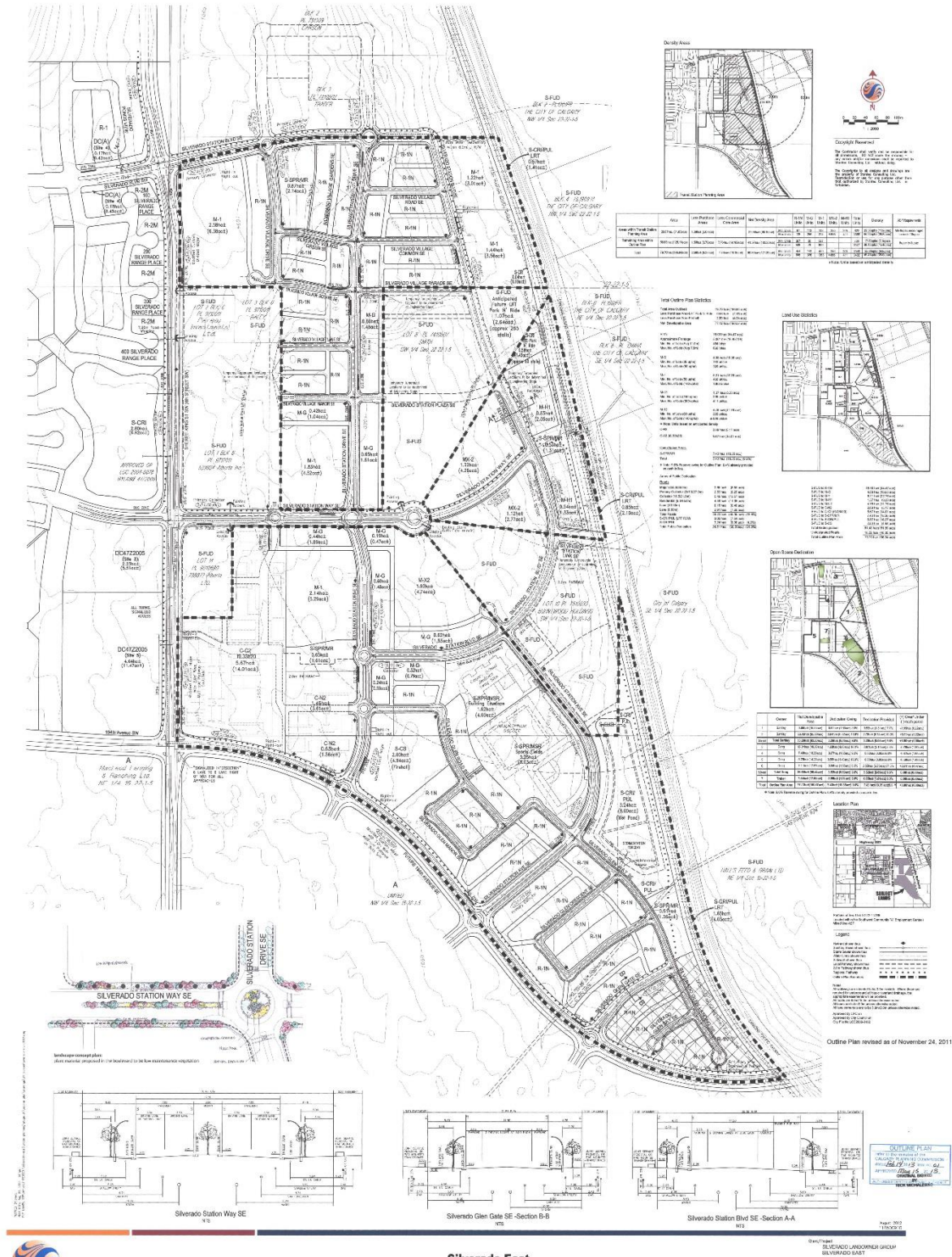
### Southwest Community 'A' and Employment Centre Mixed-Use Area Structure Plan

Map 2

Land Use Concept



# Approved Outline Plan, LOC2009-0102







## The Approved Outline Plan Boundaries



Nov 02, 2018 - 2:41 pm W:\C2148 Silverton Station South - 2018Jan17\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\_BaseMapping\C2148 OP febr 2018 clean no traffic circle 2.dwg

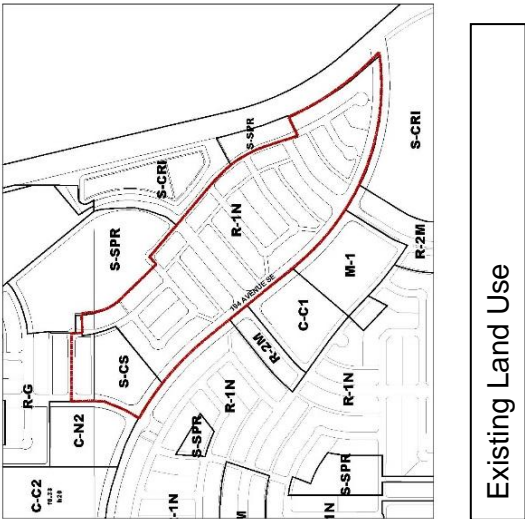


### Silverton Station South Boundaries

November 2018



Proposed Land Use Amendment







## Concept Plan of the Proposed Residential – Medium Profile (M-2) District Site

As per the requirement of the Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan, a concept plan for the proposed M-2 site is required to demonstrate that the proposal will be comprehensively and compatibly developed in the context of the immediately surrounding area.

**Figure 1:** The Concept Plan for the Proposed M-2 Site





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CPC2018-1313  
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**Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW,  
LOC2018-0169**

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**EXECUTIVE SUMMARY**

This application was submitted on 2018 July 20 by Situated Consulting Co on behalf of the landowners, Josip Jukic and Tomislav Markic. The land use amendment proposes the redesignation of a 0.59 hectare (1.46 acre) parcel in the southwest community of Springbank Hill from a Direct Control District to Residential – One Dwelling (R-1s) District. This proposal would:

- Accommodate development of 10 single detached dwelling units on the subject parcel, as seen in the associated Outline Plan (CPC2018-1314), with the option of secondary suite development; and
- Accommodate public road right-of-way and sidewalks to meet City of Calgary standards.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.59 hectares  $\pm$  (1.46 acres  $\pm$ ) located at 36 Elmont Drive SW (Plan 9111797; Lot 16) from DC Direct Control District to Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed redesignation bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

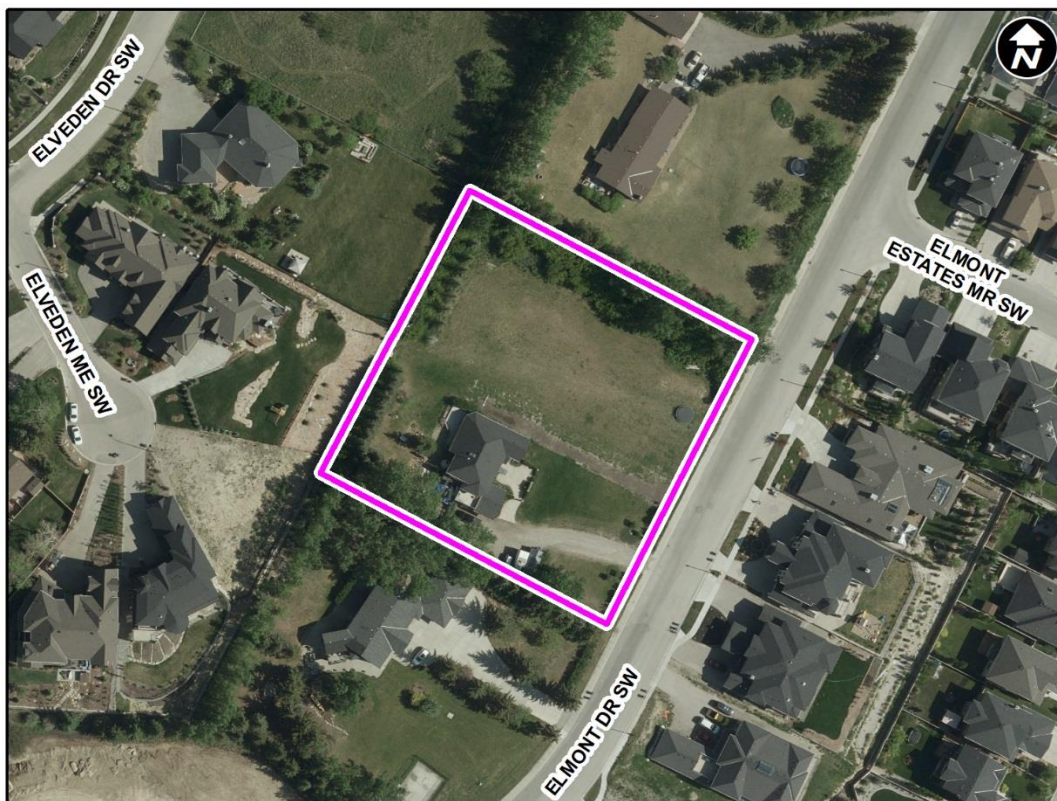
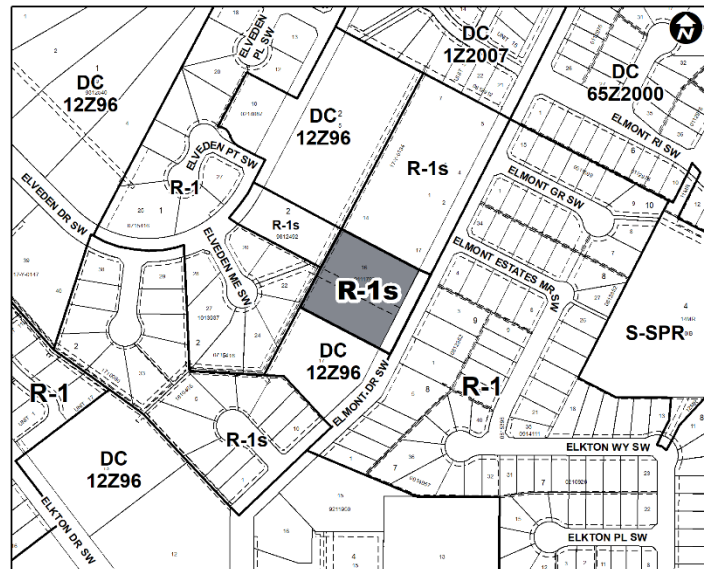
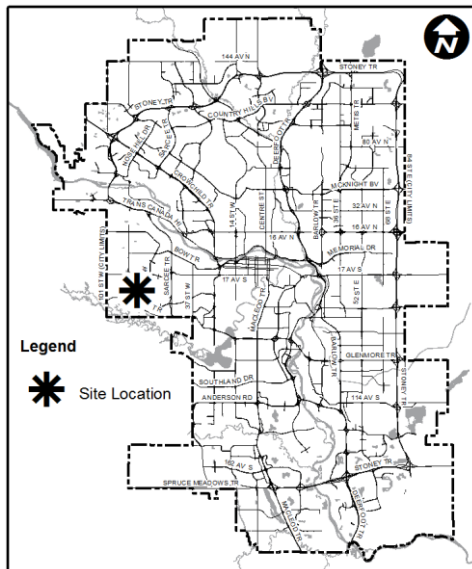
**BACKGROUND**

Situated Consulting Co, on behalf of the landowner, submitted the subject application on 2018 July 20 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

On 2017 June 13, Council approved the Springbank Hill Area Structure Plan (ASP) which guides future development of this area. The subject site is located within the land use policy area designated Standard Suburban.

**Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW,  
LOC2018-0169**

**Location Maps**



## Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW, LOC2018-0169

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### Site Context

The subject parcel is located in the community of Springbank Hill, south of 26 Avenue SW and west of 69 Street SW. Site access is currently provided from Elmont Drive SW. Surrounding development consists of low-density residential building forms (single detached). The site area is 0.59 hectares (1.46 acres). A single detached dwelling exists on the parcel that is to be demolished upon the redevelopment of the site.

The site is approximately 1.5 kilometres from the 69 Street LRT station and Westside Recreation Centre. Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 1.5 kilometres of the subject site.

Figure 1 provides Peak Population statistics for the community of Springbank Hill. As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

*Figure 1: Community Peak Population*

<b>Springbank Hill</b>	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

*Source: The City of Calgary 2018 Civic Census*

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

## INVESTIGATION: ALTERNATIVES AND ANALYSIS

### *Existing Land Use*

Development of the subject parcel is currently governed by the rules of a Direct Control District (Bylaw 12Z96). The purpose of this Direct Control District is to accommodate rural residential development in the form of single detached dwellings, and was the original land use applied to this area when it was annexed into the City from Rockyview County.

The discretionary use rules allow for existing parcels to be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

## **Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW, LOC2018-0169**

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### ***Proposed Land Use***

The proposed land use district, Residential – One Dwelling (R-1s) District, would accommodate single detached dwellings in a similar development pattern and building form as provided in the existing land use district, with the option of suite development. There are surrounding properties in the area that are already designated R-1s, thus this proposal is in keeping with the land use character of the area. The applicant's proposal in the associated outline plan (report CPC2018-1314) anticipates 10 dwellings, with an approximate density of 16.94 units per hectare.

### **Springbank Hill Area Structure Plan (ASP)**

#### ***Section 3 – Land Use Areas***

The subject site is located within the Standard Suburban policy area in the ASP which allows for a limited range of residential dwelling forms (single and semi-detached), as well as institutional and recreational uses.

#### ***Land Use Evaluation***

The proposed land use amendment is found to meet the relevant policies for the Standard Suburban area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district (the proposal anticipates a density of 16.94 units per hectare as compared with 3.4 units per hectare under the existing land use district). The proposed land use district would accommodate future development that maintains existing land use patterns and similar building forms within its immediate context.

### **Infrastructure**

#### ***Transportation Networks***

Access to the parcel is from Elmont Drive SW. All roads and sidewalks constructed shall be public and will be designed to the satisfaction of the Director of Transportation Planning. The applicant will be required to contribute to the cost of off-site improvements, specifically construction of a sidewalk adjacent to Elmont Drive SW, at the subdivision stage.

An existing northbound bus stop (Route 454) is located along 77 Street SW and an additional northbound bus stop (Route 439) is located along 69 Street SW. Both routes connect transit services to the LRT system (Blue Line) at 69 Street SW.

**Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW,  
LOC2018-0169**

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***Utilities and Servicing***

Water, storm water, and sanitary services are available within the site boundary and are able to accommodate the proposed development. Further servicing details will be determined via the Stormwater Management Report and the construction drawings at the subdivision stage.

**Stakeholder Engagement, Research and Communication**

***Engagement and Public Meetings***

The subject application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners, and the application was advertised online.

No public meetings were held by the applicant or Administration in association with this application.

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

***Citizen and Community Association Comments***

Six letters of opposition were received from the public. The letters submitted expressed the following concerns:

- Concern over the increase in number of units proposed as not being compatible with surrounding development;
- Concern that this increase in number of units will cause safety and traffic issues;
- Concern over drop in property values; and
- Concern over loss of natural vegetation.

Administration has reviewed these concerns. The proposed density for the subject parcel is in keeping with the Springbank Hill ASP. There will be a slight increase in the number of vehicles along Elmont Drive SW, but relatively minimal. To address the last concern, Administration has recommended within the Conditions of Approval that if possible, the applicant provide boulevard trees along Elmont Drive SW at time of development.

The Springbank Hill Community Association was circulated on this application. The Association responded with an email (Attachment 2) generally supporting the redesignation, but with some comments summarized as follows:

- Passing along a resident's concern regarding the increase in density not being compatible with the existing homes in the area; and
- The desire to see additional detail as to connectivity between developments.



**Land Use Amendment in Springbank Hill (Ward 6), at 36 Elmont Drive SW,  
LOC2018-0169**

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In regards to the second comment raised by the Community Association, this can be evaluated at the subdivision stage of the process.

**Strategic Alignment**

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

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

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

The subject parcel is located with the Developing Residential areas as identified in the *Municipal Development Plan* (MDP). With the recent adoption of amendments to the *Springbank Hill Area Structure Plan* (ASP), policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

***Springbank Hill Area Structure Plan (Statutory– 2017)***

The subject parcel is located within the Standard Suburban land use policy area. These areas are intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with the land use and density policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

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

The proposed land use amendment allows for the potential of suite development that is not listed as a use within the current Land Use District. Therefore, the proposed amendment would accommodate a slightly greater mix of housing types in the community of Springbank Hill, thus perhaps allowing for some people to live in the community who may otherwise be unable to.

**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 Springbank Hill (Ward 6), at 36 Elmont Drive SW,  
LOC2018-0169**

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed R-1s District accommodates development on the subject site that is compatible with the character of the surrounding low density residential development. The proposal would accommodate a slight increase in the mix of housing forms allowed which is in keeping with the policies of the *Springbank Hill ASP*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter



## **Applicant's Submission**

### **Applicant's Submission**

**36 Elmont Drive SW, Springbank Hill**

**DC12Z96 to R-1s**

The land use redesignation for the 0.59 hectare (1.46 acre) parcel located in Springbank Hill is from the existing DC12Z96 to R-1s (Residential-One Dwelling). The owners, Josip Jukic and Tomislav Markic, intend to build custom homes on the ten (10) subdivided lots to be created. The homes will complement the surrounding built environment.

The proposed R-1s land use district is in keeping with the existing adjacent land uses in the area and is in compliance with the Springbank Hill Area Structure Plan, which identifies the parcel for 'Standard Suburban' residential uses at a density of 7 – 17 units per hectare (3 – 7 units per acre). 'Standard Suburban' areas represent a development pattern that existed prior to the adoption of the MDP and support the development of single and semi-detached housing. The proposed 10 dwelling units will result in a density of 16.94 units per hectare (6.85 units per acre).

There is no Municipal Reserve owing on the parcel as per the Municipal Government Act since the area of the parcel is less than 0.8 hectare (2.0 acres). An existing neighbourhood park amenity is located within 150m walking distance.

We intend to work in collaboration with the Springbank Hill Community Association and respectfully request support for the proposal which allows for sensitive integration of urban development of fragmented ownership in West Calgary.



### Community Association Letter

Colleen,

I am submitting comments regarding LOC2018-0169 at 36 Elmont Drive, on behalf of the Springbank Hill Community Association. As this Land Use Amendment and Outline Plan submission appears to be within the allowable density limits of the current ASP we have no significant concerns to report. We do have a few comments:

- we did hear from a resident on Elmont Drive who was concerned about the increased density versus existing homes in the area - we recommend that the developer reach out to adjacent property owners to review the proposal directly with them where appropriate
- we would like to see more details about the proposed solution to the city's requirement for connectivity between developments in the area
- we request that the city forward this email to the developer and would welcome an opportunity to meet with them to review the development in more detail.

Sincerely,

***Elio Cozzi***

**President, Springbank Hill Community Association**

website: [springbankhill.org](http://springbankhill.org)



## **Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

### **EXECUTIVE SUMMARY**

This application was submitted on 2018 July 20 by Situated Consulting Co on behalf of the landowners, Josip Jukic and Tomislav Markic. This outline plan proposes subdivision and development of a 0.59 hectare (1.46 acre) parcel in the southwest community of Springbank Hill. The associated land use amendment application (CPC2018-1313) proposes a redesignation of this parcel from a Direct Control District to Residential – One Dwelling (R-1s) District. The outline plan provides for:

- a development that will accommodate single-detached dwelling units that have the potential for suite development;
- dwelling units to be accommodated with a fee simple subdivision;
- public roads and sidewalks within the site that are to be built to meet City of Calgary standards.

This outline plan application is being considered under the policies of the *Springbank Hill Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*. The associated land use redesignation application to the R-1s District complies with the Standard Suburban land use policies of the ASP.

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 36 Elmont Drive SW (Plan 9111797; Lot 16) to subdivide 0.59 hectares  $\pm$  (1.46 acres $\pm$ ), with conditions (Attachment 2).

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

None.

### **BACKGROUND**

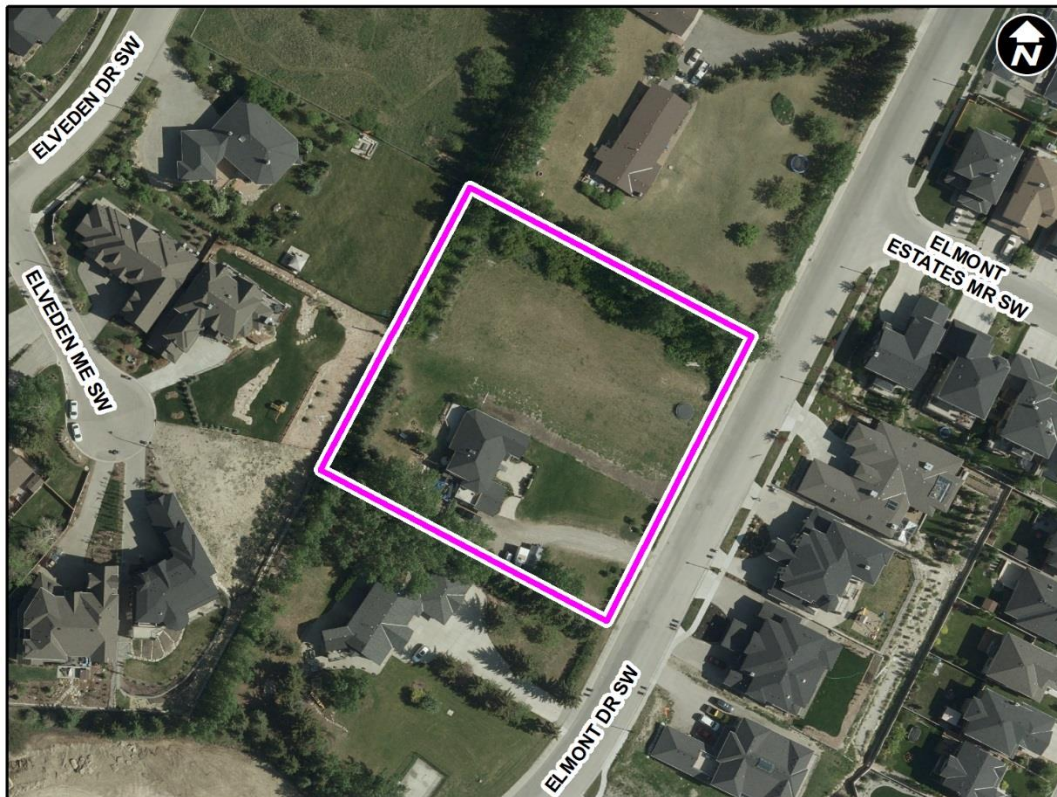
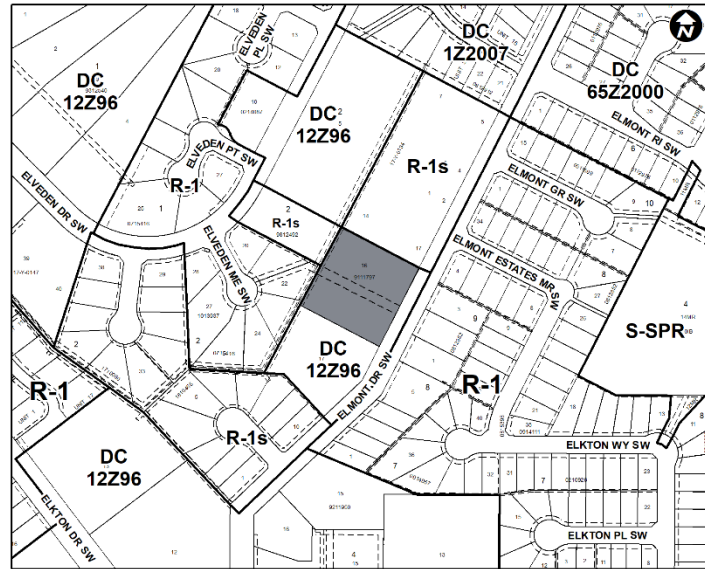
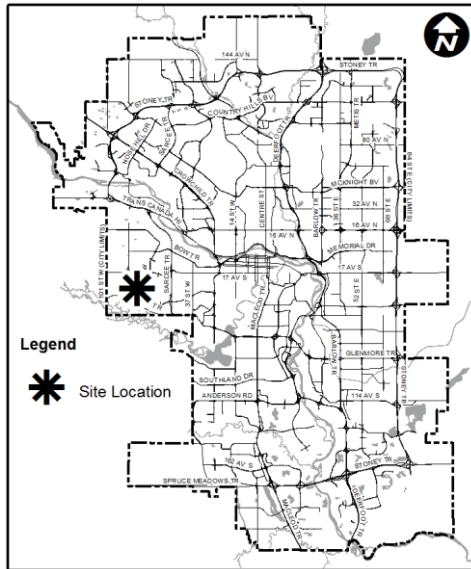
Situated Consulting Co, on behalf of the landowner, submitted the subject application to The City of Calgary on 2018 July 20 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

On 2017 June 13, Council approved the Springbank Hill Area Structure Plan (ASP) which guides future development of this area. The subject site is located within the land use policy area designated Standard Suburban.



**Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

**Location Maps**



## **Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

### **Site Context**

The subject parcel is located in the community of Springbank Hill, south of 26 Avenue SW and west of 69 Street SW. Site access is currently provided from Elmont Drive SW. Surrounding development consists of low-density residential building forms (single detached). The site area is 0.59 hectares (1.46 acres). A single detached dwelling exists on the parcel that is to be demolished upon redevelopment of the site.

The site is approximately 1.5 kilometres from the 69 Street LRT station and Westside Recreation Centre. Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately within 1.5 kilometres of the subject site.

*Figure 1* provides Peak Population statistics for the community of Springbank Hill. As identified in *Figure 1*, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

*Figure 1: Community Peak Population*

<b>Springbank Hill</b>	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

*Source: The City of Calgary 2018 Civic Census*

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

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

### ***Subdivision Design***

The proposed outline plan provides for a similar lot and street pattern as found within neighbouring areas. The plan area is surrounded by existing residential development. Access into and throughout the plan area is to be accommodated by public road right-of-way.

The proposed outline plan (Attachment 3) shows the applicant's intent to develop the site as fee simple lots. The applicant proposes to create 10 individual lots, with each lot individually serviced through the public road that will be built to City standards for public right-of-ways.

Subject to approval of the land use redesignation, the applicant will submit a subdivision application to enable the fee simple lots to proceed. Each parcel complies with the rules of the Residential – One Dwelling District (R-1s) District.

Municipal Reserve dedication is not required, as reserve was previously provided in 1960 upon registration of Plan 2370 IB.

## **Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

### ***Land Use***

The existing land use for the subject site is a Direct Control District (Bylaw 12Z96), intended to accommodate rural residential development in the form of single detached dwellings. Under this land use, existing parcels can be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

The associated land use amendment application (CPC2018-1313) proposes to redesignate the site to the Residential – One Dwelling (R-1s) District. The R-1s District accommodates single detached dwellings with the option of suite development, a similar development pattern as provided in the existing land use district.

### ***Section 3 – Land Use Areas***

#### **Springbank Hill Area Structure Plan (ASP)**

The subject parcel is located in the Standard Suburban land use policy area of the ASP. This policy area allows for single and semi-detached dwellings, institutional and recreational uses.

### ***Land Use Evaluation***

The proposed outline plan complies with the relevant policies of the Standard Suburban land use area (Section 3.1.3 of the ASP) as follows:

1. Densities shall range between 7 to 17 units per gross developable hectare; and
2. Developments should accommodate single detached and semi-detached housing.

The proposal represents a moderate increase in density compared to the existing land use district. The proposed land use district would accommodate future development that maintains the existing land use pattern, built form and context of the surrounding area.

### ***Density***

The density of the proposed 10 unit development is 16.94 units per hectare (uph), just under the maximum 17 uph allowed in the Standard Suburban land use policy area of the Springbank Hill ASP.

A subdivision application is required prior to registration of the fee simple plan.

Development permit applications are not required prior to the submission of building permits for single and semi-detached buildings in the developing areas of the City.

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## **Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

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

#### ***Engagement and Public Meetings***

The subject application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners, and the application was advertised online.

No public meetings were held by the applicant or Administration in association with this application.

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

#### ***Citizen and Community Association Comments***

Six letters of opposition were received from the public. The letters submitted expressed the following concerns:

- Concern over the increase in number of units proposed as not being compatible with surrounding development.
- Concern that this increase in number of units will cause safety and traffic issues.
- Concern over drop in property values.
- Concern over loss of natural vegetation.

Administration has reviewed these concerns. The proposed density for the subject parcel is in keeping with the Springbank Hill ASP. There will be a slight increase in the number of vehicles along Elmont Drive SW, but relatively minimal. To address the last concern, Administration has recommended within the Conditions of Approval (Attachment 2) that the applicant provide boulevard trees along Elmont Drive SW at time of development.

The Springbank Hill Community Association was circulated on this application. The Association responded with an email (Attachment 5) generally supporting the redesignation, but with some comments summarized as follows:

- Passing along a resident's concern regarding the increase in density not being compatible with the existing homes in the area; and
- The desire to see additional detail as to connectivity between developments.

In regards to the second comment raised by the Community Association, this can be evaluated at the subdivision stage of the process.

## **Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

### **Strategic Alignment**

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

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

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

The subject parcel is located with the Developing Residential area as identified in the *Municipal Development Plan (MDP)*. With the recent adoption of the amendments to the Springbank Hill ASP, policies are in place to guide the development of the subject site in compliance with the applicable policies of the MDP.

#### ***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject parcel is located in the Standard Suburban land use policy area. This area is intended to accommodate single and semi-detached forms of housing. The proposed land use amendment complies with policies of the ASP and accommodates compatible development with the low-density residential character of the existing neighbourhood.

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

The proposed outline plan accommodates an additional housing form (single detached dwellings with suite development) not allowed within the current Land Use District. The proposed land use amendment would accommodate a slightly greater mix of housing types in this particular area within the community of Springbank Hill.

### **Financial Capacity**

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

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

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

The proposed outline plan 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.

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**Outline Plan in Springbank Hill (Ward 6) at 36 Elmont Drive SW, LOC2018-0169**

**REASONS FOR RECOMMENDATION:**

The proposal complies with the applicable policies of the *Springbank Hill ASP*. The proposed Outline Plan accommodates the addition of single-detached housing with suite development, while keeping within the density allowed with the Standard Suburban land use policies of the *Springbank Hill ASP*.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Conditions of Approval
3. Outline Plan
4. Community Association Letter
5. Outline Plan Data Sheet



## **Applicant's Submission**

### **Applicant's Submission**

**36 Elmont Drive SW, Springbank Hill**

**DC12Z96 to R-1s**

The land use redesignation for the 0.59 hectare (1.46 acre) parcel located in Springbank Hill is from the existing DC12Z96 to R-1s (Residential-One Dwelling). The owners, Josip Jukic and Tomislav Markic, intend to build custom homes on the ten (10) subdivided lots to be created. The homes will complement the surrounding built environment.

The proposed R-1s land use district is in keeping with the existing adjacent land uses in the area and is in compliance with the Springbank Hill Area Structure Plan, which identifies the parcel for 'Standard Suburban' residential uses at a density of 7 – 17 units per hectare (3 – 7 units per acre). 'Standard Suburban' areas represent a development pattern that existed prior to the adoption of the MDP and support the development of single and semi-detached housing. The proposed 10 dwelling units will result in a density of 16.94 units per hectare (6.85 units per acre).

There is no Municipal Reserve owing on the parcel as per the Municipal Government Act since the area of the parcel is less than 0.8 hectare (2.0 acres). An existing neighbourhood park amenity is located within 150m walking distance.

We intend to work in collaboration with the Springbank Hill Community Association and respectfully request support for the proposal which allows for sensitive integration of urban development of fragmented ownership in West Calgary.





## Conditions of Approval

### Subdivision Services:

1. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
2. The developer, at its expense, shall install decorative street lighting, known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style. The style of street light shall be consistent with the adjacent developments.
3. The existing building shall be removed prior to endorsement of the final instrument of the subdivision application.

### Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Geotechnical Report, East Springbank Subdivision, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8718), dated July 11, 2018.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. **Prior to approval of the Tentative Plan**, submit two (2) copies of Structural Design Drawings and cross-sections for the retaining wall(s) prepared by a qualified Structural Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

**Note:** This condition is intended for the two terraced retaining walls on the west side of the site with a cumulative height (including 1.5m long 3:1 slope between walls) of approximately 2.5m.

7. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
8. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements constructed in Elmont Drive SW adjacent to the site, which were constructed by 1089302 Alberta Inc through their Springbank Hill, Phase 1 (2005-097) subdivision.
9. The developer shall make satisfactory cost sharing arrangements with Springbank Hill Development Corporation for part cost of the existing watermain installed in Elmont Drive SW, which was constructed by Springbank Hill Development Corporation under Springbank Hill, Phase 3 (2001-075).
10. The developer shall make satisfactory cost sharing arrangements with 1089302 Alberta Inc for part cost of the existing storm and sanitary sewers installed in Elmont Drive SW, which were constructed by 1089302 Alberta Inc under Springbank Hill, Phase 1 (2005-097).

### Conditions of Approval

11. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
12. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
13. 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 and along the boundaries of the plan area.
  - c) Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.
  - d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development

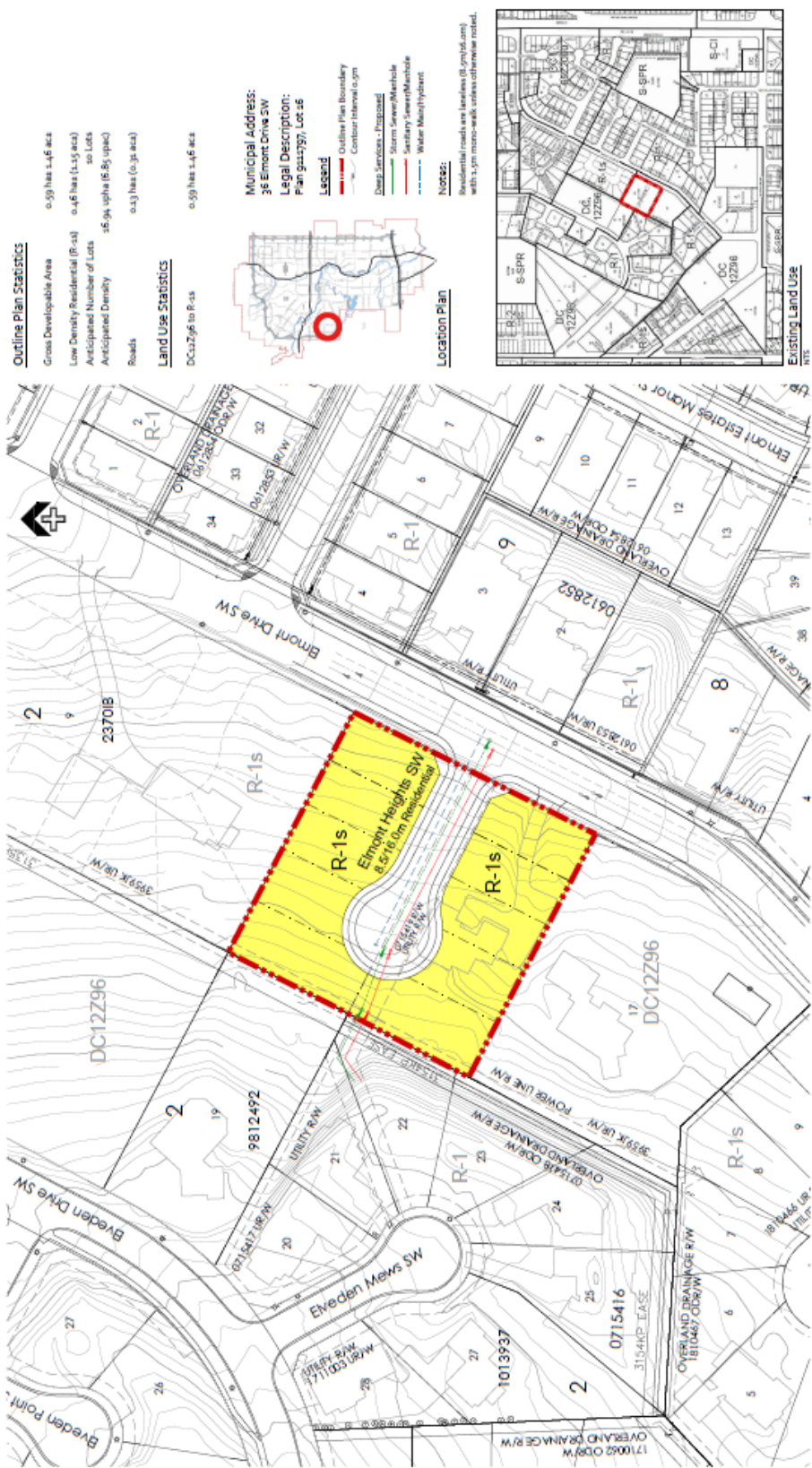
### Transportation:

14. No direct vehicular access shall be permitted to or from Elmont Dr. SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
15. All roads and intersections shall be designed to the satisfaction of Director Transportation Planning.
16. The cul-de-sac is to be built to City of Calgary standard 454.1004.004 in the Calgary Design Guidelines for Subdivision Servicing.

### Parks:

17. As identified in PE2018-00446, and as per Section 4.4 Open Space Network Policy 12, of the Springbank Hill ASP, *"Developments should be designed to reduce energy costs (e.g. sunlight exposure, retention of trees, orientation of buildings)"*. The Developer is encouraged to retain existing tree stands (possibly along the north boundary in the back of lots) **prior to approval of the stripping and grading permit or tentative plan approval**, whichever comes first.
18. **Prior to approval of the stripping and grading permit or tentative plan approval**, whichever comes first, the developer shall install and maintain a temporary construction fence on the private property line with private trees to be retained (if required).

Outline Plan



Outline Plan and Land Use Redesignation

Project Information		Revision	
PRE-APP	PE 2018-09-06	NO	DATE
LOC	LOC 2018-09-06	1	July 14, 2018
Byline	Byline	2	Sept 14, 2018

Prepared by:  
**SITUATED**  
In consultation with:  
**Jubilee**  
Engineering Consultants Ltd.

Client:  
Joe Jukic/Tom Markic

September 16, 2018



### Community Association Letter

Colleen,

I am submitting comments regarding LOC2018-0169 at 36 Elmont Drive, on behalf of the Springbank Hill Community Association. As this Land Use Amendment and Outline Plan submission appears to be within the allowable density limits of the current ASP we have no significant concerns to report. We do have a few comments:

- we did hear from a resident on Elmont Drive who was concerned about the increased density versus existing homes in the area - we recommend that the developer reach out to adjacent property owners to review the proposal directly with them where appropriate
- we would like to see more details about the proposed solution to the city's requirement for connectivity between developments in the area
- we request that the city forward this email to the developer and would welcome an opportunity to meet with them to review the development in more detail.

Sincerely,

***Elio Cozzi***

**President, Springbank Hill Community Association**

website: [springbankhill.org](http://springbankhill.org)



## Outline Plan Data Sheet

DATA SHEET FOR OUTLINE PLANS					
APPLICANT <b>Situated Co (Bela Syal)</b>			APPLICANT'S ADDRESS <b>301 Sierra Nevada Place SW Calgary T3H 3M9</b>		
OWNER <b>Josip Jukic &amp; Tomislav Markic</b>			OWNER'S ADDRESS: <b>243196 Rainbow Road Chesemere T1X 0M7 (Josip Jukic)</b> <b>115 Coulee Way SW, Calgary T3H 0S4 (Tomislav Markic)</b>		
DEVELOPER <b>Same as above</b>			DEVELOPER'S ADDRESS <b>Same as Above</b>		
NAME OF COMMUNITY / AREA <b>Springbank Hill</b>				PHASE STAGE	
LEGAL DESCRIPTION <b>Lot 16, Plan 9111797</b>			MUNICIPAL ADDRESS <b>36 Elmont Drive SW Calgary</b>		
AREA STRUCTURE PLAN / COMMUNITY PLAN <b>Springbank Hill</b>			HECTARES		ACRES
EXISTING LAND USE DISTRICTS (ZONING) <b>DC12Z96</b>			GROSS AREA OF PLAN		<b>0.59</b>
			Less: ENVIRONMENTAL RESERVE (S-UN)		<b>0.00</b>
			Less: S-CRI PUL Easements (oil & gas)		
PROPOSED LAND USE DISTRICTS (ZONING) <b>R-1s</b>			LAND PURCHASE AREA		<b>0.00</b>
			GROSS DEVELOPABLE AREA		<b>0.59</b>
			NET AREA		
			HECTARES	ACRES	
<b>R-1s</b>			<b>0.46</b>	<b>1.15</b>	
OTHER RESIDENTIAL (comprehensively designed residential, multi-family, etc)			Anticipated Number of Lots		Maximum Number of Lots
Parcel Number					
M-1					
DC (M-G)					
M-2					
MU-1					
OTHER LAND USES					
MU-1					
MU-2					
CN-1					
DC 1 (S-R)					
DC 2 (S-R)					
S-CS					
ROADS			Roads (Credit)		<b>0.13</b>
			PUL - S-CRI		<b>0.31</b>
			S-SPR (MR)		<b>22.03%</b>
			S-SPR (MSR)		
DENSITY			Projected		Maximum
Total Number of Units			<b>10</b>		<b>10</b>
Overall Density of Outline Plan*			<b>16.94 upha</b>		<b>6.85 upa</b>
			<b>6.85 upa</b>		<b>16.94 upha</b>

\*All the percentages are based on gross developable area

\*Densities are based on gross residential developable area

**FOIP DISCLAIMER**

The personal information is collected under the authority of the Alberta Municipal Government Act, Section 640, the Calgary Land Use Bylaw 2P90, and the Freedom of Information and Protection of Privacy Act, Section 33(c). It will be used to communicate with the applicant during the permit application, review & inspection processes and will be circulated to relevant portfolios, Calgary Police Services, Enmax, pertinent Community Association(s), Business Revitalization Zone(s), adjacent land owners, the property owner if he is not the applicant of record, Alberta Ministry of the Environment and Calgary Health Region. It may also be Submitted to the Calgary Planning Commission (CPC) and/or Subdivision and Development Appeal Board (SDAB). Correspondence received regarding the Application may be included in public agendas. The personal information and the nature of the permit will be publicly available, in accordance with Section 40(1) of the Freedom of Information and Protection Privacy Act. If you have any Questions regarding the collection of this information, please contact the FOIP





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## Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2018-0181

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### EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2018 August 10 on behalf of the landowner, Jeremy Paylor. The application proposes to change the designation of this property from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached, semi-detached, and duplex homes);
- a maximum building height of 11 metres (an increase from the maximum of 10 metres);
- a maximum of four dwelling units (an increase from the maximum of two dwelling units); and
- the uses listed in the R-CG district.

A minor map amendment to the *Killarney/Glengarry 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 amendments to the Killarney/Glengarry 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 ± (0.14 acres ±) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

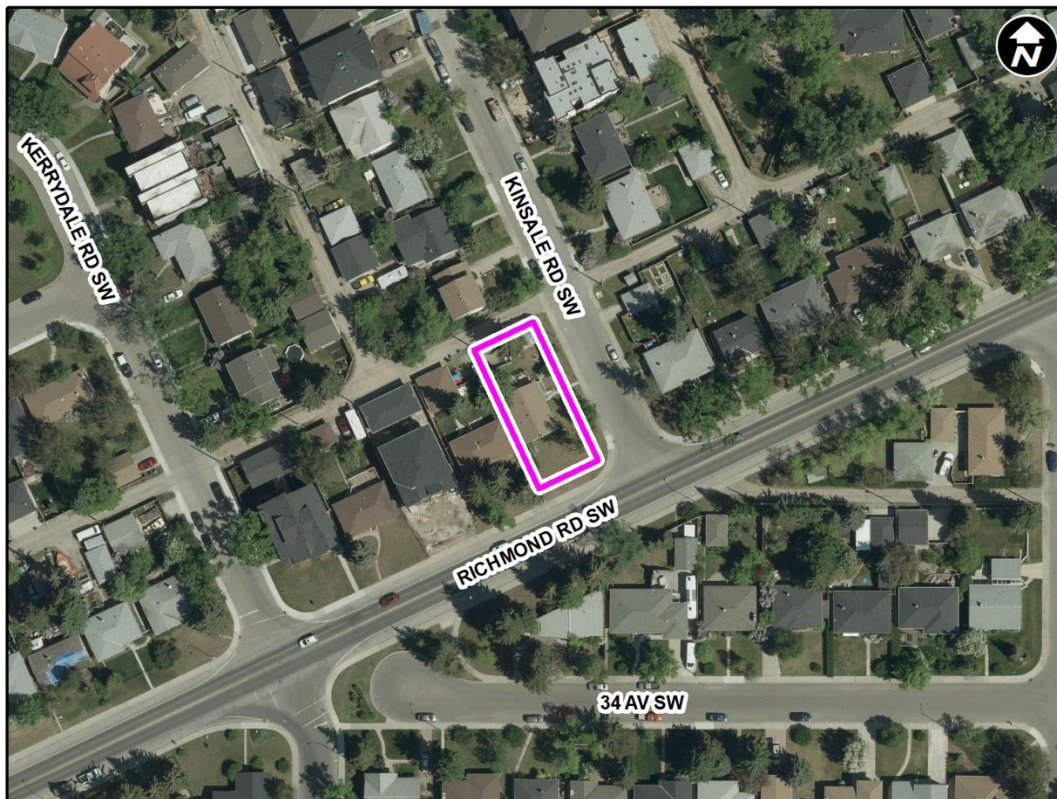
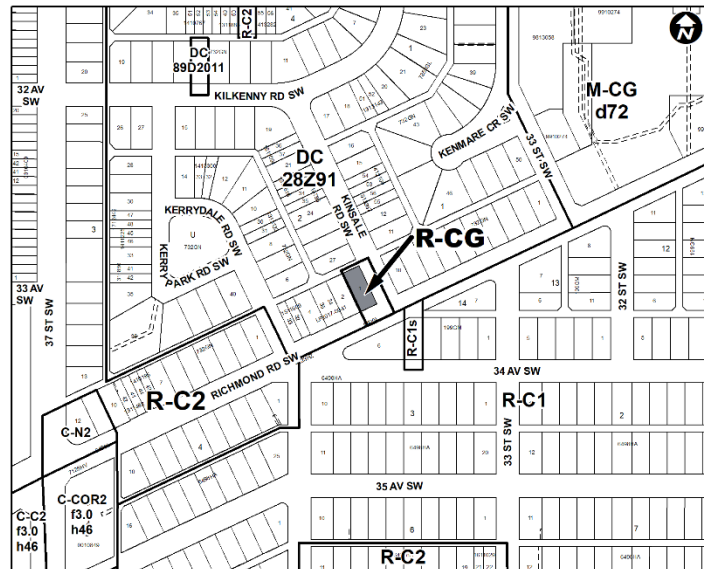
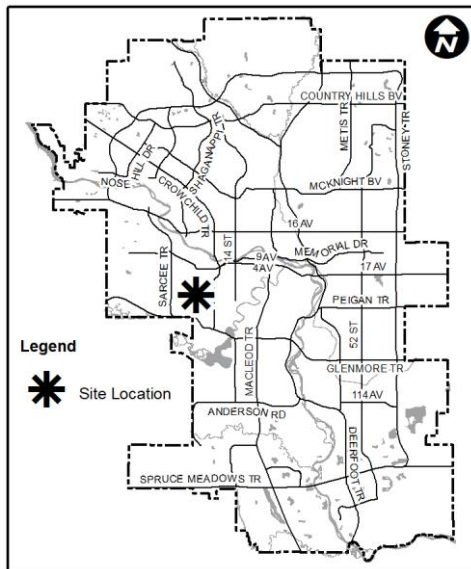
This redesignation application was submitted to the City of Calgary by Sinclair Signature Homes on 2018 August 10 on behalf of the landowner, Jeremy Paylor. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop four residential units.

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Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3235 Kinsale Road SW, LOC2018-0181

Location Maps



## Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2018-0181

### Site Context

The subject site is located in the community of Killarney/Glengarry at the northwest corner of Kinsale Road SW and Richmond Road SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District and the same Direct Control District (Bylaw 28Z91). This DC is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 and is comparable to R-C2.

The site is 15.85 metres by 36.55 metres in size. A rear lane exists along the northwest end of the site. The property is currently developed with a one-storey single detached dwelling.

As identified in *Figure 1*, the community of Killarney/Glengarry has seen population growth over the last several years reaching its population peak in 2015. Between 2015 and 2017, the community declined in population by 254 residents.

*Figure 1: Community Peak Population*

<b>Killarney/Glengarry</b>	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,530
Difference in Population (Number)	-254
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Civic Census*

Additional demographics and socio-economic information may be obtained online through the [Killarney/Glengarry](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for development that has the ability to be compatible with the established building form of the existing neighbourhood.

### Planning Considerations

The primary planning consideration in evaluation of this application was whether it aligns with the *Municipal Development Plan* and the *Killarney/Glengarry Area Redevelopment Plan*.

### Land Use

The existing Direct Control District (Bylaw 28Z91) is based on the R-2 district of Land Use Bylaw 2P80. This district allows for single detached, semi-detached and duplex homes. A maximum building height of 10 metres and a maximum of two dwelling units is allowed under this district.

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3235 Kinsale Road SW, LOC2018-0181**

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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 maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG district provided the suites are below 45 square metres in size, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

***Development and Site Design***

The proposed redesignation provides guidance for site development including appropriate uses, height and building massing, landscaping and parking.

***Environmental***

An environmental site assessment was not required for this application.

***Transportation***

Pedestrian and vehicular access to the site is available from Kinsale Road SW, Richmond Road SW and the rear lane. The subject site is approximately 350 metres from both northbound and southbound route 306 bus rapid transit (BRT) and route 72/73 bus stops. The northbound routes service the Westbrook LRT station and the southbound routes service Mount Royal University and the Heritage LRT station. 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 mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

**Stakeholder Engagement, Research and Communication**

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

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

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3235 Kinsale Road SW, LOC2018-0181**

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Administration received a letter in opposition to the application from the Killarney/Glengarry Community Association (Attachment 2) with concerns regarding applicant engagement, the volume of these types of land use amendment applications in the area and whether or not this proposed land use district will align with the new vision for Killarney under a new Area Redevelopment Plan.

Administration responded to the letter by encouraging the applicant to contact the Community Association to discuss the proposal. The applicant did contact the Community Association and there have been ongoing discussions regarding the proposal and future development permit plans. Administration did not receive any additional comments from the Community Association as a result of these discussions.

Administration received three letters in opposition to the application from citizens. Reasons stated for opposition are summarized below:

- Increase in density and building massing;
- Limited on-street parking and limited room for on-site parking;
- Increase in noise; and
- The number of waste, recycling and organics bins.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined that proposal to be appropriate. The building design, parking requirements, and the waste, recycling and organics bins will be reviewed at the development permit stage.

**Strategic Alignment**

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

***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 alignment 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.

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**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at  
3235 Kinsale Road SW, LOC2018-0181**

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***Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)***

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the *Killarney/Glengarry Area Redevelopment Plan* (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 3). This amendment is supported by the MDP.

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

The recommended land use allows for a wider range of housing types than the existing Direct Control 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 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.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

## **Applicant's Submission**

We are pleased to present this application for Land Use redesignation the property at 3235 Kinsale Rd SW from RC-2 to RC-G.

3235 Kinsale Rd is an excellent location for the RC-G zoning in the popular community of Killarney/Glengarry as the city is encouraging housing options in established communities with direct easy access to transit, shopping, schools and other amenities. Consistent with other corner lot redesignation approvals on the street (3604 Richmond Rd SW) we intend to submit a 4 unit rowhouse application concurrent with the redesignation. These 3 bedroom homes are a perfect match for families seeking an affordable new home in an established community.

The property has direct lane access allowing residents to access their individual garages from the lane and reduce impact of street parking on Richmond Rd.

The site is:

- less than 5-minute walk to AE Cross School
- less than 5-minute walk to the 37 ST Safeway
- less than 10-minute walk to Killarney Elementary school.

Sinclair Signature Homes





## Community Association Letter

September 7, 2018

File Manager  
LOC2018-0181  
City of Calgary  
P.O. Box 2100 Station M  
Calgary, Alberta  
T2P 2M5  
Attn: Jennifer Duff

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2018-0181, currently under review for a land use amendment at 3235 Kinsale Road SW. The KGCA is looking to ensure that Killarney-Glengarry is developed in a manner that aligns with our core values (safe, vibrant, and inclusive). As such, these items are front of mind when reviewing the proposals of project proponents.

As part of our Terms of Reference, a Land Use Change falls as a Level 3 for commentary. For Level 3 items we have considered the following 4 points:

### 1. Suggestions That Align to KGCA Values (safe, vibrant, inclusive)

**Safe:** The KGCA wants to ensure that the neighborhood is developed in a manner that creates a safe and walkable environment. The KGCA believes that having 'eyes on the street' helps make for a safer neighborhood and so hopes that, if this land use amendment application were to be approved, Sinclair Signature Homes (Sinclair) would ensure to have units facing both Kinsale Road and Richmond Road in order to maximize this opportunity.

**Vibrant:** While the KGCA believes that new developments are a component of increasing the vibrancy of a neighborhood, simple or repetitive designs, or those that disregard the character of the community can significantly mute this opportunity. We hope that, if this application were to be approved by City Council, Sinclair will be able to balance innovation with the existing character of Killarney-Glengarry, while utilizing intriguing landscaping to create an appealing streetscape. We would also want to see the developer ensure that an interesting and engaging façade and landscaping is applied to the development facing both Kinsale Road and Richmond Road.

**Inclusive:** The KGCA believes that a range of housing diversity will help create an inclusive neighborhood. While the typical rowhouse offers a lower price point than the typical detached/semi-detached residence, the cost can still be unattainable for many individuals. We believe an opportunity exists in the R-CG

## **Community Association Letter**

space to create units of varying sizes, thereby offering a range of housing products. This may allow the developer to capture roughly the same revenue for the development as a whole, while offering the smaller residences for a price lower than traditional rowhouses. We hope this is a concept Sinclair would consider doing at 3235 Kinsale Road SW, if this application were to be approved.

### **2. Engagement Initiatives/Effort**

To our knowledge, there have been no attempts made by the project proponent to engage with the KGCA to discuss this project. As such, the KGCA has no visibility as to the efforts that Sinclair has taken to engage with nearby residents.

As a developer that is largely unknown to the KGCA Development Committee (at least in the current incarnation of our group), it is disappointing to have Sinclair not reach out to discuss a project that includes a zoning change. The KGCA believes that dialogue between residents and developers helps to better meet the needs, and align with the visions, of both parties. As such, the KGCA is not able to provide support of this application until further engagement has occurred with the KGCA and nearby residents.

### **3. Identify Parties Affected**

At this time, we have not heard from any residents directly on this proposed land use change.

### **4. Summarize Issues**

As stated in item 2, the KGCA has concerns about the level of engagement that has occurred in regards to this project. Prior to this application progressing, we recommend that the applicant make reasonable attempts to engage with potentially impacted parties, including the KGCA, to discuss their vision for the site. This will provide the opportunity for Sinclair to address any concerns and, where reasonable, determine how these concerns can be remedied.

Speaking more broadly, the KGCA also has concerns with the current volume and pace at which applications for land use amendments are being submitted within the community, given the ongoing (although now stalled) ARP process. We are concerned that the densification options being proposed by project proponents may not align with the new vision for Killarney.

We would like to see a holistic vision for densification leading development, as opposed to decisions being made in a semi-isolated fashion, especially in key corridors such as Richmond Road. These decisions could have the impact of influencing the outcome of the ARP, or impeding the ability of adjacent sites to be

### **Community Association Letter**

developed to their highest and best use (should their zoning change). This impact is magnified when corner units are developed, as they are an integral piece of larger initiatives.

As such, the KGCA does not support this land use application and would like to know who we can connect with in the City of Calgary Planning Department to facilitate neighborhood wide planning that will ensure ad-hoc development does not impact the opportunity for greater initiatives in the future.

Sincerely,

Cale Runions  
Director - Development  
*Killarney-Glengarry Community Association*



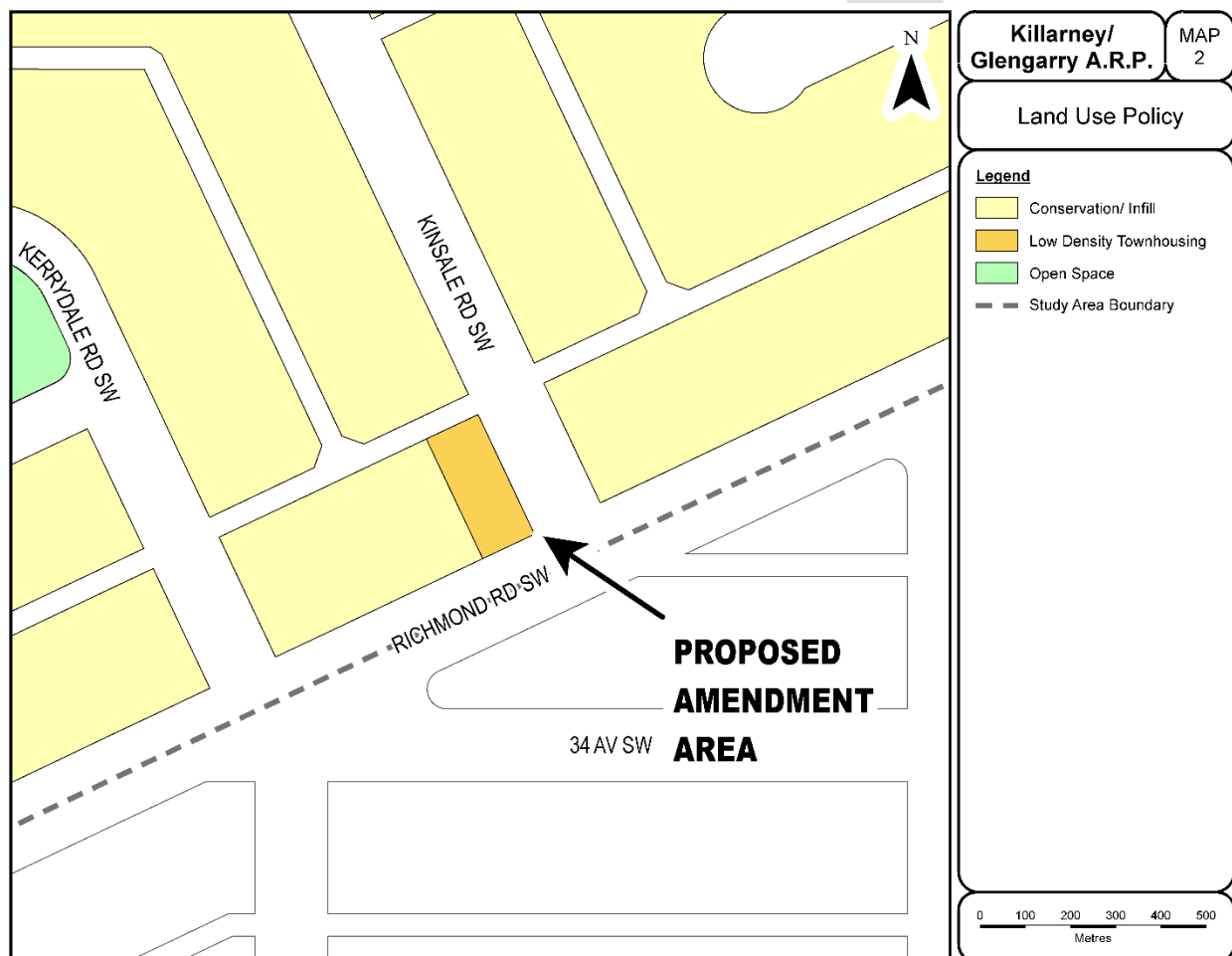
## Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

**WHEREAS** it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

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

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

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 ± (0.14 acres ±) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from Conservation/Infill to Low Density Townhousing as generally illustrated in the sketch below:





## Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by Rick Balbi Architect on 2017 August 31 on behalf of Sable Developments Ltd, and with authorization from the owner, Southwood Gate Corp, for the redesignation of approximately 3.49 hectares (8.62 acres) of land within the community of Southwood. This application is intended to facilitate the redevelopment of the subject site to include a greater diversity and intensity of land use. The application proposes to change the land use of the subject site from Commercial – Community 2 f0.32h15 (C-C2 f0.32h15) District to Commercial – Community 2 f2.0h15 (C-C2 f2.0h15) District and Commercial – Community 2 f2.0h24 (C-C2 f2.0h24) District (1P2007) to allow for:

- the permitted and discretionary uses listed in the proposed C-C2 designation;
- a maximum building height of 15 metres (no change proposed) on the western and southern portion of the site and 24 metres on the eastern portion of the site; and
- a maximum building floor area of approximately 69,800 square metres (an increase of 58,632 square metres from what is currently allowed).

The proposal is compatible with surrounding land uses and in alignment with the 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 redesignation of 3.49 hectares ± located at 10119 and 10233 Elbow Drive SW (Plan 2601HR, Block 2, Lot 14) from Commercial – Community 2 f0.32h15 (C-C2 f0.32h15) District **to** Commercial – Community 2 f2.0h15 (C-C2 f2.0h15) District and Commercial – Community 2 f2.0h24 (C-C2 f2.0h24) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect Ltd on 2017 August 31 on behalf of Sable Developments Ltd, and with authorization from the owner, Southwood Gate Corp.



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**Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive  
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The Southwood Corner Shopping Centre was constructed during Southwood's early phases of development in the 1960s and then expanded in the early 1990s. The current land use district for the site was put in place when *Land Use Bylaw 1P2007* came into effect.

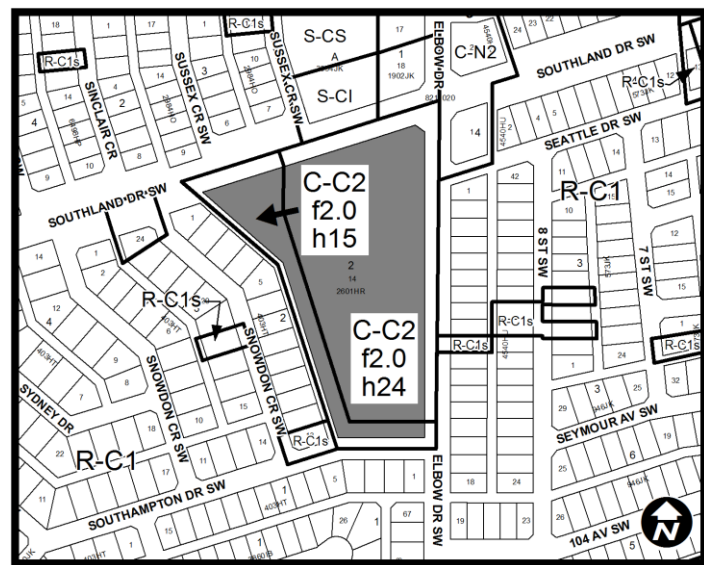
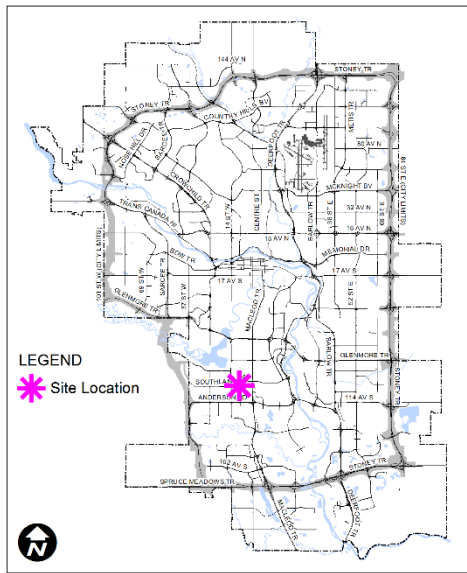
There is no development permit application for the site at this time. A development permit to redevelop the site would be referred to Calgary Planning Commission for decision.

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**Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive  
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**Location Maps**



A version of this map with dimensions is provided in Attachment 4 - Land Use District Boundaries.

## Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255

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### Site Context

The subject site is located southwest of the intersection of Elbow Drive SW and Southland Drive SW in the community of Southwood. The site is bounded on the north, east and west sides by streets and the west side by a lane. The lands to the west, south and east are developed as single detached houses on parcels designated Residential – Contextual One Dwelling (R-C1) (R-C1s) District. Sites to the north and northeast are developed with institutional and commercial uses including the Southwood Library, professional services, a liquor store, cannabis store, gas station, and a restaurant.

The northeast corner of the site is approximately a 600 metre walking distance west of the Southland LRT Station. This is not close enough for transit oriented development policies to apply to the entire site for development purposes, although for traffic management and parking purposes, the convenient access to transit will be considered.

The subject site is developed with a shopping centre known as Southwood Corner. This site was developed as part of the original plan for the Southwood community in the 1960s and expanded in the 1990s. The subject site is comprised of two parcels that have a combined area of approximately 3.49 hectares (8.62 acres). There is a slope to the subject site that rises from east to west about 5 metres across the property.

The demographics of the Southwood community are described in Figure 1 below.

Figure 1: Community Peak Population

<b>Southwood</b>	
Peak Population Year	1978
Peak Population	8,101
2017 Current Population	6,214
Difference in Population (Number)	-1,887
Difference in Population (Percent)	-23%

Source: The City of Calgary 2017 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment will facilitate the redevelopment of the subject site at a greater height, intensity (more floor area) and with a greater diversity of uses. This will contribute to the growth of the established area of The City, as envisioned by the *Municipal Development Plan*.

## Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255

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### Planning Considerations

#### *Land Use*

The current designation of the subject site is Commercial – Community 2 f0.32h15 (C-C2 f0.32h15) District. The proposed designation is C-C2 f2.0h15 on the western portion of the site and C-C2 f2.0h24 on the eastern portion. While the base district proposed is the same, new modifiers are proposed to allow for more floor area across the site and additional height on the eastern portion of the site.

The Commercial – Community 2 District is intended to be characterized by large commercial developments with several buildings designed comprehensively, containing a wide range of uses. This site is intended to be designed so that buildings are oriented towards the three streets along the edges, with development limited in height along the western and southern edges. The uses allowed in the district include a range of commercial uses as well as institutional and residential (but not assisted living and residential care uses). It is the intent of the applicant to include multi-residential with amenities that cater to seniors as part of the redevelopment of the site.

The proposed change to the district's floor-area ratio (FAR) modifier from 0.32 FAR to 2.0 FAR will allow for approximately ±69,800 square metres (±751,300 square feet) of floor area to be developed, given the 3.49 hectare (8.62 acre) size of the subject site. The following table shows information about what this redesignation means for the amount development that can occur on the subject site:

	Metres squared	Square feet
Existing floor area of site development	±10,800 m <sup>2</sup>	±116,250 ft <sup>2</sup>
Floor area allowed under current designation	±11,170 m <sup>2</sup>	±120,200 ft <sup>2</sup>
Floor area allowed under proposed designation	±69,800 m <sup>2</sup>	±751,300 ft <sup>2</sup>
Difference between currently allowed and proposed floor area	±58,630 m <sup>2</sup>	±631,100 ft <sup>2</sup>

The site's current allowance for 0.32 FAR is about the limit of what can be developed for a one-storey retail area with surface parking. At higher densities, structured parking and uses beyond retail are typical. The floor area increase as a result of this land use amendment will largely be split between commercial and residential uses, with a significant amount of floor area accounted for in residential uses. While the increase to 2.0 FAR results in what appears to be a large amount of floor area, it is actually equivalent to the intensities achieved by low rise apartment buildings. As such, it is considered reasonable for the site and its context.

**Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive  
SW, LOC2017-0255**

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The proposed change to the district's height affects the eastern portion of the site. The proposed land use amendment would allow for up to 24 metres (79 feet) on the eastern portion of the site with 15 metres (49 feet) being allowed along the west and south edge of the site. The current land use designation limits building height to 15 metres (49 feet), and the highest structure built on the site is 11 metres (36 feet) tall. Keeping the height at 15 metres along those edges was a change made by the applicant in response to public feedback. A shadow study produced by the applicant shows that, for most of the year, the shadowing of the proposed building heights will only marginally increase the shadowing from what could be built under the current land use district.

***Transportation Networks***

Pedestrian and vehicular access to the site is currently available from Elbow Drive SW, Southland Drive SW, South Hampton Drive SW and pedestrian only access from the rear lane. As per the Calgary Transportation Plan (CTP), Elbow Drive SW is classified as a primary collector, Southland Drive SW is classified as an arterial street and South Hampton Drive SW is classified as a collector street.

The site is currently serviced by Calgary Transit bus service Route 37 with a bus stop directly in front of the site on Elbow Drive SW.

A Traffic Impact Assessment (TIA) was submitted in support of the land use redesignation. The TIA determined that offsite roadway and signalization improvements may be required to support the proposed build out of the development. Further TIA analysis will be required with each subsequent development permit to determine the timing and scope of the offsite improvements. The developer's financial obligations to fund the offsite improvements will also be determined at the development permit stage.

As a portion of this site is within 600 metres of the LRT station, the TIA analysis was based on the Transit Oriented Development guidelines. TOD principals are to be implemented at development permit stage with a high priority to be placed on active modes such improving walking, cycling and transit.

***Utilities and Servicing***

Sanitary sewers are presently available to service the development. A sanitary servicing study was submitted which indicated that the existing public infrastructure can support this development without the need for upgrades.

Water mains are available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements.

Storm sewers are available to service the development without the need for offsite improvements.

## **Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255**

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

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.

#### ***Engagement Undertaken by the Applicant:***

The applicant held three open houses and five meetings with the Southwood Community Association from June 2017 to October 2018. This engagement is described in Attachment 3 – Summary of Applicant-led Engagement.

#### ***Issues Raised in Public Submissions***

Administration received twenty-one (21) letters of opposition representing twenty-eight (28) individuals; and, five (5) letters of support representing five (5) individuals. These responses were received from the initial circulation of the application and prior to the amendment to the redesignation proposal that limited the height on the western portion of the site. As the change reduced the height on a portion of the site, the application did not need to be re-circulated. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. Commission's recommendation and the Public Hearing date for this application will be advertised.

The following are the main concerns raised in the public submissions from those who were in opposition:

- Density and community character: Concern that the density and scale of the proposed development is too high given the low-density residential context of the site. Comments that there is already enough density in the area and that the community already has an enjoyable character.
- Privacy (related to building height): Concern about overlooking from the future buildings onto adjacent lands and into the windows of houses.
- Shadowing (related to building height): Concern that tall buildings will cast shadows onto adjacent properties.
- Property values (related to building height): Concern that the development of tall buildings will reduce the value of adjacent properties.
- Traffic and parking: Concern about site access and impacts to traffic flows on adjacent streets. Parking on the site and on adjacent streets was also a concern.
- Pedestrian safety: Concern that an increase in local traffic will negatively affect pedestrian safety at nearby intersections.
- Noise: Concern that more development on the site will increase the ambient noise levels in the area due to deliveries, waste collection and a general increase in activity on-site.
- Utility capacity: Concerns about the capacity of local infrastructure to handle additional development.
- Intended use for seniors housing: Concern that the intent to have this as seniors-only housing is unenforceable and that the future development will eventually cater to other demographics.

**Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive  
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- Setbacks: Concern that the current building does not meet the setbacks of the existing land use district.

The following are the main reasons for support provided in the public submissions from respondents in favour of the application:

- Local population: Support for reversing the trend of a declining local population in the Southwood community.
- Established area redevelopment: Support for growth in the established part of Calgary.
- Local businesses and services: Support for more density and growth to support the local business and services in the Southwood community.
- Affordable housing: Desire to see affordable housing for seniors and others.
- Seniors residences: Support for residences that would allow seniors to age in-place. There was a recognition that this sort of housing is undersupplied relative to what is likely to be the future requirement for it.
- Density: Comment that the proposed density seems contextually appropriate for the site.
- Community image: Desire for the Southwood community to be seen as vibrant and progressive through the support of local development that would have a revitalizing effect.
- Property values: Comment that property values tend to rise in areas that are experiencing commercial and residential redevelopment.

***Response from the Southwood Community Association***

The Southwood Community Association (CA) is opposed to both the increase in allowable height to 24 metres and the increase in allowable floor area ratio to 2.0. The CA is appreciative of the engagement efforts by the applicant and believes that the way the proposal was amended (to limit the height on the western and southern edges of the site) addresses many of the issues that were raised by adjacent residents.

**Strategic Alignment**

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

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

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

The subject site is within the Developed – Established typology of the Municipal Development Plan's Map 1: Urban Structure. The general policies for the typology speak to moderate/modest intensification of established areas. They apply to the community level as a whole, so it is not appropriate to apply them in the evaluation of an individual site. Without a local area plan in place for the Southwood community, it is difficult to determine what densities are appropriate for various sites within the community. The *Municipal Development Plan* speaks to intensification



## **Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive SW, LOC2017-0255**

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in a form and nature that respects the scale and character of the neighbourhood and appropriate densities. The *Municipal Development Plan* provides general guidance, but lacks block-by-block detail.

The current floor area of the buildings on-site total about 10,800 square metres. (116,250 square feet). Under Section 4.1.2 of the *Municipal Development Plan*, this corresponds to the Regional Retail 2 category. Policy 4.1.2.j of the *Municipal Development Plan* establishes the following:

- j. Redevelopment of older shopping centres and commercial strips should include mixed use developments that create greater residential and employment variety while retaining a retail function.

The proposal generally aligns with MDP's city-wide policy that encourages intensification including housing diversity and choices, shaping a more compact urban form, and creating great communities. Section 2.2 directs future growth in a way that foster a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character of local neighbourhoods.

While the policies of the *Municipal Development Plan* are somewhat general, they do call for intensification in strategic locations within established areas, such as large, older retail sites. This is an appropriate place to focus redevelopment and intensification and, on balance, this redesignation is supported by the policies of the *Municipal Development Plan*.

There is no local area plan applicable to the subject site.

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

A Phase I Environmental Site Assessment was completed for the site and nothing was identified that is likely to result in potential subsurface impacts. No further investigation was recommended at this time.

### **Financial Capacity**

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

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

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

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

### **Risk Assessment**

There are no significant risks associated with this proposal and operational and/or land use risks will be managed at the time of development permit or subdivision application.



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**Land Use Amendment in Southwood (Ward 11) at 10119 and 10233 Elbow Drive  
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**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Commercial – Community 2 f2.0h15 (C-C2 f2.0h15) District and Commercial – Community 2 f2.0h24 (C-C2 f2.0h24) District will allow for redevelopment and a range of uses that are compatible with adjacent uses.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Southwood Community Association's Response
3. Summary of Applicant-led Engagement
4. Land Use District Boundaries

## **Applicant's Submission**

This application is for a proposed Land Use Redesignation within the community of Southwood, from the current land use designation of Commercial – Community 2 (C-C2f0.32h15) to Commercial – Community 2 (C-C2f2.0h24) to accommodate additional density and height.

The site is located at 10119 Elbow Drive - a small 0.14 hectare parcel at the southwest corner of Elbow Drive SW and Southland Drive SW - and 10233 Elbow Drive SE, a 3.35 hectare parcel that comprises the majority of the site. The subject site has a total area of approximately 3.49 hectares, and is bounded by Southland Drive SW to the north, Elbow Drive SW to the East, Southampton Drive SW to the South and a lane to the west. The site is currently developed as a neighbourhood commercial centre that includes a wide variety of uses from restaurant and retail to financial institutions and a service station. The site is surrounded to the immediate east, west and south by primarily low density residential, with the exception of the intersection of Southland and Elbow Drive SW, which has been commercially developed, and the site directly to the north across Southland Drive SW, which is home to a public library. The Southland LRT station is located within 600m to the east of the site, and the Southland Leisure Centre is just over a kilometer to the west of the site. The site is serviced by frequent bus service, including routes 3, 16, 56, 80 and 84. It should be further noted that the imminent Southwest Transitway route will locate a station within 600m to the west of the subject site at 14 Street SW.

The Municipal Development Plan (MDP) identifies the site within the Established Area, which is characterized by residential stock in communities primarily developed in the period between the 1950s and 1990s. The MDP encourages modest redevelopment, and the provision of opportunities for increased connectivity and transit access. The site location within 600 metres of the Southland LRT station and the near future Southwest Transitway defines the property as a Transit Oriented Development (TOD), which is described as a mixed-use form of area development that is intended to increase density in proximity to transit to encourage convenient ridership, developed with the intention of creating vibrant, interesting and convenient developments for the community and City. It should further provide residents with living choices less reliant on traditional motor vehicles in key strategic locations as a means to long term, sustainable growth. It should be noted that there is no local policy or Area Redevelopment Plan at this time.

The intent of this application is to accommodate future mixed-use redevelopment of this site, which could include a range of residential options including seniors' living and condominiums integrated into a comprehensive site development that could better address parking, access, connectivity and landscaping than the existing plaza is able, and further will provide vibrant densification of this important node of the community. With careful planning, this corner can become a focal point of the community that offers residential options, wide access to a variety of goods and services and an increase in employment opportunities.

The introduction of residential options would provide alternative housing choices for a community that is currently composed of predominantly detached single-family homes. The immediate access to amenities such as grocery stores and restaurants, transit and local community services make this an ideal location for residents, particularly seniors, who may rely more heavily on proximity and convenience of services to maintain an independent lifestyle. Parking would be considered as a combination of below-grade parkade structure and surface parking.

### **Applicant's Submission**

Several land uses have been discussed and considered, including the MU, MH and C-COR districts, which also provide for mixed-use development, but ultimately the Commercial – Community 2 district that is already in place is most compatible with both the existing development on the site and future intensification plans with simply an increase to the associated FAR and height modifiers. Given the high profile nature of the site and its proximity to low-density residential, redevelopment will require sensitivity at the residential interfaces – in particular Southampton Drive and the west property line.

The proposed land use designation of Commercial – Community 2 (C-C2f2.0h15/24):

- Aligns exactly with the vision and principles of the Municipal Development Plan
- Will allow the site to be developed in a sustainable, long term manner under the guidance and discretion of the Development Authority
- Provides the potential for densification of a Transit Oriented site located in proximity to both the Southland LRT station and the projected Southwest Transitway
- Provides opportunity to complement the Southwood Community's existing residential stock and introducing vibrant redevelopment

Given the above, we would respectfully request support of the proposed land use designation.

## **Southwood Community Association Letter**

To Calgary Planning Commission and City Council  
Calgary, AB  
October 12, 2018

This letter is in addition to the Request for Comment that was submitted by the Southwood Community Association (SWCA) on March 17, 2018 regarding the land use redesignation application LOC2017-0255. The SWCA is submitting a second letter to the City of Calgary because there have been changes made to the application; the maximum height allowance begins at a different location.

For the application, the SWCA will continue to oppose both the increase in allowable height to 24m and increase in allowable floor area ratio to 2.0. Through the SWCA's bylaw, the only way in which a vote could overturn the original decision made by community members is to hold a Special Meeting. This would require a registered community member to file a petition. To this date, a petition has not been filed, thus we will continue with our original opposition.

The SWCA still commends the work that has been completed by the applicant regarding consultation. We believe that they have listened intently to the issues that were presented by the residents and have delivered a solution to the problems by seeing the increase in allowable height to 24m begin 78.78m off the northwest property line, 15m off both the south and west property lines.

Since the beginning of this project, the applicant has been presenting conceptual plans on what the site could look like following a positive outcome at a public hearing. From the last presentation that was made by the applicant in September 2018, they have returned with a completely different conceptual plan that forces the development closer to Elbow Drive and Southland Drive, and further from the residents to the west. Although these conceptual plans are not considered during this portion of the planning process, the SWCA believes it is important to note that the applicant has taken the time to ensure that the new conceptual plan answers many of the concerns that have been brought forward from residents in Southwood. We believe they have done their due diligence to ensure the site can be functional and inviting.

The SWCA has not received any further letters of support or opposition from community members following the General Meeting in January 2018 and the most recent meeting in September 2018.

We believe that should the application be approved and the applicant moves forward with a plan similar to that presented in the conceptual plan, many of the existing issues that we identified in the March 17, 2018 letter will be addressed.

Regards,



Becky Poschmann, BCD, BA  
Director of Development  
Southwood Community Association



## **Summary of Applicant-led Engagement**

The applicant held three open houses and five meetings with the Southwood Community Association from June 2017 to October 2018.

### June 13, 2017      Community Association Meeting #1

- This was undertaken prior to submission of the application on Aug. 31, 2017.
- Held at Southwood Community Association with Southwood Community Association representatives to outline the upcoming land use redesignation proposal and development concept of addition over existing main building, potential future development concept
- Rick Balbi/Southwood Community Association

### September 7, 2017      Community Open House #1 – Stakeholder – Invite Only

- Held at Southwood Community Association, nearby residents invited to discuss land use redesignation and proposed addition
- 8 RSVPs received, upwards of 65 residents in attendance
- Representatives of the Southwood Community Association, Sable Developments and Rick Balbi Architect Ltd.

### September 28, 2017      Community Open House #2 – Public

- Held at Southwood Community Association to discuss land use redesignation and proposed addition/development concept
- Similar attendance numbers to Open House #1

### October 11, 2017      Community Association Meeting #2

- Held at Rick Balbi Architect Ltd. to discuss Community commentary
- Representatives of the Southwood Community Association, Sable Developments and Rick Balbi Architect Ltd.

### March 5, 2018      Community Association Meeting #3

- Held at Rick Balbi Architect Ltd. to discuss completed Traffic Impact Assessment
- Representatives of the Southwood Community Association, Sable Developments and Rick Balbi Architect Ltd.

### July 25, 2018      Community Association Meeting #4

- Held at Rick Balbi Architect to discuss new conceptual plans for comprehensive new development developed as a result of community response
- Representatives of the Southwood Community Association, Sable Developments and Rick Balbi Architect Ltd.

### September 13, 2018      Community Open House #3 – Public

- Held at Southwood Community Association to present a comprehensive conceptual plan for community feedback
- Residents of the Southwood Community, representatives of the Southwood Community Association, Sable Developments, Rick Balbi Architect Ltd., The City of Calgary, Ward 11

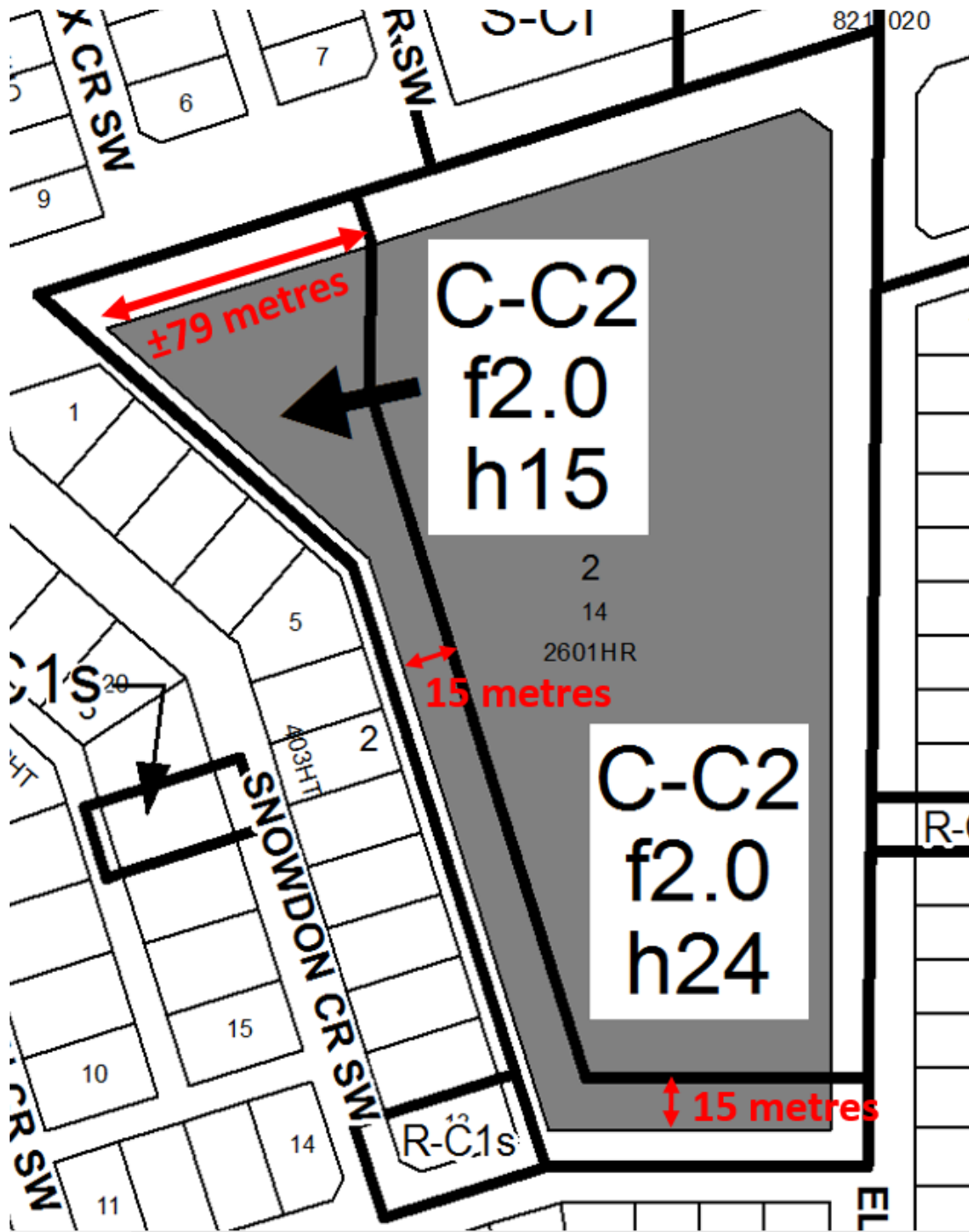
### October 11, 2018      City of Calgary/Community Meeting

- Arranged by the City of Calgary and held within Southwood Community to discuss split zoning proposal
- Residents of the Southwood Community, representatives of the Southwood Community Association, Sable Developments, Rick Balbi Architect Ltd., The City of Calgary



### Land Use District Boundaries

The proposed land use amendment would allow for a height of up to 24 metres (79 feet) on the eastern portion of the site with 15 metres (49 feet) being allowed along the west and south edge of the site. The current land use designation limits building height to 15 metres (49 feet). This map shows the boundaries between the two portions of the site.







## Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 – 22 Street SW, LOC2018-0146

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### EXECUTIVE SUMMARY

This application was submitted by SK2 Design Build on 2018 June 20, on behalf of the landowner, Altadore Slims Incorporated. The application proposes to change the designation of 5034 – 22 Street SW and 5036 – 22 Street SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouse, in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes);
- a maximum building height of 11 metres (an increase from the maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the maximum of 2 dwelling units); and
- the uses listed in the R-CG district.

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

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 amendments to the South Calgary/Altadore Area Redevelopment Plan; and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 5034 and 5036 - 22 Street SW (Plan 1410714, Block 20, Lot 33 and 34) 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.

### BACKGROUND

This application was submitted by SK2 Design Build on 2018 June 20 on behalf of the landowner, Altadore Slims Incorporated (Attachment 1). No development permit application has been submitted at this time.

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2018 November 15**

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**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and  
5036 - 22 Street SW, LOC2018-0146**

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The City recently conducted a transportation corridor study of 50 Avenue SW between Crowchild Trail and 14A Street SW. This corridor was reclassified as a Parkway under the Calgary Transportation Plan. The objectives of the study were to identify current issues and concerns with 50 Avenue SW and provide short-term and long-term recommendations for future improvements to retrofit the corridor to Parkway standards. The long-term plan for 50 Avenue SW includes a multi-use pathway on the south side of 50 Avenue SW, a wider sidewalk along the north side of the corridor, and a number of intersection and pedestrian improvements. Short-term recommendations were also identified in the study, including improvements west of 22 Street SW to improve traffic flow onto Crowchild Trail, and pedestrian improvements such as marked crosswalks and pedestrian crosswalk signs.

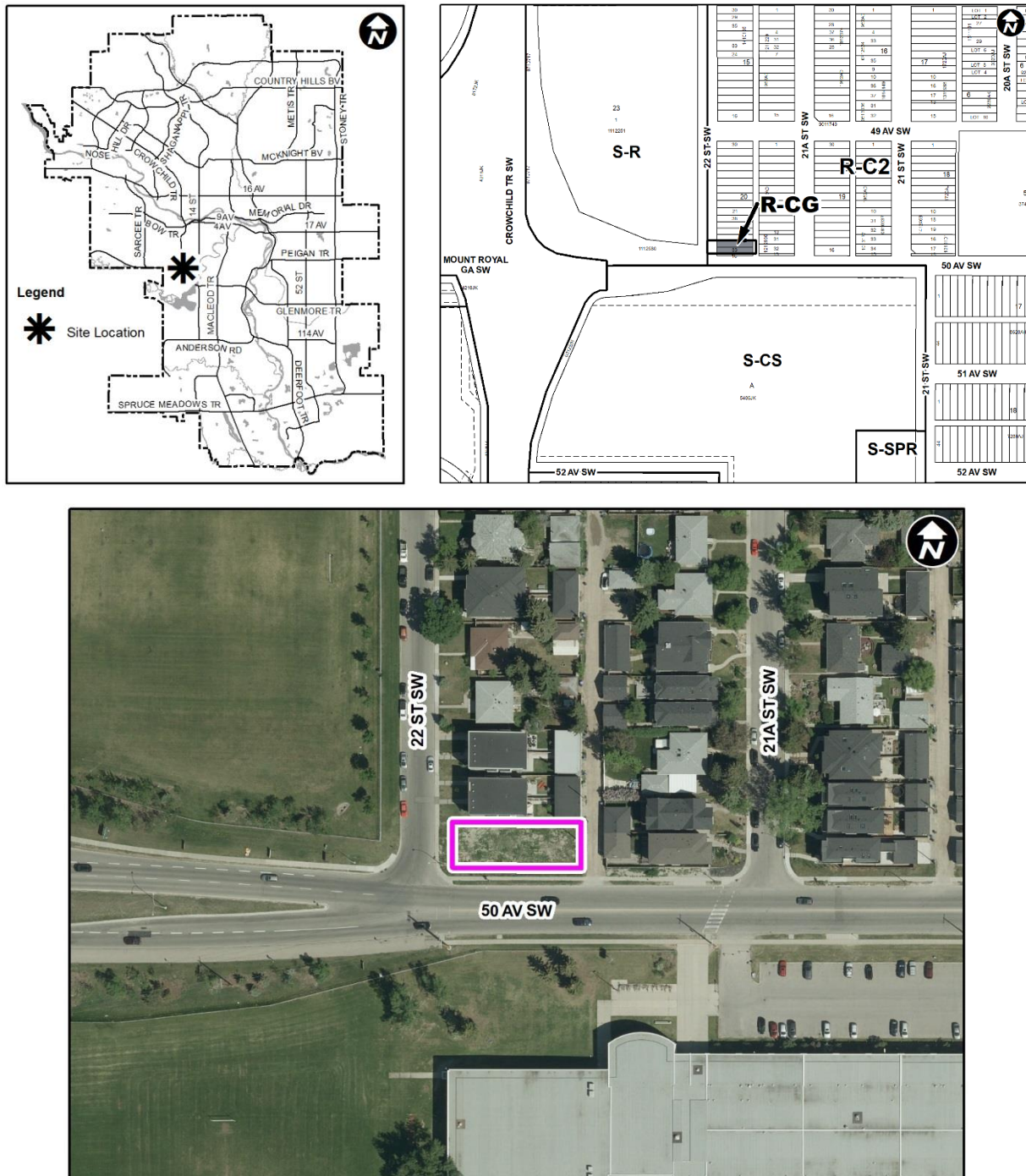
At this time no funding is available for the construction of the final design. Low-cost changes that can be made with little or no construction may be funded through existing City programs.

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Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and  
5036 - 22 Street SW, LOC2018-0146

Location Map



## Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 - 22 Street SW, LOC2018-0146

### Site Context

The sites are located in the community of Altadore one parcel north of the northeast corner of 50 Avenue SW and 22 Street SW. The subject parcels have a combined site area of 0.04 hectares (0.11 acres) and approximately 13 metres in width by 36 metres in length. The sites have lane access and are currently vacant.

In addition to the subject parcels included in this application, the applicant also submitted an inquiry to Real Estate and Development Services for a potential land acquisition south of the sites. A City owned parcel measured at approximately 2 metres in width and 36 metres in length is located south of the subject sites at the corner of 50 Avenue SW and 22 Street SW. The land is vacant except for a fire hydrant. The City is not interested in disposition of the strip of parcel at this time and the site will remain as part of the City inventory.

The land use districts of the surrounding area is largely designated Residential – Contextual One / Two Dwelling (R-C2) district, with some variation within 300 metres radius of the site , which includes:

- Residential – Grade-Oriented Infill (R-CG);
- Special Purpose – Recreation (S-R); and
- Special Purpose – Community Service(S-CS) Districts.

Central Memorial High School is immediately across 50 Avenue SW and an open space is directly across 22 Street SW. Adjacent development consists of low-density residential in the form of single detached dwellings and semi-detached dwellings.

As identified in *Figure 1*, the community of Altadore reached its peak population in 2015 with a total of 9,867 residents. The current population is 6,795, a decline of 3,072 residents. A portion of Altadore was re-assigned to Garrison Woods in 2016 which caused the population decline in the community.

*Figure 1: Community Peak Population*

<b>Altadore</b>	
Peak Population Year	2015
Peak Population	9,867
2017 Current Population	6,795
Difference in Population (Number)	- 3,072
Difference in Population (Percent)	- 31.1%

Source: The City of Calgary 2017 Civic Census

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

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 - 22 Street SW, LOC2018-0146**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposed R-CG district allows for a range of building types that have the ability to be compatible with the immediate surrounding built form of the existing neighbourhood. While 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 Consideration**

***Land Use***

The existing Residential – Contextual One / Two Dwelling (R-C2) District is intended to accommodate development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

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

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites are also allowable in R-CG developments.

***Development and Site Design***

Development in the proposed R-CG district typically take the form of at-grade rowhouse or semi-detached dwelling.

Due to the width limitation of the subject sites at 13 metres wide and the R-CG requirement for a minimum 4.2 metres street facing façade width per unit, the sites would allow up to 2 dwelling units facing the 22 Street SW frontage or up to 3 dwelling units facing 50 Avenue SW or a combination of units facing either frontage to a maximum of 3 dwelling units.

The rules of the R-CG District will provide guidance for the future site development including appropriate uses, height and building massing, and parking.

***Environmental***

An Environmental Site Assessment was not required as there were no environmental concerns identified with this application.

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 - 22 Street SW, LOC2018-0146**

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***Transportation***

The sites are located approximately 20 metres from Route 13 that offers bus service to the Downtown Core. Primary Transit Network that services Route 306 BRT is approximately 500 metres. Vehicular access is available from the rear lane.

***Utilities and Servicing***

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

**Stakeholder Engagement, Research and Communication**

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

The South Calgary/Altadore Community Association was circulated on this application. The community association responded with a letter of support for the proposed redesignation on 2018 July 26 (Attachment 2). The support was based on the subject site meeting the intent of the City's Location Criteria for Multi-Residential Infill.

Administration received a letter of concern from a citizen to the proposed redesignation. Reasons stated are summarized as follows:

- Limited parking along 22 street during organized sports
- Densification would further congest the area

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposed redesignation to be appropriate. The parcel frontage and associated street parking on 22 Street SW is a residential frontage suitable for the use. Future development of this site can be accommodated by utilities, road and transit networks, and other community infrastructure in the area. The proposal conforms to relevant policies of the *Municipal Development Plan* for moderate intensification of developed areas and encourages broader range of housing types.

Following Calgary Planning Commission, notifications for a 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.

**Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 5034 and 5036 - 22 Street SW, LOC2018-0146**

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**Strategic Alignment**

***South Saskatchewan regional Plan (Statutory, 2014)***

The sites are 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 these sites, the proposal is consistent with policies on Land Use Patterns.

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

The subject parcels are 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 rowhouses. 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 site is within the 'Residential Conservation' area on Map 2 of the *South Calgary/Altadore Area Redevelopment Plan (ARP)*. The 'Residential Conservation' area is intended to improve existing neighbourhood quality and character through low-density developments such as single detached dwellings, semi-detached dwellings, and duplex development.

To accommodate the proposed R-CG District, a minor amendment to Map 2 of the South Calgary/Altadore ARP from 'Residential Conservation' to 'Residential Low Density' is required (Attachment 3). The category is intended to integrate low profile family-oriented redevelopment that provide direct access to grade within the community.

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

**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.



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**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of inner-city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. South Calgary/Altadore Community Association Comments
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.

#### Context

The subject sites (2 lots each of 21 feet frontage and 120 feet depth) are located at the intersection of 50th Ave SW and 22 St SW. To the north of the subject site is a modern development of 4 semi-detached units designed and built by sk2 Design + Build with the land owners as the developer. This development was also featured in an article by Globe and Mail talking about creating vital density in the city and designing slim semis on 42 feet frontage instead of the typical 50 feet.

<https://www.sk2designbuild.com/publications-and-press>

#### Amenities & Infrastructure

The lots are conveniently located along the future BRT route along 50th Ave SW, and existing transit routes, with good access to public transit services at present and in future as well. Other amenities like schools, university, business centres, shopping are located within a 20 minute walking distance. The site also flanks a public recreation park across from 22 St SW.

#### Proposed Development (after Zoning Approval)

We are proposing a grade oriented development with all units having access to the street and creating an urban frontage along 50th Ave SW.

This design will engage 50th Ave SW and the goal is to create a landmark design that becomes a "gateway" to the community.

The community of Altadore is a leading example of creating diverse housing choices as it has a blend of single homes, semi-detached units and now with the growth of corner parcels creating triplexes and fourplexes. This creates diversity in the community and provides different housing choices as well as different architectural forms.

#### Background

sk2 Design + Build has building modern homes in the City since 2006 together with its development partners, and we look forward to create a lasting legacy on this subject parcels with a well designed development. Any feedback during the land use redesignation process that will facilitate the development permit phase of the project will be greatly appreciated.



## South Calgary / Altadore Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

July 26, 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: Calvin Chan, [calvin.chan2@calgary.ca](mailto:calvin.chan2@calgary.ca)

### **SENT BY EMAIL**

Dear Mr. Chan;

### **RE: Community Association Feedback for LOC2018-0146**

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

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments. To date, the MLCA has not been contacted by the applicant or 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.

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 and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

### Marda Loop Communities Association Vision:

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

## South Calgary / Altadore Community Association Letter

Community Association Feedback for LOC2018-0146  
Page 2 of 2

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

**WHEREAS** it is desirable to amend the South Calgary/Altadore Area Redevelopment Plan Bylaw 13P86, as amended;

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

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

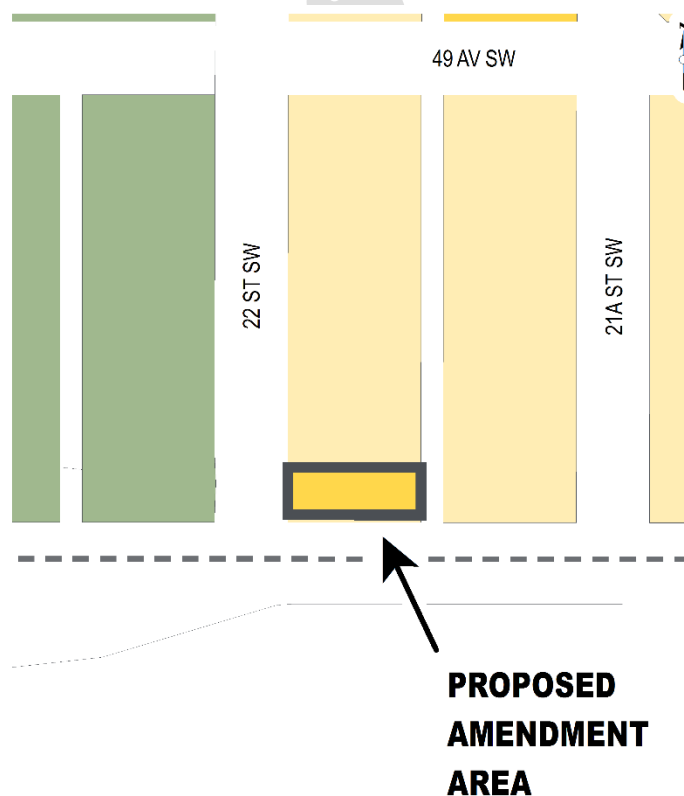
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.04 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 5034 and 5036 - 22 Street SW (Plan 1410714, Block 20, Lot 33 to 34) 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
- Open Space



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



**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
LOC2018-0166**

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**EXECUTIVE SUMMARY**

This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Central Organization for Jewish Education Lubavitch Alberta on 2018 July 16. This application proposes to redesignate the subject parcel from an Industrial – General (I-G) District to a Commercial – Corridor 2 (C-COR2 f2.0h24) District to allow for:

- commercial, residential, and place of worship development;
- a maximum building height of 24.0 metres (an increase from the current maximum of 16.0 metres);
- a maximum building floor area of 15,610 square metres (168,024 square feet) (an increase from the current maximum of 7,805 square metres (84,012 square feet)), based on a maximum floor area ratio (FAR) of 2.0.

Administration is not in support of this application because the proposed district conflicts with policy, is incompatible with surrounding land uses, and would result in a situation where development may be constrained by technical limitations.

The proposal is inconsistent with the applicable policies of the *Municipal Development Plan* for the following reasons:

- policy directs that industrial lands be preserved for industrial uses;
- policy directs that industrial lands should not be converted to residential nor regional commercial uses;
- multi-residential development on the site would not be compatible with existing and potential future industrial uses;
- multi-residential development on the site would not be near the Primary Transit Network;
- multi-residential development on the site would not be part of a complete community;
- there is no local area plan that would provide direction regarding higher-intensity development; and
- the site is inappropriate for tall buildings.

The proposal is also discouraged because the site is within a landfill setback where school, food establishment, and residential uses are prohibited.

There is no local area plan.



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**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
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**ADMINISTRATION RECOMMENDATION:**

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

That Council **refuse the adoption of the proposed redesignation** of 0.78 hectares  $\pm$  (1.93 acres  $\pm$ ) located at 134 Forge Road SE (Plan 1543JK; Block 2; Lots 1 and 2) from Industrial – General (I-G) District **to** Commercial – Corridor 2 (C-COR2 f2.0h24) District; and **abandon** the proposed Bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was submitted to The City of Calgary by Rick Balbi Architect on behalf of the landowner, Central Organization for Jewish Education Lubavitch Alberta on 2018 July 16. As noted in the Applicant's Submission (Attachment 1), the landowner intends to develop a "Place of Worship" use and a mixed-use multi-residential and commercial development on the site.

On 2017 February 16, a temporary development permit was approved for a "Place of Worship – Large" for a two-year period.

On 2017 August 23, a pre-application (PE2017-01103) meeting was held with Community Planning and the landowner to discuss potential options to continue the "Place of Worship" use on the site beyond the temporary two-year development approval period. Submittal of a development permit for a permanent "Place of Worship – Large" and/or a land use redesignation to allow for a smaller "Place of Worship" use were discussed. The site's location within a landfill setback was identified by Community Planning.

On 2018 May 07, a pre-application (PE2018-00764) meeting was held with Community Planning, the landowner, and the applicant for the applicant to present an updated concept for the site which included a "Place of Worship", commercial, and multi-residential development. Community Planning advised that residential uses within industrial areas would not be supported.

On 2018 July 16, this land use redesignation application (LOC2018-0166), was submitted, proposing redesignation of the site from an Industrial – General (I-G) District to a direct control district based on the Commercial – Corridor 2 (C-COR2) District with omission of select commercial uses. The intent of the application was to allow for a "Place of Worship" of undetermined size and a 10-storey multi-residential development with main floor commercial uses. The proposed direct control district was based on C-COR2 with an floor area ratio of 3.0 and a maximum height of 32 metres.

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**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
LOC2018-0166**

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On 2018 July 26, an initial team review was sent to the Applicant identifying that the proposal did not meet *Land Use Bylaw 1P2007*'s test for use of a direct control district. Non-support for residential uses in industrial areas was also identified. In response, the applicant proposed redesignation to a standard *Land Use Bylaw 1P2007* district, with a lower floor area ratio and a lower maximum height.

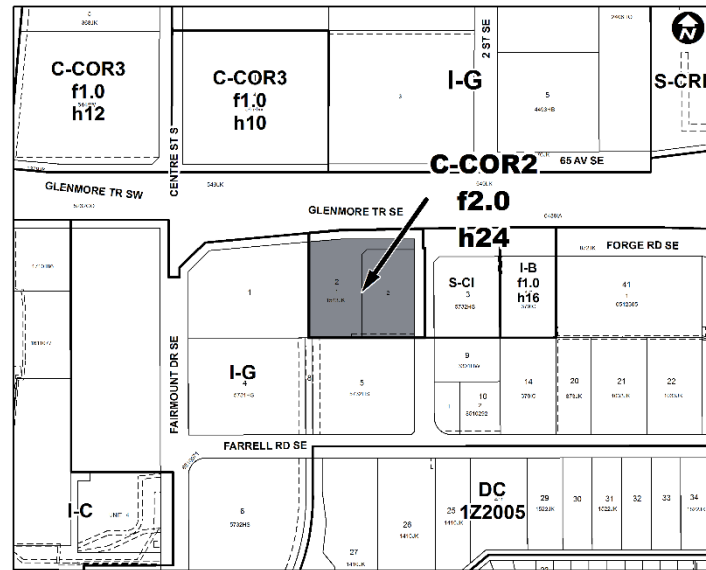
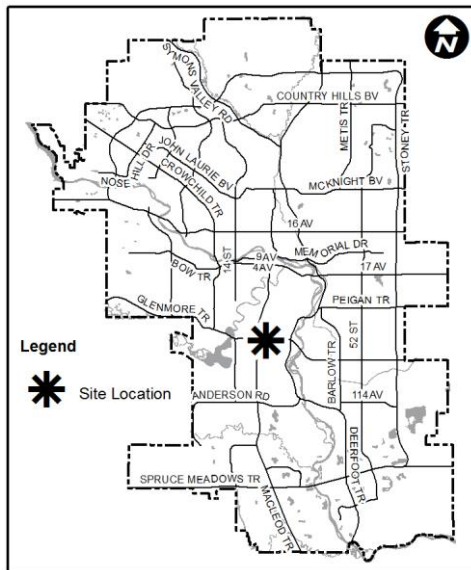
On 2018 October 11, a detailed team review was sent to the applicant. Non-support for the proposal was reiterated for policy, overall compatibility, and technical development reasons.

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Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
LOC2018-0166

Location Maps



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## Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE, LOC2018-0166

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### Site Context

The subject site is located in Fairview Industrial, which is located north of the residential community of Fairview. The site is located along Forge Road SE, and is bordered to the north by Glenmore Trail SE. Lands to the west and south contain one-to-two-storey light industrial developments that are designated Industrial – General (I-G) District. The parcel to the east, across Forge Road SE, is developed with a one-storey building that has contained a dance studio and a cultural organization since at least 1997 and is designated Special Purpose – Community Institution (S-CI) District.

The site is 0.78 hectares  $\pm$  (1.93 acres  $\pm$ ) and developed with a two-storey building and freestanding third party advertising signage.

On 2017 February 16, a development permit (DP2016-4327) was approved for a “Place of Worship – Large” as a temporary use for a two-year period. “Place of Worship – Large” is an allowable use in the Industrial – General (I-G) District. To conform to the *Land Use Bylaw 1P2007* size requirements, the development was approved with a future expansion area that has not been developed. “Place of Worship – Small” and “Place of Worship – Medium” are not allowable uses in the Industrial – General (I-G) District.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes a commercial district on the site that allows for a range of commercial, residential, and institutional uses. The proposal is inconsistent with the applicable policies, as discussed in the Strategic Alignment section of this report.

Over the course of the application review, a range of land use district options, including direct control districts, were considered. As per the Applicant’s Submission, “The intent of this application is twofold; first, it seeks to maintain the existing approval for Chabad Lubavitch of Alberta as a “Place of Worship – Large”. Secondly, this application is intended to provide Chabad Lubavitch with opportunity for further growth through the development of multi-residential and complementary commercial uses that could include mixed-use residential, childcare, senior services, recreational facilities, related retail and restaurant components.”

### Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

### Land Use

The current land use district for the site is the Industrial – General (I-G) District. The Industrial – General (I-G) District is intended to be characterized by a wide variety of light and medium general industrial uses, a limited number of support commercial uses, and a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally

## **Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE, LOC2018-0166**

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found in industrial areas. Uses and buildings in the Industrial – General (I-G) District may have little or no relationship to adjacent parcels.

On 2011 December 05, the “Place of Worship - Large” use was added to the Industrial – General (I-G) District in recognition that large places of worship may be constrained by such factors as cost of land and parcel size requirements with the added uncertainty of having to apply for a land use redesignation to S-CI prior to submitting a development permit.

Based on the area’s existing development, land use, and transportation context, the Industrial - General (I-G) is appropriate for this site.

The C-COR2 District is intended for areas with commercial development on both sides of the street, with development that is set back at varying distances from the street. The Permitted and Discretionary uses allowed in the C-COR2 District include commercial uses, limited automotive-related uses, residential uses, and, as specified by subsection 798(4) of *Land Use Bylaw 1P2007*, “Place of Worship” uses of all sizes. The proposed district (C-COR2 f2.0h24 District) would allow for a maximum building height of 24 metres (up to seven storeys) and a maximum floor area ratio of 2.0.

The proposed district’s uses and modifiers present policy conflicts, use and built form incompatibility issues, and would result in a situation where development may be constrained by technical feasibility and environmental regulation associated with landfill setbacks. Furthermore, the proposed district includes no industrial uses.

The proposed land use is intended to allow for place of worship, commercial, and residential development. The following subsections discuss the uses allowable in the proposed district.

### **Place of Worship Uses**

“Place of Worship” uses are allowable in most land use districts in Calgary, including most low density residential, multi-residential, commercial, centre city, and mixed-use districts. As well, the Special Purpose – Community Institution (S-CI) District is specifically designed for “Place of Worship” uses. “Place of Worship” uses are not allowed in industrial areas due to incompatibility issues, however, with the exception of “Place of Worship - Large” uses in the Industrial – General (I-G) District and the Industrial – Edge (I-E) District, which was allowed in recognition that large places of worship may be constrained by such factors as cost of land and parcel size requirements with the added uncertainty of having to apply for a land use redesignation to S-CI prior to submitting a development permit.

### **Commercial Uses**

Certain commercial uses are allowable within industrial areas in commercially-oriented industrial districts, including the Industrial – Commercial (I-C) District and the Industrial – Business (I-B) District. However, there are no “Place of Worship” uses in these districts.

## Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE, LOC2018-0166

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The proposed C-COR2 District is a commercial district that does not allow industrial uses and has uses that may be incompatible with nearby industrial development.

### **Multi-Residential Uses**

Multi-residential uses are allowable in multi-residential districts, centre city districts, mixed-use districts, and a range of commercial districts.

There are no industrial districts that allow for multi-residential uses.

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

The surrounding area's built form consists of one-to-two-storey light industrial developments that do not relate to each other. Surface parking areas serving these buildings are located at various locations on the sites and vehicular accesses to the sites are from the street.

To achieve redevelopment that is complementary to and does not interfere with development in the surrounding area, and development that is consistent with the industrial policies of the *Municipal Development Plan*, the built form of the site should be low density industrial development that is similar in scale to neighbouring and nearby sites.

The applicant provided comprehensive redevelopment concepts for the site, however no development permit applications have been submitted at the time of writing this report. Detailed site design would be assessed during the review of development permit application(s).

### ***Environmental***

An environmental site assessment was not required for this land use redesignation application, however the applicant provided a phase one environmental site assessment.

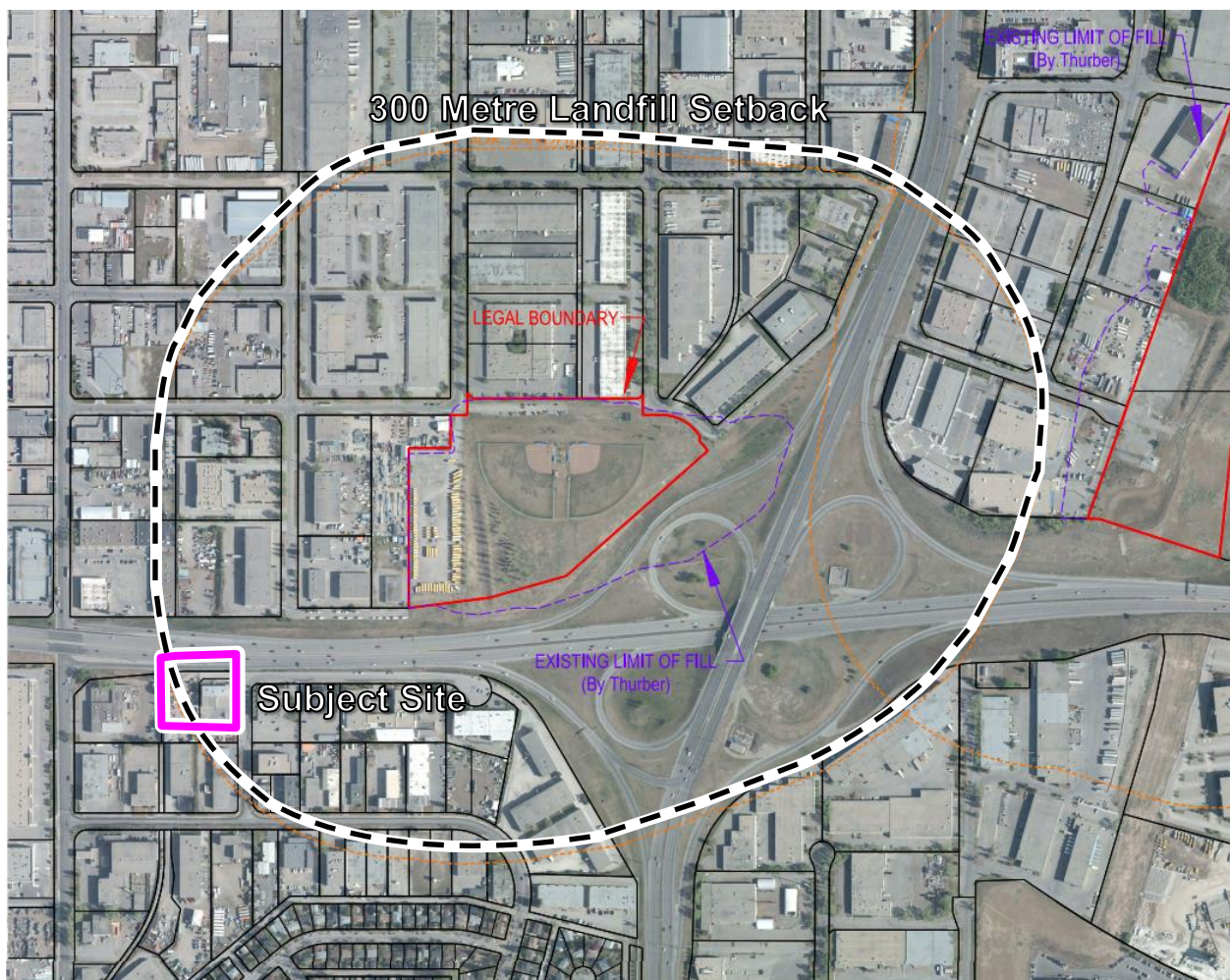
A portion of the site is within a 300-metre landfill setback from the non-operating Springbank Landfill, as depicted in **Figure 1**. Development on the subject lands may be subject to section 13 (Distance from landfill, waste sites) of the Province of Alberta *Subdivision and Development Regulation* if a school, hospital, food establishment or residence is proposed on the site. Subsection 13(3)(b) of the *Subdivision and Development Regulation* states, "(3) Subject to subsection (5), a development authority shall not issue a development permit for a school, hospital, food establishment or residence, nor may a school, hospital, food establishment or residence be constructed if the building site is within 300 metres of the disposal area of an operating or non-operating landfill."

Subsection 13(5) of the *Subdivision and Development Regulation* states, "The requirements contained in subsections (1) to (4) may be varied by a subdivision authority or a development authority with the written consent of the Deputy Minister of Environment and Parks."



**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
LOC2018-0166**

The proposed district contains uses that are prohibited within landfill setbacks. In accordance with the City of Calgary *Waste Management Facilities: Setback Variance Protocol*, whereas “Place of Worship” uses are not independently prohibited within landfill setbacks, ancillary food-related and “Child Care Service” uses are prohibited within landfill setbacks. Food-related commercial uses are also prohibited within landfill setbacks. Residential uses are prohibited within landfill setbacks.



**Figure 1:** Springbank Landfill 300 Metre Setback

***Transportation Networks***

Transportation impact assessments, parking studies, and noise studies were not required for this land use redesignation application. Transportation impact assessments, parking studies, and noise studies may be required for future development permit applications, depending on the proposed uses and intensities of the proposed development.

**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
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Vehicular access to the site is available from Forge Road SE. Vehicular access to the site is prohibited from Glenmore Trail SE. There is no rear lane.

The site is approximately 350 metres walking distance from a Calgary Transit bus stop location on Fairmount Drive SE that is served by route 10.

The site is approximately 1.1 kilometres walking distance from the Chinook Station on the “Skeletal Light Rail Transit (LRT) Network”, according to the Primary Transit Network Map (Map 2) of the MDP. The site is approximately 1.4 kilometres walking distance from a “Primary Transit Network” bus route, according to the Primary Transit Network Map (Map 2) of the MDP. Therefore, the site is not within proximity of the Primary Transit Network, and therefore the site is not within the scope of the MDP’s transit-oriented development intensification policies, which apply to areas within 400 metres of the Primary Transit Network.

***Utilities and Servicing***

Sanitary sewers, water mains, and storm sewers are available to service the site. Sanitary servicing studies and fire flow calculation letters must be submitted with future development permit applications on the subject site, depending on the proposed uses and intensities of the proposed development, to determine whether upgrades are required to the existing public infrastructure.

**Stakeholder Engagement, Research and Communication**

Consistent with Administration’s standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent landowners and the application has been advertised online.

One letter of support was received from the public by the Calgary Planning Commission report submission date.

A letter of support was received from the Fairview Community Association (Attachment 3).

An applicant-led open house was held on 2018 October 17. An engagement summary report is attached (Attachment 2).

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Calgary Planning Commission’s recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.



Planning & Development Report to  
Calgary Planning Commission  
2018 November 15

ISC: UNRESTRICTED  
CPC2018-1294

**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
LOC2018-0166**

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**Strategic Alignment**

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

The site is located within the City, Town area of the Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP sets the expectation that lands are developed in an orderly, efficient, compatible, safe and economical manner, while contributing to a healthy environment, a healthy economy and a high quality of life. Further, the SSRP sets an expectation that municipalities minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. While the SSRP makes no specific reference to this site, the proposal is inconsistent with policies on Land Use Patterns.

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

The subject site is located within a Standard Industrial area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). Standard Industrial areas are intended to contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as these areas redevelop, their industrial character should be maintained. The C-COR2 District does not allow for any industrial uses.

The MDP directs that industrial lands should be protected primarily for industrial uses, and that stand-alone office, regional commercial, and residential uses should be discouraged. Subsection 2.1.2.o. of the MDP states, "Protect appropriately located industrial areas from undue encroachment by residential development in cases where the nature of that industrial activity requires separation from residential uses." Whereas, the MDP does support proposed commercial uses that are intended to support the surrounding industrial area, proposed residential uses are inconsistent with the applicable policies.

Subsection 3.7.1.f of the MDP states, "Portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business areas, given their proximity to existing communities and the Primary Transit Network. Any proposal for such a change will require an amendment to relevant Local Area Plans or, if there is no Local Area Plan, an amendment to the MDP to indicate the area is no longer required for Standard Industrial Area purposes."

Subsection 2.2.2.b of the MDP states, "Increase development densities in proximity of the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stops, in areas deemed appropriate through the Local Area Planning process and in accordance with the Typology thresholds identified in Part 3." Based on subsection 2.2.2.b of the MDP, the standard used for proximity to the Primary Transit Network for the purpose of this report is 400 metres walking distance. Due to the site's distance from the Primary Transit Network, justification for intensification of this site is with respect to the MDP policies for intensification in proximity to public transit is not applicable.

**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
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There is concern that this proposal establishes the possibility of residential development on this site, which is inconsistent with the MDP's objectives and policies for complete communities. The MDP defines a complete community as "A community that is fully developed and meets the needs of local residents through an entire lifetime. Complete communities include a full range of housing, commerce, recreational, institutional and public spaces. A complete community provides a physical and social environment where residents and visitors can live, learn, work and play." The site is isolated and not well connected from existing residential areas, amenities, and services.

There is no local area plan, and therefore no local area plan to be amended. As per correspondence between Administration and the Applicant on 05 June 2018, a policy amendment to the Urban Structure Map (Map 1) of the MDP, the scope appears too small to be considered for an amendment because the Urban Structure Map (Map 1) of the MDP is intended to be a high-level concept, rather than a map that describes the intent for individual parcels.

Secondary to the above, the proposed district height of 24.0 metres would allow for a building that is defined as a "tall building" as per the MDP. Subsection 2.4.2 of the MDP states, "A tall building is generally defined as a building whose height is greater than the width of the right-of-way of the street that it fronts." The width of Forge Road SE is approximately 17 metres wide, which is less than the proposed 24.0 metre maximum height. Subsection 2.4.2.e of the MDP states, "Tall buildings are appropriate in the Centre City, Major Activity Centres, or Community Activity Centres and Urban Main Streets where deemed appropriate through a Local Area Plan." The site is not within the Centre City, Major Activity Centre, or Community Activity Centre, nor Urban Main Street, and therefore tall buildings are not appropriate in the Standard Industrial area, and therefore tall buildings should not be located in this area.

While the MDP makes no specific reference to this site, for the reasons identified above, the proposal is inconsistent with the applicable policies.

***Local Area Plan***

There is no local area plan.

The site is in an area bounded by Glenmore Trail to the north, the Bow River to the east, Anderson Drive to the south, and 14 Street SW, and the Glenmore Reservoir to the west. Administration will be developing a local growth plan for the larger area, which includes the subject site.

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

The site is not within walking distance of amenities and is not served by frequent public transit. Development of multi-residential in areas that are not with walking distance of amenities and that are not served by frequent public transit is contrary to City of Calgary sustainability policies that direct higher-intensity uses to locate in areas that are within walking distance of amenities and frequent transit services.

**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 potential liabilities to The City of Calgary if The City of Calgary approves the proposed land use district within landfill setbacks that are prohibited by the *Subdivision and Development Regulation*.

MDP policies that direct that industrial lands be preserved for industrial uses and that industrial lands should not be converted to residential nor regional commercial uses would be not be upheld if The City of Calgary approves this land use amendment. Also, MDP policies regarding discouraging incompatible uses in industrial areas and sustaining an affordable industrial land market would be not be fulfilled if The City of Calgary approves the proposed land use district may not be realized.

MDP policies regarding incorporating multi-residential development near the Primary Transit Network and residential uses in general within complete communities may not be realized if the City approves the proposed land use district. Redevelopment of this site may be premature due to non-existing local area policy, which could provide direction regarding higher-intensity development.

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

The proposed district conflicts with policy, is incompatible with surrounding land uses, and would result in a situation where development may be constrained by technical limitations.

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**Land Use Amendment in Fairview Industrial (Ward 9) at 134 Forge Road SE,  
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**ATTACHMENT(S)**

1. Applicant's Submission
2. Engagement Report
3. Letter from the Fairview Community Association



## Applicant Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

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

This application is for a proposed Land Use Redesignation within the Fairview Industrial area in the wider Fairview Community, from the current land use designation of Industrial - General (I-G) to C-COR2f2.0h24 to accommodate future mixed-use development that supports the vision of Chabad Lubavitch of Alberta to initiate vibrant redevelopment in this aging area.

Chabad Lubavitch of Alberta provides spiritual and Jewish academic leadership in an open, accessible way for all, and is part of a global network of more than 3,500 institutions worldwide. Chabad provides education, social assistance, recreation and celebration from the Jewish perspective, through initiatives that include outreach programs from youth and special needs groups to financial and emotional support to families and individuals in need within the extended Jewish Community. Calgary Chabad Lubavitch is run by Rabbi Menachem and Rochel Matusof, who have worked tirelessly for 30 years in support of these vital community resources.

The site is located at 134 Forge Road SE and has a total area of 0.78 hectares. It is located in a primarily industrial area surrounded by Glenmore Trail to the north, Farrell Road SE to the south, Forge Road SE to the east and Fairmount Drive SE to the west. The site is located approximately 650m east of Macleod Trail S, and within 500m of the Chinook LRT station. The site is currently the home of Chabad Lubavitch of Alberta, within an existing two-storey building, built circa 1963. The Fairview Industrial area is itself bounded by Macleod Trail S to the west, Glenmore Trail to the north, 6 Street SE to the east and, abruptly, the residential community of Fairview to the south. The existing land use pattern shifts from predominantly industrial to the east of Blackfoot Trail SE to predominantly commercial for parcels near Macleod Trail S. The land use districts within the immediate vicinity of the subject parcel are industrially designated, but the uses lean distinctly to the cultural and commercial. The Hungarian Culture Centre, Calgary Korean Association and various commercial uses such as an architecture firm, dance studio and restaurants can be found within two blocks of Chabad.

The Municipal Development Plan (MDP) identifies the site within the Standard Industrial typology, adjacent to the Macleod Trail Urban Corridor and immediately south of a Major Activity Centre that encompasses the commercial area to the north of Glenmore Trail, including the CF Chinook Centre shopping mall. The Standard Industrial typology recommends retaining primarily industrial character and use, but acknowledges that there may be appropriate areas for non-industrial or mixed-residential business based on their proximity to existing communities and location relative to the Primary Transit Network. Locally, the Fairview Land Use Study recognized conflicts related to the abrupt interface between the industrial lands and low density residential, and as a result, the southern portion of the industrial area located between Centre Street and Blackfoot Trail was redesignated to an industrial-based Direct Control with additional commercial components that encourage higher order uses to reduce conflict with the residential area.

The intent of this application is twofold; first, it seeks to maintain the existing approval for Chabad Lubavitch of Alberta as a Place of Worship - Large. Secondly, this application is intended to provide Chabad Lubavitch with opportunity for further growth through the development of multi-residential and complementary commercial uses that could include mixed-use residential, childcare, senior services, recreational facilities, related retail and restaurant components. Redevelopment of this kind could promote vibrant revitalization in this highly visible area, serve the wider community, and promote redevelopment in Fairview by further moving away from industrial-based operations. The proposed height of up to five stories along Glenmore Trail could further serve as a natural physical barrier, reducing the noise and impact of Glenmore Trail on the community behind.

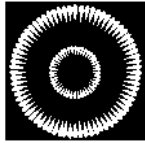
Based on the site's location relative to the Urban Corridor and Major Activity Centre typologies, access to the Primary Transit Network, proximity to existing residential and high visibility from Glenmore Trail, we believe that the subject parcel and surrounding area fall squarely within the Municipal Development Plan's reference to appropriate areas for non-industrial future development. This is further supported by the existing erosion of this older industrial area that is now located in what can be described as a dynamic and evolving hub of the City of Calgary.

Given the above, we would respectfully request your support of this application.

ISC: Protected



## Engagement Report



Rick Balbi Architect Ltd.  
5917 1<sup>st</sup> Avenue Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

### CHABAD LUBAVITCH ENGAGEMENT SUMMARY REPORT

**July 16, 2018**

#### **Community Association Meeting**

- Held at the Chabad Calgary Campus (134 Forge Road SE) to outline the land use redesignation proposal and development concept for an expanded campus including the potential for residential units and additional compatible uses.
- Attendees included representatives of the Fairview Community Association (Leigh-Ann Barry, Elizabeth Duer, Dave Eisenbart, Pat Hirsche), Chabad Lubavitch (Rabbi Menachem Matusof, Simon Apter, Rabbi Zalman Levin, Brochie Levin), Landstar (Robert Moskovitz, George Mylonas) and Rick Balbi Architect Ltd. (Rick Balbi).
- Discussion was positive, with all parties indicating mutual interest in a residential component and a move away from industrial.

**October 17, 2018**

#### **Community Open House – Public**

- Held at the Chabad Lubavitch Campus (134 Forge Road SE) to discuss land use and development concept with residents and businesses in the Fairview Community from 4pm – 7:30pm, hosted by representatives of Chabad Lubavitch, Landstar and Rick Balbi Architect Ltd. City of Calgary representative were also present and available for questions and discussion.
- The open house was advertised extensively. Approximately 200 postcards were hand-delivered to nearby residences. 35-40 neighbouring businesses received hand-delivered notices. Flyers were posted at the Macleod Trail Co-op, Acadia Aquatics Centre, the Market on Macleod and the Calgary Farmer's Market. Notices were provided to the Macleod Trail Save-On-Foods, Acadia Recreation Centre, Fairview Community Centre and the Osten & Victor Alberta Tennis Centre to post at their discretion.
- 23 individuals signed in to the open house, total attendance estimated at approximately 30 individuals.
- Response was entirely positive, with no negative feedback received at the time of the open house.
- One email was received prior to the open house indicating concern primarily surrounding walkability in the area and parking.
- Several written letters of support have been received since the open house and can be provided upon request.
- Copies of the notifications are attached for reference.



## Engagement Report

BS"D

*You are invited to a*

# LAND USE REDESIGNATION OPEN HOUSE



**Wednesday,  
October 17  
4:00-7:30PM**

**The community is invited to an  
Open House  
celebrating the vision of  
the Chabad Calgary Campus**  
An opportunity to learn more about Chabad,  
and the details of our current  
Land Use Redesignation application.

Please join us for:

- a tour of our Calgary Campus
- a discussion on our vision and plans for the location
- an overview of what we bring to the community

Refreshments will be served.

Can't attend?  
Send us your feedback at  
[openhouse@chabadalberta.org](mailto:openhouse@chabadalberta.org)

 Rick Balbi Architect Ltd.  
5917 1"A" Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax

 **LANDSTAR**  
Built to experience.

Chabad Lubavitch of Alberta  
134 Forge Road SE | Calgary AB T2H 0S8  
403.281.3770 | [ChabadAlberta.org](http://ChabadAlberta.org)

 **CHABAD**  
CARING & SHARING

Figure 1: Open House Invitation Poster

## Engagement Report

B5"D

LET'S TALK ABOUT THE UPCOMING

# CHABAD CALGARY CAMPUS

LAND USE REDESIGNATION

## HIGHLIGHTS

- We envision a mixed-use development, with a playground, reception hall, gymnasium, restaurant, and residential (seniors' housing).
- The site is located within a 10 minute walk from residential areas.
- The land use redesignation application has been submitted to the City.

**HELLO NEIGHBOUR!**  
**WE WANT TO HEAR FROM YOU.**



- Chabad Alberta, the landowner, will be hosting an **evening information session** to inform community residents about our vision and intentions and gather early feedback regarding the 134 Forge Road SE site!
- Visit our project website [www.ChabadAlberta.org/OpenHouse](http://www.ChabadAlberta.org/OpenHouse) for more information.
- You can also email us at [openhouse@chabadalberta.org](mailto:openhouse@chabadalberta.org).

**INFORMATION SESSION | WEDNESDAY, OCTOBER 17, 2018**

**CHABAD CALGARY CAMPUS 134 FORGE ROAD SE**

Chat with us about the project from 4:00 - 7:30 pm

Come tour our campus | Discuss our vision |

See what we bring to the community

Can't attend?

Send us your feedback at [openhouse@chabadalberta.org](mailto:openhouse@chabadalberta.org).

[CHABADALBERTA.ORG/OPENHOUSE](http://CHABADALBERTA.ORG/OPENHOUSE)

[OPENHOUSE@CHABADALBERTA.ORG](mailto:OPENHOUSE@CHABADALBERTA.ORG)



Figure 2: Open House Invitation Card Side 1

B5"D

LET'S TALK ABOUT THE UPCOMING

# CHABAD CALGARY CAMPUS

LAND USE REDESIGNATION

## SITE CHARACTERISTICS

- 1.93 acres
- Centrally located
- Bordering on Glenmore Trail
- Currently home to several growing outreach programs



[CHABADALBERTA.ORG/OPENHOUSE](http://CHABADALBERTA.ORG/OPENHOUSE)

[OPENHOUSE@CHABADALBERTA.ORG](mailto:OPENHOUSE@CHABADALBERTA.ORG)



Rick Balbi Architect Ltd.  
5917 3<sup>rd</sup> Street SW  
Calgary, Alberta, T2H 0G4  
403 253 2853, 403 253 3078 Fax



Figure 3: Open House Invitation Card Side 2



## Letter from the Fairview Community Association



**Fairview Community Association**  
c/o Box 78053, 383 Heritage Drive SE  
Calgary, AB T2H 2Y1

October 29, 2018

Ezra Wasser  
Planner 2, Planning and Development Dept.  
City of Calgary  
PO Box 2100, Postal Station M  
Calgary, AB T2P 2M5

RE: Land Use Re-designation for 134 Forge Road

Dear Mr. Wasser,

The Fairview Community Association (FCA) is pleased to support the land use re-designation application from Chabad Lubavitch of Alberta for their new campus at 134 Forge Road SE.

The FCA supports the continuing renewal of the Fairview Industrial area and its associated benefits to our community. Chabad's proposed plans would bring more amenities to the area, provide more "eyes on the street", and offer a multi-use location for Chabad community members. The proposed plans would build on many of the area's recent changes, adding to the vibrancy and cultural richness of Fairview as a whole.

We have met with Chabad leadership and look forward to a positive, open, and mutually beneficial relationship in the years ahead. It is our hope that the Calgary Planning Commission and Calgary City Council will approve the application.

Sincerely,

The Fairview Community Association Board of Directors

Web: [www.fairviewcommunity.ca](http://www.fairviewcommunity.ca)  
Email: [office@fairviewcommunity.ca](mailto:office@fairviewcommunity.ca)  
Phone / Fax: 403 252 5424



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**ISC: UNRESTRICTED  
CPC2018-1259  
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## **Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

### **EXECUTIVE SUMMARY**

This application was submitted by Zeidler Architecture on 2018 September 12 on behalf of the landowner, Enright 11<sup>th</sup> Street Development Ltd. The application proposes to redesignate the subject parcel from DC Direct Control District (Bylaw 151) to Industrial – Commercial (I-C) District to allow for:

- industrial developments with support commercial uses (e.g. warehouse with commercial storefronts, restaurants, retail stores, industrial buildings with offices and retail stores);
- a maximum building height of 12 metres;
- the uses listed in the proposed I-C District.

The current DC Direct Control District was approved in August 1973 with the purpose of adding the use of Meat Packing Plant to the base district of M-3 Heavy Industrial, as described in Land Use Bylaw 8600.

Redesignation of the parcel as proposed will allow for a land use district that is aligned with the current Municipal Development Plan and the application of the current Land Use Bylaw 1P2007.

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 redesignation of 1.09 hectares ± (2.69 acres ±) located at 5101 – 11 Street SE (Plan 7410362; Block A) from DC Direct Control District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

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

None.

### **BACKGROUND**

The purpose of this redesignation is to enable future redevelopment of the site that is aligned with the policies of the current Municipal Development Plan and which allows for the application of a range of uses and development rules as outlined in the current Land Use Bylaw 1P2007.

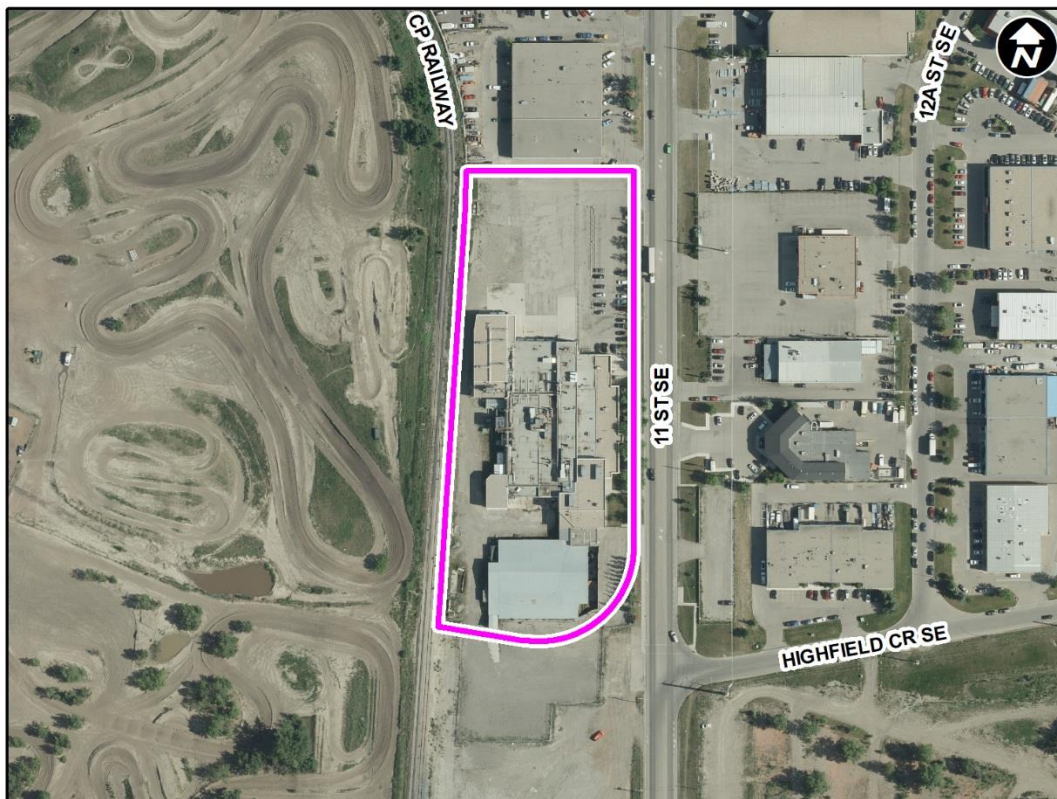
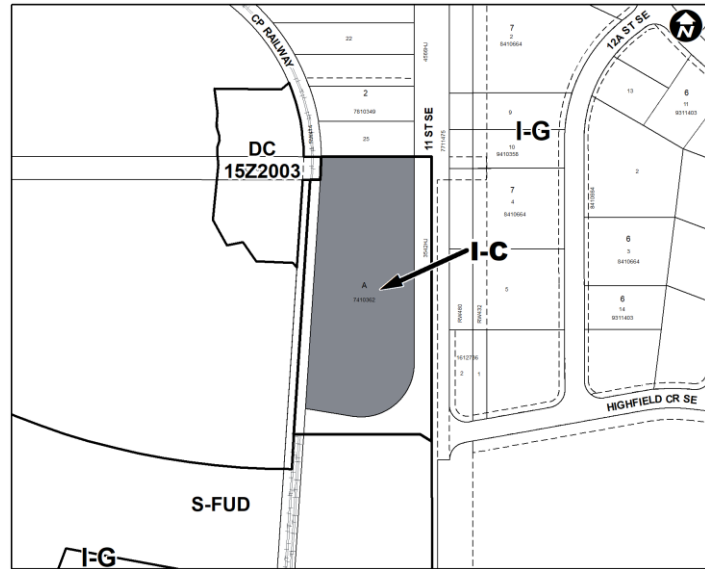
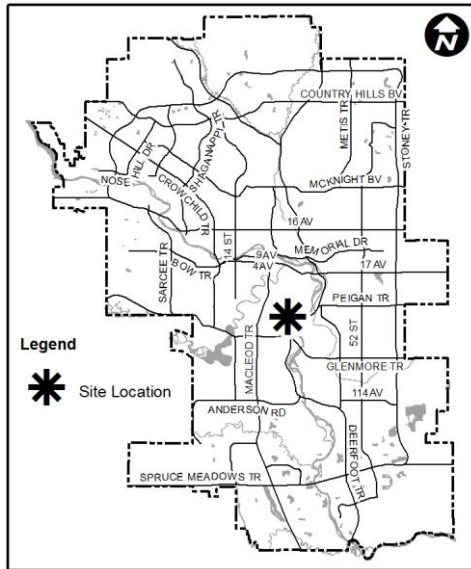


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**Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

**Location Maps**



## **Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

### **Site Context**

The subject parcel is located in the industrial community of Highfield, along the arterial roadway of 11 Street SE. A designated bike lane runs parallel to the parcel and bus stops are located in close proximity. Surrounding land uses are predominately Industrial-General with some Industrial-Business and Industrial-Commercial designated properties within the community, and a few commercially designated developments at major interchanges. General industrial buildings exist to the north and east of the site, while a rail-spur followed by a recreational motocross site exist behind the site to the west. A City-owned undeveloped parcel designated 'Special Purpose – Future Urban Development' exists immediate south of the site, and is currently being held as possible future road right-of-way.

As an industrial area, there is no demographic information available for the community of Highfield.

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

The proposed redesignation will allow for a range of industrial and support commercial uses that supports the employee-intensive intent of the area as outlined in the Municipal Development Plan.

### **Planning Considerations**

The following sections highlight the scope of technical planning analysis conducted by Administration.

#### ***Land Use***

The existing DC Direct Control District was approved in August 1973 with the purpose of adding the use of Meat Packing Plant to the base district of M-3 Heavy Industrial, as described in Land Use Bylaw 8600. Direct Control Districts that reference a specific Land Use Bylaw continue to be subject to that particular Land Use Bylaw, regardless of the Land Use Bylaw currently in force. The subject site is, therefore, governed by the rules of Land Use Bylaw 8600, which came into effect 1972 May 29 and was replaced with Land Use Bylaw 2P80 on 31 March 1980. Land Use Bylaw 2P80 was later replaced by the current Land Use Bylaw 1P2007 in July 2007.

The proposed Industrial – Commercial (I-C) District is intended for areas located on the perimeter of industrial areas and/or along major roadways. While light-industrial land uses are to be the predominate land uses in these districts, small scale commercial uses that are compatible with and complementary to the light industrial base are considered appropriate.

The intent of this redesignation is to enable industrial-commercial redevelopment of the site that is compatible with the surrounding area, and is aligned with current City policies and development rules.



## **Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

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

Development in the Industrial – Commercial (I-C) district typically takes the form of large warehouse style building(s) with commercial or office storefronts. The rules of the proposed I-C District will provide guidance for the future site development including appropriate uses, height and building massing, landscaping and parking.

### ***Environmental***

An environmental site assessment was not required for this application.

### ***Transportation Network***

The parcel is located on the arterial roadway of 11 Street SE. Bus stops for routes 66 and 30 are located within 200 metres from the site, and a dedicated bike lane is available adjacent to the site, along southbound 11 Street SE. As there is no rear lane, vehicular access to the site will continue to be from 11 Street SE upon redevelopment. A CP rail spur exists behind the parcel. CP rail was circulated as part of this application and indicated no objection to the proposed land use redesignation.

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

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

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

Consistent with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site for three weeks. Notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the Applicant or Administration in association with this application.

No community association exists for this area.

No comments were received from the public by the Calgary Planning Commission report submission date.

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

### ***Strategic Alignment***

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP), which directs population growth in the region to Cities and Towns, and promotes the efficient use of land.

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**Land Use Amendment in Highfield (Ward 9) at 5101-11 Street SE, LOC2018-0206**

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

The subject site is located within the Industrial – Employee Intensive area, according to Map 1: Urban Structure Map of the *Municipal Development Plan* (MDP). These areas are expected to achieve significant employment opportunities, and while they are to be predominately industrial focussed, other land uses may be supported. Given the intensity of development, amenities for the pedestrian should be provided.

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

An environmental site assessment was not required for this application.

**Financial Capacity**

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

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

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

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and will allow for a land use district that is aligned with the vision of the current *Municipal Development Plan* and the application of the current Land Use Bylaw 1P2007.

**ATTACHMENT(S)**

1. Applicant's Submission



## Applicant's Submission

### a. Application Summary

i. This application proposes the Land Use Redesignation from Direct Control to General (I-G) District.

ii. Location

The site is located in the Highfield Industrial area in southeast Calgary. The municipal address is 5101 11th Street SE.

iii. Purpose and Intent

The purpose and intent for this redesignation is to enable future commercial industrial development on-site while also retaining an industrially based land use district designation that is compatible with the surrounding industrial area comprised primarily by I-G District designated sites. The existing I-G land use provides for a maximum floor area ratio of 1.0 and a maximum building height of 12 meters.

### b. Site Context

i. Surrounding Land Use and Development

The 1.9 ha site is located in the inner-city Southeast Calgary Highfield Industrial area. The surrounding land uses are predominately designated with Industrial – General (I-G) designations however the site immediately to the south is designated Special Purpose – Future Urban Development (S-FUD). The site is currently developed with an existing industrial shop/warehouse space that was operated as a meatpacking plant. The site is located on 11th Street SE and is bordered by a rail ROW to the west and an abandoned traffic ROW to the south. The adjacent parcel to the west operates as a recreational motocross site with extensive undeveloped terrain with a number of motocross tracks and large parking areas. The site to the north contains an industrial building with a number of tenants. The buildings directly across 11th Street SE from the site house a number of industrial uses, including Courtesy Collision Centre automotive repair, Ultimate Homes & Renovation and Western Air & Power and Dayco Power Systems Ltd. The current site development includes an existing single storey office space attached to shop/warehouse space. The remainder of the site includes surface parking stalls, a loading area and landscaping along the 11th Street property perimeter. The subject site is currently accessed via two driveways; off 11th Street SE with parking and loading yards off both entrances.

ii. Policy

1. The following policies apply to the site. (MDP to Local Area Policy, Guidelines)

- Municipal Development Plan
- Calgary Transportation Plan
- The rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Development. The development complies with all applicable policies of the bylaw.
- The proposed land use complies with the Municipal Development Plan
- The proposed land use district is compatible with adjacent land use districts and developments.
- There is no local area policy for the site.
- There is no Community Association in this area.

2. There are no requirements for a policy amendment as part of this submission.

iii. Topography

The site slopes approximately three to four meters from west to north along the north property line and approximately three to four meters from the southwest corner to the northeast corner. There is however a retaining wall along the west property line and grade difference between the site and the railway spur line.

iv. Transportation

The development is located between Blackfoot Trail SE to west and Deerfoot Trail to the east. The site is on 11th Street SE which is identified as an arterial (industrial) street in the MDP and Calgary Transportation Plan. Blackfoot Trail SE is identified as an Arterial Street and Deerfoot Trail is identified as a Skeletal Road and part of the Primary Transit Network in the MDP. There is transit bus service on 11th Street SE with Route 66 - Blackfoot Express which connects to Chinook LRT station and Route 30 service which connects to the 39th Avenue LRT station.