



AGENDA

CALGARY PLANNING COMMISSION

February 7, 2019, 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, 2019 January 24
5. CONSENT AGENDA
 - 5.1 Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201, CPC2019-0097
 - 5.2 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 – 25 Avenue NW, LOC2018-0094, CPC2019-0051
6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, LOC2018-0175, CPC2019-0068
- 7.1.2 Development Permit in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, DP2018-3647, CPC2019-0069

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212, CPC2019-0053
- 7.2.2 Land Use Amendment in Stoney 3 (Ward 5) at 11125 – 38 Street NE, LOC2018-0240, CPC2019-0033
- 7.2.3 Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211, CPC2019-0119
- 7.2.4 Land Use Amendment in Whitehorn (Ward 10) at 4525 – 52 Street NE, LOC2018-0253, CPC2019-0133
- 7.2.5 Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW, LOC2018-0236, CPC2019-0126
- 7.2.6 Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143, CPC2019-0120

7.3 MISCELLANEOUS ITEMS

8. URGENT BUSINESS

9. ADJOURNMENT



INDEX FOR THE 2019 FEBRUARY 07 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 Fraser McLeod

COMMUNITY: Renfrew (Ward 9)

FILE NUMBER: LOC2018-0201 (CPC2019-0097)

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

MUNICIPAL ADDRESS: 1101 Russet Road NE

APPLICANT: CivicWorks Planning + Design

OWNER: Steven K Jewan

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.2 David Mulholland

COMMUNITY: Banff Trail (Ward 7)

FILE NUMBER: LOC2018-0094 (CPC2019-0051)

PROPOSED POLICY AMENDMENTS: Amendment to the Banff Trail Area Redevelopment Plan

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

MUNICIPAL ADDRESS: 2202 and 2201 – 25 Avenue NW

APPLICANT: Jim Sherwood

OWNER: Evra D Sherwood
Helen Bromhead
Michael Bromhead

ADMINISTRATION RECOMMENDATION: **APPROVAL**

PLANNING ITEMS

ITEM NO.: 7.2.1 David Mulholland

COMMUNITY: Evanston (Ward 2)

FILE NUMBER: LOC2018-0212 (CPC2019-0053)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District

MUNICIPAL ADDRESS: 2045 and 2060 Symons Valley Parkway NW

APPLICANT: Stantec Consulting

OWNER: Evanston Plaza Ltd
Evanston Towne Centre Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.2 Josh de Jong

COMMUNITY: Stoney 3 (Ward 5)

FILE NUMBER: LOC2018-0240 (CPC2019-0033)

PROPOSED REDESIGNATION: From: DC Direct Control District
To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS: 11125 – 38 Street NE

APPLICANT: Rick Grol

OWNER: 1998281 Alberta Inc (Daljeet Garcha)

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.3
COMMUNITY: Stoney 1 (Ward 3)
FILE NUMBER: LOC2018-0211 (CPC2019-0119)
PROPOSED REDESIGNATION: From: Industrial – General (I-G) District
To: Industrial – Commercial (I-C) District
MUNICIPAL ADDRESS: 11105, 11110, and 11130 – 11 Street NE
APPLICANT: Urban Systems
OWNER: Melcor Developments Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.4
COMMUNITY: Whitehorn (Ward 10)
FILE NUMBER: LOC2018-0253 (CPC2019-0133)
PROPOSED REDESIGNATION: From: DC Direct Control District
To: Commercial – Neighbourhood 1 (C-N1) District
MUNICIPAL ADDRESS: 4525 – 52 Street NE
APPLICANT: Rick Balbi Architect
OWNER: Moga Holdings Corp
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.5
COMMUNITY: South Calgary (Ward 8)
FILE NUMBER: LOC2018-0236 (CPC2019-0126)
PROPOSED REDESIGNATION: From: DC Direct Control District
To: DC Direct Control District to accommodate semi-detached residential development
MUNICIPAL ADDRESS: 2039 - 30 Avenue SW
APPLICANT: QuantumPlace Developments
OWNER: Bernadett Maxwell
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6
COMMUNITY: Desmond Bliet
Cliff Bungalow (Ward 8)
FILE NUMBER: LOC2018-0143 (CPC2019-0120)
PROPOSED POLICY AMENDMENTS: Amendments to the Cliff Bungalow Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile (M-C2) District
To: DC Direct Control District based on the Mixed Use – General (MU-1) District to accommodate mixed-use development
MUNICIPAL ADDRESS: 528 - 25 Avenue SW and 2412R - 5 Street SW
APPLICANT: CivicWorks Planning + Design
OWNER: Mission Seniors Living Ltd
ADMINISTRATION RECOMMENDATION: **APPROVAL**



MINUTES

CALGARY PLANNING COMMISSION

**January 24, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

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

ALSO PRESENT: Principal Planner I. Cope
Legislative Assistant J. Dubetz
Legislative Assistant D. Williams

1. **CALL TO ORDER**

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

2. **OPENING REMARKS**

No opening remarks were provided at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That Consent Agenda Item 5.2 be removed from the omnibus motion in order to be amended.

MOTION CARRIED

Moved by Councillor Woolley

That the Agenda for the 2019 January 24 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. **CONFIRMATION OF MINUTES**

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 January 10

Moved by Commissioner Scott

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held on 2019 January 10, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Palmiere

That the Administration Recommendations contained in the following Report be approved in an omnibus motion:

- 5.1 Land Use Amendment in Parkhill (Ward 11) at 3833 Parkhill Street SW, LOC2018-0260, CPC2019-0063

MOTION CARRIED

- 5.2 Road Closure in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2018-0263, CPC2019-0067

A Revised Attachment 2 was distributed with respect to Report CPC2019-0067.

Moved by Commissioner Scott

That with respect to Report CPC2019-0067, the following be approved, **as amended**:

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

1. ADOPT, by bylaw, **the repeal of Bylaw 8C2018** and proposed strata road closure of 0.07 hectares \pm (0.17 acres \pm) of strata road (Plan 1811054, Strata Area A) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW with conditions (Attachment 1).
2. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTRONED REPORTS

- 6.1 Policy Amendments in Beltline (Wards 8 And 11) – Beltline Area Redevelopment Plan and Land Use Bylaw 1P2007 Amendments – Phase 1, CPC2019-0003

The following items were distributed with respect to Report CPC2019-0003:

- A letter, dated 2019 January 10, from the Beltline Neighbourhoods Association; and
- A document summarizing the comments of CPC members (Revised Attachment 8).

Moved by Commissioner Juan

That with respect to Report CPC2019-0003, the following be approved:

That the Calgary Planning Commission receive the presentation, this report, and Calgary Planning Commission's comments (as distributed today) for information.

MOTION CARRIED

REVISED ATTACHMENT

6.1.1 Revised Attachment 8

7. **ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES**

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Bridgeland-Riverside (Ward 9) at 950 McPherson Square NE, LOC2016-0193, CPC2019-0070

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0070. Commissioner Palmiere left the Council Chamber at 1:09 p.m. and returned at 1:23 p.m. after the vote was declared.

Moved by Commissioner Juan

That with respect to Report CPC2019-0070, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.37 hectares \pm (0.92 acres \pm) located at 950 McPherson Square NE (Plan 0512930, Block 7, Lot 2) from DC Direct Control District to DC Direct Control District to accommodate transit supportive mixed-use development, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Policy Amendment and Land Use Amendment in Medicine Hill (Ward 06) at 924 and 1185 Na'a Drive SW, LOC2018-0205, CPC2019-0062

Councillor Woolley introduced a group of students from Elbow Park School in Ward 11, along with their teachers.

A list of clerical corrections was distributed with respect to Attachments 3 and 4 contained in CPC2019-0062.

Moved by Commissioner Juan

That with respect to Report CPC2019-0062, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan (**Corrected** Attachment 4); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.50 hectares \pm (1.25 Acres \pm) located at 1185 Na'a Drive SW (Plan 1811742, Block 3, Lot 8) from DC Direct Control District to DC Direct Control District to accommodate Multi – Residential Development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.
5. ADOPT, by bylaw, the proposed redesignation of 4.37 hectares \pm (10.8 Acres \pm) located at 924 Na'a Drive SW (Plan 1612946, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate commercial development, with guidelines (**Corrected** Attachment 3); and
6. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Palmiere

That this Meeting adjourn at 1:38 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 FEBRUARY 25 COMBINED MEETING OF COUNCIL:

- Land Use Amendment in Parkhill (Ward 11) at 3833 Parkhill Street SW, LOC2018-0260, CPC2019-0063
- Road Closure in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2018-0263, CPC2019-0067
- Land Use Amendment in Bridgeland-Riverside (Ward 9) at 950 McPherson Square NE, LOC2016-0193, CPC2019-0070
- Policy Amendment and Land Use Amendment in Medicine Hill (Ward 06) at 924 and 1185 Na'a Drive SW, LOC2018-0205, CPC2019-0062.

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 February 07.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0097

Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

EXECUTIVE SUMMARY

This land use redesignation application was submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Steven K Jewan. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CGex) District to allow for:

- rowhouses without secondary suites or backyard suites, in addition to building types already allowed on this site (e.g. single detached, semi-detached, and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of five dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CGex District.

This proposal is in keeping with applicable policies of the *Municipal Development Plan* and aligns with the *North Bow Design Brief*.

A development permit application for a five-unit rowhouse development has been submitted and is under review by Administration.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1101 Russet Road NE (Plan 6133GA, Block 5, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential Grade – Oriented Infill (R-CGex) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was initially submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Steven K Jewan.

On 2018 December 20, the applicant requested that their land use redesignation be updated and revised from R-CG to R-CGex to respond to community feedback received and provide additional certainty to the surrounding community that secondary suites will not be permitted or

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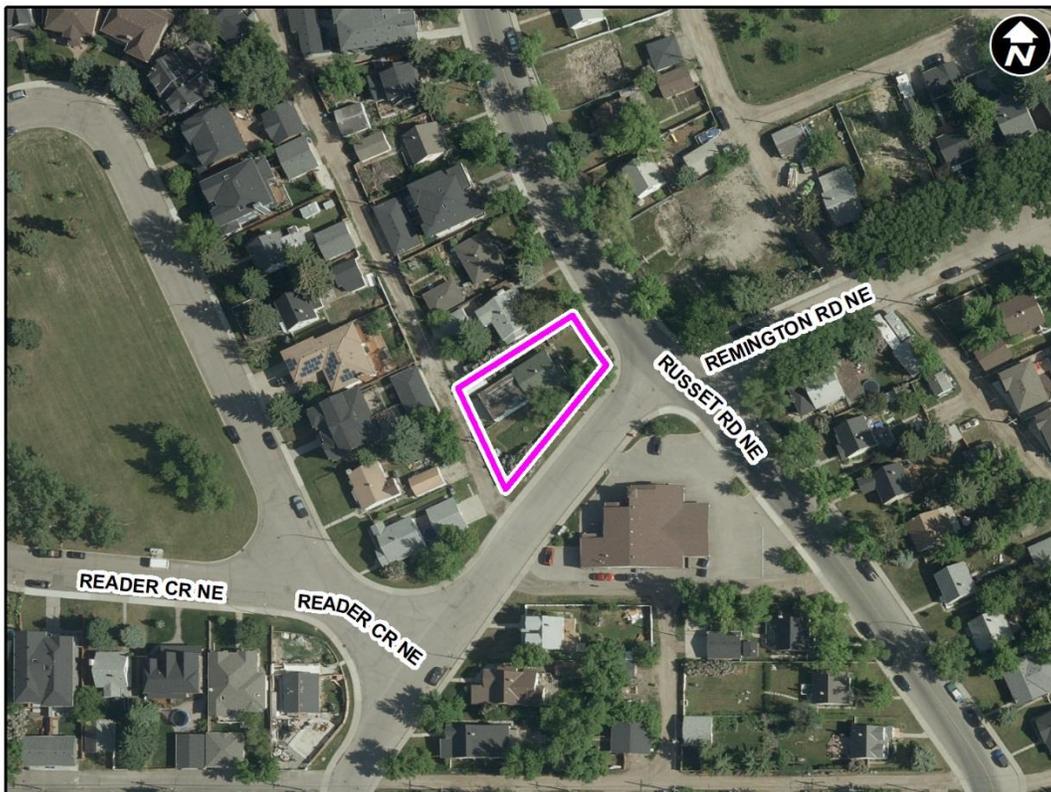
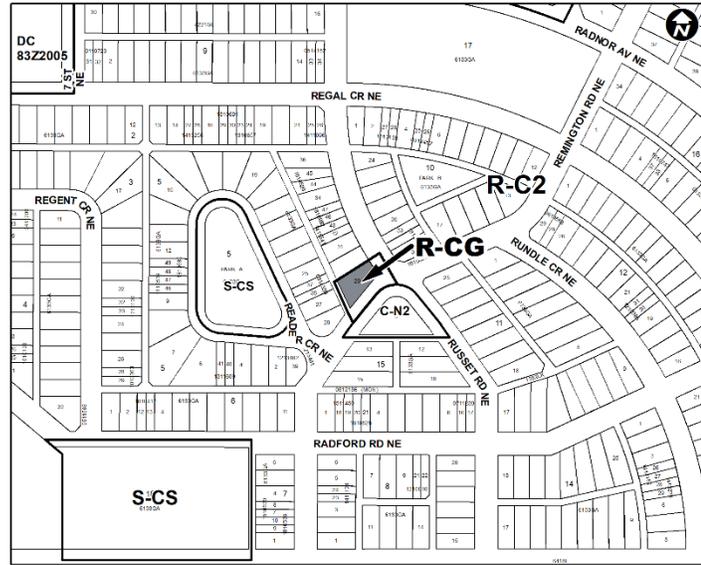
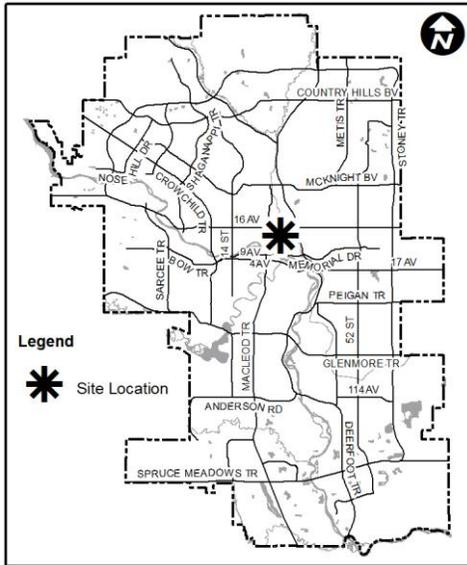
Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

constructed on the site. The applicant's submission found in Attachment 1 of this report outlines this recent change.

A development permit application for a five-unit rowhouse development (DP2018-4442) has been submitted and is under review (Attachment 4).

Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

Location Maps



Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

Site Context

The subject site is located in the community of Renfrew at the northwest corner of Russet Road NE and Remington Road NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a neighbourhood-scale commercial development to the south across Remington Road NE, designated under the Commercial – Neighbourhood 2 (C-N2) District. Surrounding development to the east, west, and north of the subject site, consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.07 hectares in size with approximate dimensions of 17.5 metres by 33.5 metres. The site has lane access along the west property line, accessed from Remington Road NE. The site is currently vacant.

As identified in *Figure 1*, the community of Renfrew reached its peak population in 1968 with 8,019 residents. The current population for the community is 6,397 residents, a decline of 1,622 residents (-20 percent) from peak population.

Figure 1: Community Peak Population

Renfrew	
Peak Population Year	1968
Peak Population	8,019
2017 Current Population	6,397
Difference in Population (Number)	-1,622
Difference in Population (Percentage)	-20%

Source: The City of Calgary 2017 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached, semi-

Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

detached, and duplex dwellings. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

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

The R-CGex District also allows for a range of other low-density housing forms such as single detached, semi-detached, and duplex dwellings. The R-CGex District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate secondary suites or backyard suites.

Development and Site Design

The rules of the proposed R-CGex District will provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the location of this site at the corner of Russet Road NE and Remington Road NE, additional design considerations being considered as part of the development permit process include:

- ensuring an engaging built interface that addresses both street frontages;
- emphasizing individual at-grade entrances; and
- providing a front entry and design elements that address Russet Road NE.

More information about the development permit can be found in Attachment 4.

Transportation

A Transportation Impact Assessment (TIA) or Parking Study were not required as part of the land use amendment application. Vehicular access to the parcel is available and anticipated to continue from the lane. The area is well served by transit via routes 19, 745, and 872 located within approximately 50 metres of the subject parcel. Access and parking will be reviewed at the development permit stage.

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.

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Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

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. Notification letters were sent to adjacent land owners and the application was advertised online.

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

The Renfrew Community Association provided a letter of support regarding this proposed land use amendment on 2018 October 15. The comments from the Renfrew Community Association can be found in Attachment 2.

Applicant-led Engagement

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also met with the Renfrew Community Association's Development Committee in 2018 September to discuss and solicit feedback about the proposed land use amendment and development applications. The applicant also installed supplementary on-site signage, delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site, and facilitated a site visit to similar developments in nearby communities to discuss the R-CG District with an interested community member. Details regarding the applicant's supplementary engagement efforts can be found in Attachment 3 of this report.

City-led Engagement

In response to the notice posting, and circulation of the land use amendment application, Administration received two (2) letters of support and 20 letters of objection regarding the proposed land use amendment application and the proposed development permit application (DP2018-4442).

The two (2) letters of support identified that the proposed applications will add vibrancy to Renfrew and provide some 'missing middle' product that is lacking in the community. They also identified that R-CG remains a low density residential land use and is contextual to the low density fabric surrounding the site, and emphasized how the corner lot location is ideal for the proposed designation in term of adding density to the community and further activating the commercial lot across this parcel.

Within the letters of opposition, comments largely focused on the proposed development permit application and the built form that R-CG land use district enables. Reasons stated for opposition to the proposed redesignation in the 20 letters received by Administration are summarized as follows:

Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

- R-C2 District is more appropriate land use district for this inner-city area, and should guide future redevelopment instead of the proposed R-CG District;
- property may set a precedent for other land use redesignations in the community;
- preference for a semi-detached R-CG building over a R-CG rowhouse development;
- opposition to the proposed increased in density and parcel coverage;
- increased height on site with proposed R-CG District would be incongruent with adjacent character of the built form, the street, and the surrounding neighbourhood;
- M-CG District may be more appropriate for the proposed development;
- existing safety issues with crossing at Russet Road and Remington Road for pedestrian safety should be addressed through traffic calming measures prior to redevelopment;
- negative impact on the adjacent intersection by proposed higher density development;
- negative impact on available on-street parking;
- lack of interface and interaction between the proposed development and Russet Road, including front door entrances that face onto this street;
- Russet Road is not a collector and should not be the location for a future rowhouse;
- negative impact on traffic and congestion on adjacent streets;
- interface of the unit over the garage with the laneway, and parcels to the west and north;
- privacy concerns regarding proposed development and neighbouring properties;
- low quality exterior building materials and finishes of the proposed development in relation to existing built form in and around the community;
- concerns regarding small size of the garages for proposed development, and future use;
- the number of potential bylaw relaxations required for the proposed development;
- concerns regarding the design of the unit over the garage of the proposed development, including its floor area size, interface with adjacent parcels, and lack of amenity space;
- implications of multiple garbage bins on site due to proposed five-unit rowhouse development associated with the land use amendment application;
- negative impact on existing residents;
- increase in activity and transient populations in the neighbourhood;
- sharing of laneway by existing residents with a multi-residential development;
- concerns regarding the pre-sale of units in advance of any approvals; and
- decrease in property values.

It should be noted that comments summarized above focus on development permit application details and are included for reference as individuals primarily provided comments on both the land use amendment application and development permit application in the same correspondences.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Residential - Developed - Inner City area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing, such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

North Bow Design Brief (Non-statutory, 1977)

The subject site falls within the *North Bow Design Brief*. The *North Bow Design Brief* identifies the subject site as located within a Low Density Residential area. While this application was evaluated primarily against current MDP policies, this non-statutory document outlines guidelines to consider for land use redesignations that are relevant to this application. The Design Brief indicates that redesignations of this nature may be permitted in areas where there are adequate transportation, shopping, cultural, education and recreation facilities. Given the location and site context of the subject site, the proposed land use generally aligns with the intent of the *North Bow Design Brief* by promoting infill redevelopment that is sensitive and compatible and in close proximity to transit and community amenities.

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget

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

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CPC2019-0097

Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

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* and the *North Bow Design Brief*. The proposed R-CGex District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form. The proposed R-CGex responds to specific community concerns by not allowing secondary suites or backyard suites at this location, while still ensuring that the evolving range of housing needs of different age groups, lifestyles and demographics can be accommodated.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Applicant led Engagement Summary
4. Proposed Development (DP2018-4442) Summary

Applicant's Submission



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

21.01.2019

—
Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE:

Land Use Redesignation LOC2018-0201
Concurrent Development Permit DP2018-4442
From R-C2 to R-CGex: 1101 Russet Road NE | Lot 29, Block 5, Plan 6133GA | 0.07 ha

APPLICANT STATEMENT

The subject site is located in the northeast community of Renfrew and consists of 0.07 ha (0.17 ac) of privately owned land. Stone West Homes has retained CivicWorks to undertake a land use redesignation process of the property to facilitate the construction of a five-unit Rowhouse Building with front doors facing both Remington Road NE and Russet Road NE, a five-stall parking garage structure, and no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings and limits each of the subject parcels to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 District to a R-CGex District. The initial submission of this application proposed a redesignation to the R-CG District, however, the Renfrew Community Association expressed a preference for the "ex" modifier to be added to the application - which limits the ability of future applicants to develop secondary suites on the property, and so the application has been updated and properly advertised by City Administration to reflect this change.

Like R-C2, the R-CGex District is a Low Density Residential District intended to facilitate grade-oriented development. The intent of the R-CGex District is to; accommodate grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The subject lands do not fall within the boundaries of any Local Area Plans and are governed by higher level, City-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented housing as a key component of complete communities and encourages growth and change in low density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CGex land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Applicant's Submission



Corner Lot: The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both Remington Road NE and Russet Road NE with grade-oriented unit entrances.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along Remington Road NE and Russet Road NE.

Major Road: The subject site is located along Russet Road NE - classified as a Collector Road - ensuring both ease of access and traffic capacity for future residents.

Proximity To Commercial: The subject site is located across the street from a neighbourhood commercial site.

Proximity To Transit: The subject site is located less than 200m from two transit stops (Route 17 and 19), and less than 600m from a BRT stop (Route 303 Max). These routes provide access East/West to Sunridge Mall, SAIT and the University of Calgary, and North/South to the City Centre.

Proximity To An Existing Open Space, Park or Community Amenity: The subject site allows residents direct and easy access to a variety of community resources. The property is located less than 400m (a \pm five minute walk) from the Renfrew Community Association, Stanley Jones School, Children's Village School, St. Alphonsus School, Renfrew Boys and Girls Club, Renfrew Athletic Park, Renfrew Aquatic and Recreation Centre, and the Stew Hendry / Henry Viny Arena.

CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

COMMUNITY ENGAGEMENT

Stone West Homes is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Stone West Homes and the project team undertook a comprehensive community engagement process in support of this application to ensure a clear and transparent application process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Much of what we heard related to the concurrent Development Permit application, and the project team responded to this feedback with revisions to the Development Permit Plans. A summary of our engagement process is included in the application package, key elements of our engagement efforts included:

On-site Signage | Installed on-site at time of submission

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, Stone West Homes and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change.

The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line. All inquires, questions and comments are received, compiled, and responded to by the project team in a timely manner.

Applicant's Submission



Surrounding Area Postcard Drop | ~100 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision.

The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



Postcard and Onsite Sign Information



Example of sign installed on a similar site

CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,

A handwritten signature in black ink, appearing to read "David White".

David White | Principal
BA, MScPI, RPP, MCIP

Community Association Letter

From: [Renfrew Planning](#)
To: [McLeod, Fraser A.](#)
Cc: [Renfrew President](#)
Subject: [EXT] Re: LOC2018-0201 - Circulation Package
Date: Monday, October 15, 2018 6:17:06 PM
Attachments: [image.png](#)
[image.png](#)
[image001.png](#)

Hi Fraser,

Below are the Renfrew Planning Committee's comments on behalf of the Renfrew Community Association Board:

LOC 2018-0201 (1101 Russet Road NE):

This has been a difficult redesignation for our committee. The residents nearest to the subject site universally oppose it because they expect more parked cars, more traffic, and that these homes may become rental units. Some comments have included odd comparisons, most notably those comparing Renfrew to Mount Royal. This is ahistorical and ignores that Mount Royal was built as an exclusive enclave for Calgary's affluent citizens; the subject site is within the part of Renfrew where CMHC built homes for veterans' families after World War II. Likewise, Mount Royal is a neighbourhood where a professional couple cannot afford to retire because of the high property taxes, which is a future we do not want for Renfrew.

In spite of the valid concerns, we support this redesignation for three main reasons:

First, small homes with two or three bedrooms have been an essential part of our community's character, since CMHC built Renfrew in 1949 as veterans' housing. Similarly, rowhousing has been part of Renfrew since 1955 when the townhouses now collectively known as Regal Park were built. To argue that rowhouses with two or three small bedrooms are inconsistent with our community's character is to forget how and for whom we built when our neighbourhood was created. Indeed, though residents may argue that our neighbourhood is largely single family houses, according to the 2018 City Census, 41% of our dwellings are single family homes; 26%, apartments; 14%, townhouses; 11%, duplexes; and 8%, converted structures, which we understand to be mainly detached homes with secondary suites (http://www.calgary.ca/CA/city-clerks/Documents/Election-and-information-services/Census2018/Civic_Census_-_at_a_glance_booklet.PDF pg. 95 and 109).

Second, as a neighbourhood with schools and parks, we view RC-G as the next incremental step to allow new residents to join us and enjoy our amenities. We hope it will provide more family housing at a lower price point so Renfrew can continue to be a mixed-income community for all ages. Rowhomes should have lower maintenance costs because of the shared building envelope and condo arrangement than semi-detached homes. Given our proximity to downtown, and commercial and industrial sites to the east, active transportation should make it possible to lower one's living costs in our neighbourhood.

Third, and most importantly, one of the objects of the Renfrew Community Association is "generally to encourage and foster and develop among its members a recognition of the importance of agriculture in the national life." When that was written in 1955, it may have been interpreted as encouraging residents to grow their own food. We lament that most yards are not used productively, but for swaths of lawn as a form of conspicuous consumption.

Community Association Letter

Consequently, the best way we can recognize "the importance of agriculture in the national life" today is to preserve agricultural land outside of Calgary by using this lot more productively and allowing more people to enjoy Renfrew. Because the Renfrew Community Association's bylaws require that board members, including the planning director, promote and act in concert with the Association's objects, we must include the broader question of agriculture in this land use redesignation.

A few other comments:

Well-placed rowhousing is appropriate in Renfrew. We expect that rowhouses will age better than semi-detached homes because they have a small condo structure to support maintaining building envelopes, and mechanical and electrical systems.

There are concerns about amenity space. Renfrew has public amenity space. One is always within 450 metres (as the crow flies) of a public or semi-public green space in the neighbourhood. No single detached home or rowhome can compete with the size of the park in the middle of Reader Crescent. Residents living at 1101 Russet Road can cross one street to get to that park; the same number of streets as residents of Reader Crescent have for seventy years. That park also gives lots of street parking for those willing to walk 200m. If anything, we need to work harder to turn our green spaces into genuine, loved, named places.

Russet Road curves here, which causes concerns about pedestrian safety at the intersection of Russet Road and Remington Road. Curb extensions at the corner would be one way to ensure that people are safe as they walk around the neighbourhood. Creating a community fund into which developers contribute would pay for these improvements. Ideally, curb extensions would be tested and installed in an incremental way using the techniques of tactical urbanism before pouring concrete.

Given neighbours' opposition to this land use change and density, this might be a better location for the proposed designation of rowhouses without secondary suites (currently referred to as R-CGx) than R-CG. If that designation existed right now, the applicant would be wise to apply for it. Doing so might help reduce neighbours' concerns.

As individuals, we tend to think of others who are most like us. As a committee, we are aware that our role is to be reflective of the whole community and we are trying to do so. Similarly, according to the 2018 Calgary Census, 50% of Renfrew's dwellings are owner occupied and 49% of people in Renfrew live in detached homes. Yet, most of our committee members own their homes (or have a mortgage) and live in detached home. To better represent the whole neighbourhood -- those of all ages, those who own and rent, and those who live in a variety of housing types -- we are trying to think beyond ourselves as individual committee members and the neighbours who are most like us.

DP 2018-4442 (1101 Russet Road):

What are the strengths and challenges of the proposed development?

There are strengths to this design. Often the space above a garage is unused. This design finds a clever way to use that space. The doors and front face the commercial building across Remington Road instead of neighbours' homes on Russet Road. Having three or four bedrooms in a home should make this more desirable than some of the two bedroom, four

Community Association Letter

bathroom semi-detached homes in the neighbourhood. The roof peaks avoid a flat roof, about which neighbours often comment, and are practical for shedding snow in Calgary's winter.

However, there are several difficult parts of this design. Most importantly, the building poorly addresses Russet Road, its height and massing is a serious concern, and residents generally do not approve of its appearance.

The height and massing is a concern. At a maximum of 11.94m, this is almost 12m, the maximum height of M-CG, albeit with a lower lot coverage. This causes concerns about overlooking and privacy, especially due to 25 windows on the second and third floors facing the neighbour to the North at 1105 Russet Road. Also, because Russet Road runs generally North-South, the shadow caused by this project will fall largely on 1105 Russet Road. Given that one of the objects of the Renfrew Community Association is "generally to encourage and foster and develop among its members a recognition of the importance of agriculture in the national life," we do not want to keep the residents of 1105 from growing anything in their yard. While we do not normally fight to preserve front set backs because front yards tend to be used only for lawn mowing, Russet Road's North-South course means that this unit's shadow into the 1105's front yard will also prevent it from being used for anything more productive than growing lawn. There are likely streets in Renfrew where this height would be appropriate but this is not one of them. We look forward to the North Hill Local Growth Plan helping us decide where and how buildings of this height fit best.

Are there changes that could be made to the proposed development to make it more compatible or beneficial to the area?

Our primary suggestion is to make this a four unit rowhouse, retaining the home designed partially above the garage. Each garage stall would be larger, and more effective. This could also reduce the height and bring it to R-CG's maximum. Height could also be reduced by reducing the ceiling height, lowering the basement so the main floor is level with the yard (making the homes more accessible), or both.

More thought needs to go into the unit closest to Russet Road (labelled unit number 5). Unit 5's design makes the entire home turn its side and back to Russet Road. Russet Road is a gateway to the neighbourhood. Thus, unit 5, because it protrudes past the front facade of 1105, needs to be attractive from all three sides. This is shown in the drawing below.

Community Association Letter



Having identical floorplans saves money but the unit 5 should be the most valuable unit and warrants a separate design to maximize its location's value and treat the neighbours using the sidewalk and street more respectfully. With more thought, it would be possible for unit 5's main entrance to be on Russet Road. With minor changes to the design, windows could be added to the east elevation. On the main floor, they could be above the stove; on the second floor, each bedroom could have East-facing windows if both closets were on the West side of the room; on the third floor, the bedroom could also have a window above where a bed would likely go. This could be further improved by placing the entrance on Russet Road.

The other units' amenity spaces act as a buffer between 1101 and 1105. Given the lot configuration, unit 5 loses the benefit of a larger backyard amenity space. We ask that unit 5 be made shallower to provide at least the same amount of backyard amenity space as unit 4 has (by bringing the north wall in line with unit 4's north wall).

The design is angular, boxy, stark, and generally 'hard.' That's quite a contrast from this area's historic character-defining elements of "steeply pitched side-gable homes, and ... medium pitched side-gable or hipped-roof homes" with "soft landscaping and human scale of the street" (https://docs.wixstatic.com/ugd/c8cf61_395c4ab241d6411da98cf7b582db1e3c.pdf pg. 4 and 5). Though changes and contrasts draw one along the sidewalk while walking, this design's jarring juxtaposition when compared with the nearby original 1949 CMHC homes does not appear neighbourly or respectful of the existing built-form's characteristics. Using a stark colour scheme of black and white amplifies the angular, boxy appearance. Changing

Community Association Letter

colours or adding other materials might help soften its appearance. Reducing the boxy and angular elements would be another way to soften the appearance.

The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)

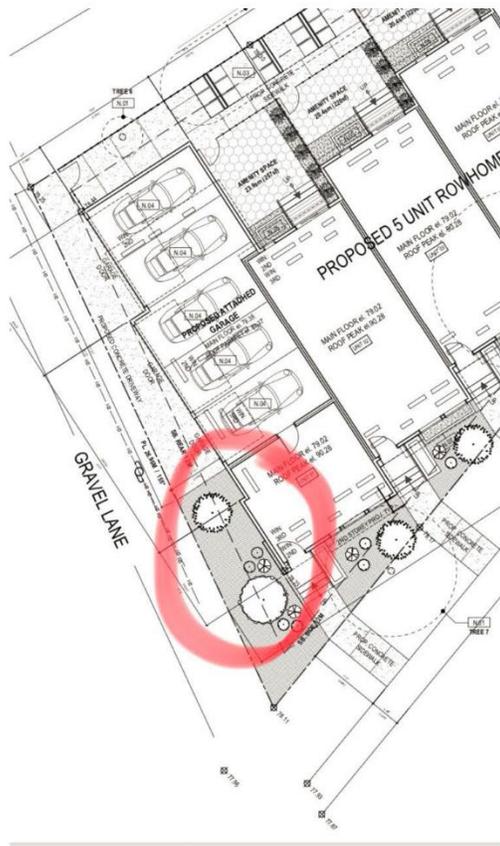
See our comments above on the concurrent land use amendment LOC 2018-0201.

The site design

Gas meters: We would like to keep gas meters away from the street front and closer to the garage and alley. Perhaps the north side of the garage would be a good place to keep the meters out of the public's sight.

Garbage, recycling, and compost: We are glad to see that there is space designed to store fifteen bins. We also understand neighbours' concerns about having five or ten bins in the lane for collection. We suggest using a consolidated waste management system, such as a Molok system (<https://www.molok.com/molok-products/molokclassic>), in the location marked below. This would also give more amenity space for units 2 and 3 or give a place for more plants or trees between 1101 and 1105 Russet Rd.

Community Association Letter



Air conditioning: Air conditioning units are not shown in the drawings. If they are installed before turnover, we ask that air conditioning units be installed in the yard instead of facing the street.

As always, we wish that the City would encourage planting more and larger trees by counting trees planted in the public portion of the property.

The building design

The aesthetics are lacking. The neighbours who have written to us note their displeasure with the appearance. No one on the committee spoke in favour of, or defended its appearance. We support R-CG in Renfrew. When we try to describe what the R-CG land use means to our neighbours, we describe it as something like terrace houses, brownstones, greystones, or, to use a local example, Fairey Terrace in the Beltline. The interesting thing about those traditional examples is that they are successful without being flashy. For instance, there are often requests for more articulation and variety of materials in designs. Yet, a two storey column of bay windows provides natural light for residents and vertical and horizontal articulation. It is a simple design, perhaps with moderate detailing, which has warmth and appeal that this design does not. Bay windows, as much as we may love them, are not a

Community Association Letter

requirement but an example of how designs can be simple but effective. We have had attractive R-CG in the neighbourhood that reference existing home designs. We have had innocuous R-CG that have not been objected. If residents' first thought when discussing R-CG is a design for which there seems to be general, likely universal, disdain, there is a risk that this design will poison the well for future R-CG applications in Renfrew. That will make it harder for us as a committee to help our neighbours think of R-CG as the next incremental step in our neighbourhood's development and something that fits in our neighbourhood. The likely result would be that neighbours will push for taller towers along the perimeter of Renfrew instead of fine-grained, ground-oriented homes that blend well with our neighbourhood, which will make it more expensive for families to live in Renfrew. In short, the applicant may find that fighting for this design would be a Pyrrhic victory.

The garages are small. There may be an argument that they are similar to the garages that were built in this area during the 1940s and 1950s. Some neighbours have predicted that the garages will be used for storage instead of holding cars. It is also possible that the residents will recognize they can ride their bikes to work downtown or walk to get groceries in 15 minutes and choose to use their garages to store bikes and belongings without putting any cars on the street.

It is hard to make predictions, especially about the future. The only prediction we can make with certainty is that if this is approved, the neighbours will appeal it at SDAB.

Has the applicant discussed the development permit application with the Community Association?

Yes, the applicant attended our planning committee meeting, 26 September 2018, and showed the plans and documents included in the land use and development permit applications. Two neighbours attended and commented on this application. The committee members discussed it further after the applicants and neighbours left.

Please provide any additional comments or concerns regarding the proposed development.

One of our committee members works for the applicant. She has recused herself from this discussion. Some neighbours have argued that this is a conflict of interest. We have excluded her from reviewing these comments and have done our best to separate that association from the discussion. Barring the creation of a third party committee to review this application, which would be unreasonable, we are not aware of any other solutions to this situation.

It appears that the North arrow points to the South on drawing A.100, so the side facing Russet Road is mislabeled as the West elevation in drawing A.102. Our comments refer to the true orientation.

Thanks,
Nathan Hawryluk
Director, Planning
Renfrew Community Association

Applicant Led Engagement Summary



APPLICANT ENGAGEMENT SUMMARY

1101 RUSSET ROAD NE

LOC2018-0201
DP2018-4442



Issued:
19.12.2018

Applicant Led Engagement Summary

SUMMARY

Stone West Homes' development application for 1101 Russet Road NE proposes a 5-unit rowhouse development on the corner property that takes advantage of the site's close proximity to transit, regional bike routes, major roads, local businesses, parks and other community amenities. In support of this application, CivicWorks has designed and undertaken a proactive and appropriately scaled engagement strategy to ensure a clear and transparent process for all stakeholders. Stakeholders such as the Renfrew Community Association and Ward 9 Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications.

HOW WE ENGAGED

SEPTEMBER 7 - APPLICATION SUBMISSION

- Hand delivered ±100 postcards to neighbours, providing proposal details and contact information;
- Displayed a large sandwich board on the property, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview with the Renfrew Community Association and Ward 9 Councillor's Office.

SEPTEMBER 26

- Participated in a meeting with the Renfrew Community Association Development Committee to discuss and solicit feedback about the proposed development.

NOVEMBER 5

- Facilitated a site visit to similar R-CG developments in nearby communities to further discuss the R-CG district with an interested community member.

DECEMBER 19

- Shared the Applicant Engagement Summary with City Administration, the Renfrew Community Association Development Committee, and the Ward 9 Councillor's Office.

WHAT HAS CHANGED



REDUCED MAXIMUM BUILDING HEIGHT

Responding to feedback about height & shadows.



REVISED APPLICATION TO R-CG_{EX} DISTRICT

Responding to feedback about secondary suites.



INTRODUCED TRADITIONAL MATERIALS

Responding to feedback about neighbourhood character.



LIMITED BACK OF BUILDING OVERLOOKING

Responding to feedback about privacy.

- 4 windows removed;
- 5 windows reduced in size;
- 10 windows obscured.



IMPROVED STREETScape INTERFACE

Responding to feedback about streetscape.

- Entrance and windows added along Russet Road NE;
- Additional outdoor amenity space added to corner units.



INCREASED PARKING STALL SIZE

Responding to feedback about parking and waste and recycling.

Applicant Led Engagement Summary

WHAT WE HEARD

As a result of the engagement process the project team heard feedback from 8 individuals via email, phone, and in-person meetings; and received comments from the Renfrew Community Association Development Committee at an in-person meeting and through a publicly submitted letter. The project team has categorized this stakeholder feedback according to key themes. The following outlines what we heard, what has changed, what hasn't changed, and why.

PARKING AND TRAFFIC

WHAT WE HEARD

Some area residents expressed concerns about on-street parking supply availability, the small size of the proposed parking stalls, an increase in traffic, and the safety of pedestrians at the intersection of Russet Road and Remington Road NE.

WHAT HAS CHANGED

To address concerns about the size of the proposed parking stalls the revised development permit has increased the size of the garage structure and stalls. This also provides easier access to waste and recycling bins.

RESPONSE

Under the proposed land use district (R-CG), the required number of residential parking stalls is one stall per dwelling unit, which will be accommodated within the proposed development with a private garage structure accessed from the lane.

Given current trends toward decreased car ownership and the modest scale of development proposed, the resultant traffic generation and additional parking demand is expected to be minimal and unlikely to have a material detrimental effect on local traffic volumes or the supply of on-street parking in the neighbourhood. A variety of available transportation options like walking, cycling, transit, UBER, and car sharing services like Car2go also contribute to reduced traffic and parking needs. Today, instances where there is a lack of on-street parking restrictions in the neighbourhood typically indicates a healthy and readily available on-street parking supply. Should this change in the future, residents, given sufficient neighbour support, can choose to apply to the Calgary Parking Authority to implement on-street parking restrictions and permits.

To address pedestrian safety concern at the corner of Russet Road and Remington Road NE the Renfrew Community Association Development Committee suggested providing a curb extension into the intersection. The project team is willing to explore this suggested traffic calming measure via the associated development permit process.

HEIGHT, SHADOWS, AND PRIVACY

WHAT WE HEARD

Some area residents felt the proposed building design was too tall and could cause overlooking and shadowing on neighbouring buildings.

WHAT HAS CHANGED

To address height and shadowing concerns the building height has been reduced to 11.0m at its peak. To address privacy concerns along the back of the building four windows have been removed, five windows have been reduced in size, and ten windows have been obscured.

RESPONSE

The revised Development Permit fully aligns with the R-CG district's maximum building height of 11.0m, a difference of one meter from the maximum building height of the surrounding R-C2 district. The R-CG District includes height and massing policies that are intended result in a built form that is sensitive to surrounding area context and adjacent landowners.

SECONDARY SUITES

WHAT WE HEARD

Some area residents expressed concern about the potential for secondary suites to be developed under the proposed R-CG District.

WHAT HAS CHANGED

The land use application has been revised from the R-CG district to the R-CGex district, which does not permit secondary suites.

RESPONSE

The proposed R-CGex Land Use District applies the same policies as the R-CG district, with one exception - it does not permit secondary suites. By revising the land use district, Stone West Homes provides area residents with greater certainty that the proposed density will not be increased following Council approval.

Applicant Led Engagement Summary

DENSITY & NEIGHBOURHOOD CHARACTER

WHAT WE HEARD

Some area residents expressed concern about the number of units and architectural style of the building. Alongside this feedback was apprehension that the Land Use change could set a precedent for future approvals of similar density.

WHAT HAS CHANGED

In response to concerns regarding architectural style and 'fit' with the neighbourhood character, the revised development permit includes a more traditional material palette with brick cladding along the base of the building and stucco along the upper portions of the building.

RESPONSE

Stone West Homes is committed to creating homes that are considerate of their surrounding context, offer a high standard of architectural quality and contribute to the fabric of established neighbourhoods. By design, R-CG forms are low density and intended to integrate into the low density fabric of established Calgary neighbourhoods.

All future applications for Land Use Changes within the existing low density R-C2 district areas will be evaluated on their own merits through a public application process prior to a decision by Council.

STREETSCAPE AND AMENITY SPACE

WHAT WE HEARD

Some area residents expressed concerns that the proposed plans were inadequately addressing the Russet Road NE streetscape and also suggested that some units be provided with more private amenity space.

WHAT HAS CHANGED

In response to concerns regarding the streetscape, the development permit has been revised to include a new entry way and two additional windows along the western façade. In addition, more at-grade amenity space has been provided.

RESPONSE

The revised plans fully align with the Outdoor Private Amenity Space requirements of the R-CG district. By adding a second entrance and windows along Russet Rd NE, and providing more amenity space the project team intends to create a more welcoming interface with the sidewalk and street.

OWNERSHIP STRUCTURE & AFFORDABILITY

WHAT WE HEARD

Some area residents expressed concerns that the proposed development would attract low income residents or become rental units with a high rate of turn-over.

WHAT HAS CHANGED

No changes proposed.

RESPONSE

The ownership structure of the proposed rowhomes will be privately-owned condominium with shared common spaces. Today, available forms of housing in Calgary's established communities can be prohibitively expensive for prospective new homeowners, young professional and families. With a far more affordable benchmark price rowhomes address the crucial 'missing middle' of housing in Calgary - attainable homes that meet the needs of those looking for established area housing options that lie somewhere between a traditional apartment condominium and a single-family home or duplex.

WASTE AND RECYCLING

WHAT WE HEARD

Some area residents expressed concerns that the City's standard waste and recycling bins would clutter the lane.

WHAT HAS CHANGED

To provide easier access to bins, the revised development permit has located waste and recycling storage within the proposed garage structure.

RESPONSE

As per Bylaw requirements, the proposed development accommodates the storage of three standard City of Calgary waste, compost & recycling bins within the individual garages located adjacent to the lane. The City of Calgary's new alternating pick-up schedule further reduces laneway clutter on pick-up day. Instances of bins left in the laneway after collection day can be referred to 311 for Bylaw Enforcement.

The project team reviewed the option of providing waste and recycling through communal Molok waste containers, however, the overhead power lines along the lane do not provide enough clearance to allow the Molok waste collection cranes to safely operate on the site.

Proposed Development (DP2018-4442) Summary

A development permit application (DP2018-4442) was submitted by Formed Alliance Architecture Studio (FAAS) on 2018 September 17. The development permit application is for a three-storey, five-unit rowhouse development, which includes five on-site parking stalls in an attached garage. All proposed parking is accessed from the laneway. The following excerpts (Figure 1 & 2) from the development permit submission provide a general overview of the proposal and are included for information purposes only.

The proposed building design addressed both Russet Road NE and Remington Road NE, and has a maximum height of approximately 10.9 metres. The rowhouse building, based on most recent amended plans, does not require any relaxations. However, as the rowhouse has an attached garage, it has therefore been reviewed as a discretionary application requiring notice posting.

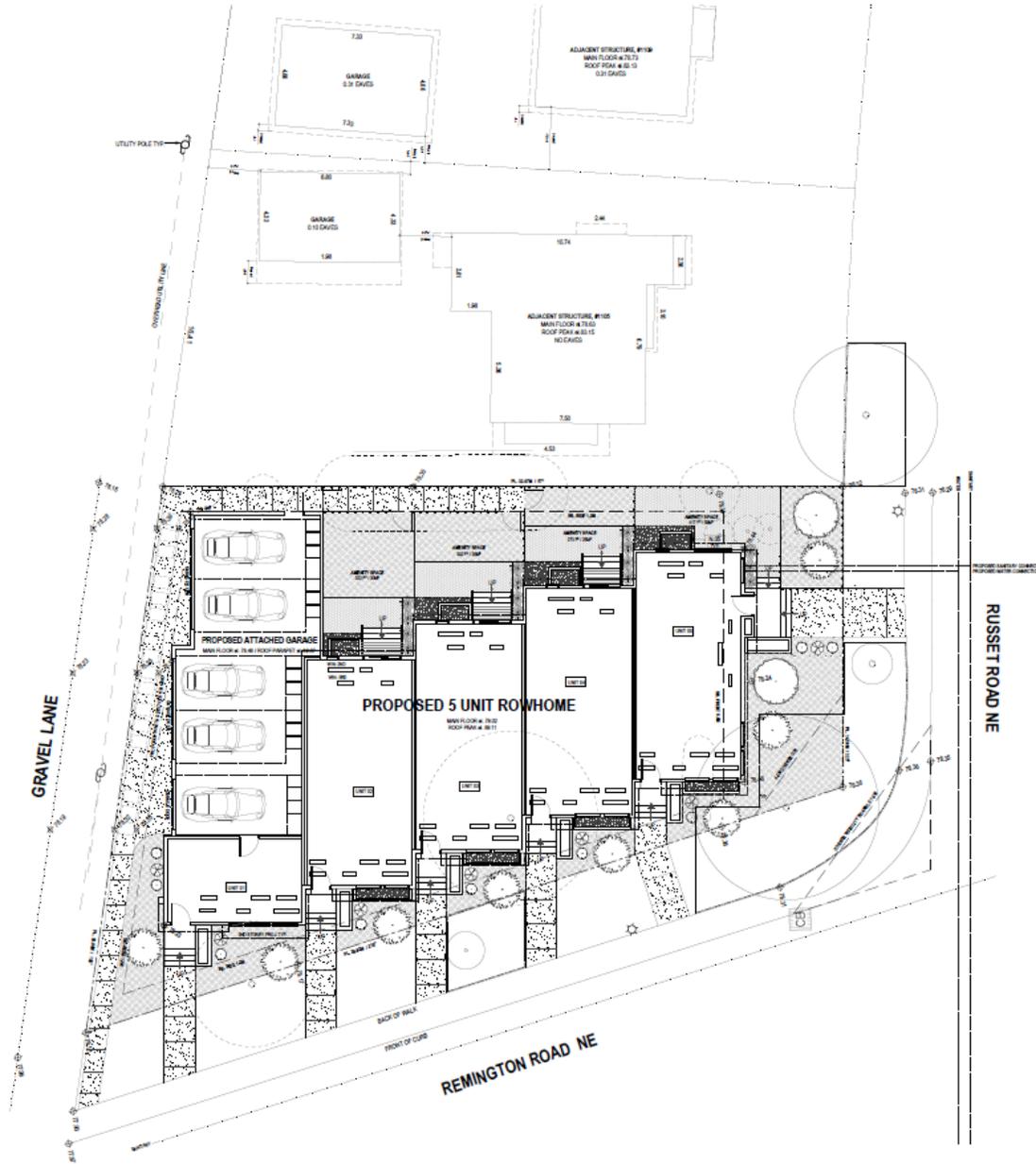
Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

Figure 1: Rendering of Proposed Development (View from Remington Road NE)



Proposed Development (DP2018-4442) Summary

Figure 2: Site Plan



Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0051

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 – 25 Avenue NW, LOC2018-0094

EXECUTIVE SUMMARY

This application was submitted by Jim Sherwood on 2018 April 26 on behalf of the landowners Evra D Sherwood, and Helen and Michael Bromhead. The application proposes to change the designation of the subject lands from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares ± (0.36 acres ±) located at 2202 and 2204 – 25 Avenue NW (Plan 8543GN, Block 2, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0051

**Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and
2204 - 25 Avenue NW, LOC2018-0094**

BACKGROUND

This application was submitted by Jim Sherwood on behalf of the landowners Evra Sherwood, and Helen and Michael Bromhead on 2018 April 26. No development permit application has been submitted at this time, however, as noted in the applicant's submission (Attachment 1), the applicant intends to develop a rowhouse building on the subject lands.

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 - 25 Avenue NW, LOC2018-0094

Site Context

The subject lands are comprised of two residential parcels located in the community of Banff Trail, west and adjacent to Exshaw Road NW, and north of 25 Avenue NW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in the immediate area is R-C2 District; however, a number of sites also contain the R-CG land use in the area.

Combined, the parcels are approximately 0.14 hectares in size and are irregularly shaped. The site currently has vehicular access from both 25 Avenue and the rear lane. Each property is currently developed with a one-storey single detached dwelling. Parking for 2202 – 25 Avenue NW is accommodated via an attached garage, accessed from 25 Avenue NW, while parking for 2204 – 25 Avenue NW is accommodated via a detached garage, accessed from the rear lane.

As identified in *Figure 1*, the community of Banff Trail has seen a decline in population since 1968.

Figure 1: Community Peak Population

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2017 Current Population	4,092
Difference in Population (Number)	-791
Difference in Population (Percent)	-16%

Source: *The City of Calgary 2017 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Banff Trail community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Subject to a minor amendment to the ARP, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 - 25 Avenue NW, LOC2018-0094

Land Use

The existing R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of four dwelling units on the combined two parcels.

The proposed 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 ten 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 area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the development of the site including the height and building massing, landscaping and parking. Within the R-CG District rowhouses are considered a permitted use if they meet all the rules outlined in the Land Use Bylaw, and discretionary if they do not.

Given the context of the subject lands, issues that will be carefully considered through the development permit process include, but are not limited to:

- ensuring that access and parking is handled sensitively;
- ensuring an engaging built interface along both street frontages;
- ensuring a sensitive building form and transition with respect to the adjacent street and existing development;
- emphasizing individual at-grade entrances; and
- ensuring functional treatment and operation of waste, recycling and composting facilities.

Additionally, the subject site is irregularly shaped and currently gains access from both 25 Avenue NW and the rear lane. The proposed redesignation provides the opportunity to maximize the development potential of both sites, which would otherwise be difficult to develop due to the irregular shape and access issues.

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ISC: UNRESTRICTED
CPC2019-0051

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 - 25 Avenue NW, LOC2018-0094

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from 25 Avenue NW and Exshaw Road NW, as well as the rear lane. The area is served by Calgary Transit bus service with stops located within 400 metres of the site on Morley Trail NW. The site is located approximately 800 metres from the Banff Trail LRT Station. On-street parking is non-restricted on both 25 Avenue NW and Exshaw Road NW. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Site servicing will be determined through the development permit and development site servicing plan circulation stage(s). Water and sanitary sewer mains are available for development servicing, where upgrades are not anticipated to be required. Public storm does not exist adjacent to the subject site. At the time of development, the developer will be required to extend the public storm sewer at their expense, under the terms and conditions of a long form indemnification agreement.

Stakeholder Engagement, Research and Communication

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

Administration did not receive comments from the Banff Trail Community Association by the Calgary Planning Commission report submission date. No citizens' comments were received by the Calgary Planning Commission report submission date, and no public meetings were held by the applicant or Administration.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

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CPC2019-0051

Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 - 25 Avenue NW, LOC2018-0094

Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

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

Banff Trail Area Redevelopment Plan (Statutory – 1986)

The subject lands are located within the Low Density Residential area of the *Banff Trail Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached housing is identified as being appropriate for these areas. The subject lands are not prescribed a specific height under Figure 3 (Maximum Building Heights).

A minor amendment to the Banff Trail ARP is required to support the land use redesignation application. Figure 2 of the Banff Trail ARP, which illustrates the land use plan, will be required to change the subject site from “low density residential” to “low density rowhouse”.

The Low Density Rowhouse area is intended to allow for a modest increase in density with a greater variety of housing types while still being in scale with the existing context. New development is intended to be low density and grade-oriented. This site is ideal for the proposed land use typology change, as the proposed building form can improve the building to street interface along both flanking streets, and it allows for sensitive intensification in this established area.

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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Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2202 and 2204 - 25 Avenue NW, LOC2018-0094

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Banff Trail Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal would allow for a modest increase in density on two inner city parcels in a form that has the ability to be compatible with the character of the existing neighbourhood. Additionally, it would provide an opportunity for a comprehensive redevelopment of subject lands that would otherwise be challenging.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Banff Trail Area Redevelopment Plan

Applicant's Submission

My wife and I have lived here for 50 years. We have raised our family here. Our home is large with a great back yard. We are now in our 80's and it is just too much for us. We need a smaller place.

We are hoping to get someone to build some smaller units. Because we love this area.

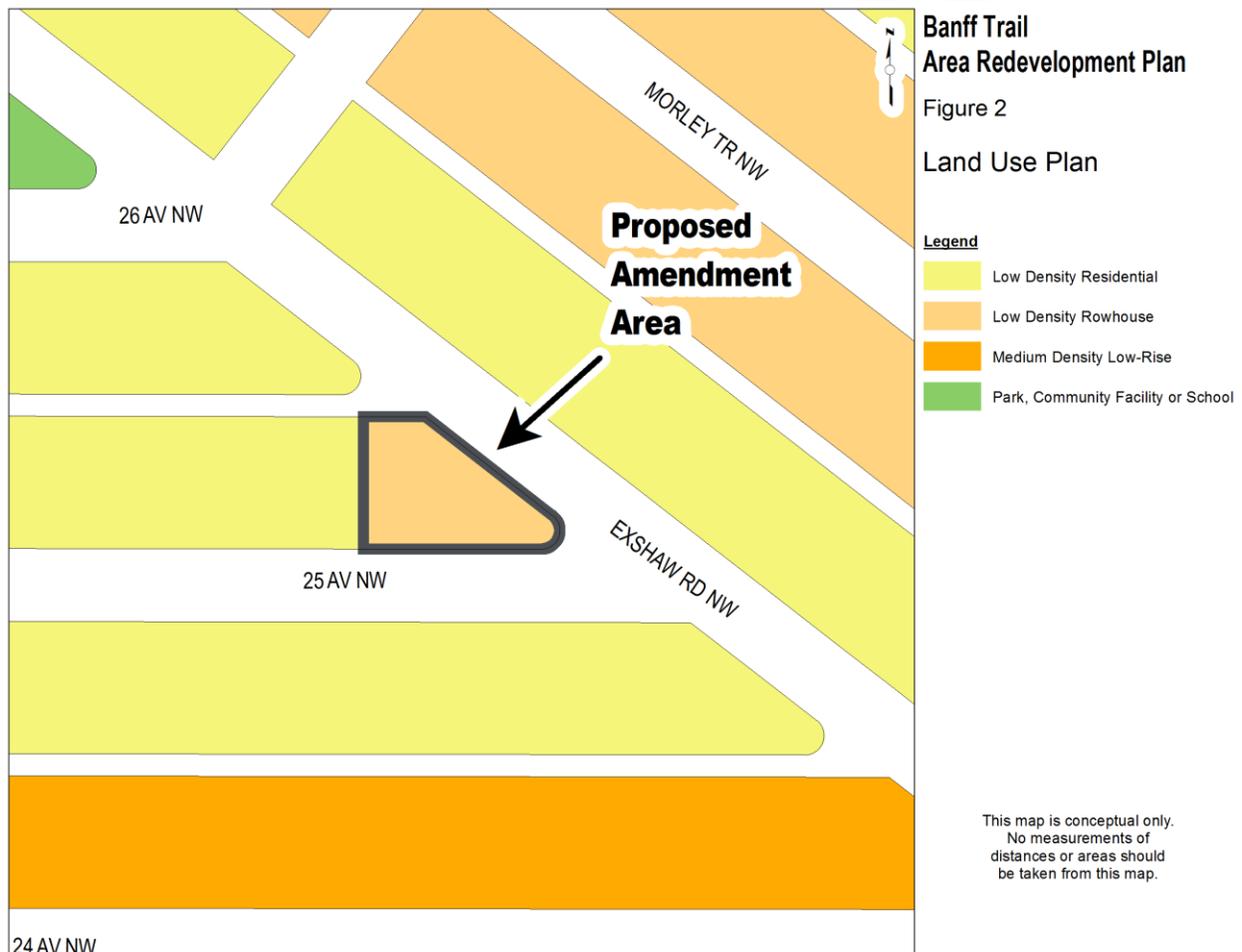
Proposed Amendment to the Banff Trail Area Redevelopment Plan

WHEREAS it is desirable to amend the Banff Trail Area Redevelopment Plan Bylaw 7P86, 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 Banff Trail Area Redevelopment Plan attached to and forming part of Bylaw 7P86, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Plan' by changing 0.14 hectares \pm (0.36 acres \pm) located at 2202 and 2204 – 25 Avenue NW (Plan 8543GN, Block 2, Lots 1 and 2) from 'Low Density Residential' to 'Low Density Rowhouse', as generally illustrated in the sketch below:



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ISC: UNRESTRICTED
CPC2019-0068

**Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE,
LOC2018-0175**

EXECUTIVE SUMMARY

This application was submitted by Stantec Architecture on behalf of DP Energy (lessee) and Viterra Inc (landowner) on 2018 July 31 and proposes to add one additional use to the area to allow for a Power Generation Facility – Large on the site, in order to enable approval of a concurrent development permit that proposes the installation of 1,576 solar photovoltaic (PV) panels, for the production of an anticipated 25 megawatt hours (mWh) of renewable energy. Once approved, this facility will become the largest solar farm in Western Canada.

The concurrent development permit is ready for a decision to be rendered pending Council's decision on this land use amendment application. This application meets the intent of the *Municipal Development Plan (MDP)* and the *Southeast Industrial Area Structure Plan (ASP)*, and supports the direction of Calgary's Climate Resilience Strategy.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 64.00 hectares \pm (156.10 acres \pm) located at 11111 Barlow Trail SE (E1/2 section 16-23-29-4) from DC Direct Control District **to** DC Direct Control District to accommodate the additional discretionary use of Power Generation Facility – Large, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject site was previously used as a phosphogypsum production site and there are restrictions on the use of the land, which cannot be disturbed until the ground is remediated. A concurrent development permit for 1,576 ground-mounted solar photovoltaic panels was submitted by Stantec Consulting on 2018 July 31 and is included as part of the 2019 February 07 CPC agenda for review and conditional decision by CPC pending Council's approval of this application. See Attachment 3 for additional information.

**Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE,
LOC2018-0175**

Site Context

The subject site is located in the Shepard Industrial area, adjacent to the west boundary of Barlow Trail SE between 114 Avenue SE and the alignment of 106 Avenue SE. The future Greenline Light Rail Transit (LRT) alignment runs along the southern boundary of the site. The area proposed for redesignation consists of approximately 63 hectares (156 acres) and represents roughly the southern half of the titled parcel. The northern portion of the parcel will retain the existing DC Direct Control District, which will differ only from the subject area by not allowing for the Power Generation Facility – Large use.

Industrial uses surround the site, with Industrial – Commercial (I-C) designated parcels containing retail, office and warehouse developments to the south and west, Industrial – General (I-G) designated parcels containing industrial warehouse developments to the east and south, and a DC Direct Control designated site directly south of the subject site containing the Deerfoot Inn and Casino. The balance of the parcel to the north contains a fertilizer plant, which will remain.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes the addition of the Power Generation Facility – Large use to the site, which is currently governed by a DC District Control District based on Land Use Bylaw 1P2007's Industrial – Heavy (I-H) District, with the additional discretionary use of Fertilizer Plant. Both of these proposed uses are listed in Section 21 (3) and on Schedule A of the Land Use Bylaw as "Direct Control Uses", which must be approved as listed uses in Direct Control Districts.

The application initially proposed the addition of Power Generation Facility – Large as a permitted use, but the applicant agreed to Administration's recommendation that the use be listed as discretionary in order to enable Administration's review of any application for this use on the site, as the form of the power generation facility could have significant impact on the surrounding areas.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The subject site is currently designated as a DC District Control District based on the Industrial – Heavy (I-H) District, with the additional discretionary use of Fertilizer Plant. This DC District was adopted in 2010 to bring the site into alignment with the Land Use Bylaw following the implementation of Bylaw 1P2007. The site had formerly been designated a Special Purpose – Future Urban Development (S-FUD) District and required the implementation of a DC District to accommodate a Fertilizer Plant use.

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**Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE,
LOC2018-0175**

In order to accommodate the proposed ~25 megawatt hour (mWh) solar farm, the Power Generation Facility – Large use must be added to the DC District, since any facility that produces more than 12.5 megawatts is considered “large” and is not a listed use in any district, and therefore must be added via a DC Bylaw. The addition of the Power Generation Facility – Large as a discretionary use is the only change to the current DC that is being proposed.

Development and Site Design

This site was previously used for fertilizer production, and the resultant phosphogypsum stack has limited the overall developability of the site, since the soil cap should not be disturbed until such time as the land has been remediated. The current proposal to install ground-mounted solar PV panels, as shown in Attachment 3 would convert this site from being effectively undevelopable to producing renewable energy for the region.

The concurrent development permit proposes the installation of 1,576 solar PV panels, each measuring approximately 4 metres long and 27 metres wide, installed at a fixed angle on a concrete base that rests on top of the ground so it does not impact the soil, as detailed in Attachment 4. The panels would be placed in rows approximately 6 metres apart and would span across the majority of the surface area of the site. Panels will not be located on portions of the site that have grade changes, as shown on the plans in Attachment 3.

By listing the Power Generation Facility – Large as a discretionary use in the proposed DC Bylaw, the Development Authority will have the discretion to ensure that any future development of the site is consistent with the policies in place for the area.

Environmental

The site contains a phosphogypsum stack developed as part of a historic fertilizer production operation. A Risk Management Plan was approved by Alberta Environment and Parks and required the construction of an engineered soil cap over the phosphogypsum in order to mitigate airborne dust particulates and prevent water infiltration into the phosphogypsum, in order to reduce vertical mobility of dissolved phase contaminants into the underlying aquifer. These requirements were completed in 2014.

Since the proposed development would consist of only gravity-mounted installations, which would rest on top of the ground with no impact to the soil cap, there is no anticipated impact to the site from the development.

Infrastructure

Transportation

Vehicular access to the subject site continues from the existing access at the intersection of Barlow Trail SE and 106 Avenue SE. A Traffic Impact Study is not required for this land use amendment application.

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Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, LOC2018-0175

A solar glint and glare analysis conducted by Stantec Consulting Ltd. was submitted for this application. The study concludes that there is no glare potential along Barlow Trail SE and 114 Avenue SE, and glare impact on Deerfoot Trail SE is limited.

Utilities and Servicing

Water, sanitary, and storm sewer mains are not required to service this parcel, and as a result, there is no need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to adjacent owners, utilities and relevant stakeholders. Notification letters were sent to adjacent landowners and the application was advertised online at the Planning and Development Map site (PDMAP). Additionally, large, conspicuous public notices have been posted at the intersections of Barlow Trail SE and 114 Avenue SE, and Barlow Trail SE and 106 Avenue SE since August 2018.

There is no community association in Shepard Industrial.

No comments were received by the file manager as of the writing of this report, and one media inquiry was received as a result of the online publication.

Strategic Alignment

This land use amendment proposal was evaluated based on its conformance to the applicable policy documents, summarized in the following sections.

South Saskatchewan Regional Plan (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 compatible and efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* (MDP) identifies this area as part of a Standard Industrial area and calls for a mix of industrial uses at varying intensities, with the industrial character of the area maintained even as the area redevelops. The current proposal for a DC district based on I-H is consistent with the policies for the area in the MDP.

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ISC: UNRESTRICTED
CPC2019-0068

Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, LOC2018-0175

This proposal is directly in line with the policies in Section 2.6.5 of the MDP, regarding reducing demand for non-renewable energy sources, particularly Policy (j) to “Encourage the incorporation of micro energy systems, solar panels or similar.”

Southeast Industrial Area Structure Plan (Statutory – 1996)

The *Southeast Industrial Area Structure Plan (ASP)* identifies this area as an “Existing I-3 Heavy Industrial District,” characterized by “*manufacturing, fabricating, processing and assembling activities, including large scale operations whose external effects are likely to be felt to some extent by surrounding development.*” The current proposal for a DC district based on I-H is consistent with the policies for the area in the ASP.

Social, Environmental, Economic (External)

The proposed land use amendment would enable the development of the largest solar energy production site in western Canada to date, and makes use of an otherwise sterilized site to produce renewable energy for the Calgary region. This proposal supports Calgary’s Climate Resilience Strategy Action 3.2, which directs Administration to “support the implementation of solar photovoltaics.”

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

While this Direct Control District proposal for the additional discretionary use of Power Generation Facility – Large is accompanied by a concurrent development permit for the installation of a large number of solar PV panels, the approval of the development permit does not guarantee that the site will be developed exactly as anticipated, as there is the potential for the development permit to lapse or otherwise not be pursued. In order to ensure that the site does not develop with an unanticipated large power generation facility in the future, the Development Authority will be required to review and approve any future applications for the proposed use on this site, due to the fact that the use has been listed as discretionary. As such, any land use risks will be managed at the time of a future development permit.

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ISC: UNRESTRICTED
CPC2019-0068

**Land Use Amendment in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE,
LOC2018-0175**

REASON(S) FOR RECOMMENDATION(S):

This proposal meets the policies in place for the area, including the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*, and enables the production of a significant amount of renewable energy on a large, otherwise sterilized parcel of land in an urban setting. The proposal supports Calgary's goal of improving energy management and reducing greenhouse gas emissions, in order to reduce human causes of climate change.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District
3. Development Permit Plans
4. PV Installation Detail

Applicant's Submission

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) and Development Permit (DP) applications on behalf of DP Energy for the subject lands located at 11111 Barlow Trail SE within the Shepard Industrial Park.

The intent of the LUR application is to develop a solar field on the subject lands to supply clean energy to Calgarians. DP Energy is a renewable energy and sustainable development specialist operating in sites worldwide.

DEVELOPMENT INTENT

DP Energy will be leasing the subject lands from the current owners Viterra Inc. ('Viterra'). The subject lands are currently vacant, and are in the process of being reclaimed due to site contamination. This provides an excellent opportunity for an alternative, temporary use of the lands for solar energy generation throughout the use of above grade solar panels: a typical design of which can be viewed in the figure Typical Toe-to-Toe Installation Detail attached to this application

This development will not interfere with reclamation of the site as the solar panels are able to be moved to different location within the subject lands as the reclamation occurs. It is our intent to submit a concurrent Development Permit application along with this LUR. Based on preliminary analysis, it is estimated that this site will generate approximately 25 megawatts of solar energy.

PLANNING ANALYSIS

The subject lands are currently designated as Direct Control ('DC') under bylaw DC45D2010 with a base of Industrial - Heavy (I-H). This district has added the use of Fertilizer Plant to the I-H base as the basis for its DC status.

The enclosed LUR application proposes the addition of Power Generation Facility - Large to the existing DC Bylaw within a portion of the DC area (illustrated in Figure 1 Barlow Trail North Solar Site Rezoning). The current DC lists Power Generation Facility - Medium as a discretionary use, restricting power generation of the site to 12.5 megawatts. The intent of the application is to keep the existing DC as is for this portion of the site, and add Power Generation Facility - Large to the list of permitted uses.

Given the subject lands location within an existing Industrial Park, the proposed Power Generation Facility - Large use is consistent with the existing context of the surrounding area. No residential properties exist within close proximity to the site, with the community of Douglasdale being nearest residential neighbourhood to the proposed development site (over 450 meters south of the subject lands). Douglasdale is also buffered by a business/commercial industrial park, and Deerfoot Trail from the subject lands between the development site.

Visual impacts from the proposed development should be negligible given the development site distance from Barlow Trail SE and 114 Avenue SE. In addition to the existing fencing located around the perimeter of the parcel, improved fencing will be installed around the development site for security purposes.

Proposed Direct Control District

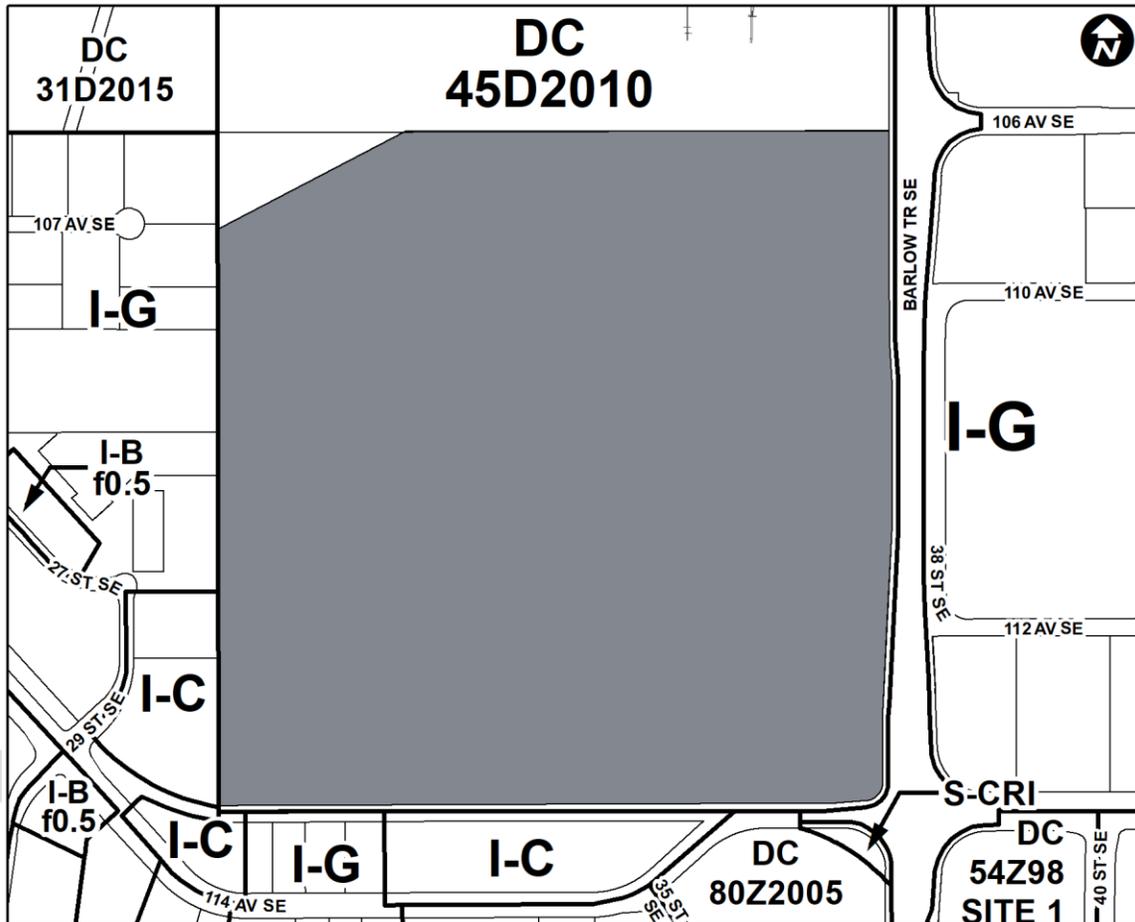
WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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:

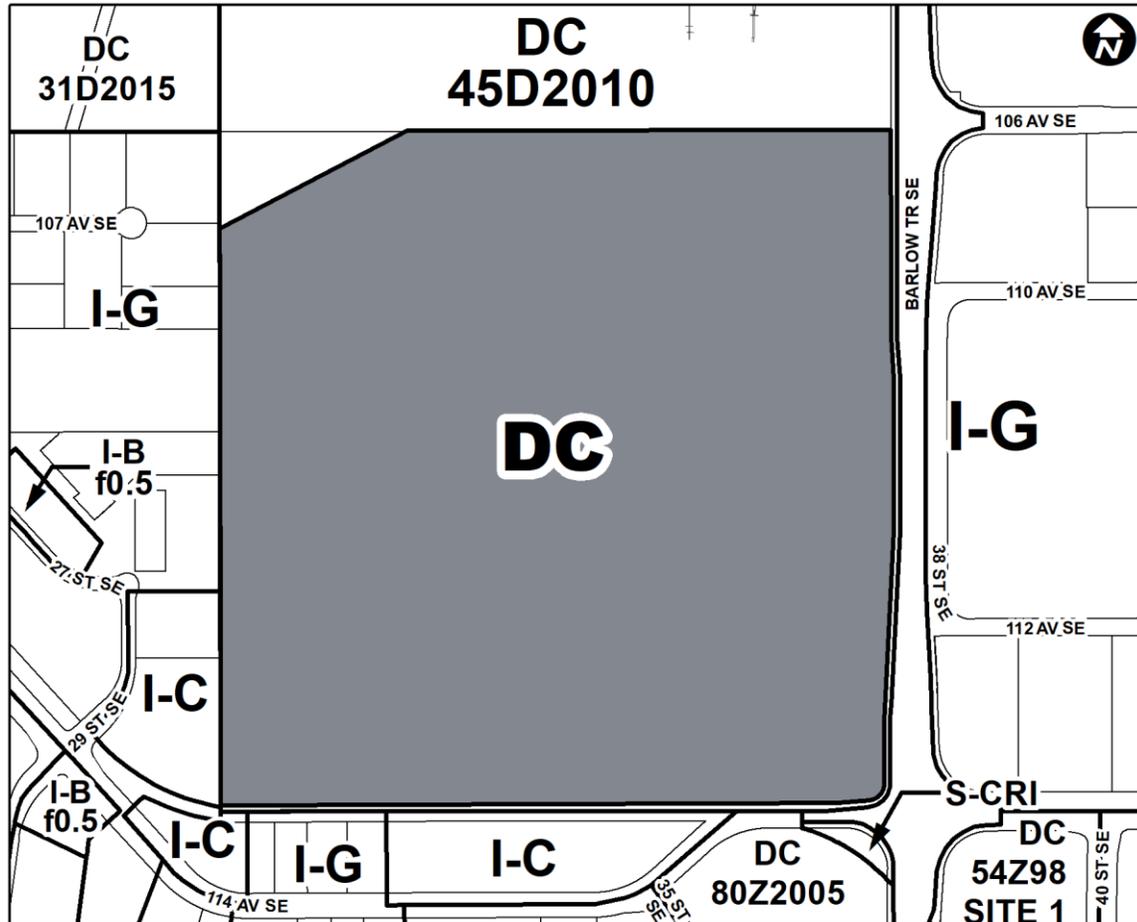
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for the additional **discretionary uses** of **Fertilizer Plant** and **Power Generation Facility – Large**.

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 District

Permitted Uses

- 4 The ***permitted uses*** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

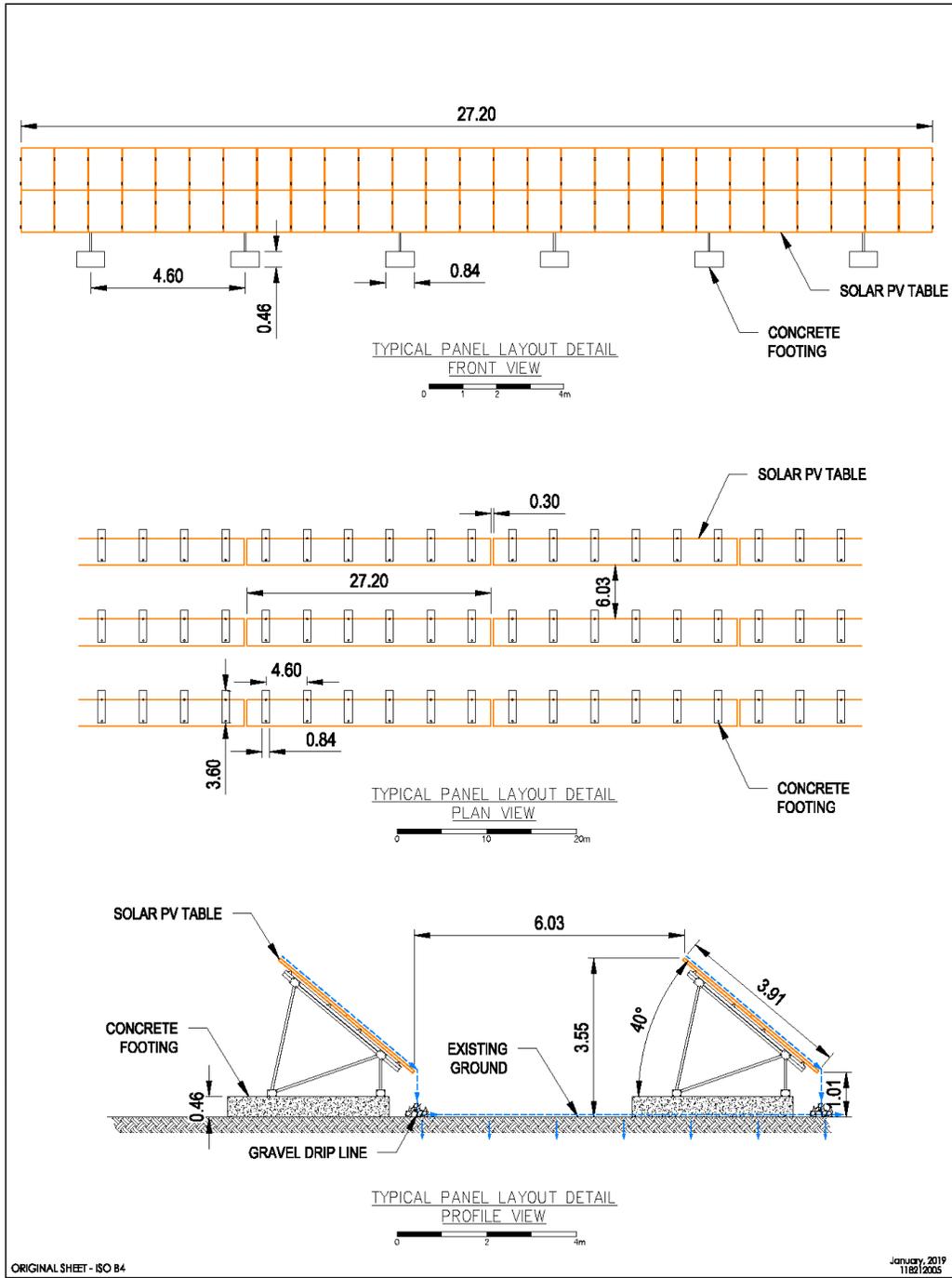
- (a) **Fertilizer Plant**; and
- (b) **Power Generation Facility – Large.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Heavy (I-H) District of Bylaw 1P2007 apply in this Direct Control District.

TEXT FOR DISCUSSION ONLY

PV Installation Detail



Stantec
200-325 25 Street SE
Calgary, AB T2A 7H8
www.stantec.com

- LEGEND:**
- SOLAR PV TABLE
 - CONCRETE FOOTING
 - GRAVEL DRIP LINE
 - EXISTING GROUND
 - WATER FLOW PATH

Client/Project
DP ENERGY
CALGARY STACK #1
STORMWATER MANAGEMENT PLAN

Figure No.
2.2

Title
**SOLAR TABLE LAYOUT
DETAIL VIEWS**

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0069

**Development Permit in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE,
DP2018-3647**

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on behalf of DP Energy (lessee) and Viterra Inc. (landowner) on 2018 July 31 and proposes the construction of 1,576 solar photovoltaic (PV) panels, for the production of an anticipated 25 megawatt hours (mWh) of renewable energy. Once approved, this facility will become the largest solar energy production facility in Western Canada.

A land use amendment to enable this development was submitted and processed concurrently with this application, and must be adopted by Council before this application can be approved. This application meets the intent of the *Municipal Development Plan (MDP)* and the *Southeast Industrial Area Structure Plan (ASP)*, and supports the direction of Calgary's Climate Resilience Strategy.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

- 1 **RECEIVE AND ACCEPT** this report and attachments for information; and
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, **APPROVE** Development Permit DP2018-3647 of a Power Generation Facility - Large at 11111 Barlow Trail SE (E1/2 section 16-23-29-4), with conditions (Attachment 5), subject to the approval of the bylaw amendment associated with LOC2018-0175 by Council.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject site was previously used as a phosphogypsum production site and therefore there are restrictions on the use of the land, which cannot be disturbed until the ground is remediated. A concurrent land use amendment application was submitted by Stantec Consulting on 2018 July 31 and is included as part of the 2019 February 07 CPC agenda for review and recommendation. This development permit application cannot be approved until Council has approved the associated land use amendment application. The Direct Control Guidelines proposed in the concurrent land use amendment are included in Attachment 4 of this report.

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ISC: UNRESTRICTED
CPC2019-0069

Development Permit in Shepard Industrial (Ward 12) at 11111 Barlow Trail SE, DP2018-3647

Site Context

The subject site is located in the Shepard Industrial area, adjacent to Barlow Trail SE between 114 Avenue SE and the alignment of 106 Avenue SE. The future Greenline Light Rail Transit (LRT) alignment runs along the southern boundary of the site. The development area consists of approximately 63 hectares (156 acres) and represents roughly the southern half of the titled parcel area.

Industrial uses surround the site, with Industrial – Commercial (I-C) designated parcels containing retail, office and warehouse developments to the south and west, Industrial – General (I-G) designated parcels containing industrial warehouse developments to the east and south, and a DC Direct Control designated site directly south of the subject site containing the Deerfoot Inn and Casino. The balance of the parcel to the north contains a fertilizer plant, which will remain.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This development permit application proposes the installation of 1,576 fixed-angle, solar photovoltaic (PV) panels arranged in 78 rows, as shown in the proposed development permit plan in Attachment 2 to this report.

Application Review

Administration conducted a thorough review of the proposal, including requesting and reviewing a glare analysis to ensure that there would be limited or no negative impact from glare on the surrounding roadways. The glare analysis evaluated glint and glare potential at 30 observation points along three airport flight pathways, Deerfoot Trail SE, Barlow Trail SE and 114 Avenue SE. The analysis concluded that there is no potential for glare at any of the observation points when existing buildings are considered, and only two short-duration, moderate potential glare impact points if all existing buildings between the subject site and Deerfoot Trail S were removed.

Land Use

The subject site is currently designated as a DC District Control District based on the Industrial – Heavy (I-H) District, with the additional discretionary use of Fertilizer Plant. In order to accommodate this proposed development, the Power Generation Facility – Large use must be added to the DC District, thus necessitating approval of the associated, concurrent land use amendment application prior to approval of this development permit application. The proposed DC guidelines are attached to this report in Attachment 4.

Site Design

The proposed development would enable the installation of 1,576 solar PV panels in 78 east-west rows spanning the majority of the site but excepting areas where there are grade changes. The panels are approximately 4 metres long and 27 metres wide, and would be tilted at a fixed

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angle facing south to maximize exposure to the sun, as shown in the layout detail in Attachment 3 to this report. The panels would be installed on a concrete base that would rest on top of the land, so as to not disturb the soil cap below. As a result of this installation method and the fixed angle of the panels, the maximum height from grade would be 3.6 metres.

The site would be fenced along the perimeter for security purposes, with a 6.0 metre wide access road running around the site just inside the fence. Two 10.0 metre wide access gates for emergency and maintenance access are located on the east side of the site adjacent to Barlow Trail SE, one at the northern end, and one near the centre of the development area.

Landscaping

The development of this site is governed by the rules in the Industrial – Heavy (I-H) District, which requires irrigated, soft-surfaced landscaping in setback areas, with provisions for the number of trees and shrubs. Given the contaminated nature of the site, in addition to the future site remediation activities, no plantings would be considered appropriate at this time. Approval of this development permit would result in the relaxation of the requirement for:

- 134 trees and 267 shrubs in the east setback area;
- 136 trees and 271 shrubs in the south setback area;
- 138 trees and 275 shrubs in the west setback area;
- The requirement for 102 of the required trees to be coniferous; and
- An irrigation system.

Infrastructure

Transportation

Vehicular access to the subject site continues from the existing access at the intersection of Barlow Trail SE and 106 Avenue SE. A Traffic Impact Study is not required for this development permit application. A solar glint and glare analysis conducted by Stantec Consulting Ltd. was submitted for this application. The study concludes that there is no glare potential along Barlow Trail SE and 114 Avenue SE, and glare impact on Deerfoot Trail SE is limited.

Utilities and Servicing

Water, sanitary, and storm sewer mains are not required to service this parcel, and as a result, there is no need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to utilities and relevant stakeholders. Notification letters were sent to adjacent landowners and the application was advertised online at the Planning and Development Map site (PDMaP). Additionally, large,

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conspicuous public notices have been posted at the intersections of Barlow Trail SE and 114 Avenue SE, and Barlow Trail SE and 106 Avenue SE since August 2018.

There is no community association in Shepard Industrial.

No comments were received by the file manager as of the writing of this report, and one media inquiry was received as a result of the online publication.

The area Councillor was circulated the application and submitted a comment in support of the proposal.

Strategic Alignment

This land use amendment proposal was evaluated based on its conformance to the applicable policy documents, summarized in the following sections.

South Saskatchewan Regional Plan (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 compatible and efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* (MDP) identifies this area as part of a Standard Industrial area and calls for a mix of industrial uses at varying intensities, with the industrial character of the area maintained even as the area redevelops. This proposal for a Power Generation Facility – Large is an appropriate, complementary use in this industrial setting, and is considered to be consistent with the policies of the MDP.

This proposal is directly in line with the policies in Section 2.6.5 of the MDP, regarding reducing demand for non-renewable energy sources, particularly Policy (j) to “Encourage the incorporation of micro energy systems, solar panels or similar.”

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Southeast Industrial Area Structure Plan (Statutory – 1996)

The *Southeast Industrial Area Structure Plan (ASP)* identifies this area as an “Existing I-3 Heavy Industrial District,” characterized by “*manufacturing, fabricating, processing and assembling activities, including large scale operations whose external effects are likely to be felt to some extent by surrounding development.*” This proposal is consistent with all relevant policies in the ASP.

Social, Environmental, Economic (External)

This proposed development would become the largest solar energy production site in western Canada to date, and makes use of an otherwise sterilized site. It would enable the production of a high volume of renewable energy for the Calgary region, directly in line with Calgary’s Climate Resilience Program Action 3.2, which directs Administration to “support the implementation of solar photovoltaics.”

The site contains a phosphogypsum stack developed as part of a historic fertilizer production operation. A Risk Management Plan was approved by Alberta Environment and Parks and required the construction of an engineered soil cap over the phosphogypsum in order to mitigate airborne dust particulates and prevent water infiltration into the phosphogypsum, in order to reduce vertical mobility of dissolved phase contaminants into the underlying aquifer. These requirements were completed in 2014.

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

The risk of potential glare was identified through Administration’s review of the file, and the subsequent glare analysis has concluded that there is very little risk associated with this project.

REASON(S) FOR RECOMMENDATION(S):

This proposal meets all applicable policies in place for the area and enables the development of a significant amount of renewable energy on a large, otherwise sterilized parcel of land in an urban setting. The proposal supports Calgary’s goal of improving energy management and reducing greenhouse gas emissions, in order to reduce human causes of climate change.

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ATTACHMENT(S)

1. Applicant's Submission
2. Development Permit Plans
3. PV Installation Detail
4. Proposed DC Direct Control District
5. Conditions of Approval

Applicant's Submission

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) and Development Permit (DP) applications on behalf of DP Energy for the subject lands located at 11111 Barlow Trail SE within the Shepard Industrial Park.

The intent of the LUR application is to develop a solar field on the subject lands to supply clean energy to Calgarians. DP Energy is a renewable energy and sustainable development specialist operating in sites worldwide.

DEVELOPMENT INTENT

DP Energy will be leasing the subject lands from the current owners Viterra Inc. ('Viterra'). The subject lands are currently vacant, and are in the process of being reclaimed due to site contamination. This provides an excellent opportunity for an alternative, temporary use of the lands for solar energy generation throughout the use of above grade solar panels: a typical design of which can be viewed in the figure Typical Toe-to-Toe Installation Detail attached to this application

This development will not interfere with reclamation of the site as the solar panels are able to be moved to different location within the subject lands as the reclamation occurs. It is our intent to submit a concurrent Development Permit application along with this LUR. Based on preliminary analysis, it is estimated that this site will generate approximately 25 megawatts of solar energy.

PLANNING ANALYSIS

The subject lands are currently designated as Direct Control ('DC') under bylaw DC45D2010 with a base of Industrial - Heavy (I-H). This district has added the use of Fertilizer Plant to the I-H base as the basis for its DC status.

The enclosed LUR application proposes the addition of Power Generation Facility - Large to the existing DC Bylaw within a portion of the DC area (illustrated in Figure 1 Barlow Trail North Solar Site Rezoning). The current DC lists Power Generation Facility - Medium as a discretionary use, restricting power generation of the site to 12.5 megawatts. The intent of the application is to keep the existing DC as is for this portion of the site, and add Power Generation Facility - Large to the list of permitted uses.

Given the subject lands location within an existing Industrial Park, the proposed Power Generation Facility - Large use is consistent with the existing context of the surrounding area. No residential properties exist within close proximity to the site, with the community of Douglasdale being nearest residential neighbourhood to the proposed development site (over 450 meters south of the subject lands). Douglasdale is also buffered by a business/commercial industrial park, and Deerfoot Trail from the subject lands between the development site.

Visual impacts from the proposed development should be negligible given the development site distance from Barlow Trail SE and 114 Avenue SE. In addition to the existing fencing located around the perimeter of the parcel, improved fencing will be installed around the development site for security purposes.

Development Permit Plans



Stantec
2290, 220 - 4th Street South
Lethbridge, Alberta Canada
Tel. 403.329.3344
www.stantec.com

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Consultants

Legend

- PROPERTY LINE
- PROPOSED FENCE/DEVELOPMENT AREA
- PROPOSED SITE ACCESS ROAD
- PROPOSED SOLAR ARRAY
- PROPOSED GRADE
- EXISTING GRADE
- EXISTING WATER
- EXISTING STORM
- EXISTING SANITARY
- EXISTING SANITARY FORCE MAIN
- EXISTING OVERHEAD POWER
- EXISTING R.O.W.
- EXISTING FENCE
- EXISTING LIGHT STANDARD
- EXISTING POWER POLE
- EXISTING VALVE
- EXISTING HYDRANT

Notes

THE EXISTENCE, LOCATION AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE ARE NOT GUARANTEED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL SUCH UTILITIES AND/OR STRUCTURES AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT, OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS

Revision	By	App'd	YYMM:DD

Permit-Seal

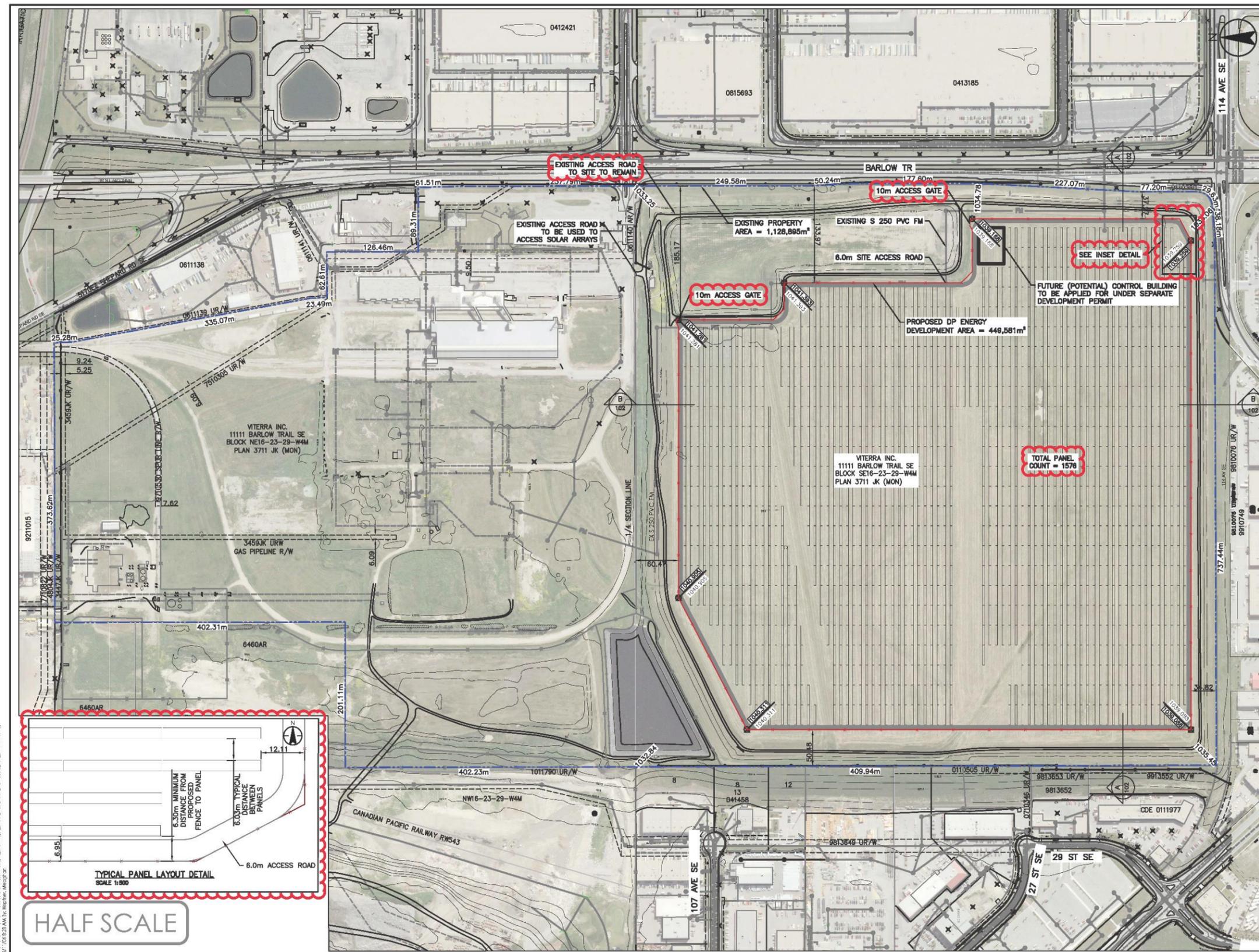
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Client/Project
DP ENERGY CANADA LIMITED
CALGARY SOLAR PROJECT
CALGARY, ALBERTA
11111 BARLOW TR SE

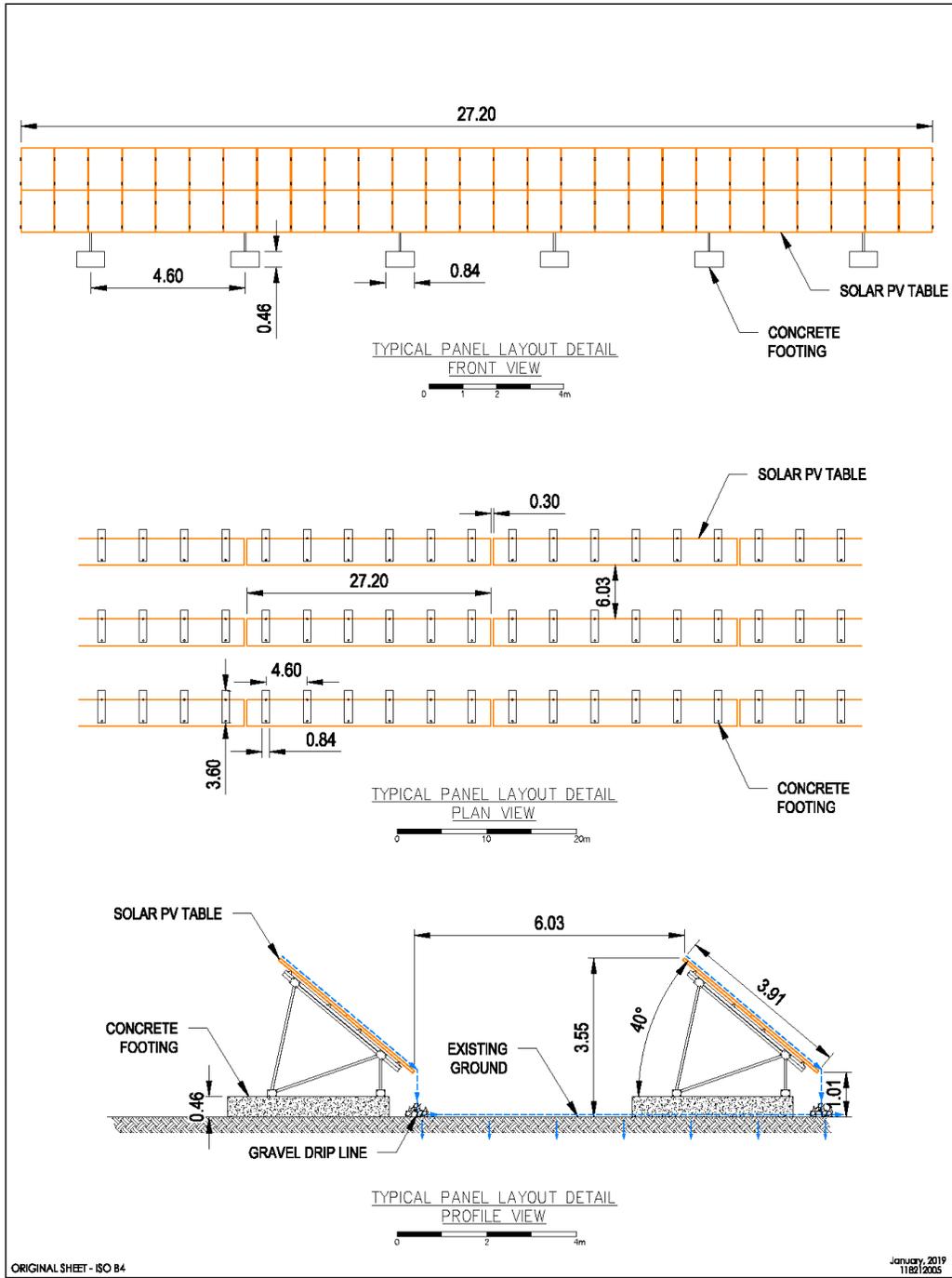
Title
STACK 1
SITE PLAN

Project No. 118212005 Scale #####

Drawing No. C101 Sheet 1 of 1 Revision 0



PV Installation Detail



V:\1182\ACTIVE\1182\2005\3.0 Civil\3.4 Design\drawings\SWMP\stack_1\12005_Stack1_SWMP_2_1_SOLARTABLELAYOUT.dwg
2019/01/08 3:26 PM By: Hopfner, Meghan

ORIGINAL SHEET - ISO B4

January, 2019
11/01/2005



200-325 25 Street SE
Calgary, AB T2A 7H8
www.stantec.com

LEGEND:

- SOLAR PV TABLE
- CONCRETE FOOTING
- GRAVEL DRIP LINE
- EXISTING GROUND
- WATER FLOW PATH

Client/Project

DP ENERGY
CALGARY STACK #1
STORMWATER MANAGEMENT PLAN

Figure No.

2.2

Title

SOLAR TABLE LAYOUT
DETAIL VIEWS

Proposed Direct Control District

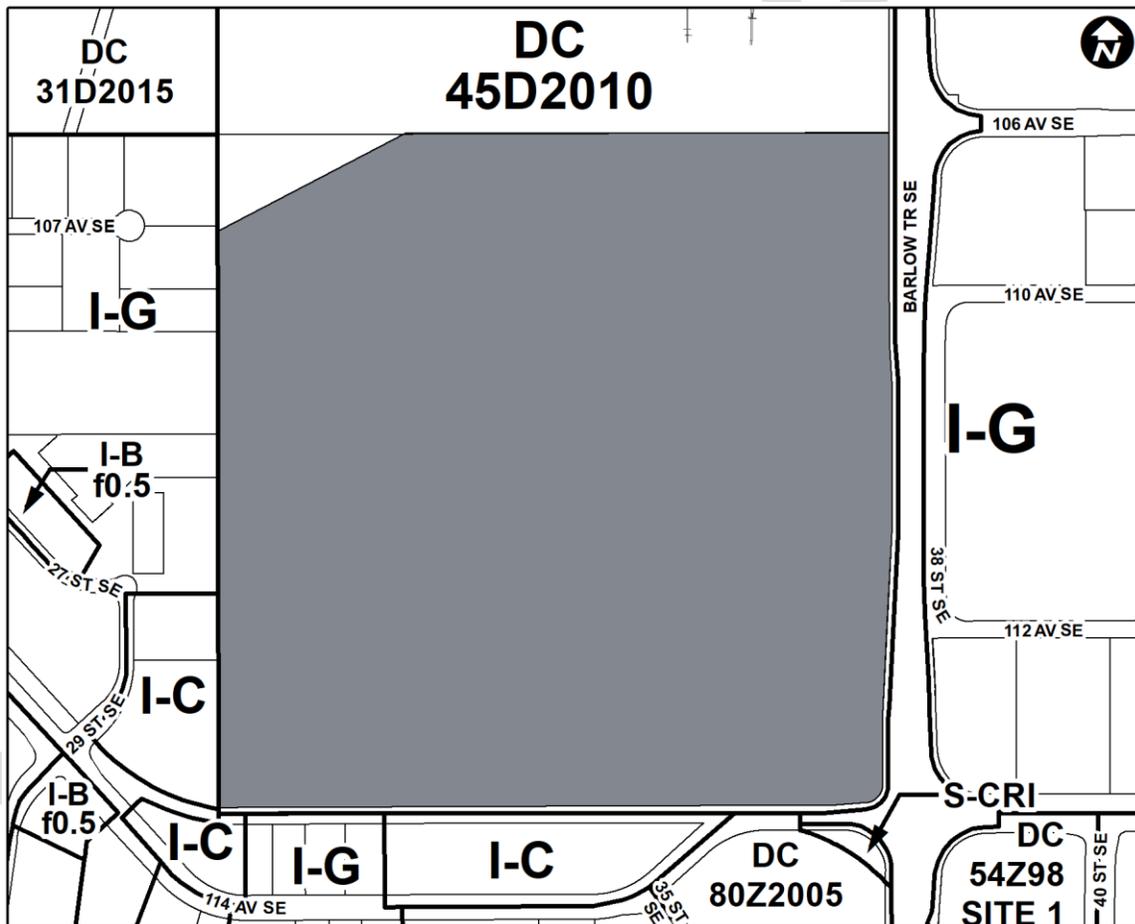
WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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:

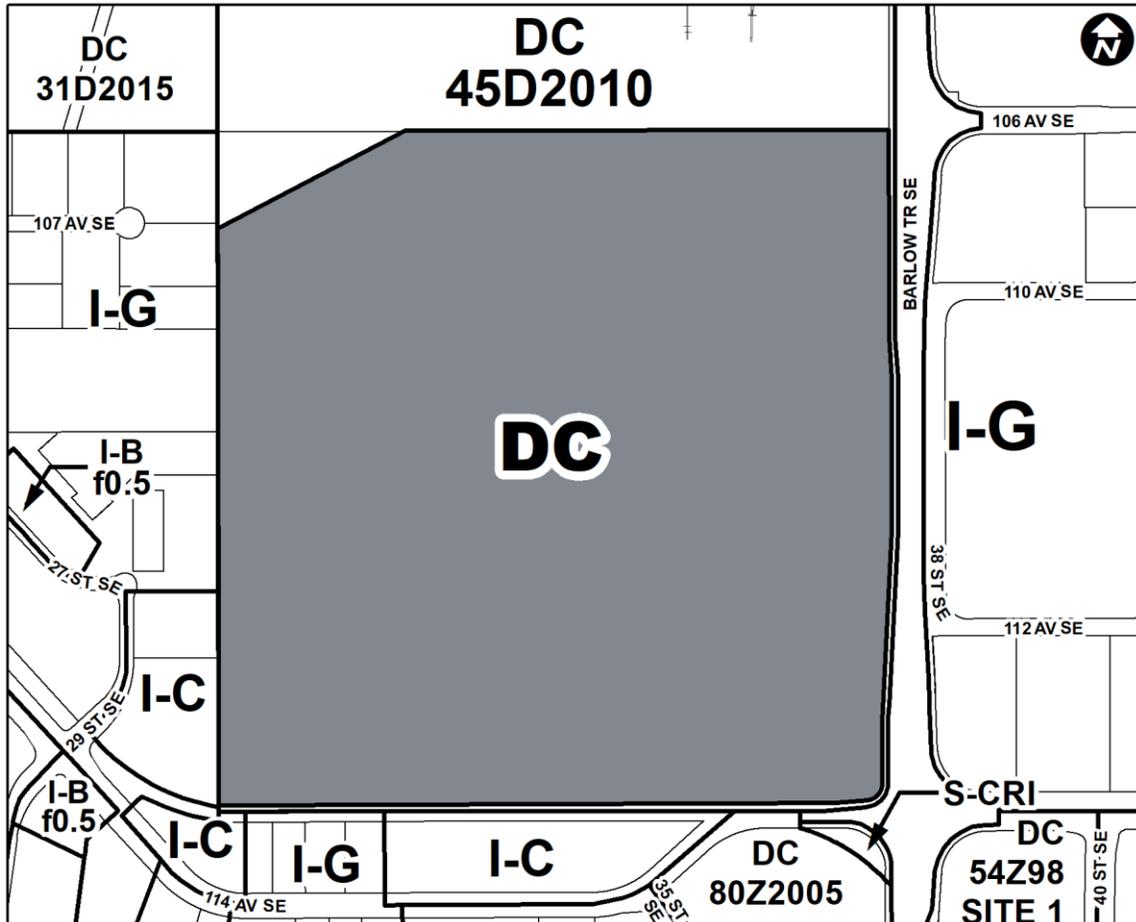
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed Direct Control District

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide for the additional **discretionary uses** of **Fertilizer Plant** and **Power Generation Facility – Large**.

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 District

Permitted Uses

- 4 The ***permitted uses*** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Fertilizer Plant**; and
- (b) **Power Generation Facility – Large.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Heavy (I-H) District of Bylaw 1P2007 apply in this Direct Control District.

TEXT FOR DISCUSSION ONLY

Conditions of Approval

Planning:

1. Prior to release of this development permit application, documentation must be provided to the file manager indicating that NAV Canada has no objection to the proposed development.
2. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
3. No changes to the approved plans shall take place unless authorized by the Development Authority.
4. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.

Development Engineering:

5. 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).
6. 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.
7. The grades must match the grades indicated on the Development Permit approved 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.

Transportation:

8. 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.
9. 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

10. 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.

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Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on 2018 September 20 on behalf of the landowners Evanston Plaza Ltd and Evanston Towne Centre Ltd. The application proposes to change the land use of the subject lands from DC Direct Control District based on rules from the 2P80 Land Use Bylaw to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District to:

- align the land use on both properties with the current Land Use Bylaw 1P2007; and
- allow for a greater variety of commercial uses listed in the proposed C-C2 designation.

No development permit has been submitted as no changes to the existing development are being contemplated by the landowner at this time.

The proposal is in conformance with applicable policies of the *Municipal Development Plan* and *Symons Valley Community Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 5.77 hectares ± (14.24 acres ±) located at 2045 and 2060 Symons Valley Parkway NW (Plan 1014108, Block 50, Lot 1; Plan 1014108, Block 49, Lot 15) from DC Direct Control District to Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

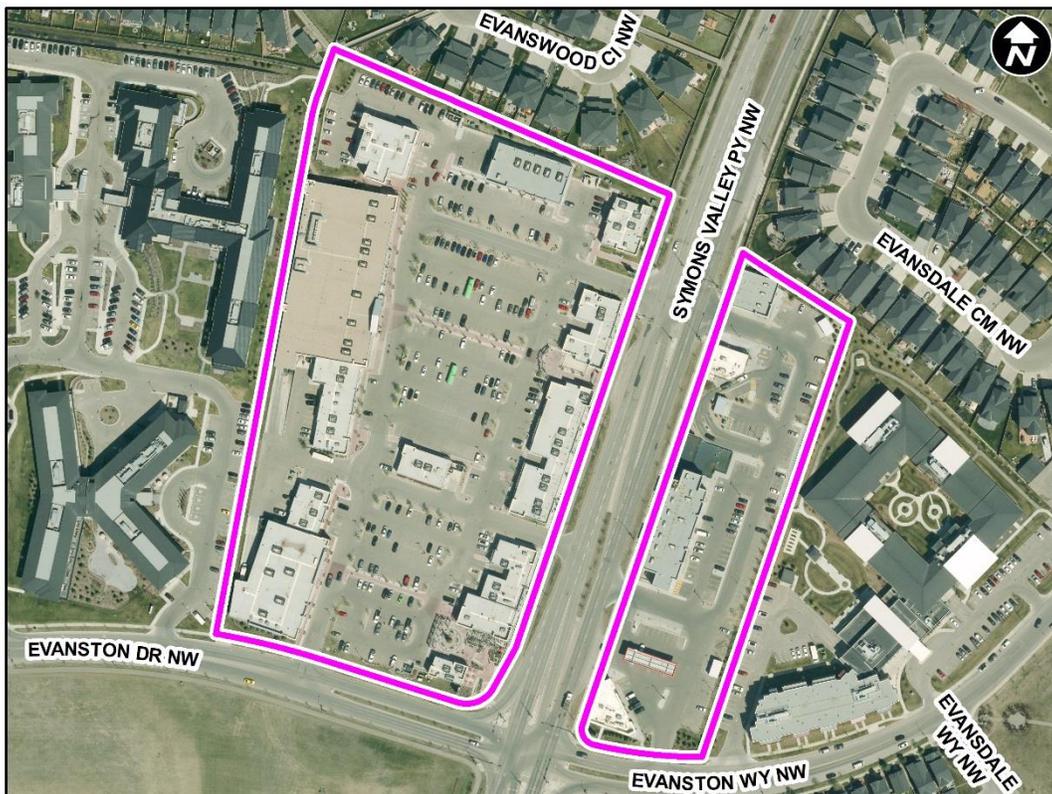
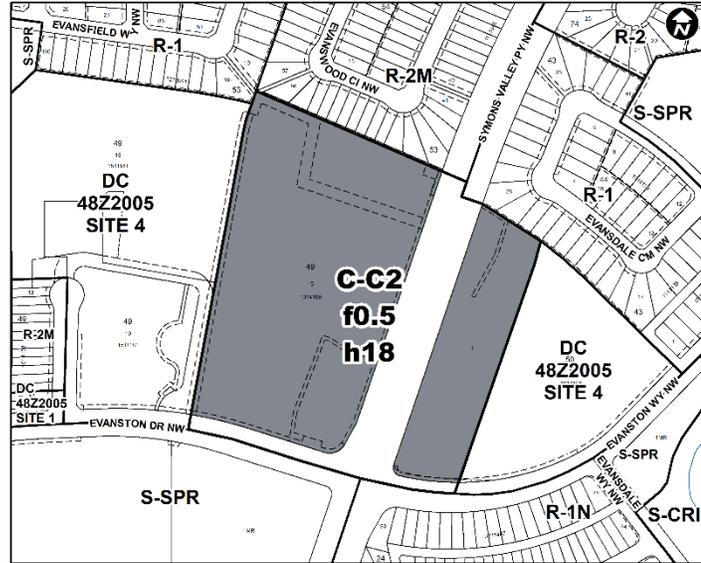
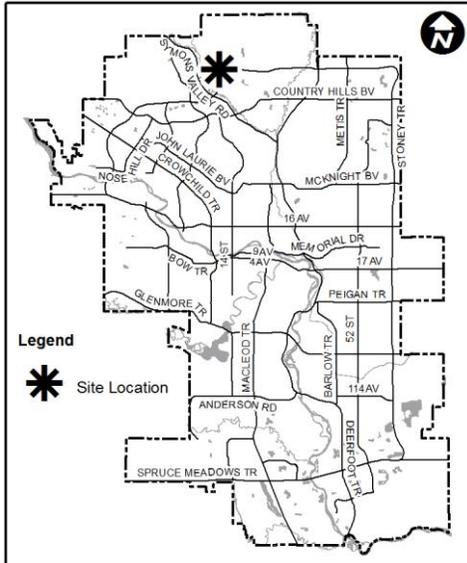
BACKGROUND

This application was submitted by Stantec Consulting on 2018 September 20 on behalf of the landowners Evanston Plaza Ltd and Evanston Towne Centre Ltd. As indicated in the Applicant's Submission (Attachment 1), the intent of this application is to bring both properties into alignment with the current land use bylaw.

The subject lands were originally designated to DC Direct Control District in 2005 as part of a comprehensive redesignation that created the majority of the commercial and multi-residential areas in the community of Evanston. The subject lands are comprised of two parcels, both of which have been developed with commercial buildings.

Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley
Parkway NW, LOC2018-0212

Location Maps



Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212

Site Context

The subject lands are located at the northwest and northeast corners of Symons Valley Parkway NW and Evanston Drive NW and Symons Valley Parkway NW and Evanston Way NW, respectively. Both parcels are developed with commercial shopping centres. Lands to the north and south are generally designated for low density residential uses, while the lands to the east and west allow for multi-residential uses.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed C-C2 District aligns applicable land use and development controls with the rules of the current Land Use Bylaw 1P2007 while maintaining the original maximum building height and floor area restrictions. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

Both sites are currently designated DC Direct Control District (Bylaw 48Z2005) based on the former Land Use Bylaw 2P80. The western site located at 2060 Symons Valley Parkway NW (Site 5 of the DC) follows the rules set out in the C-5 Shopping Centre Commercial District (2P80). The purpose of this district is to provide for the development of sector (community) shopping centres.

The eastern site located at 2045 Symons Valley Parkway NW (Site 6 of the DC) follows the rules set out in the C-1A Local Commercial District (2P80). The purpose of this district is to provide for retail commercial and personal service uses which do not rely on patronage from beyond the immediate neighbourhoods. The Direct Control District also included some development guidelines that provided specific rules around building orientation and design, that were fulfilled through the development process.

The proposed C-C2f0.5h18 District of Land Use Bylaw 1P2007 is a commercial designation that is intended for commercial developments such as strip malls and shopping centres that may serve several surrounding communities. The proposed district allows for a wide range of use area sizes and types.

The district has a floor area ratio modifier of 0.5 which allows for a combined building floor area of approximately 28,800 square metres between the two sites and a maximum building height of 18 metres. With the exception of a building height increase from the current maximum of 10 metres to 18 metres, these rules and development intensities are generally aligned with the existing DC Direct Control District.

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The uses listed under the proposed district are generally similar in scope to the uses listed in the C-1A Local Commercial District and C-5 Shopping Centre Commercial District (2P80) upon which the existing DC Direct Control District is based.

Development and Site Design

The existing commercial development was completed in the last several years and no redevelopment is contemplated as part of this application. Any future redevelopment of the site will be evaluated against the guidelines of the proposed C-C2f0.5h18 District subject to Council's decision on this land use redesignation application.

Given the specific context of these lands and some of the development and site design rules contained in the existing Direct Control District, additional items that will be considered through future development permit applications include, but are not limited to:

- quality of architectural treatment;
- the location and design of drive-in facilities; and
- pedestrian connectivity.

Environmental

No environmental issues have been identified. An Environmental Site Assessment was not required for this application.

Transportation

The subject sites are located on either side of Symons Valley Parkway NW, which is identified by the Municipal Development Plan as an arterial street. Transit stops are located immediately adjacent to both sites on Symons Valley Parkway NW. Vehicular access is available from both Symons Valley Parkway NW and Evanston Drive / Way NW. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available within the adjacent right-of-way and can accommodate the C-C2 uses at the proposed intensities on the subject lands without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

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

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Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley Parkway NW, LOC2018-0212

Administration was advised by the Evanston / Creekside Community Association that they had no objections to the proposed redesignation. No citizens' comments were received by the Calgary Planning Commission report submission date, and no public meetings were held by the applicant or Administration.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2019)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory, 2009)

The site is located within a 'Residential; Developing Planned Greenfield with Area Structure Plan (ASP)' area as identified on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. The MDP states that area structure plans in existence prior to adoption of the Municipal Development Plan (such as the Symons Valley Community Plan) are recognized as appropriate policies to provide specific direction for development of the local community (Section 1.4.4). Additionally the proposed redesignation would contribute to the goal of building a complete community by allowing for commercial development that can provide services that are within walking distance to surrounding residential development and meet the day-to-day needs of residents (Section 2.2.4).

Symons Valley Community Plan (Statutory, 2008)

The subject site is located within the Core Commercial Area, as identified on Map 3 – Land Use Concept of the *Symons Valley Community Plan*. The purpose of the Core Commercial Area is to accommodate sector or regional commercial centres located central to the Symons Valley area. The predominant use of land within the Core Commercial Area are commercial uses, primarily retail and personal service, located within a comprehensively-planned regional commercial centre.

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2019 February 07

ISC: UNRESTRICTED
CPC2019-0053

**Land Use Amendment in Evanston (Ward 2) at 2045 and 2060 Symons Valley
Parkway NW, LOC2018-0212**

Social, Environmental, Economic (External)

The proposal continues to allow for and further supports a mix of commercial uses in Evanston and provides local amenities for community residents.

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 due to the different setback requirements in the proposed C-C2 District, approval of this application will result in several non-conforming buildings. These buildings will remain non-conforming until they can be relaxed via a new development permit.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and *Symons Valley Community Plan*. The proposed Commercial – Community 2 f0.5h18 (C-C2f0.5h18) District integrates well with the existing commercial development while also allowing for greater flexibility of uses.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

PLANNING CONTEXT & RATIONALE FOR REDESIGNATION

The subject lands are currently under the Direct Control District DC48Z2005, Site 5 and Site 6. This DC Bylaw is based upon the Permitted and Discretionary Uses of the C-5/.5 Shopping Centre Commercial District for Site 5, and the C-1A Local Commercial District for Site 6 of Bylaw 2P80. Given Bylaw 2P80 is several years old and no longer aligns with current land use bylaw controls, Qualico is looking to redesignate the lands in order to reflect more current planning controls for the subject lands. Following a detailed review of the current P12007 Land Use Bylaw, and discussions with City of Calgary Planning staff, it was determined that the Commercial – Community 2 (C-C2) District was the most appropriate district to redesignate to, given the context and existing development of the subject lands.

As the subject lands have completed full buildout, the site-specific DC district is no longer required to address specific design outcomes of the commercial parcels. Redesignation to C-C2 will allow Qualico updated planning controls as compared to Bylaw 2P80 districts. The subject lands will also be adaptable to potential changes with Land Use Bylaw 1P2007 and any future updates which supersede the existing Bylaw, (both outcomes which would not be possible under the existing DC). The stock C-C2 district will also provide greater navigation and certainty of land use expectations for the owner, as well as prospective tenants of Evanston Towne Centre and Evanston Plaza moving forward.

COMPLIANCE WITH C-C2

The community commercial developments of Evanston Towne Centre and Evanston Plaza are best aligned with the purpose and characterization outlined in the Land Use Bylaw 1P2007 definition for Commercial – Community 2 District, as summarized below.

Purpose

The existing development can be described as a large commercial development on the boundary of several residential neighbourhoods (Evansdale, Evansglen, Evanswood, and Evanspark), comprehensively designed with several buildings containing a wide range of use sizes and types. The buildings are slightly higher than nearby low density residential districts, and the parcels possess long-term redevelopment opportunities to incorporate commercial uses with office & residential on the same parcel. Existing buildings contain setback areas with landscaping buffers from adjacent residential districts, and pedestrian connections to and from public sidewalks to and between buildings (such as crosswalks, sidewalks, dedicated pedestrian areas, etc.). The combined subject lands parcel areas are also larger than 3.2 hectares but smaller than 12 hectares. Based on the above, the subject lands and existing development are considered to align with the purpose of the C-C2 District.

Permitted & Discretionary Uses

All existing tenants of Evanston Towne Centre and Evanston Plaza are listed as either a Permitted or Discretionary Use within the C-C2 District.

Parcel Area

The subject lands (4.36 hectares & 1.41 hectares) are less than the 12.0 hectare maximum parcel area as outlined in Section 761 of the Land Use Bylaw (C-C2 District).

Use Area

All unit sizes listed in Table 1.0 and Table 2.0 are less than the maximum use area of 6000.0 square meters for uses within the C-C2 District. Furthermore, the Supermarket (Sobeys) is less than the maximum 7500.0 square meters use area for a Supermarket (3,625 square meters actual).

Setback Areas

We are aware that minor variances will be required due to the reduced setback areas for the side and front setbacks of Evanston Towne Centre and Evanston Plaza which do not meet C-C2 minimums. These variances will be addressed as part of future applications for setback relaxations.

Landscaping in Setback Areas

Landscape areas were developed as per Landscape Area requirements of C-5/.5 and C-1 District requirements of Bylaw 2P80 and installed as per the approved plans.

Parking Requirements

The subject lands provide 498 stalls at Evanston Towne Centre, and 152 parking stalls at Evanston Plaza, as per the approved DPs. As the subject lands are at full buildout, no immediate changes or additional development is proposed which would vary parking stall requirements.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0033

**Land Use Amendment in Stoney 3 (Ward 5) at 11125 – 38 Street NE,
LOC2018-0240**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Rick Grol on behalf of landowner 1998281 Alberta Inc (Daljeet Garcha) on 2018 October 28. This application proposes to change the designation of the subject site from a DC Direct Control District to Industrial – Commercial (I-C) District to allow for a larger range of commercial and industrial uses.

A development permit for a warehouse and office building was approved for the site on 2017 September 14 and is currently under construction. The proposed land use amendment is supported by Administration as it is contextually appropriate and aligns with the applicable policies of the *Northeast 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 0.81 hectares ± (1.99 acres ±) located at 11125 – 38 Street NE (Plan 1512086, Block 1, Lot 4) 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

This land use amendment application was submitted by Rick Grol on 2018 October 28 on behalf of landowner 1998281 Alberta Inc (Daljeet Garcha). The applicant has requested the land use change to I-C to allow for greater range of industrial and commercial uses than the current DC District permits. The subject parcel is located in Stoney 3, south of Country Hills Boulevard NE and east of 36 Street NE. The site is under development with the construction of a warehouse and office building that was approved on 2017 September 14.

Land Use Amendment in Stoney 3 (Ward 5) at 11125 - 38 Street NE, LOC2018-0240

Site Context

The subject site is approximately 0.81 hectares and is located in the industrial community of Stoney 3, in the northeast quadrant of the City. Stoney 3 is located directly east to the Calgary International Airport and can be accessed from 36 Street NE via Country Hills Boulevard NE and Airport Trail NE. Stoney 3 is an area which contains a mix of industrial and commercial land uses and has many sites that have been either recently developed or are currently under construction.

The proposed I-C District aligns with the existing I-C District land use pattern already established in the area with lands north and east of the parcel also holding that designation. Lands west and south of the subject site are designated DC Direct Control District (Bylaw 5Z2007 Site 1) which is based on the General Industrial Light (I-2) District of Land Use Bylaw 2P80.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal involves the redesignation of a single industrial parcel to allow for light industrial and commercial uses. The applicant has proposed the I-C District as it aligns with the *Northeast Industrial Area Structure Plan* and allows for the desired uses.

Planning Considerations

Land Use

This application proposes to redesignate the subject site from the existing DC (Bylaw 15Z2007) to I-C. The existing DC District allows for the uses of the I-2 District (Land Use Bylaw 2P80) with the exclusion of liquor stores and warehouse stores. When the existing land use district was established for this area it was intended that these lands provide for general light industrial uses.

The proposed I-C District allows for a range of light industrial uses and additional complimentary small scale commercial uses. The I-C District is intended to be characterized by locations on the perimeter of industrial areas and within 200 metres of a major street or expressway – such as Country Hills Boulevard NE. Embedded within the I-C District are controls to ensure that developments provide a transition between heavier industrial land uses and address aesthetic concerns associated with highly visible locations.

The proposed I-C District is consistent with the lands to the north and east and is complimentary to lands to the south and west.

Development and Site Design

The subject site is under development with the construction of a warehouse building with offices. This development is accessible from a private shared internal road via 38 Street NE. The entrances to the warehouse are provided on the north facing façade and loading areas are

Land Use Amendment in Stoney 3 (Ward 5) at 11125 - 38 Street NE, LOC2018-0240

provided on the south façade. The approved development provides some areas of landscaping and complies with the rules of the existing DC District. If this land use amendment is approved by Council, future redevelopment of the site would be required to comply with the I-C District rules.

Environmental

An environmental site assessment was completed as part of the outline plan approval for this area. No further assessment was required for this application.

Transportation

The subject site can be accessed from private roads, via 38 Street NE, along the northern and southern boundary of the site. These private roads will be shared with the adjacent properties. 38 Street NE is classified as an industrial standard road which accommodates multi-modal traffic and includes an asphalt pathway. Thirty-eighth Street NE is well connected to the larger transportation network and provides access to this area from Country Hills Boulevard NE.

A full transportation analysis, including access locations and vehicle trip generation, was completed as part of the approved development permit and no additional analysis was required at this time.

Utilities and Servicing

Public water, sanitary and storm utilities exist within the adjacent public right-of-way. A bioswale (constructed by the Area Developer) exists within the easterly edge of the site as to capture, contain and/or treat the sites storm water. Development servicing requirements were determined at both the development permit and development site servicing plan circulation stage(s), to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to external stakeholders, adjacent property owners, advertised online and notice posted on site. In response to the notifications, Administration did not receive any comments on the proposal.

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

Land Use Amendment in Stoney 3 (Ward 5) at 11125 - 38 Street NE, LOC2018-0240

Strategic Alignment

South Saskatchewan Regional Plan (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).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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 also discourages stand-alone office uses and regional retail developments within the Standard Industrial land use typology. The I-C District supports the development of a broad range of industrial uses and support commercial uses in alignment with the land use policies of the MDP.

Northeast Industrial Area Structure Plan (Statutory, 2009)

The *Northeast Industrial Area Structure Plan (ASP)* identifies this parcel as Business/Industrial Area. The purpose of the Business/Industrial area is to provide for a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, other complimentary uses, such as commercial and office, may be allowed where deemed to be compatible and appropriate.

The ASP also contains transportation, density, and urban design policies which apply to the site. Implementation of these policies was administered through the review and approval of the development permit.

The proposed I-C District aligns with the vision and direction set out in the ASP.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0033

Land Use Amendment in Stoney 3 (Ward 5) at 11125 - 38 Street NE, LOC2018-0240

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 *Northeast Industrial Area Structure Plan* and the *Municipal Development Plan*. The proposed I-C District allows for a mix of light industrial uses as well as limited support commercial uses and is supported by the policies of the ASP. The proposed redesignation is consistent with the existing land use pattern in the area and can be accommodated by existing infrastructure.

ATTACHMENT(S)

1. Applicant Submission

Applicants Submission

*LOC 0240
App. Sub*

Reasons for the Application

The applicant is proposing this land use amendment to redesignate the parcel located at 11125 38 Street NE in the community of Stoney 3.

The current parcel is governed by DC Bylaw, which is frozen in time to the rules of the previous land use bylaw 2P80 as in effect at the time of the passing of the DC Bylaw.

The proposed redesignation will allow to bring the land use designation of the subject parcel under a stock land use District (I-C District) of the current Land Use Bylaw 1P2007 and allows for more flexible uses than the current DC Bylaw. The application allows for a larger arrange of commercial and industrial uses than the current DC District, among others Cannabis Stores. The I-C District of Land Use Bylaw 1P2007 provides more flexibility than the correct uses allowed under the DC Bylaw.

The lands to the immediate north and east of the subject parcel were originally also part of the existing DC Bylaw, but already have been redesignated under Land Use Bylaw 1P2007 to the I-C District. Therefore, the proposed land use redesignation is compatible with the land use district of the lands to the immediate north and east of the subject parcel.

The proposed land use redesignation complies with the MDP and ASP.

The applicant respectfully request your support for the proposed land use redesignation.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0119

Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211

EXECUTIVE SUMMARY

This application was submitted by Urban Systems on behalf of landowner Melcor Developments Ltd. This application proposes to change the designation of three parcels from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to allow for more contextually appropriate land uses that compliment other light industrial uses in the area and better respond to the site location in proximity Country Hills Boulevard. The proposed land use amendment to I-C is supported by Administration as it better reflects the intent for this area in the *Revised Stoney Industrial Area Structure Plan* and aligns with the applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.51 hectares ± (6.2 acres ±) located at 11105, 11110 and 11130 – 11 Street NE (Plan 1812151, Block 3, Lots 8 and 9; Plan 1812151, Block 4, Lot 11) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

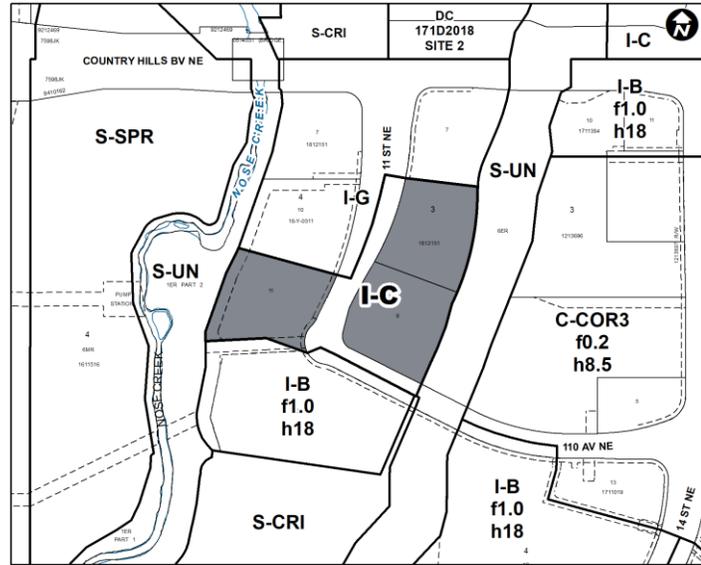
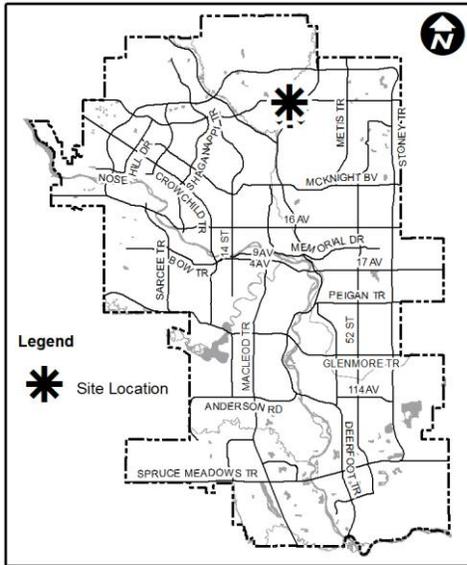
This land use amendment application was submitted by Urban Systems on 2018 November 19 on behalf of landowner Melcor Developments LTD. The applicant has requested the land use change (Attachment 1) to allow for uses that better address the site context, respond to market demand, and improve the developability of the parcels. The subject parcels (11105, 11110 and 11130 - 11 Street NE) are currently undeveloped and no development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0119

Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street
NE, LOC2018-0211

Location Maps



Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211

Site Context

The subject lands are located in the industrial community of Stoney 1, west of Deerfoot Trail and south of Country Hills Boulevard NE. These lands are located approximately 600 metres from the communities of Harvest Hills and Coventry Hills.

The subject lands are relatively flat and total approximately 2.07 hectares. The road network and infrastructure for this area is currently under construction.

The subject parcels are located in an area of Stoney 1 which has a mix of industrial land use districts of varied sizes and intensities. Along the western edge of the site is Nose Creek and along the eastern edge is an area of steep topography. Both of these environmental features are designated Special Purpose – Urban Nature (S-UN) District.

Located further east of the site is a commercial node, Commercial – Corridor 3 (C-COR3) District. This node services these industrial lands as well as people travelling along Country Hills.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment from I-G to I-C would allow for development that includes light industrial uses with some support commercial where determined to be compatible. The *Revised Stoney Industrial Area Structure Plan (ASP)* discourages many of the uses found in the I-G District and the proposed I-C District would better align with this policy while complementing other light industrial uses in this area.

Planning Considerations

Land Use

This application is proposed to redesignate the subject lands from the existing I-G to I-C. Approved by Council in 2009, the existing I-G District allows for a wide variety of light and medium general industrial uses.

The proposed I-C district is characterized by a range of light industrial uses along with small scale commercial uses that are compatible with and complement the light industrial uses. It is intended that the I-C be applied to parcels located within 200 metres of a major street, such as Country Hills NE. This Land Use District contains controls to ensure that developments provide a transition between other districts and address aesthetic concerns associated with highly visible locations.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0119

Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211

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 light industrial uses and a limited number of support commercial uses. Site design elements, such as parking, landscaping, and interface with adjacent uses will be reviewed at the time of development permit.

Environmental

An environmental site assessment was completed as part of the outline plan approval for this area. No further assessment was required for this application. The subject lands are located outside of the Nose Creek floodway/flood zone.

Transportation

The subject parcels can be accessed from 11 Street NE, via Country Hills Boulevard NE and 110 Avenue NE. 11 Street NE is currently under construction and will accommodate pedestrian, cyclist, and vehicle traffic. 11 Street NE will be well connected to the larger transportation network as it ties in to Country Hills Boulevard NE. Transit service for this area is provided on Country Hills Boulevard NE and a transit stop is located approximately 450 metres from the subject lands.

A full transportation analysis, including access locations and vehicle trip generation, was completed when the outline plan was approved and a review of this application determined that the redesignation would not negatively impact traffic in this area. Further analysis, including access locations and vehicle trip generation, will be completed at the development permit stage.

Utilities and Servicing

Water, sanitary, and storm connections are available from 11 Street NE. Development site servicing will be determined at both the future development permit and development site servicing plan circulation stages, to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to external stakeholders, adjacent property owners, advertised online and notice posted on site. In response to the notifications, Administration did not receive any comments on the proposal.

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

Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211

The applicant and land owner presented the proposed land use amendment to the Northern Hills Community Association (NHCA) in advance of Calgary Planning Commission. The NHCA represents the residential communities to the west of the subject parcels. In response to the applicant engagement, the NHCA provided a letter which stated they had no further comments on the proposal.

Strategic Alignment

South Saskatchewan Regional Plan (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).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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 also discourages stand-alone office uses and regional retail developments within the Standard Industrial land use typology. The I-C District supports the development of a broad range of industrial uses and support commercial 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 these land as Business/Industrial Area. The purpose of the Business/Industrial classification is to provide for the development of a variety of light industrial uses. In addition, other complimentary uses may be allowed where deemed to be appropriate.

Section 8.1 of the ASP provides guidance on the desired composition and built form for the subject parcels. This section notes that medium industrial uses should not locate adjacent to Nose Creek, an escarpment, or west of 15 Street. Many land uses contained within the existing I-G District would not be allowed under this policy.

Land Use Amendment in Stoney 1 (Ward 3) at 11105, 11110 and 11130 - 11 Street NE, LOC2018-0211

The proposed I-C district better aligns with Section 8.1 of the ASP. The proposed I-C district is characterized by light industrial uses and does not contain the higher intensity industrial uses that permitted in the current I-G district.

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.

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 proposed I-C District allows for a mix of light industrial uses as well as limited support commercial uses and better aligns with the intent of the ASP for this area. The proposed redesignation is compatible with the existing land use pattern and can be accommodated by existing infrastructure. Additional design and site considerations will be evaluated at time of development permit.

ATTACHMENT(S)

1. Applicant Submission

Applicants Submission

APPLICANT'S SUBMISSION

This application for land use redesignation is located within the Stoney Area Structure Plan and consists of +/- 2.51 hectares (+/- 6.20 acres). Melcor Developments Ltd. own the lands that are subject to this redesignation application.

The site is located within the Country Hills Crossing Business Park Outline Plan which was approved by Calgary Planning Commission on October 15, 2009 (LOC2009-0026). The subject site will accommodate 3 industrial parcels and the adjacent roadway. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use of the site is Industrial General (I-G) District. This application proposes to redesignate the subject area to Industrial Commercial (I-C) District.

This redesignation is proposed for the following reasons:

- The purpose statement of Industrial – Commercial District (Land Use Bylaw Ss. 953) is more appropriate to the subject site than the purpose statement of the Industrial General District (I-G), namely:
 - This site is located along the perimeter of a larger industrial park;
 - The types of uses located in the I-C District are complimentary to the larger light industrial users in the park;
 - The types of uses located in the I-C District will provide a transition to Country Hills Blvd;
 - The lots are highly visible (and have appropriate setbacks);
 - The lots are located directly on a major street.
- The proposed lots do not have the ability to accommodate typical I-G type industrial uses.
 - Typical I-G users will require the ability to load and accommodate full size truck & trailer (TAC SU-9) which require overhead loading doors with raised loading docks, substantial truck turning / marshaling areas and 26' clear ceiling heights for racking.
 - Typical I-G buildings are much larger in depth and square footage than what can be accommodated within subject properties. The shallow nature of the shape of these parcels lend themselves to lighter industrial/commercial type uses that do not require heavy truck traffic.
- Proposed within the lots will be buildings with large bay space and some quasi-industrial warehouse/office. The size of these units will align much closer to a commercial building than a typical I-G user.
- Access to this location is challenging due to grades and intersection proximity. I-C uses require significantly fewer large vehicles trips thus reducing challenging turning movements and truck volumes.

In addition, this proposed redesignation to the I-C District is in direct response to market conditions. Currently no I-C Districted parcels are approved in the development. The approval

Applicants Submission

of I-C land in this location opens new business opportunities in The District for users who fall in between the retail (C-COR3) and the larger format I-G / I-B users within the development

Within The District, subdivision plans have been submitted and approved, detailed engineering drawings are approved and the public infrastructure (including roads) are under construction.

All public roads within The District are sized to meet forecast transportation capacities. The difference in traffic volumes between the existing I-G District and the proposed I-C District are understood to have minimal impact.

The proposed land use is entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications in full conformity with the Stoney Industrial Area Structure Plan.

On behalf of Melcor Developments Ltd., Urban Systems respectfully requests approval for the land use to be redesignated to Industrial Commercial by City Council.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0133

Land Use Amendment in Whitehorn (Ward 10) at 4525 – 52 Street NE, LOC2018-0253

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2018 November 16 on behalf of the landowner, Moga Holdings Corp. The application proposes to change the designation of this property from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- small-scale commercial developments (e.g. strip malls, 1 or 2 storey commercial buildings);
- a maximum building height of 10 metres (equal to the current maximum of 10 metres);
- a maximum floor area ratio of 1.0 (a decrease in the maximum allowable floor area on this site from 8,500 square metres to approximately 3,900 square metres); and
- the uses listed in the proposed C-N1 District.

This proposal conforms to the applicable policies of the *Municipal Development Plan*. A change of use development permit application for a Cannabis Store use was submitted on 2018 April 24 and is currently on hold pending approval of this application.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.39 hectares ± (0.95 acres ±) located at 4525 – 52 Street NE (Plan 9911272, Lot 10) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Rick Balbi Architect on 2018 November 16 on behalf of the landowner Moga Holdings Corp. As noted in the applicant's submission (Attachment 1), the applicant is intending to accommodate a proposed Cannabis Store use. A change of use development permit application (DP2018-1724) for a Cannabis Store use was submitted on 2018 April 24 and is currently on hold pending approval of this application. No further redevelopment of the subject site is contemplated at this time.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0133

Land Use Amendment in Whitehorn (Ward 10) at 4525 - 52 Street NE, LOC2018-0253

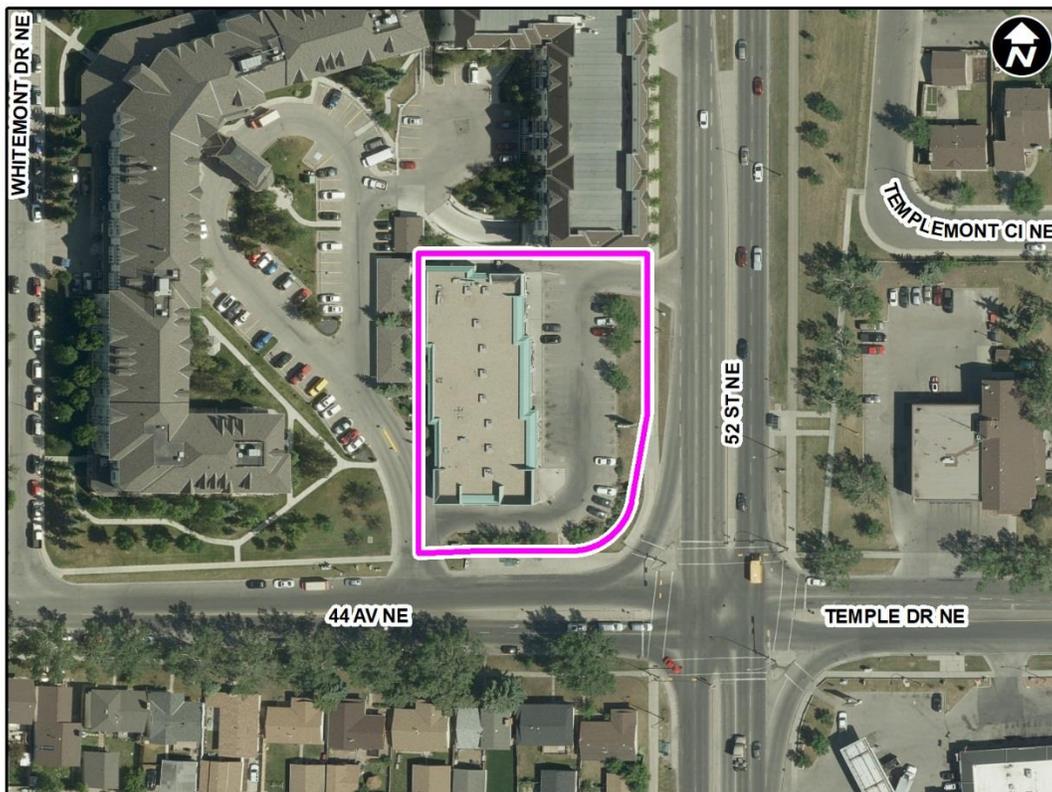
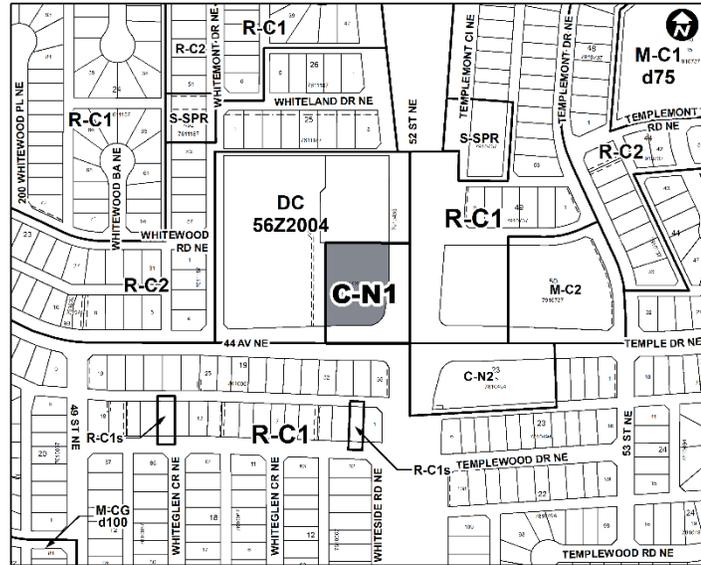
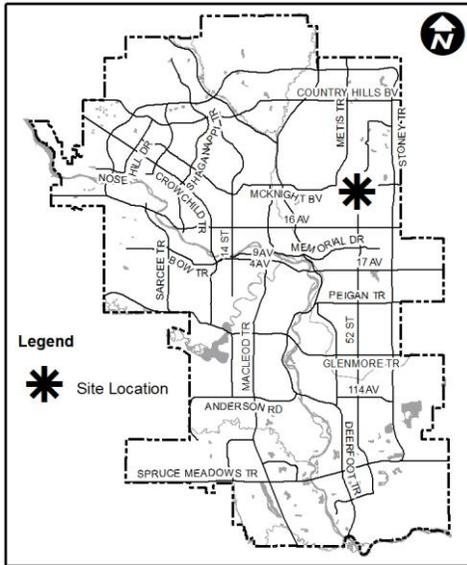
On 2018 April 05, Council approved a new definition for Cannabis Store in Land Use Bylaw 1P2007. This new use is not contemplated in any of the existing DC Direct Control Districts that pre-date 1P2007. The existing DC District applicable to this site is based on the previous Land Use Bylaw 2P80. New uses are not being added to DC Districts based on Bylaw 2P80 and the approach from Administration has been to work with applicants to find suitable 1P2007 districts to guide future development on these sites.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0133

Land Use Amendment in Whitehorn (Ward 10) at 4525 - 52 Street NE, LOC2018-0253

Location Maps



Land Use Amendment in Whitehorn (Ward 10) at 4525 - 52 Street NE, LOC2018-0253

Site Context

The subject site is located at the northwest corner of 52 Street NE and 44 Avenue NE in the community of Whitehorn. The site is approximately 0.39 hectares in size, and is currently developed with a single-storey auto-oriented commercial strip mall. The existing strip mall building contains nine (9) commercial bays and has a gross floor area of approximately 1,134 square metres.

The site located directly to the north and west of the subject site accommodates an existing three-storey assisted living facility. Lands to the south, across 44 Avenue NE, are developed with low density residential uses. The site southeast of 52 Street NE and 44 Avenue NE contains another single-storey auto-oriented commercial strip mall. The site directly east across 52 Street NE accommodates a City of Calgary fire hall. The broader area is predominantly characterized by low density residential land uses.

As identified in *Figure 1*, the community of Whitehorn reached a peak population of 12,421 residents in 2015. As of 2018, the community had 11,955 residents.

Whitehorn	
Peak Population Year	2015
Peak Population	12,421
2018 Current Population	11,955
Difference in Population (Number)	-466
Difference in Population (Percent)	-3.75%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-demographic information can be obtained online through the [Whitehorn](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes the conversion of an existing DC Direct Control District which is based on Land Use Bylaw 2P80 to a Commercial District of Land Use Bylaw 1P2007 in order to slightly broaden the range of allowable neighbourhood-scale commercial uses (including Cannabis Store). The following analysis considers the appropriateness of the new range of uses and updated development standards in the context of relevant policy and sound planning principles.

Planning Considerations

The primary planning considerations relate to the range of uses allowable under the proposed C-N1 District and whether they support the long term vision for the area, complement the surrounding land uses, and can be serviced by existing and planned infrastructure.

Land Use Amendment in Whitehorn (Ward 10) at 4525 - 52 Street NE, LOC2018-0253

Land Use

The existing DC Direct Control District is based on the 2P80 Land Use Bylaw C-1 Local Commercial District. The purpose of this district is to provide for retail commercial and personal service uses which do not rely on patronage from beyond immediate neighbourhoods. The DC Direct Control District (Bylaw 67Z95) excludes a small list of uses normally found in the C-1 district (retail food stores, automotive services, billiard parlours, commercial schools, and dwelling units) and stipulates that commercial access and egress shall be right turns only on 52 Street NE.

The proposed C-N1 District is characterized by small-scale commercial developments with buildings that are oriented towards the street and the public sidewalk. The range of allowable uses are similar to that allowed by the existing DC Direct Control District and includes Cannabis Store as a discretionary use. The C-N1 District will allow for the continued operation of the existing neighbourhood commercial site and enable some opportunity for future redevelopment that fits with the scale and character of the surrounding community.

Development and Site Design

The subject site is currently developed with a single-storey commercial strip mall building. As noted in the applicant's submission (Attachment 1), the primary intent of this application is to allow for a Cannabis Store within the existing commercial building. The rules of the proposed C-N1 District will provide basic guidance for the future site development including appropriate uses, building height and massing, landscaping, and parking requirements; however, minimal changes are expected as the proposed Cannabis Store use is intended to be located in one of the existing commercial units of the building.

Environmental

No environmental issues have been identified through the consideration of this application. An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 52 Street NE and 44 Avenue NE. The subject site is served by a number of transit routes (23, 38, 43, 303, 555, 798, and 799) with a bus stop located directly adjacent to the site along 44 Avenue NE. Neither a Transportation Impact Assessment nor a Parking Study were required for the proposed land use amendment.

Utilities and Servicing

Water, sanitary and storm sewer mains are available adjacent to the site and can accommodate potential redevelopment of the site within the parameters of the proposed C-N1 District without the need for off-site improvements at this time.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0133

Land Use Amendment in Whitehorn (Ward 10) at 4525 - 52 Street NE, LOC2018-0253

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders (Calgary Airport Authority, Enmax, Community Association, etc.) and notice was posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Whitehorn Community Association reviewed this application and indicated through email correspondence that they have no concerns. Administration received one letter of support for the proposed redesignation, as well as three letters of objection and a petition signed by 58 residents of the adjacent assisted living complex. The comments received are summarized as follows:

- perception that a cannabis store will generate crime and nuisance; and
- concern regarding increased traffic and demand for on-site parking.

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

Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised. No public meetings were held by the Applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Interim Growth Plan. The proposed land use amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the "Developed – Established" area as identified on Map 1: Urban Structure of the Municipal Development Plan (MDP). There is no local area plan in place to provide more detailed policy guidance for land use and development on this site. Section 3.5.3 of the MDP relating to Established Areas supports the provision of neighbourhood-scale

Land Use Amendment in Whitehorn (Ward 10) at 4525 - 52 Street NE, LOC2018-0253

commercial uses and retail activity in close proximity to residential areas. The proposed redesignation will allow for the maintenance and evolution of a local commercial site that provides retail and service uses for residents of Whitehorn and Temple in close proximity to transit.

Social, Environmental, Economic (External)

The recommended land use district will help to implement policy goals of providing more complete communities with a variety of shops and services that meet daily needs. The proposed district allows for an appropriate range of uses, supporting a variety of neighbourhood shops and services and increasing the market viability of the commercial space.

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 the applicable policies of the *Municipal Development Plan*. The redesignation will bring the subject site into alignment with Land Use Bylaw 1P2007 and will allow for some additional flexibility in the range of allowable commercial uses to respond to evolving community needs. The proposed C-N1 District allows for a scale of development that is generally consistent with the existing DC District applicable to the site and is compatible with the scale of surrounding residential uses.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

This application is for a proposed Land Use Redesignation within the Community of Whitehorn, from the current land use designation of Direct Control (DC 67Z95, Site 1) to C-N1 to accommodate the existing commercial uses along with the additional discretionary use of a Cannabis Store. There is no intent to undertake redevelopment of the property as a result of this proposal.

The site is located at the northwest corner of the intersection of 44 Avenue NE and 52 Street NE, and is currently developed as a neighbourhood commercial plaza with a range of local commercial uses in place. The site is adjacent to a multi-residential retirement community located to the north and west - Site o2 of the same direct control district. Firehall No. 22 is located directly east across 52 Street NE, and kitty-corner to the southeast is another strip plaza with a C-N2 designation. The remainder of the area is primarily low density residential.

The current land use is based on the uses and rules of the C-1 Local Commercial District of Land Use Bylaw 2P80, which reflects neighbourhood commercial development with limited height. The direct control appears primarily to restrict access onto 52 Street NE to right-in/right-out, and to further exclude several listed uses in the C-1 district. Liquor stores are considered a discretionary use in the current district.

The proposed C-N1 district has similar intent and height restrictions as the C-1 district, but includes the discretionary use of a Cannabis Store, as do all commercial districts that similarly consider liquor store uses under Land Use Bylaw 1P2007. Should redevelopment occur in the future, the C-N1 district will require a more street-oriented building.

Given that the intent of this application is simply to support a use automatically considered under the current land use bylaw in similar districts, we would respectfully request your support of the proposed land use redesignation.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0126

**Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW,
LOC2018-0236**

EXECUTIVE SUMMARY

This application was submitted by QuantumPlace Developments on behalf of the landowner Bernadett Maxwell on 2018 October 29. This proposed land use amendment seeks to redesignate the subject parcel from a DC Direct Control District (Bylaw 211D2017) to another DC Direct Control District to give more clarity to the previously-approved height regulations. The existing DC height rules allowed the corner height rules to be applied to both street frontages, which was counter to the intent of the DC. Both existing and proposed DC districts are to accommodate semi-detached residential development on the subject parcel, which is constrained by steep site slope and compromised/restricted lane access.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2039 - 30 Avenue SW (Plan 4479P, Block 40, Lots 21 and 22) from DC Direct Control District to DC Direct Control District to accommodate semi-detached residential development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Two separate development permit applications for semi-detached residential development on the subject site were approved by the Development Authority in 2014 and 2015. Both approvals were subsequently overturned by the Subdivision and Development Appeal Board (SDAB) on appeal by neighbours. SDAB concerns included protrusion of the development beyond the rear façade of adjacent property, massing, privacy, and shadowing and overall compatibility. SDAB concluded that the proposed development was incompatible with the adjacent developments and immediate neighbourhood, and out of context for the streetscape.

The applicant then sought to create a DC Direct Control District for the site that accommodated the building design while recognizing the physical constraints of the site. Council approved the current DC Direct Control District (Bylaw 211D2017) in 2017, and subsequently a development permit application was made and was again approved by the Development Authority.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0126

**Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW,
LOC2018-0236**

This development permit was appealed to the SDAB. Administration's decision was again overturned. SDAB cited that the development did not meet the height rules as they had been codified in the DC Direct Control District.

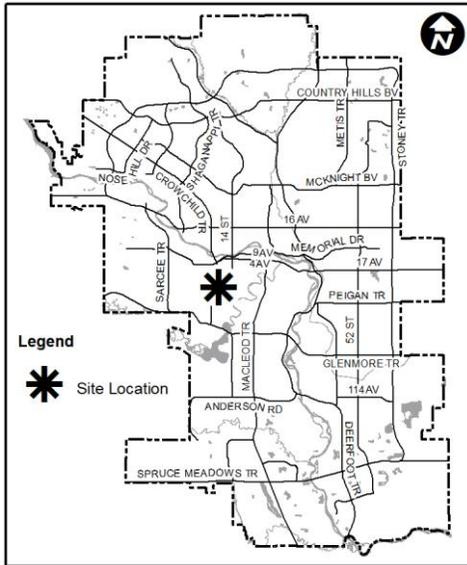
This application is therefore a housekeeping amendment to the existing DC to bring clarity to the height rules and achieve the intended development.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0126

Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW,
LOC2018-0236

Location Maps



**Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW,
LOC2018-0236**

Site Context

The subject site is located in the community of South Calgary. The property includes a single storey dwelling with a detached garage that has access from 20 Street SW. The subject site is surrounded to the front, side and rear by residential dwellings designated R-C2. The existing rear lane does not provide access to 20 Street SW due to a very steep slope at the end of the lane. The site has a maximum grade change of 5.0 metres along its length and 2.4 metres across its width.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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. The existing DC District accommodates semi-detached residential development on a site constrained by slope and compromised lane access.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The proposed land use is a small change from the existing bylaw that lends more clarity to the height regulations. No other items in the previously-approved DC are altered. As such, no increased impacts are likely.

The proposed alterations to the height regulations lay out a maximum geodetic height for the building and a maximum height plane depicted in graphic form via an attached Schedule C.

For information purposes, the height plane has been determined in the following manner:

- (a) begins at the highest ***average building reference point*** for the site;
- (b) extends vertically to the maximum building height at the geodetic reference point of 1129.3 metres;
- (c) extends horizontally towards the opposite end of the *parcel* to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest ***average building reference point***;
- (d) extends downward at a 4:12 slope.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0126

Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW, LOC2018-0236

By contrast, the existing DC regulates height using the standard height calculation in the Land Use Bylaw 1P2007, but with the following additional clause:

Building Height on a Corner Parcel

- 10** In addition to the rules of sections 360 (2) and (3) of Bylaw 1P2007, for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** located on a **corner parcel**, no portion of a **building** facing a street may exceed the maximum **building height** for the District when measured vertically at any point from **grade** adjacent to the **building**.

The intent of the existing rule was to allow for a building form that projected slightly out of the standard building envelope.

However, the rule's wording also allowed the corner height measurement to be taken from both street frontages. This was never the intent of the existing DC bylaw.

The amended height rules will be definitive about the allowable height plane on all sides of the building and will therefore remove possible alternate interpretations.

Development and Site Design

The subject site is currently developed with a single detached dwelling. No development permit related to this land use amendment application has been received as of the writing of this report.

Environmental

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

Transportation

Pedestrian access to the site is available from either 20 Street SW or 30 Avenue SW. Vehicular access is to come from the lane. Bus stops for Routes 7 and 107 are located on 33 Avenue SW to the south, and for Route 6 on 26 Avenue SW to the north.

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 is not available to service the site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0126

Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW, LOC2018-0236

Stakeholder Engagement, Research and Communication

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

Administration received a letter from the Marda Loop Community Association that indicated no objections to the proposal. (Attachment 3)

Administration received four letters in opposition to the application. The chief concerns expressed within these letters dealt with the anticipated height and massing of the building, as well as frustration with the ongoing process that has seen multiple applications and appeals occur for the same development.

Based on an evaluation of the merits of the application, Administration has determined the proposal to be appropriate.

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

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is identified on the Urban Structure Map of the MDP (Map 1) as being within the Developed Inner City Area. Although the document makes no specific reference to the site, the proposed Land Use Amendment is in keeping with a number of overarching MDP policies that identify the Inner City as an appropriate location for modest intensification.

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0126

**Land Use Amendment in South Calgary (Ward 8) at 2039 - 30 Avenue SW,
LOC2018-0236**

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the South Calgary/Altadore Area Redevelopment Plan) in existence prior to approval of the MDP are recognized by the MDP as policies providing specific direction for the local context.

South Calgary/Altadore 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 *South Calgary/Altadore Area Redevelopment Plan (ARP)*. The Conservation and Infill area is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings. The South Calgary/Altadore ARP supports compatible infill development.

Social, Environmental, Economic (External)

The lot is sloped east-west and north-south. The design of the re-development needs to take into account the stability of slopes. Therefore, a slope stability report will be required to be submitted at the development permit stage.

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 a housekeeping amendment that aligns with the applicable policies of the *Municipal Development Plan* and the *South Calgary/Altadore Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Direct Control District Guidelines
3. Marda Loop Community Association comments

Applicant's Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

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

The subject parcel, 2039 30 AV SW, is currently designated DC 211D2017, which was intended to accommodate residential development on a site constrained by slope and compromised lane access. Bylaw 211D2017 used the R-C2 district as a base, and modified four elements: building setback from front property line, maximum building depth, retaining walls, and building height on a corner parcel. Those elements reflected the site specific challenges of the parcel.

This application is intended to clarify one of the four elements amended by DC 211D2017: building height. Following the approval of a development permit, the permit was appealed to the Subdivision and Appeal Board. During the appeal hearing, it became clear that there was ambiguity in interpretation of the Height on a Corner Parcel section of the DC District. As a result of this ambiguity, the development permit was ultimately denied by the SDAB.

This land use redesignation application uses DC 211D2017 as a base, and makes a modification to section 10 regarding height to add clarity and reduce ambiguity regarding height and method of measurement. This amended DC District would continue to accommodate residential development on a site constrained by slope and compromised lane access, and is intended to allow development previously approved by Council and the Development Authority.

ISC: Protected

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 residential *development* on a site constrained by slope and compromised *lane* access;

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 Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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.

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.

Building Setback from Front Property Line

- 7 (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 3.0 metres; or
 - (b) 3.0 metres.
- (2) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling**, or **Single Detached Dwelling** which was existing and approved on or before the effective date of this Direct Control District, the minimum **building setback** from a **front property line** is the lesser of
- (a) the **contextual front setback** less 3.0 metres to a minimum of 3.0 metres; or
 - (b) the existing **building setback** less 3.0 metres to a minimum of 3.0 metres.
- (3) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

Maximum Building Depth

- 8 The maximum **building depth** is the greater of:
- (a) 68.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.

Retaining Walls

- 9 (1) A **retaining wall** must be 2.5 metres in height or less when measured from **grade**.
- (2) **Retaining walls** on the same **parcel** must have a minimum horizontal separation of 1.0 metre between **retaining walls**.

Proposed Direct Control Guidelines

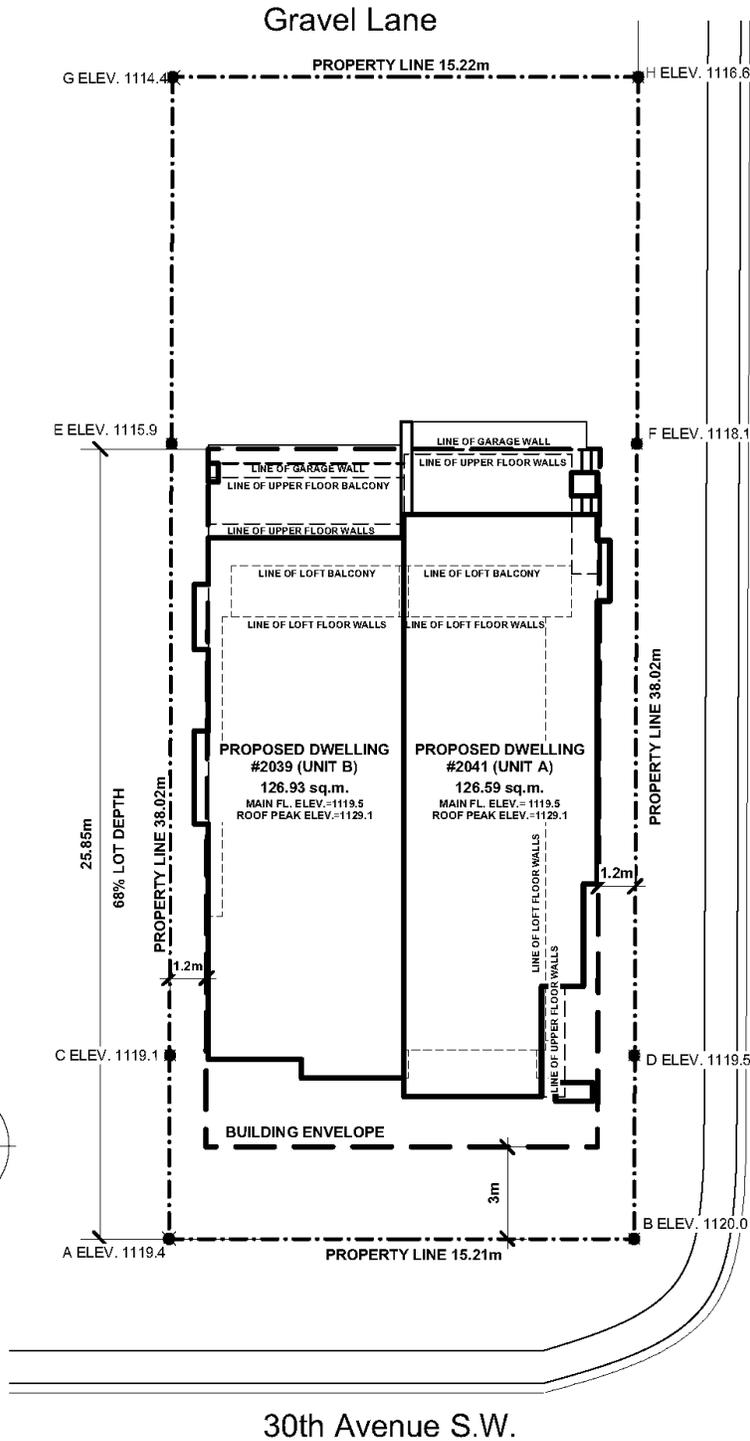
Building Height

- 10 (1) The maximum height of the **building**, excluding **ancillary structures**, is defined by the maximum height plane shown on Schedule C of this Direct Control District, and must at no point exceed the geodetic height of 1129.3 metres.
- (2) The rules contained in sections 360, 361 and 438 of Bylaw 1P2007 do not apply in this Direct Control District.

TEXT FOR DISCUSSION
ONLY

Proposed Direct Control Guidelines

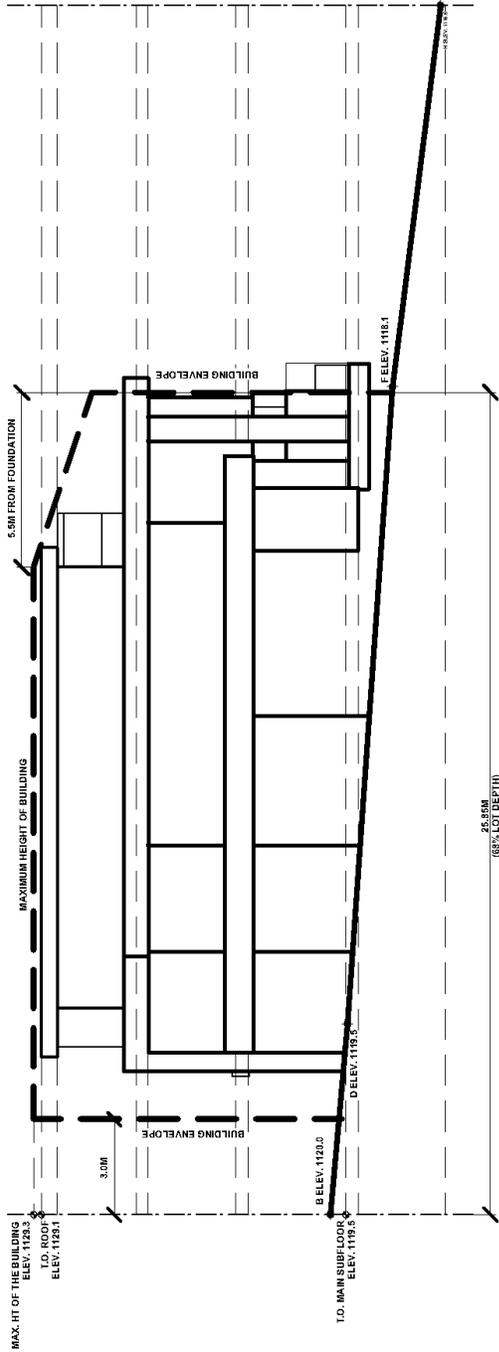
SCHEDULE C



SCHEDULE C: SITE PLAN

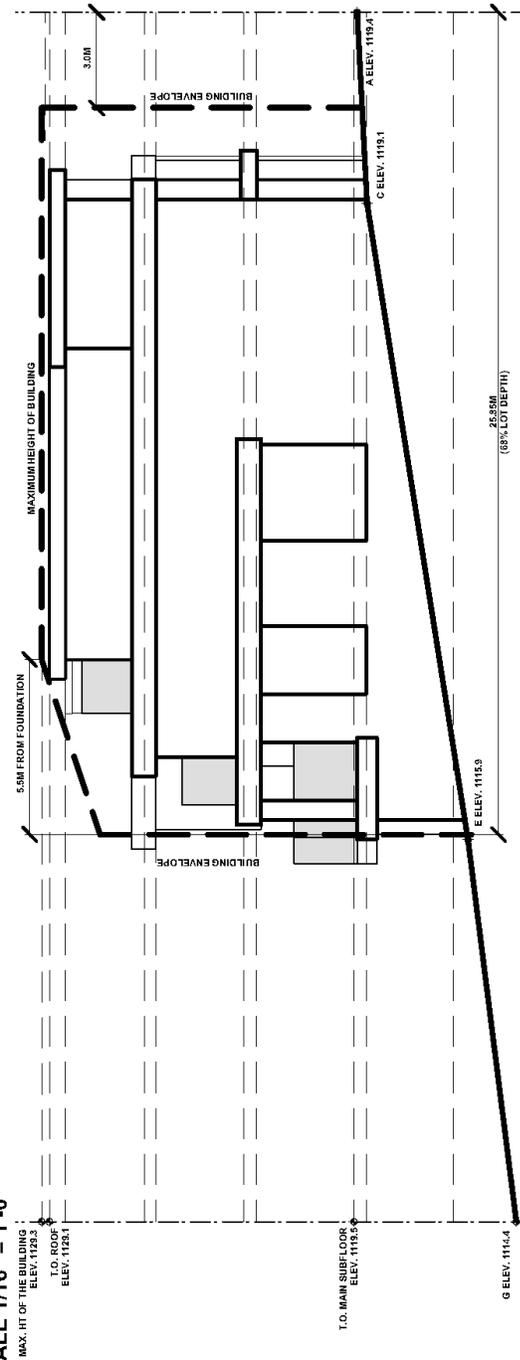
SCALE 1:200

Proposed Direct Control Guidelines



SCHEDULE C: WEST ELEVATION

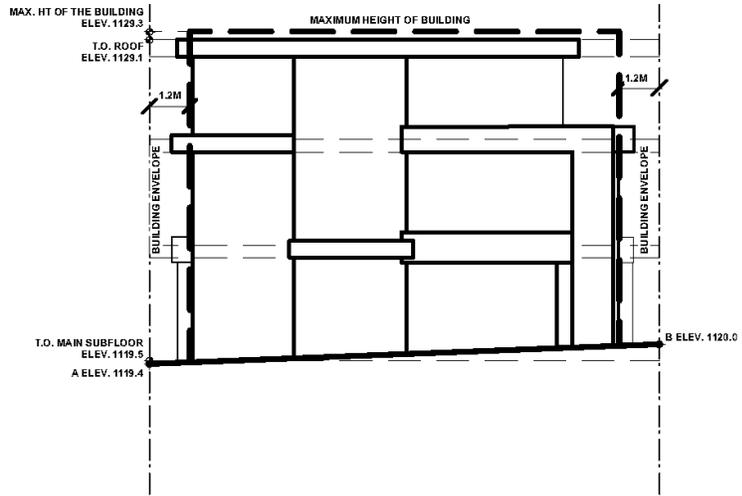
SCALE 1/16" = 1'-0"



SCHEDULE C: EAST ELEVATION

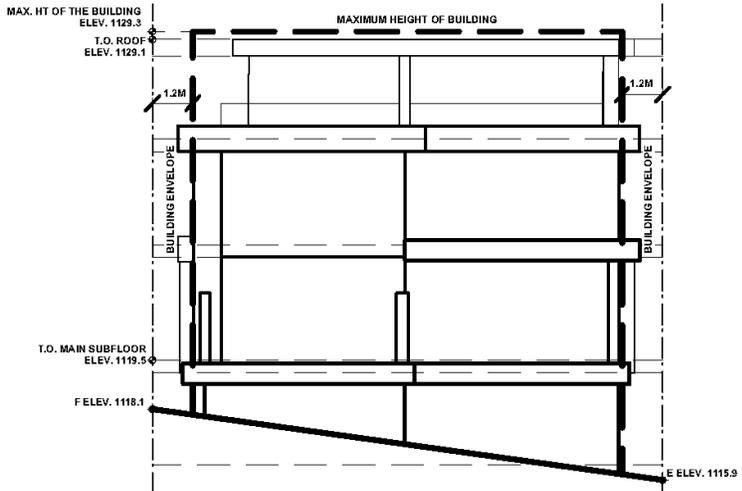
SCALE 1/16" = 1'-0"

Proposed Direct Control Guidelines



SCHEDULE C: NORTH ELEVATION

SCALE 1/16" = 1'-0"



SCHEDULE C: SOUTH ELEVATION

SCALE 1/16" = 1'-0"

TEA

Community Association Comment



3130 16 Street SW
Calgary, AB, T2T 4G7

December 6, 2018

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

Attn: Dino Civitarese, dino.civitarese@calgary.ca

SENT BY EMAIL

Dear Mr. Civitarese;

RE: Community Association Feedback for LOC2018-0236

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.

Generally, the MLCA Planning & Development Committee is not supportive of Direct Control Land Use redesignation for R-C1 or R-C2 lots in our community.

However, having met with the applicant on several occasions, the site gradient clearly poses some major constraints to the development of this particular property. The committee believes the applicant has made great effort and compromises in order to arrive at the current design solution. Therefore, the MLCA Planning & Development Committee does not have any further objection to this application.

To date the MLCA has received feedback from one household in strong opposition to this application, citing excessive height of the proposed development and the precedence it sets for future development in the community.

If there are any questions regarding these comments, please contact me at your convenience.

Regards,



MacKenzie Kroeger
Director, Planning & Development Committee
Marda Loop Communities Association
development@mardaloop.com



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

Marda Loop Communities Association Vision:

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

Planning & Development Report to
Calgary Planning Commission
2019 February 07

ISC: UNRESTRICTED
CPC2019-0120

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143

EXECUTIVE SUMMARY

This application was submitted on 2018 June 18 by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd. The application seeks to amend the land use designation for the subject site to enable the development of an assisted living facility and amend the *Cliff Bungalow Area Redevelopment Plan* (ARP) to provide guidance for redevelopment of the southernmost two blocks of the neighbourhood. The applicant's submission can be found in Attachment 1.

The application proposes:

- a change from Multi-Residential – Contextual Medium Profile (M-C2) District to a DC Direct Control District based on the Mixed Use – General (MU-1) District (Attachment 2);
- an increase in floor area ratio (FAR) from 2.5 to up to 7.5 subject to the provision of community benefits for FAR above 3.0; and
- an increase in building height from 16 metres to 45 metres.

The ARP amendment (Attachment 3) proposes to identify the southern two blocks of Cliff Bungalow – including the subject site for the land use redesignation – as a new Special Study Area, providing greater clarity around the future context of the subject site and its alignment with the *Municipal Development Plan* and market interest in higher density mixed use development.

Within the proposed new Special Study Area only, the amendments make reference to the Community – High Density building block in the Developed Areas Guidebook and provide guidance on land use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0.

A development permit (DP) for the subject site proposing 141 independent supported living, assisted living, and dementia/memory care dwelling units with an FAR of 7.46 and a height of 12 storeys (45 metres) was submitted by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd on 2018 July 20 and is currently under review. An overview of the DP application is provided in Attachment 4

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Cliff Bungalow Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.19 hectares ± (0.46 acres ±) located at 528 - 25 Avenue SW and 2412R - 5 Street SW (Condominium Plan 0210275, Units 1 to 36; Plan 38450, Block 16, Lot 13) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District based on the Mixed Use – General (MU-1) District to accommodate mixed-use development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted on 2018 June 18 by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd (a partnership between Campion Property Group and Verve Senior Living).

The application seeks to amend the land use designation for the subject site to enable the development of an assisted living facility (141 independent supported living, assisted living, and dementia/memory care dwelling units) with an FAR of 7.46 and a height of 12 storeys (45 metres) and to provide guidance for future redevelopment. In terms of land use, the application proposes a change from Multi-Residential – Contextual Medium Profile (M-C2) District to a DC Direct Control District based on the Mixed Use – General (MU-1) District.

The application also seeks to amend the ARP by identifying the southernmost two blocks of the Cliff Bungalow as a new Special Study Area (see Figure 2) to address the future context of the subject site by providing guidance for high density mixed-use redevelopment. From the beginning of the process, the applicant has considered a transparent conversation indicating that the proposed development was informed by an expectation that the future context would include high density mixed use development in the blocks bounded by 24 Avenue SW, 4 Street SW, Elbow Drive SW, and 5 Street SW.

With the above in mind, the proposed ARP amendment includes guidance for such future redevelopment in the form of 11 additional policies that address land use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations

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**Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 -
25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143**

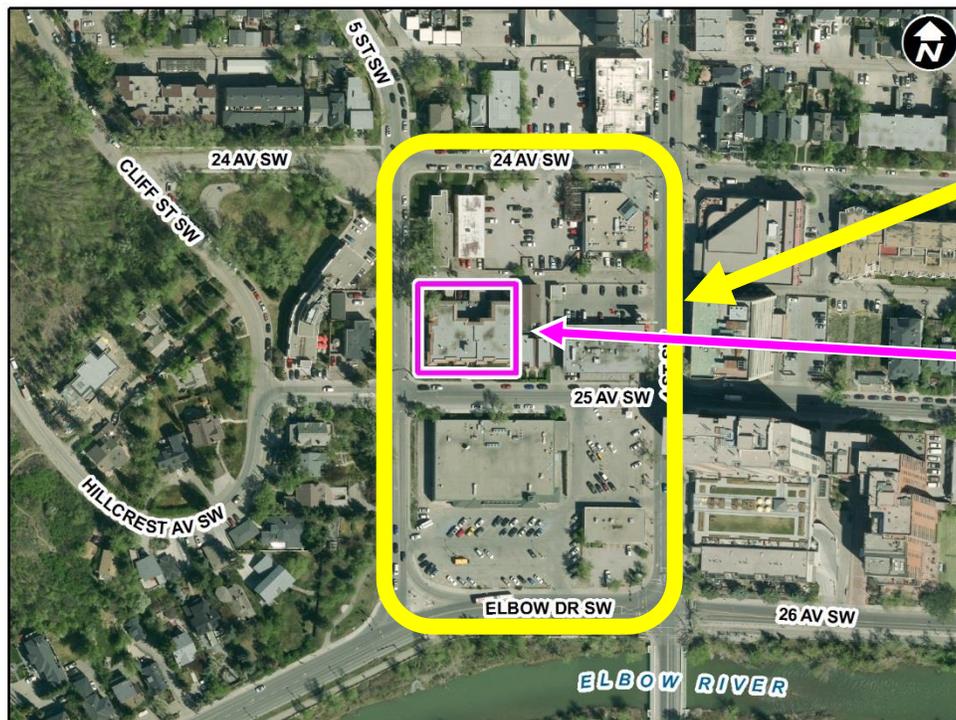
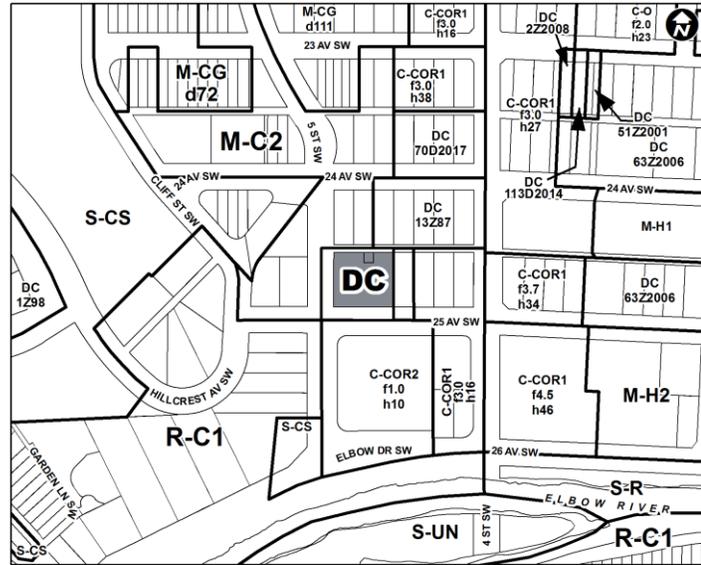
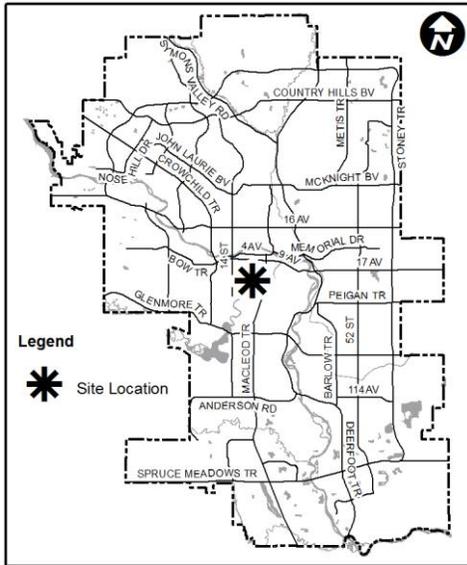
for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0. The current ARP (adopted in 1993) does not contemplate redevelopment in line with MDP objectives and urban structure. A DP for an assisted living facility has been submitted by CivicWorks Planning + Design on behalf of Mission Seniors Living Ltd. on 2018 July 20 and is under review. An overview of the DP application is provided in Attachment 4.

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Location Maps



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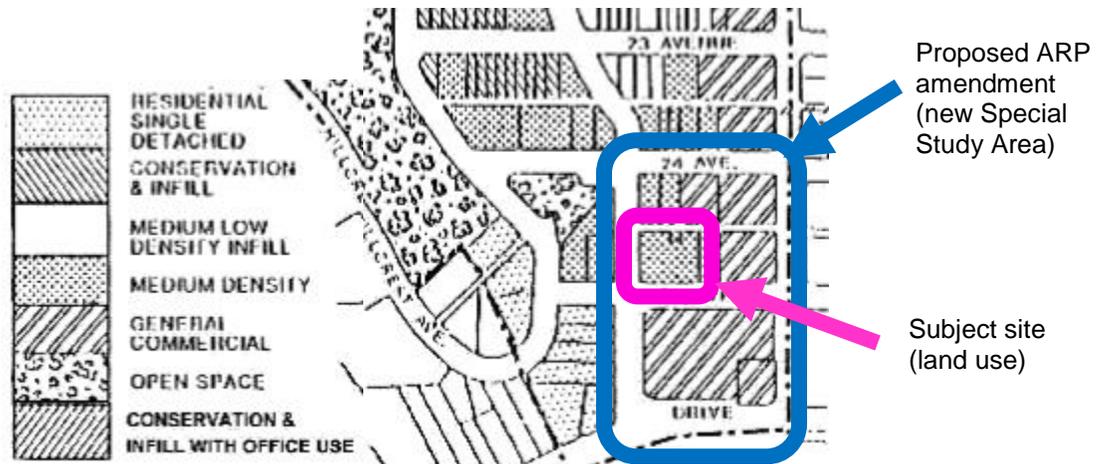
Site Context

Policy Amendment

The proposed amendments to the ARP include the two southernmost blocks of the neighbourhood, bounded by 5 Street SW, 24 Avenue SW, 4 Street SW, and Elbow Drive SW. These blocks are predominantly commercial and include a mix of large and small-format retail and restaurant spaces, a grocery store (Safeway), surface parking lots, and low- and medium-density multi-residential development.

The current ARP identifies this area as a mix of medium density residential and general commercial (see Figure 1 below) with building height limited to four storeys (residential) or 16 metres (commercial). The area includes three buildings identified on the City's Inventory of Evaluated Historic Resources (the Laurence Apartments, the Gordon Suites, and the Himmelman Boathouse).

Figure 1: Current ARP with Subject Site and Proposed New Special Study Area



The area represents the western portion of the southern 'foot' of 4 Street SW and a key gateway to Cliff Bungalow and Mission and a connection point between this area and the neighbouring communities of Mount-Royal, Elbow Park, Rideau-Roxboro, and Erlton. The eastern portion of this area features a cluster of high density development including buildings up to 17 storeys.

This location is well served by an urban grid of streets and avenues offering good connections to the southwest via Elbow Drive SW (Parkway), the east via 25 Avenue SW (an arterial street east of MacLeod Trail S), and north and south via 4 Street SW and 5 Street SW (Neighbourhood Boulevards). Multiple bus routes provide connections in all directions and the Erlton-Stampede LRT station is one kilometre away (with a direct bus connection). The Elbow River pathway runs along the south edge of the area.

Policy Amendment and Land Use Amendment in Cliff Bungalow (Ward 8) at 528 - 25 Avenue SW and 2412R - 5 Street SW, LOC2018-0143

Land Use Amendment

The proposed land use amendment is located at 528 - 25 Avenue SW and 2412R - 5 Street SW, at the northeast corner of 25 Avenue SW at 5 Street SW. The site is currently occupied by a multi-residential development with 36 units in three and-a-half storeys. The seniors facility proposed in the related development permit application proposes to replace the current development.

To the north, across the alley are the Laurence Apartments (1928, 9 apartment homes, 910 square metres, two-and-a-half storeys), the Redpath Apartments (1958, 12 apartment homes, 670 square metres, two-and-a-half storeys), and a publicly-accessible surface parking lot. To the east, immediately adjacent are the Gordon Suites (1929, four apartment homes, two storey buildings) and the Himmelman Boathouse (180 square metres, two storeys).

To the south, across 24 Avenue SW is the back-of-house and loading dock of a 2,280 square metre Safeway grocery store.

To the west, across 5 Street SW is an apartment building (1967, five homes, 430 square metres, two storeys) and the Aventa Centre of Excellence for Women with Addictions (1967, 1,800 square metres, three storeys and an apartment building with five homes, 430 square metres, two storeys), which provides trauma informed, gender-specific, concurrent capable, live-in addiction treatment services for women.

At the southwest corner of 25 Avenue SW at 5 Street SW (kitty-corner to and at a higher elevation than the subject site) is the Millican Residence (Twin Gables, 1914, 340 square metres) which has operated as a bed and breakfast.

As identified in Figure 2 (below), the population of the Cliff Bungalow community peaked in 1982 at 2,219 and as of 2018 stood at 1,921, representing a decline of 298 residents or 13.4 percent.

Figure 2: Community Peak Population

Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2018 Current Population	1,921
Difference in Population (Number)	-298
Difference in Population (Percent)	-13.4%

Source: *The City of Calgary 2018 Civic Census*

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

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration. Administration reviewed the application with respect to applicable policies including but not limited to the *Municipal Development Plan (MDP)*, the *Cliff Bungalow ARP (ARP)*, and the *Seniors Age-Friendly Strategy*.

Administration reviewed the application including an evaluation by the Corporate Planning Applications Group (CPAG) and circulation to internal and external stakeholders including the Cliff Bungalow-Mission Community Association (CBMCA). Key issues considered included building height, massing, configuration and associated shadow and microclimate implications, appropriateness of the proposed use and intensity, site access, and integration with the 5 Street SW and 25 Avenue SW streetscapes.

Administration's review also examined the policy approach to ensuring a transparent evaluation of the potential future context of the site. This was achieved by offering all stakeholders the opportunity to consider and comment on policy for higher density mixed-use development on the southernmost two blocks of Cliff Bungalow (bounded by 24 Avenue SW, 4 Street SW, Elbow Drive SW, and 5 Street SW), and developing appropriate mechanisms for community benefits proposed with such development.

Land Use

The application proposes a land use change to the subject site from Multi-Residential – Contextual Medium Profile (M-C2) District, which allows for multi-residential development with a floor area ratio (FAR) of up to 2.5 and building height of up to 16.0 metres, to a DC Direct Control District based on the Mixed Use – General (MU-1) District, which would allow for mixed-use development with an FAR of up to 7.5 and building height of up to 45.0 metres, subject to the provision of community benefits for FAR above 3.0.

The application initially selected the Mixed Use – General (MU-1) District due to its accommodation of the proposed assisted living use and urban street and property line interface options; a DC Direct Control District was necessary to implement the proposed community benefit provisions identified in the proposed ARP amendments and the related DP application.

The site is currently occupied by a multi-residential development with 36 units in three and-a-half storeys. The proposed DC guidelines include provisions for increased FAR and height linked to the provision of three community benefits. These community benefits include:

- Construction by the applicant or contribution to a portion of the Prospect Trail (an initiative to link trails and parks between 17 Avenue SW and Sifton Boulevard SW);
- Construction by the applicant of enhancements to the connectivity and accessibility infrastructure of the Scottish Nursing Home Park (Triangle Park) at the intersection of Cliff Street SW and 24 Avenue SW; and

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- Permanent installation of on-site public art by the applicant at the northeast corner of 5 Street SW and 25 Avenue SW along with an enhanced private-public pedestrian streetscape along the edges of the subject site.

The value of these community benefits comes to \$500,000, or \$58.72 per square metre from 3.0 FAR to 7.46 FAR. The proposed DC guidelines are available in Attachment 2.

Policy

The application includes a proposed amendment to the ARP (Attachment 3) that would identify the southernmost two blocks of the neighbourhood as a new Special Study Area (bounded by 24 Avenue SW, 4 Street SW, Elbow Drive SW, and 5 Street SW). Figure 3 (below) highlights the proposed new Special Study Area. The subject site for the land use redesignation (and related DP application) are highlighted in pink.

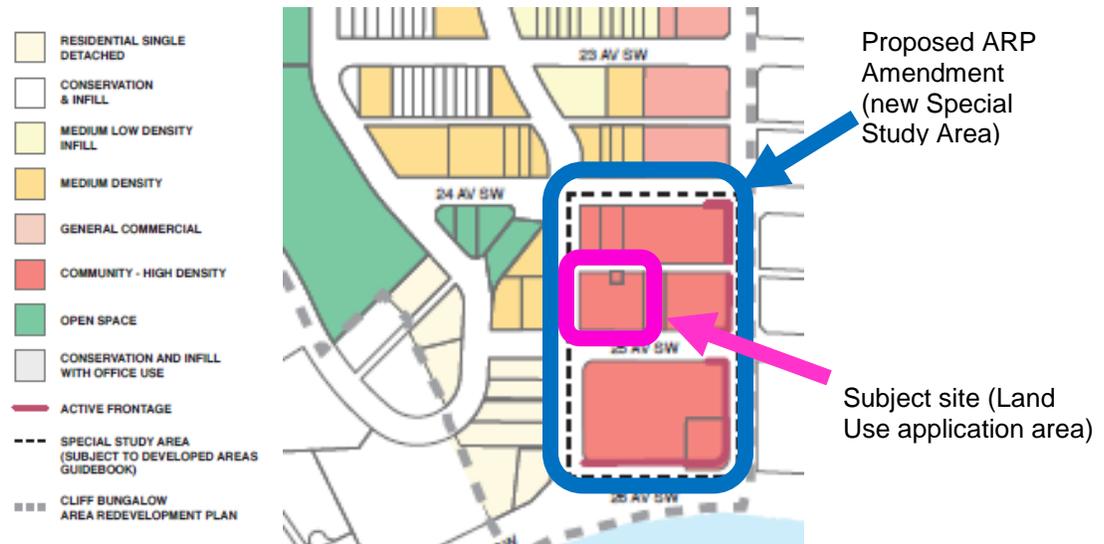
These two blocks are characterized by low-intensity commercial and surface parking uses in close proximity to higher density development to the east across 4 Street SW in Mission. They present a unique opportunity for the continued development of a transit-supportive mixed-use southern anchor to the 4 Street SW Neighbourhood Main Street.

The current ARP policy does not provide adequate contemporary context for this application and does not contemplate future development of the southern two blocks of Cliff Bungalow in a way that is aligned with the MDP. Bringing forward this comprehensive policy amendment provides greater transparency to all stakeholders in the process, ensures that the Calgary Planning Commission (CPC) and Council are provided the opportunity to make a recommendation and a decision informed by a clear discussion of the site's context, and provides a more robust framework for evaluating future development proposals in this area.

In Administration's view, the southernmost two blocks of Cliff Bungalow (the new Special Study Area identified in the proposed ARP amendment) are different from the low-rise character residential precinct north of 24 Avenue SW and present an opportunity to enable more transit-supportive land uses and densities in a strategic location in line with MDP objectives and urban structure. The proposed ARP amendment includes policies intended to guide such potential redevelopment in ways that are informed by the area's context and encourage contribution to the ongoing vitality of the 4 Street SW neighbourhood Main Street.

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Figure 3: Proposed ARP with Subject Site and Proposed New Special Study Area



The intent of the proposed amendment to the ARP is to recognize the two southernmost blocks of the neighbourhood, by identifying them as a new Special Study Area and making reference to the Community – High Density building block in the Developed Areas Guidebook within the proposed new Special Study Area.

This approach was initiated by the applicant and supported by Administration to provide clarity around anticipated future redevelopment of these two blocks and transparently articulate expectations around the future context of the land use redesignation subject site and its suitability for higher density mixed use development.

Further, the amendments within the proposed new Special Study Area provide, through 11 additional policies, guidance on land use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0.

Development and Site Design

A development permit application (DP2018-3498) for an assisted living facility is currently under review by Administration. The proposed development comes to 14,155 square metres of gross floor area (GFA) (7.46 FAR) and includes 141 dwelling units on 12 levels that will provide a continuum of care ranging from independent supported living through assisted living to dementia/memory care. The proposed development includes a significant amount of common space dedicated to internal amenities and gathering spaces, staff, operations, and circulations, as well as approximately 850 square metres of outdoor amenity space.

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Key development considerations were identified and are being addressed through the DP process. These include the specific assisted living use and relation of the lower floor materials and massing to the Cliff Bungalow-Mission context. Further considerations included the objective of having as much internal activity as possible on the main floor and ensuring that landscape design mitigates the impacts of flood elevation requirements and streetscape design along both public frontages of the site. Administration also considered functionality and trade-offs relating to a proposed porte-cochère linking 25 Avenue SW and the alley to the north and providing passenger vehicle access to the facility.

An overview of the DP application is provided in Attachment 4.

Environmental

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

Transportation

Administration reviewed the proposed development and found it to be well-situated in terms of walking, cycling, and transit infrastructure and service. The Elbow River Pathway runs along the southern edge of the proposed policy amendment area (a block south of the subject site) and both 2 Street SW and 5 Street SW are designated on-street cycling routes.

The site is a one kilometre (\pm 12min) walk from the Erlton LRT station. The site is 110 metres from the nearest Primary Transit Network bus stop, which is served by routes 3, 17, and 449. All routes offer quick connections to downtown destinations, while route 17 links the area with the Erlton LRT station and Ramsay.

Access for underground parking, loading, and waste/recycling staging areas is available via the alley between 24 and 25 Avenues SW. The proposed development includes 61 underground parking stalls, in compliance with the requirements of Land Use Bylaw 1P2007.

On-street parking in proximity to the site is managed through a combination of permits and pricing to allow the fixed supply of curb space to respond to demands from local businesses and the customers as well as residents and their visitors.

Utilities and Servicing

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

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Stakeholder Engagement, Research and Communication

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

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

Further and more comprehensive engagement on the land use amendment and ARP amendment applications and the related DP were led by the applicant and included:

- A public Engagement Storefront space located in a street fronting retail bay along the 2500 block of 4 Street SW proximate to the site – 13 open house sessions (Wednesday afternoons and evenings and Saturday afternoons) over 44 hours (2018 June – July 21);
- Presence at the Fourth Street Festival including display booths and the Engagement Storefront space (2018 June 03);
- An additional open house/wine & cheese event hosted by the applicant at their Engagement Storefront space (2018 September 13);
- Three separate postcard maildrops to over 2,600 residents and local businesses;
- Postcards made available at the point of sale at over 20 local retailers;
- Content regularly published in monthly community newsletters;
- An electronic newsletter (2018 July, September, November and December);
- Large-format on-site signage;
- Dedicated project website (<http://www.riverwalkseniors.com>) including an online feedback form; launched 2018 May, the website remains active today;
- Downloadable presentation materials from engagement events;
- Dedicated phone line and email address;
- Stakeholder meetings with the Fourth Street Business Improvement Area (2018 June 22 and July 25);
- Stakeholder meetings with the CBMCA (2016 March 09, 2018 July 25 and September 12);
- Provided an overview of the application to the Mount Royal, Elbow Park, Rideau-Roxboro, and Erlton Community Associations and offered to attend meetings;
- Presence (exhibit) at the Kerby Centre Expo (2018 September 22); and
- Additional set of consecutive public open house events hosted by the applicant at Phil & Sebastian Coffee Roasters Mission Café on 4 Street SW (2018 November 20 and 21).

The last set of open houses (2018 November 20 and 21) were also attended by Administration and focused on sharing and seeking input on the proposed Area Redevelopment Plan amendments, developer-funded investment in community benefits and the latest updates to the proposal. Participants were also able to ask questions and provide feedback on the project. A comprehensive report documenting engagement findings (Application Brief and What We Heard Report) is available in Attachment 5.

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Citizens provided a diversity of comments through the notice posting and circulation process. The main themes identified are highlighted in the chart below including a response in how this feedback was addressed by The City and/or the applicant to inform the final proposal.

What we heard (issue or opportunity identified)	What changes were made and/or response to the issue identified
Building height and massing	<p>A lower building was discussed but deemed non-feasible due to the significant proportion of shared indoor amenity and gathering space, staff, operations, and circulation space.</p> <p>Alternative massing concepts were discussed but deemed to have minimal shadow reduction impacts while reducing contextual fit to the east of the site.</p>
Developments of such scale and scope require discussion of context	<p>The applicant was required to submit a policy amendment with revisions to the ARP, ensuring that the potential future context of the site was subject to public discussion and clearly articulated before CPC and Council.</p> <p>By proposing to identify the southernmost two blocks of Cliff Bungalow as a new Special Study Area, the application provides MDP-aligned guidance for future development and allows for a clear and transparent conversation around the future context of the subject site.</p>
Significant intensification should be accompanied by community benefit	<p>The applicant's voluntary community benefit approach was taken into the policy amendment and proposed DC guidelines to provide greater certainty. The proposed ARP amendment requires any substantial proposals to identify community benefits where FAR exceeds 3.0.</p>

The letter received from the CBMCA in response to the circulation process is in Attachment 6. Although the CBMCA supports the proposed assisted living use, they are not supportive of the application due to concerns regarding the potential for future development in the southern two blocks of Cliff Bungalow exceeding the current policy limits of four storeys (residential) or 16 metres (commercial), a sense that the proposal represents a precedent that could be applied universally throughout the neighbourhood, and concerns about height.

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The CBMCA did not comment on the proposed community benefit investments, although the proposals do align with current objectives set out in the ARP and with reporting from recent CA-led engagement on density bonusing in general terms provided by the CBMCA. In general, the CBMCA has indicated that they do not support additional density west of 4 Street SW, regardless of community benefit.

The CBMCA has stated that they remain committed to the existing ARP and its objectives, and has expressed a desire to limit height and density on the west side of 4 Street SW and focus higher densities and taller buildings on key sites to the east side of the main street.

Individual comments from members of the public reflected a range of perspectives. Approximately 40 electronic submissions were received, with nine of those in support. The CBMCA has put in place a project-specific website (<https://www.friendsofcliffbungalow.ca>) and Facebook page which has resulted in several consistent letters articulating concerns similar to those identified above.

Strategic Alignment

South Saskatchewan Regional Plan (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The proposed application aligns with a significant number of *MDP* objectives and policies relating to creating a city attractive to people, shaping a more compact urban form, building and diversifying urban activities along Main Streets, creating a more transit-supportive land use framework, fostering complete communities, ensuring a choice of housing forms and tenures, accommodating special care facilities within residential and mixed-use communities, locating taller buildings in proximity to Main Streets, and minimizing the amount of land taken from undeveloped areas.

Cliff Bungalow Area Redevelopment Plan (Statutory – 1993)

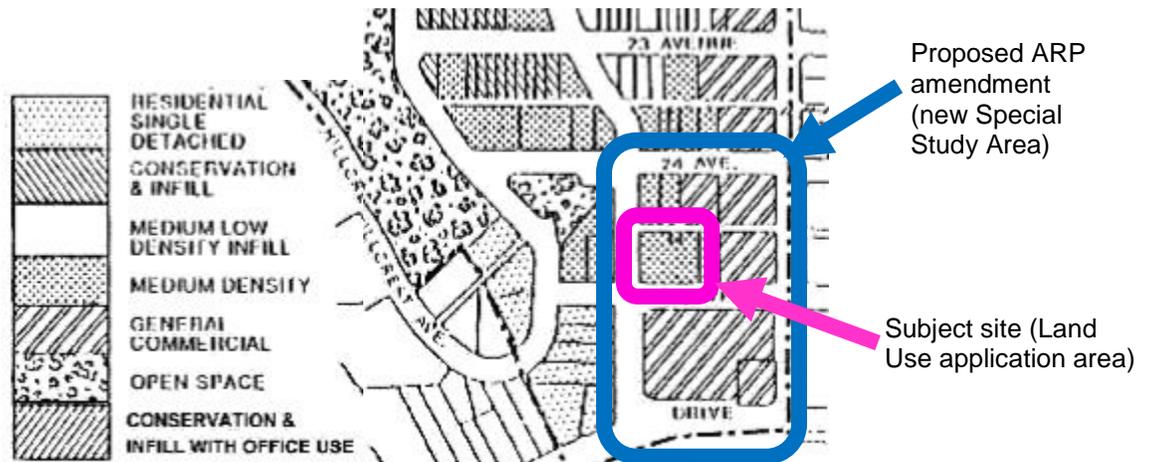
The current ARP identifies the site as Medium Density aligned with the former RM-5 land use district (from Bylaw 2P80) which was transitioned to the current Multi-Residential – Contextual Medium Profile (M-C2) in 2007 as part of the adoption of Bylaw 1P2007. The ARP further calls for architectural details such as sloped roofs, at grade entries, lane access parking and finishing

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materials which complement the surrounding low density residential character of the area. An excerpt from the current ARP is provided in Figure 4: Current ARP and Proposed Policy Amendment Special Study Area (below). The application does not align with the current policies.

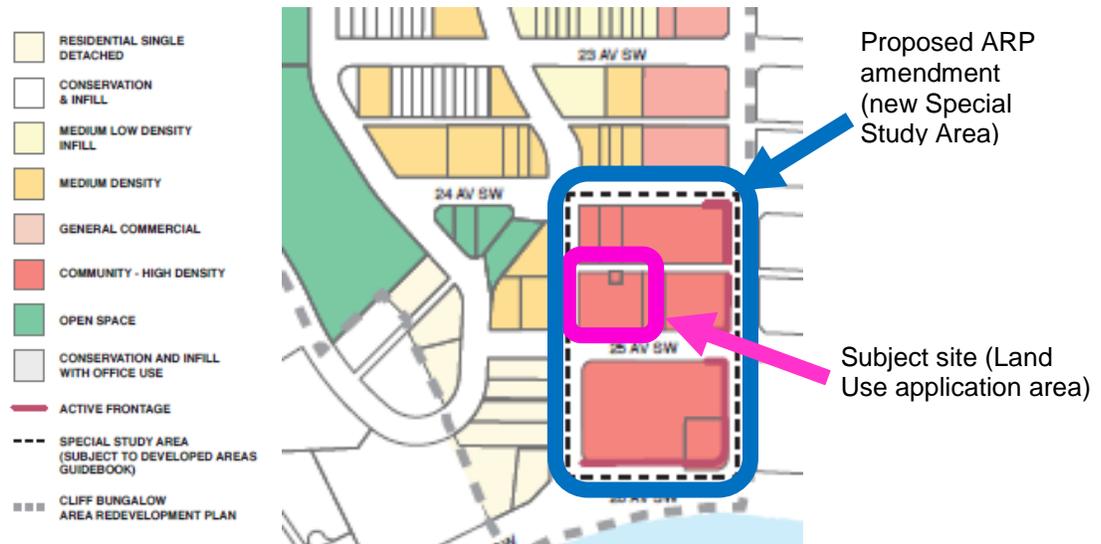
In Administration's view, the current ARP guidance does not provide adequate contemporary context for this application and does not contemplate future development of the southern two blocks of Cliff Bungalow in a way that is aligned with the *MDP*. As noted in the Planning Considerations section outlining the proposed policy amendment, the application includes a proposed amendment to the ARP that would identify the southernmost two blocks of the neighbourhood as a new Special Study Area and provides policy guidance for future redevelopment in that area in line with *MDP* objectives.

Figure 4: Current ARP and Proposed Policy Amendment Special Study Area



Current ARP with Subject Site and Proposed New Special Study Area

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Proposed ARP with Subject Site and Proposed New Special Study Area

The intent of the proposed ARP amendment is to recognize the two southernmost blocks of the neighbourhood as a new Special Study Area that references the Community – High Density building block of the Developed Areas Guidebook. This building block and the related policies within the Developed Areas Guidebook are applicable to the proposed Special Study Area only. The Community – High Density building block facilitates high intensity residential and mixed-use development with large-scale residential and non-residential uses.

Further, the proposed amendments within the new Special Study Area provide principle-level guidance on use mix, large-format uses, servicing and parking access, a south-to-north transition in building height, considerations for location and design of tall buildings, and a requirement to provide community benefits where applications propose a floor area ratio (FAR) greater than 3.0.

Seniors Age-Friendly Strategy (Non Statutory – 2015)

The proposed application aligns with Result 1 Strategy B (support and foster efforts to increase the accessible housing supply); Result 3 Strategy A (support the development of age-friendly housing options within local communities); Result 4 Strategy A (support the implementation of the MDP vision for creating complete communities that meet the needs of local residents of all ages); and Result 4 Strategy B (encourage the development of age-friendly neighbourhoods and businesses).

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Social, Environmental, Economic (External)

The proposed policy and land use amendments contribute to a more transit-supportive land use framework, by fostering a greater range of age-friendly housing opportunities in a walkable environment. Enabling older Calgarians to choose to age in the proposed location contributes to an overall more compact form, helps to foster the continued vitality of the Mission and Cliff Bungalow communities, and reduces pressure on open space, agricultural land, and critical environmental areas.

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

This proposal represents a significant change in policy direction, and thus the vision, for the southernmost two blocks of the Cliff Bungalow community. It introduces a high-level community benefit policy, while providing more contemporary urban design guidance to assist in the evaluation of future higher intensity development proposals.

To realize the vision, subsequent land use and development proposals are required and thus will provide additional opportunities for engagement, in particular, on the nature and value of any associated community benefits.

REASON(S) FOR RECOMMENDATION(S):

The proposed policy and land use amendments contribute to a more transit-supportive land use framework, by fostering a greater range of age-friendly housing opportunities in a walkable environment. Enabling older Calgarians to choose to age in the proposed location contributes to an overall more compact form, helps to foster the continued vitality of the Mission and Cliff Bungalow communities, and reduces pressure on open space, agricultural land, and critical environmental areas.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed DC Guidelines
3. Proposed Amendments to Cliff Bungalow Area Redevelopment Plan
4. DP Overview
5. Application Brief and What We Heard Report
6. Letter from the Cliff Bungalow-Mission Community Association

Applicant Submission



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

2019.01.21

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Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE: LOC2018-0143/DP2018-3498

Area Redevelopment Plan Amendment, Concurrent Development Permit and Land Use Redesignation Application from M-C2 to Direct Control District based on MU-1 with a floor area ratio modifier of 7.5 and building height modifier of 45.0m: 528 25 AV SW; 2412R 5 ST SW

APPLICANT STATEMENT

A strategic acquisition by Mission Seniors Living Ltd., the subject site is located within the community of Cliff Bungalow along 25 AV SW and is comprised of two (2) parcels to be consolidated into one parcel measuring 0.199 hectares in total area. To be removed prior to redevelopment, the parcels currently contain:

- A four (4) storey multi-residential building with thirty-six (36) condominium units and an underground parking structure, which was inundated and damaged during the 2013 floods; and,
- A single-storey utility structure (a decommissioned ATCO utility gateway).

4 ST SW is one of twenty-four (24) MDP-identified Main Streets described as: active corridors that attract Calgarians to socialize, work, live, and shop, and that are also well-suited for long-term growth and intensification. The assembled lands are located adjacent to 4 ST, on a narrow block between two (2) Neighbourhood Boulevards (4 and 5 ST SW) described in the MDP as streets that are destinations for the local communities surrounding them, providing the highest level of connectivity within this family of streets. These streets support mixed-use retail and residential uses. The site is well-connected by a series of other higher-order Collector streets (25, 26 AV SW, and 4 ST SW south of the Elbow River), and the Elbow DR SW Parkway. The site also has excellent access to alternative transportation modes along the Primary Transit Network (Bus Route 3 along 4 ST SW, Route 17 and 449) and is immediately proximate to the regional pathway system and open space network along the Elbow River.

Generally described, the redevelopment proposal by Mission Seniors Living Ltd. would allow for a mid-rise and amenity-rich continuum of care seniors' rental residence - a residence where Calgarian's can live independently and have the comfort of knowing support is close at hand as their needs change or grow, enabling them to continue to age in place. The proposal includes one-hundred and forty-one (141) dwelling units (including a range of housing from independent supportive living, assisted living to memory / dementia care), multiple shared indoor/outdoor amenity spaces and operational/service facilities for approximately fifty (50) full-time equivalent staff members within a twelve (12) storey built-form. The proposed building will achieve a floor area ratio of no greater than 7.5 and no greater than forty-five (45) meters in height. Although the scale of the proposal is based on a real and ever-growing need for continuum of care facilities, we believe it is contextually appropriate in scale for these two underdeveloped blocks that are primarily comprised of surface parking and single storey medium-to-large format retail buildings. These two blocks are uniquely situated and primed for strategic growth based on a context of tall buildings on the east side of 4 ST, proximity to the Primary Transit Network and the discernible qualities that differentiate these blocks from the more stable and character residential areas of the community. The proposal will set a

Applicant Submission



strong standard of design/building excellence for these potential future anchor blocks to the 4 ST SW Main Street.

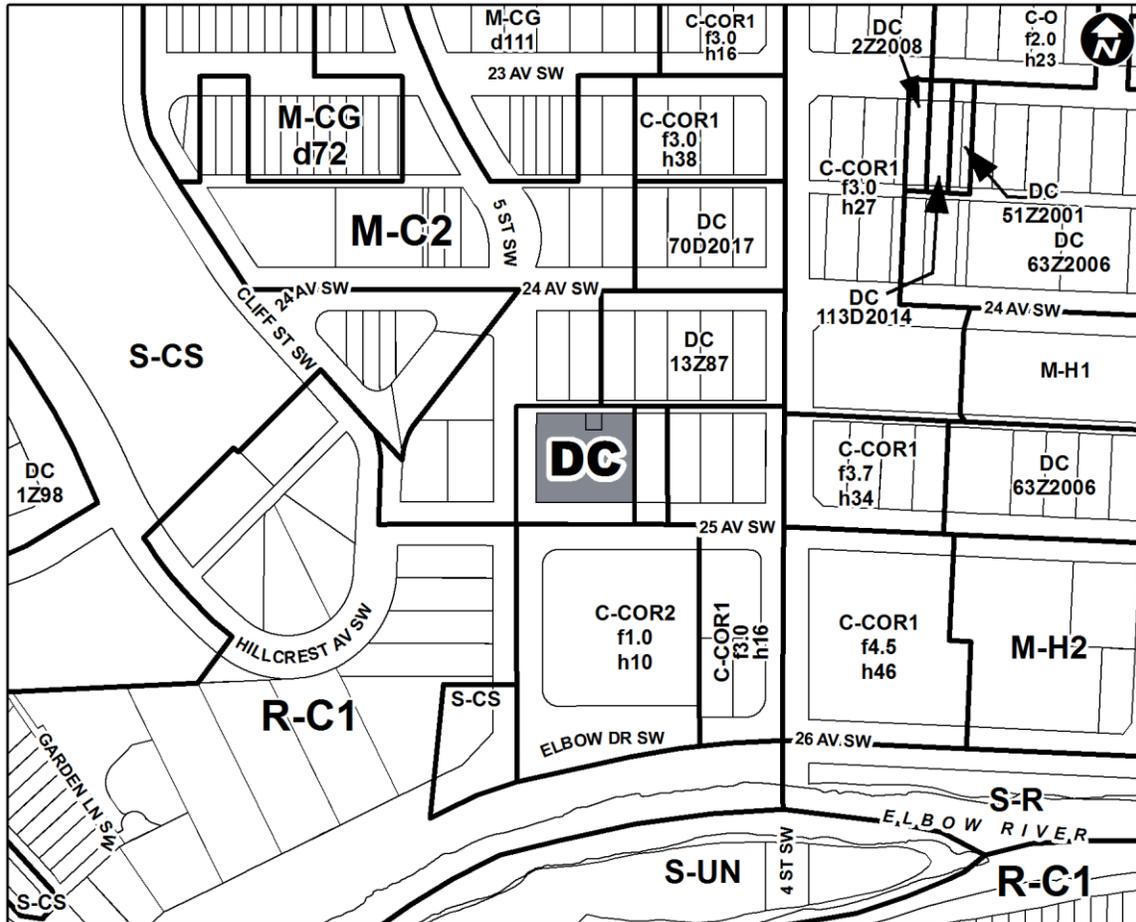
The site is located within the Cliff Bungalow Area Redevelopment Plan (ARP), approved by Council 25 years ago, with a stated planning horizon of 15 years. A thorough policy review undertaken by the project team demonstrates that the proposal will align with the City's most contemporary and progressive growth goals including the Municipal Development Plan, Developed Area Guidebook and Main Streets Initiative. We are proposing amendments to relevant ARP maps and policies for a Special Study Area that includes the subject site's surrounding two blocks and applies policies from the Developed Area Guidebook.

The applicant recognizes that progressive proposals for redevelopment can include developer-funded investments in the local community. A voluntary investment directed toward three (3) projects is proposed by Mission Seniors Living Ltd. as follows: Construction of a segment of Prospect Trail; Enhancements to the connectivity and accessibility infrastructure of an adjacent Park (Scottish Nursing Home Park); and a permanent public art installation at the corner of 5 ST SW and 25 AV SW along with enhanced private-public pedestrian streetscapes along bounding street edges of the subject site. A Direct Control District has been utilized to achieve these goals as The City of Calgary has few financial tools available and is still exploring Established Areas wide financial mechanisms to realize community amenity contributions.

The application includes a concurrent Development Permit, ensuring a thoughtful and comprehensive built outcome that directly informs the proposed Land Use Redesignation and ARP Amendment.

Proposed Direct Control Guidelines

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) establish bonus public enhancement project items to balance the increased **density** allowed under the Direct Control District, as required by the Local Area Plan.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Proposed Direct Control Guidelines

Defined Terms

4 In this Direct Control District:

- (a) “**Prospect Trail**” means a linear trail connecting 17 Avenue SW with Sifton Boulevard SW;
- (b) “**Scottish Nursing Home (Triangle) Park**” means the park located north of 25 Avenue SW, east of Cliff Street SW, south of 24 Avenue SW, and west of 5 Street SW; and
- (c) “**public art**” means publicly accessible art of any kind that is permanently suspended, attached to a wall or other surface, or otherwise integrated into a **development**. It is privately owned and must be an original piece of art in any style, expression, genre or media, created by a recognized artist.

Permitted Uses

5 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** set out in subsection (1) may be increased to 7.5 in accordance with the bonus provisions set out in section 10 of this Direct Control District.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.
- (2) The maximum **building height** set out in subsection (1) may be increased to 45.0 metres in accordance with the bonus provisions set out in section 10 of this Direct Control District.

Bonus Floor Area Ratio and Building Height Provisions

- 10 (1) All of the following items must be provided as part of the relevant **development permit** to earn the increased **floor area ratio** as set out in subsection 8(2) of this Direct Control District and the increased **building height** as set out in subsection 9(2) of this Direct Control District:

Proposed Direct Control Guidelines

- (a) contribution to accessibility and connectivity improvements to the **Prospect Trail** in the form of either:
 - (i) construction of the improvements to the satisfaction of the **Development Authority**; or
 - (ii) monetary contribution towards the improvements in the amount of \$250,000.00;
 - (b) construction of accessibility and connectivity improvements to the **Scottish Nursing Home (Triangle) Park** including but not limited to extension of the east sidewalk along Cliff Street SW from 24 Avenue SW to 25 Avenue SW, asphalt pathways within the park, an accessible picnic area, enhanced entry points, and a sensory garden; and
 - (c) the provision of on-site **public art** of a value of \$100,000.00.
- (2) If the improvements to either the **Prospect Trail** or the **Scottish Nursing Home (Triangle) Park** contemplated in subsections 10(1)(a) and 10(1)(b) are not technically feasible, in the sole opinion of the **Development Authority**, the construction of a community enhancement project in the Cliff Bungalow community that is of substantially the same value as the project being replaced may be provided as an alternative to that project in order to satisfy the requirement of subsection 10(1).
- (3) Public enhancement projects in accordance with subsections 10(1)(a), (b), and (c) and, where applicable, subsection 10(2), must be identified at the time of **development permit**.
- (4) **Public art** provided on the **development** site in accordance with subsection 10(1)(c) must remain on the **development** site for the life of the **development**.

Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

WHEREAS it is desirable to amend the Cliff Bungalow Area Redevelopment Plan Bylaw 2P93, 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 Cliff Bungalow Area Redevelopment Plan attached to and forming part of Bylaw 2P93, as amended, is hereby further amended as follows:

(a) Amend the preface by adding a new paragraph to the end of subsection i. as follows:

“The Cliff Bungalow Area Redevelopment Plan (referred to as ‘this Plan’) must be read in conjunction with the Municipal Development Plan (MDP) Volume 1 and Volume 2 Part 2: The Developed Areas Guidebook (see Figure 3: Land Use Policy Areas for the Special Study Area, which is the portion of this Plan that is subject to the Guidebook), the Calgary Transportation Plan (CTP) and other City of Calgary policy and guiding documents, unless otherwise indicated. In the event of a discrepancy between this Plan and the Developed Areas Guidebook, the policies and guidelines of the Developed Areas Guidebook will take precedence for development in the Special Study Area.”

(b) Create a new section 3.6 titled ‘Special Study Area’ as follows:

3.6.1 Objective

The vision of Calgary’s long term growth includes a more connected and compact city where people have more choices to live and work and on how they travel.

Key to this concept is concentrating growth in jobs and population along transportation networks and providing adequate transitions from higher intensity land uses, to lower intensity land uses. The higher intensity areas have more flexibility to provide a range of commercial businesses, recreational services and housing types, while transitions to lower built forms provide more housing options for Calgarians. Overall this pattern supports complete communities and spurs local innovation and character.

Land use and development within the Special Study Area is intended to be consistent with the Community – High Density building block from the Developed Areas Guidebook.

3.6.2 Context

A Special Study Area is identified on Figure 3: Land Use Policy Areas which recognizes the two most southerly blocks in Cliff Bungalow. These blocks are

Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

primarily comprised of single-storey buildings and a relatively large amount of land dedicated to surface parking when compared to the rest of Cliff Bungalow.

These blocks are also uniquely situated and primed for strategic growth based on a context of tall buildings on the east side of 4 Street SW and proximity to the Primary Transit Network. A Key Direction of the Calgary Transportation Plan is to link land use decisions to transit. Compact, mixed-use development and pedestrian-friendly designs are required along the existing and future Primary Transit Network. This will be supported by timely investment in new transit lines and improved transit service levels to support land use intensification.

This land use and mobility context serves to anchor the 4 Street Main Street for Cliff Bungalow and Mission, as well as multiple other communities including Roxboro, Rideau Park, Elbow Park, and Upper Mount Royal.

3.6.3 General Policies

The following policies apply throughout the Special Study Area.

- 3.6.3.1. New development on sites adjacent to 4 Street SW and Elbow DR SW should incorporate a vertical mix of land uses, including ground-floor retail, commercial, residential, restaurant and entertainment development, with office, commercial and/or multi-residential on upper floors.
- 3.6.3.2. The Special Study Area should accommodate a large supermarket and/or other similar uses that provide various daily goods and services for residents.
- 3.6.3.3. Where large ground-floor uses such as structured parking at street level within a building footprint, or large commercial and retail uses are proposed, development should be designed to activate these uses by lining them with smaller uses that are directly accessible from the street and/or providing multiple pedestrian entrances and uses that activate the adjacent sidewalk such as street-fronting restaurant, seating, or merchandising/display areas.
- 3.6.3.4. Servicing and loading functions, access to parkades, and building mechanical systems such as air intakes and exhausts, should be strategically located to minimize impact on the streetscape and be architecturally integrated into the surrounding development.
- 3.6.3.5. Buildings should be designed and constructed with attention to detail and a similar quality of finishing materials on all street frontages.
- 3.6.3.6. New buildings should be made of durable, robust, and high-quality materials that are complementary to those found in Cliff Bungalow.

Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

- 3.6.3.7. Highest forms will be situated within the southerly “Safeway” block, transitioning to lower forms toward the corner of 24 Avenue SW and 5 Street SW.
- 3.6.3.8. Upper storey building placement, spacing, floorplate size, orientation, and podium building design should be carefully considered to minimize the impact of wind at ground level, particularly on 4 Street SW and Elbow Drive SW, and to optimize sunlight access to streets, open spaces and private courtyards.
- 3.6.3.9. Incorporate upper storey stepbacks, where appropriate, to enhance the pedestrian experience and human scale of buildings at grade.
- 3.6.3.10. Land use designations shall be consistent with the land use building blocks identified on Figure 3: Land Use Policy Areas.
- 3.6.3.11. Where a development application exceeds a floor area ratio of 3.0, the additional floor area ratio can only be achieved through the provision of community benefits on- and/or off-site throughout Cliff Bungalow and Mission including but not limited to heritage conservation, green space & parks, public realm improvements, affordable housing, multi-modal transportation infrastructure and public art.
- a. The community benefits listed above will be implemented through a land use amendment requiring a Direct Control District for the applicable parcel.
 - b. It is at the discretion of the Development Authority to evaluate the public benefit and to allow for the use of a community benefit provision.
 - c. Where development applications include a property identified on The City’s Inventory of Evaluated Historic Resources, heritage conservation - on site or elsewhere in the community - should be prioritized as the community benefit of the associated application.”

- (c) Delete the existing Figure 3 entitled “Land Use Policy Areas” and replace with the revised Figure 3 entitled “Land Use Policy Areas”, attached hereto as Schedule “A”.

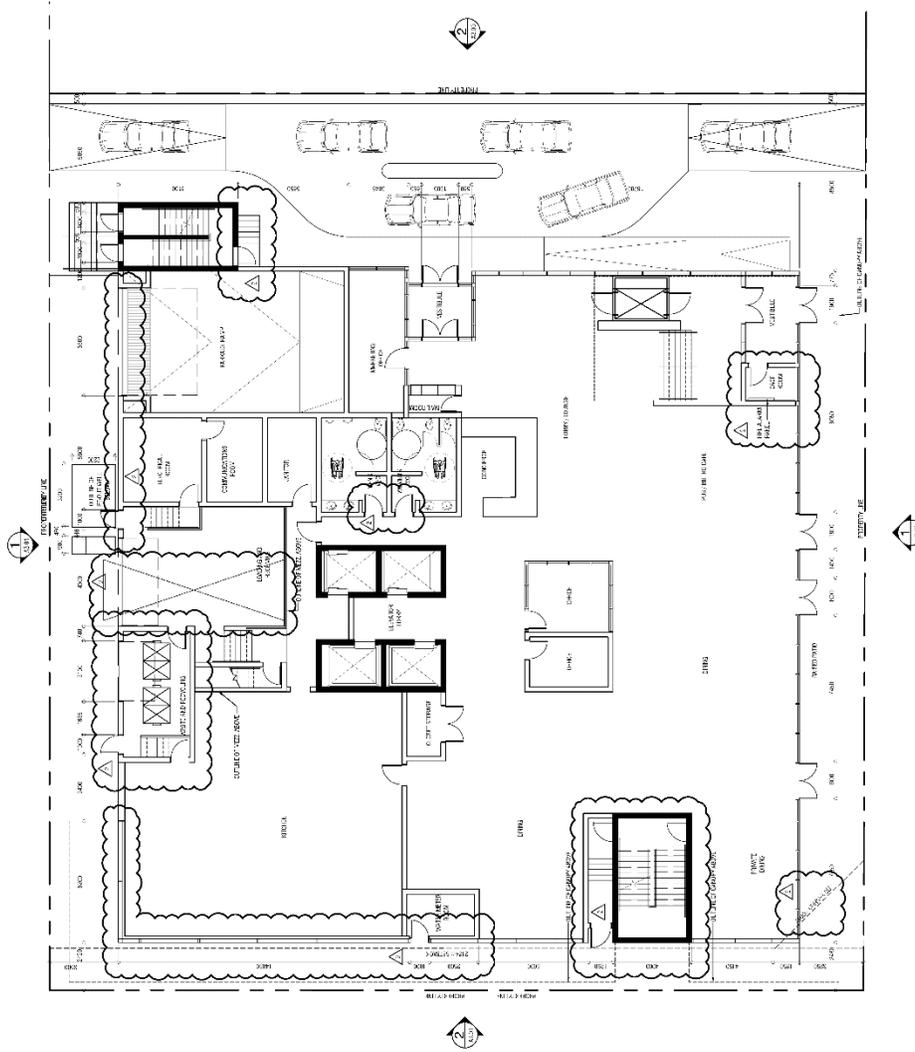
Proposed Amendments to the Cliff Bungalow Area Redevelopment Plan

SCHEDULE A



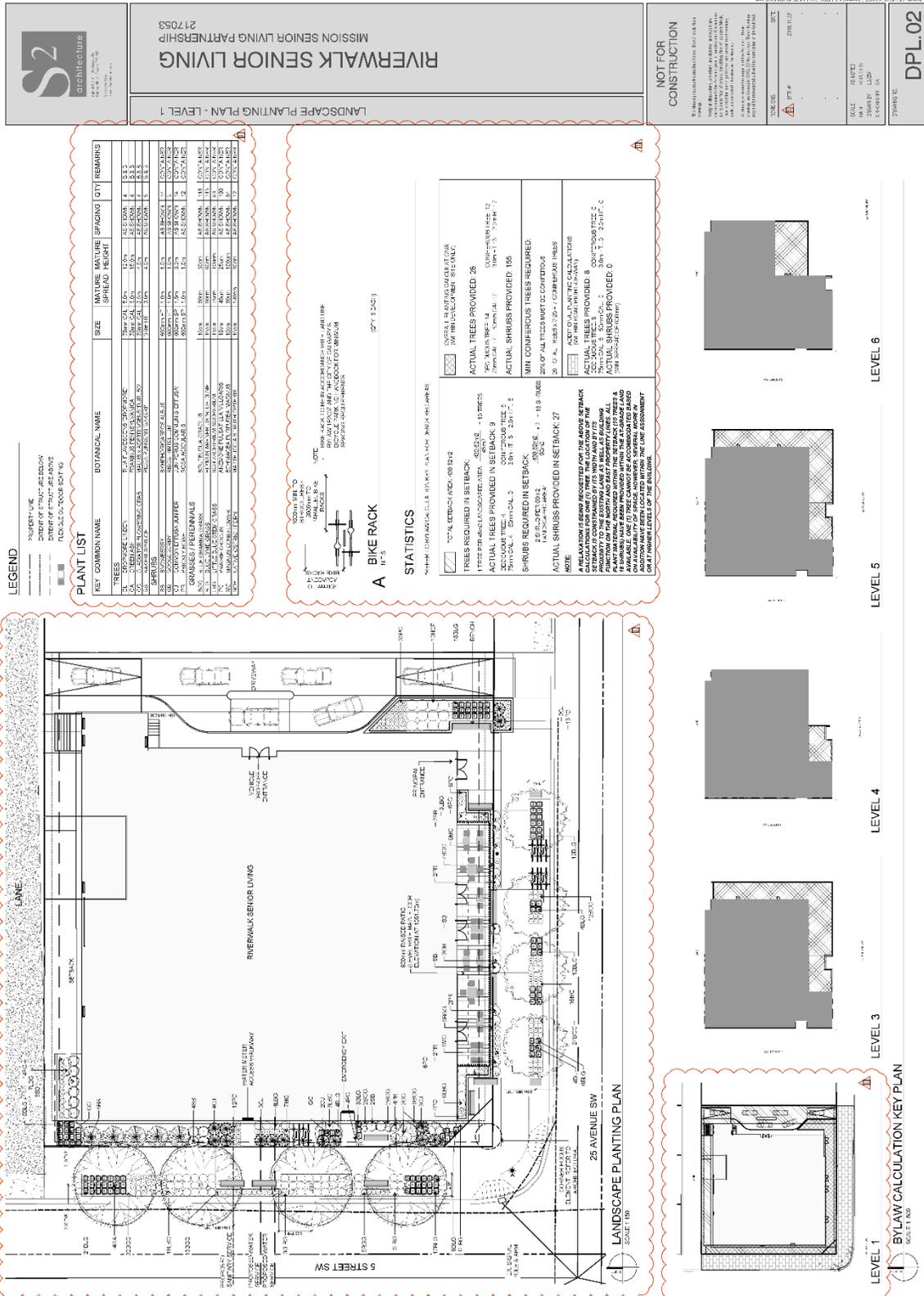
DP Overview

 <p>S2 architecture LAWRENCE, MA 01840 978.686.2222 www.s2arch.com</p>	<p>MISSION SENIOR LIVING PARTNERSHIP RIVERWALK SENIOR LIVING</p>	<p>NOT FOR CONSTRUCTION</p> <p>THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THIS DRAWING IS THE PROPERTY OF S2 ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF S2 ARCHITECTURE WHETHER OR NOT THIS DRAWING IS USED FOR CONSTRUCTION.</p>	<p>DATE: 11/19/2018 PROJECT: RIVERWALK SENIOR LIVING DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN</p>
	<p>MAIN FLOOR PLAN</p>		<p>SCALE: AS SHOWN PROJECT NO: 18-001 DRAWING NO: DP2.02</p>



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

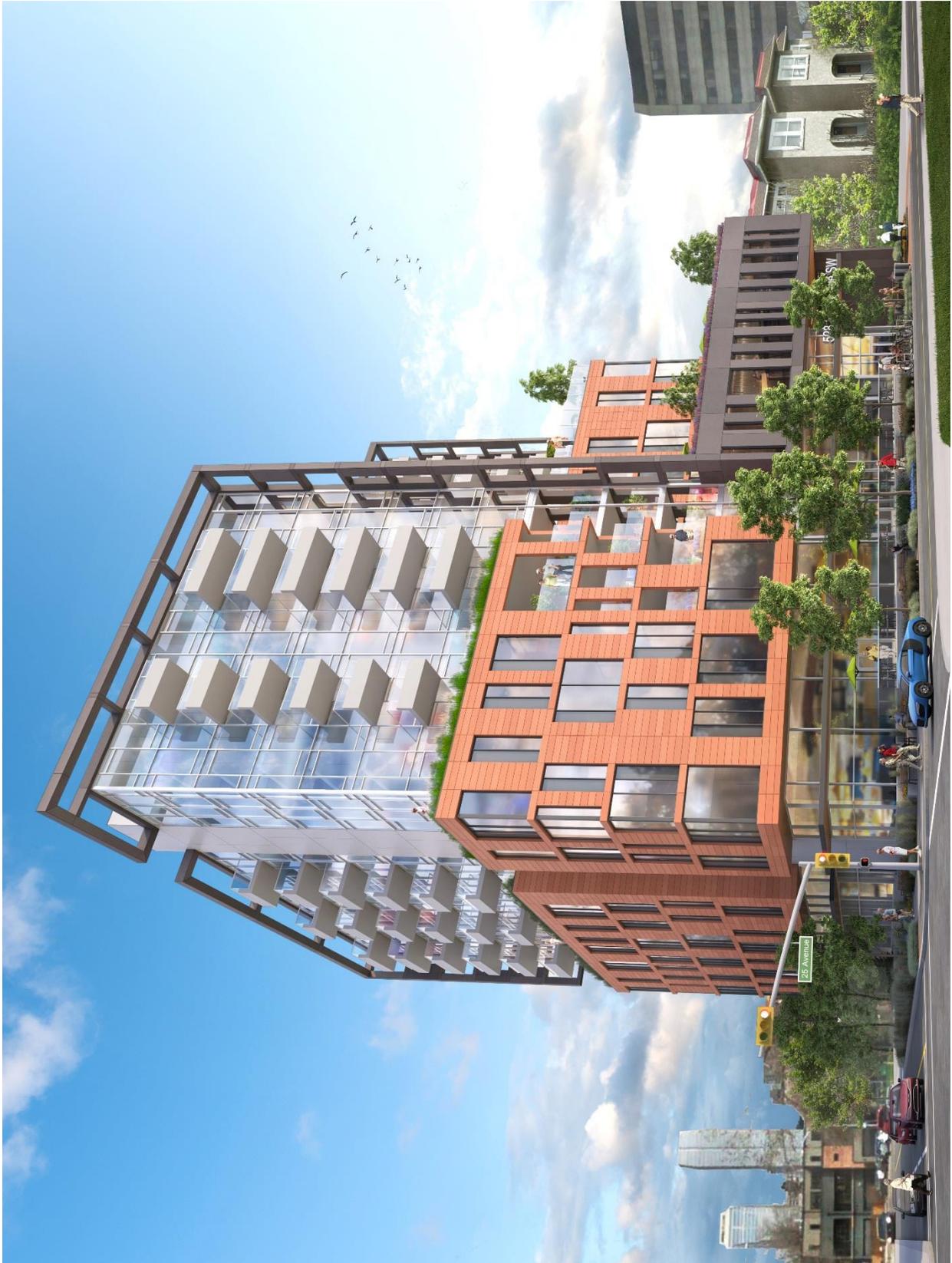
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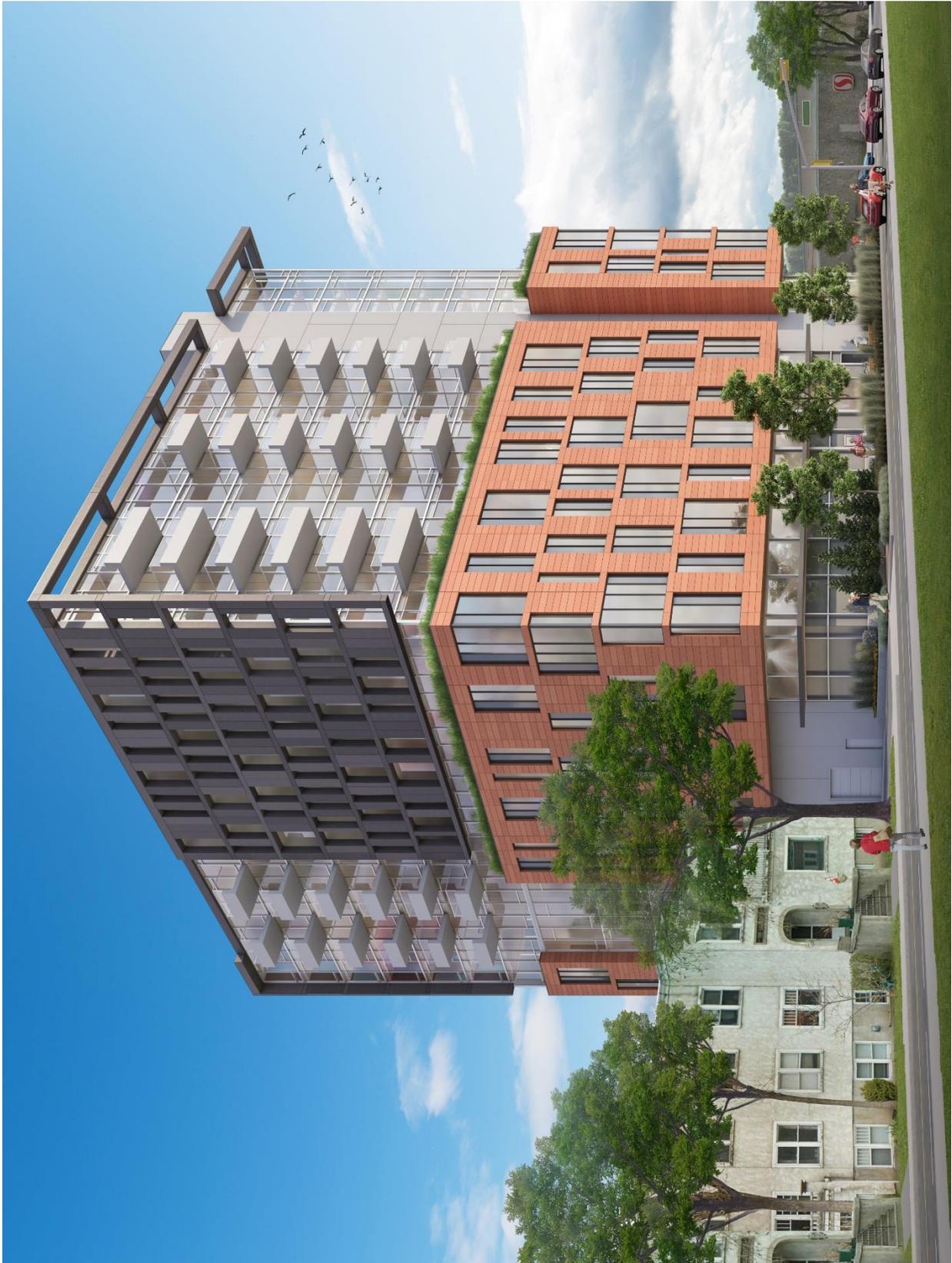
DP Overview



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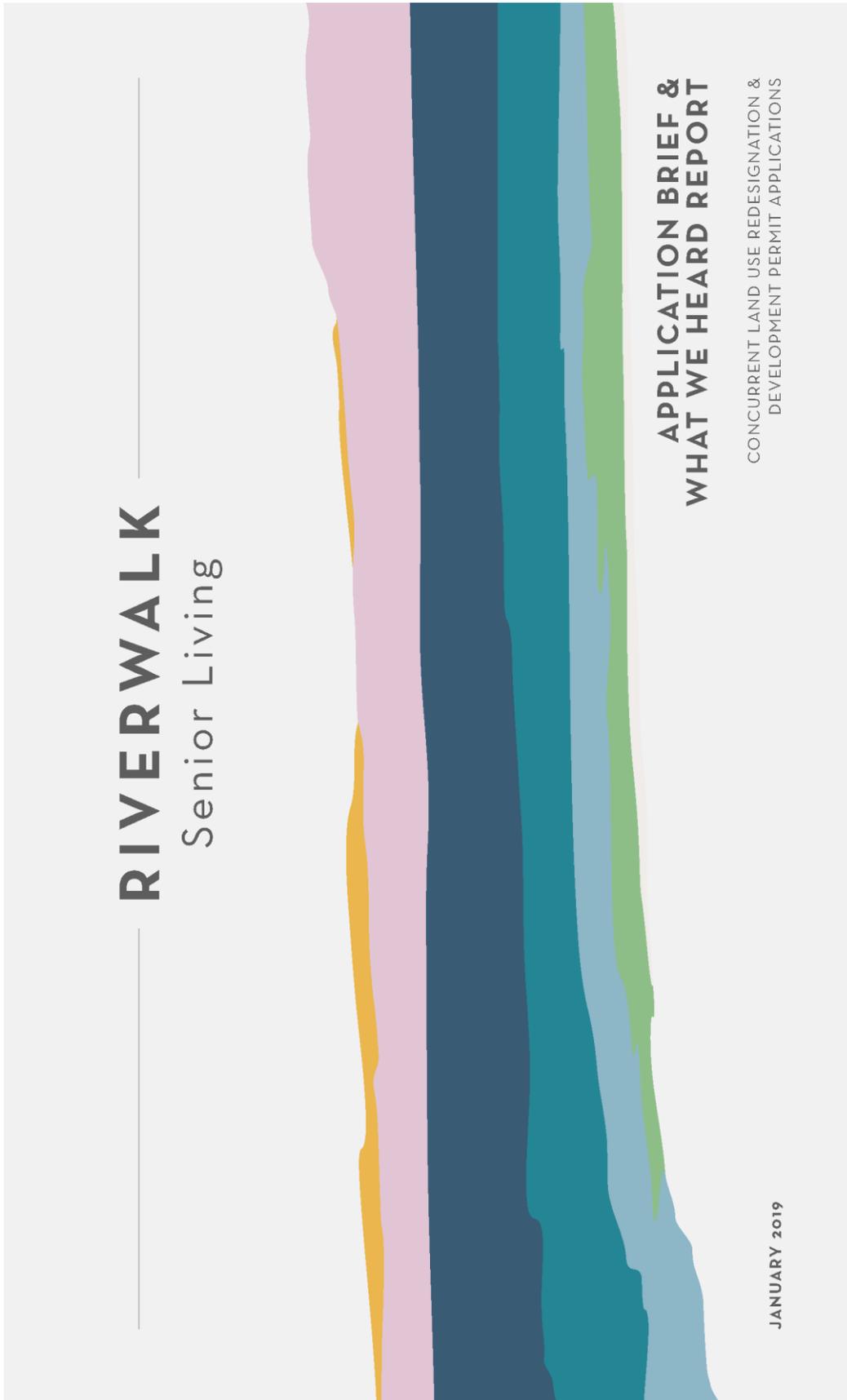
DP Overview



DP Overview



Application Brief and What We Heard Report



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PREPARED BY



ON BEHALF OF



CAMPION



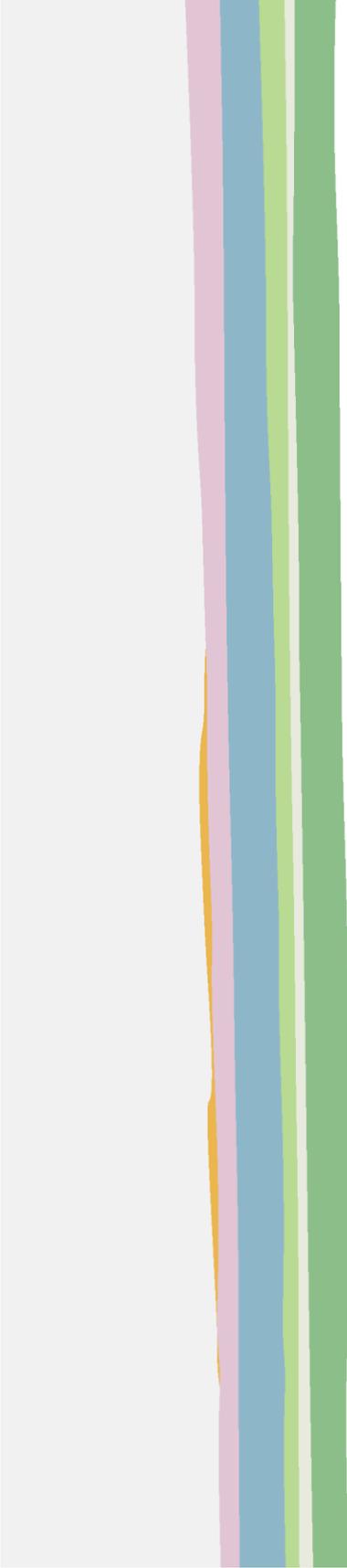
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This document has been prepared by the Riverwalk project team on behalf of Mission Seniors Living Ltd. It outlines the development vision for a unique context within the inner city community of Cliff Bungalow. The document provides an overview of the proposed redevelopment concept – its planning and policy context, foundational planning and design rationale, community benefit components, as well as the associated application and public engagement process.		
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Campion + Verve: Partners in Innovative Senior Living

Campion Property Group and Verve Senior Living have struck a collaborative partnership to deliver the next generation of senior living to the heart of Calgary's vibrant inner city. Their projects address a growing need for more community integrated seniors' housing to provide a 'continuum of care' from independent supportive living to assisted living and memory / dementia care.

Over the course of 50 years of cumulative experience, the partners have delivered and/or operated multi-service retirement residences across Canada, focusing on communities with substantive need but little choice for those looking for supportive housing options. This approach enables their residents to have their evolving daily needs met while remaining in the communities they helped build and ensuring their lifetime of vital neighbourhood connections is maintained.

The partners' success to date has been driven by their commitment to finding desirable and suitable locations for their projects, forming strong partnerships, and working with local leaders and stakeholders to realize more complete and resilient communities. As owner-operators, they are dedicated to the long term and strive to become valued and integral members of the communities in which they build and operate.



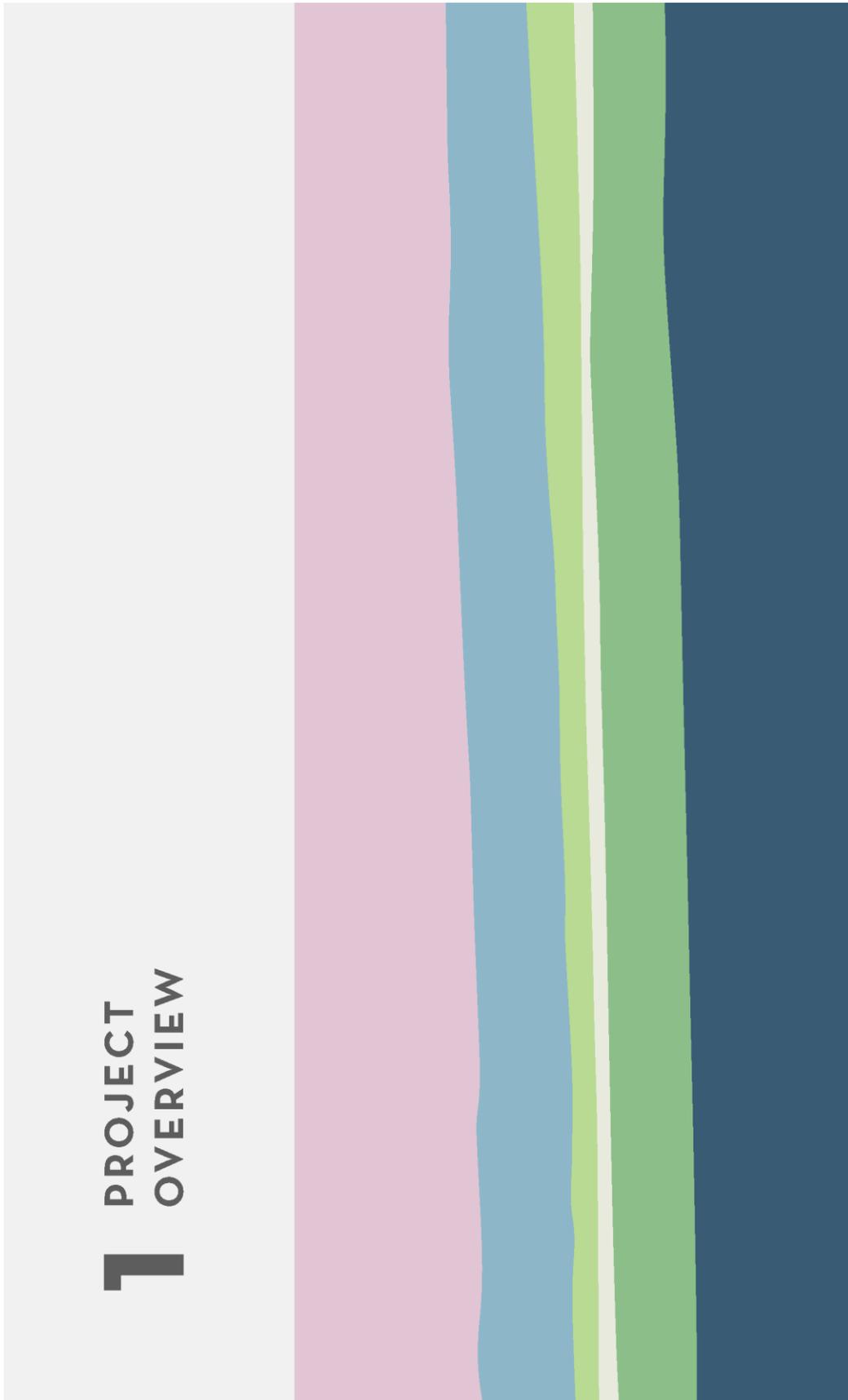
CAMPION



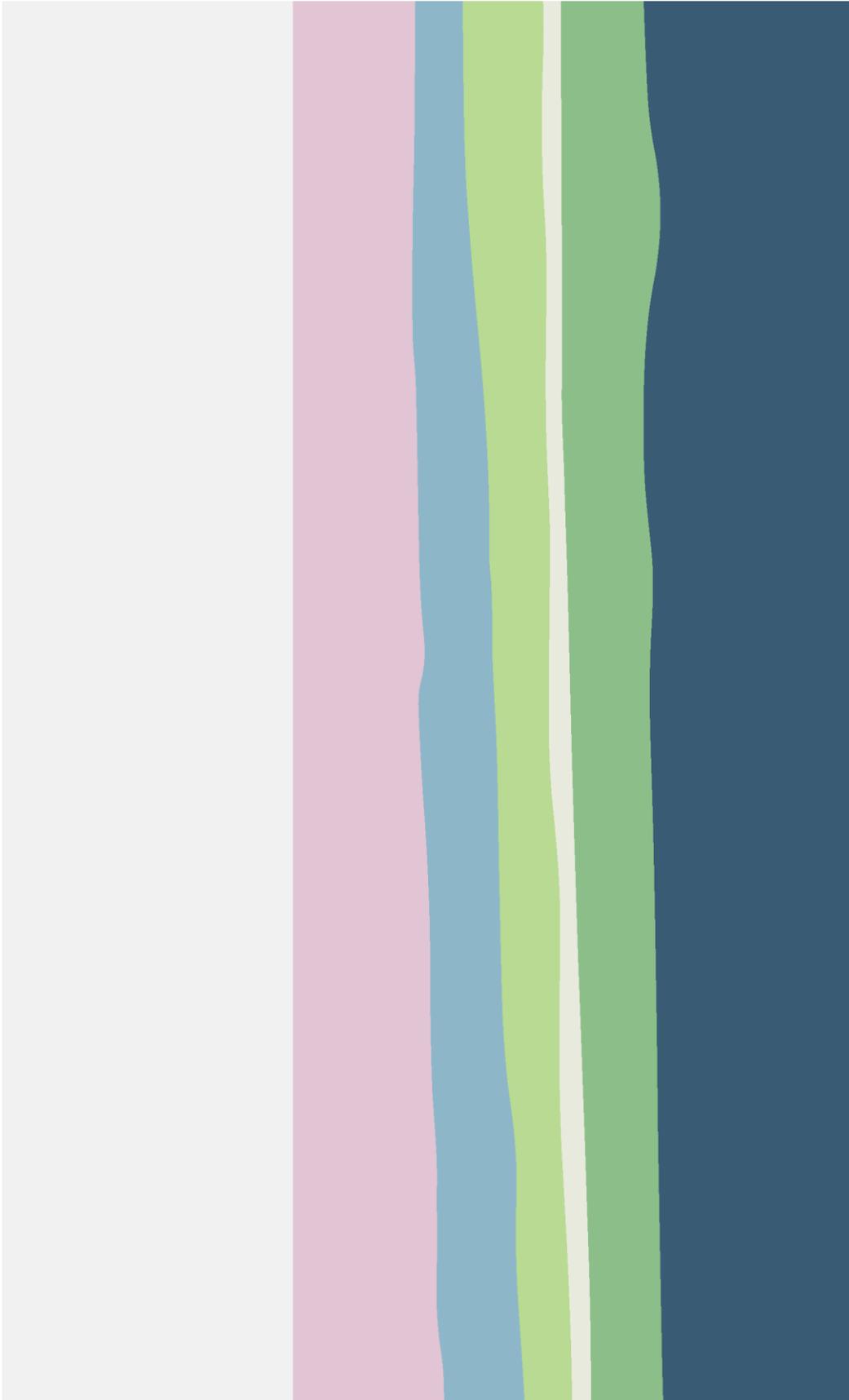
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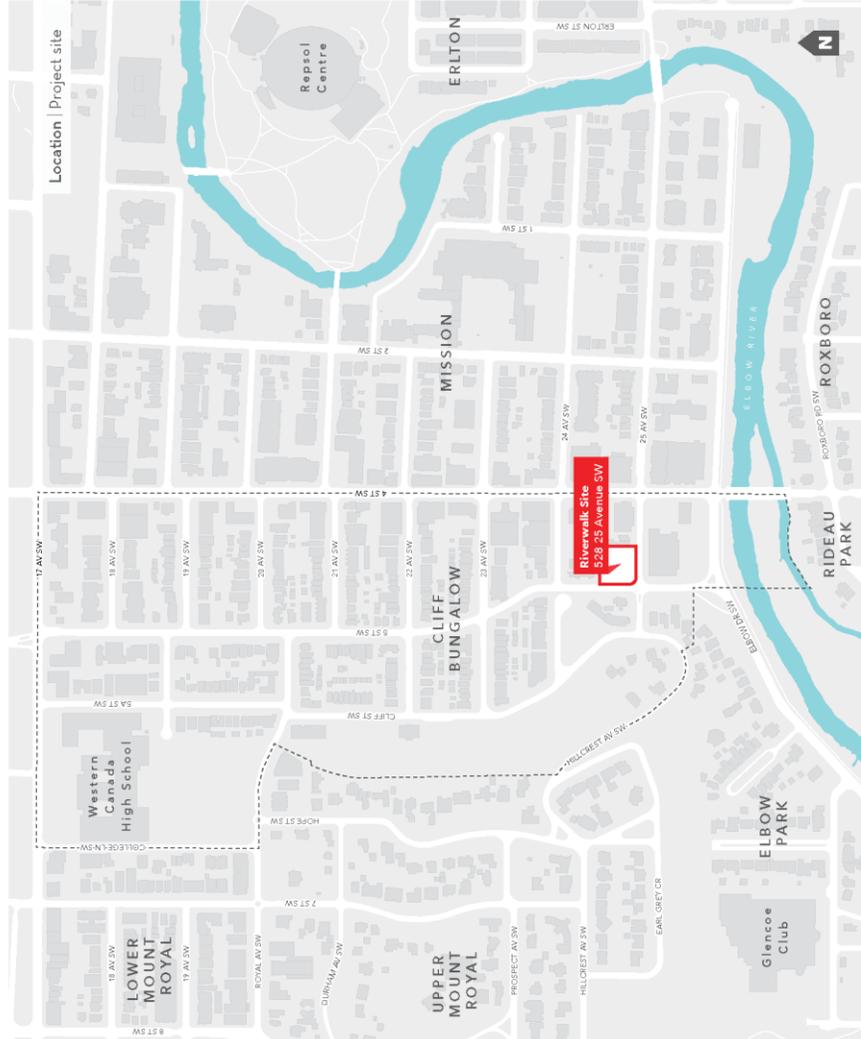
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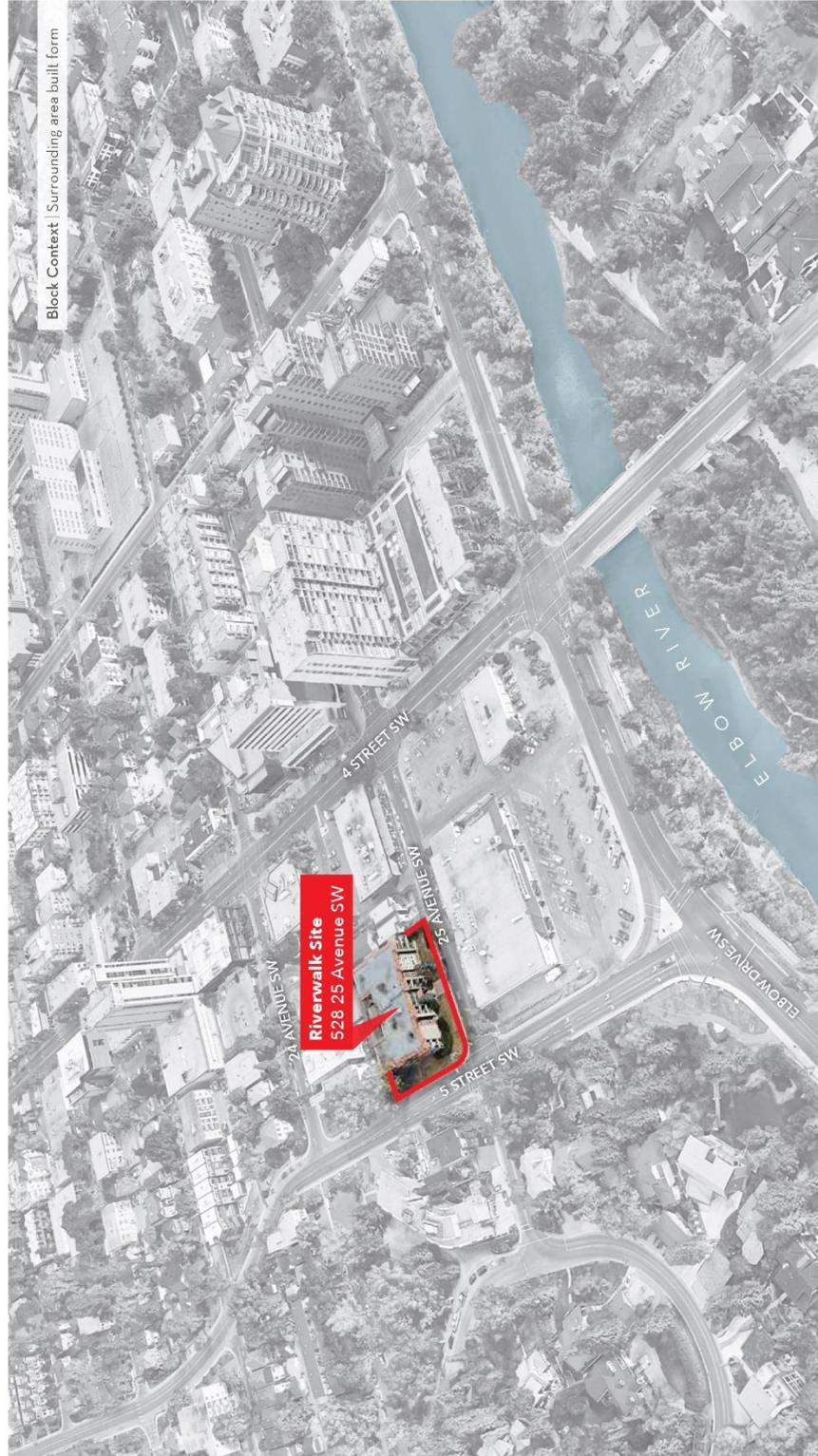


Introduction

Situated in the inner-city community of Cliff Bungalow, Riverwalk is a unique rental residence for seniors proposed for the corner of 5 Street SW and 25 Avenue SW – just steps from 4 Street SW, one of Calgary’s vital Main Streets. Riverwalk is proposed as a mid-rise supportive living building designed to provide local seniors with a continuum of care that would accommodate various levels of changing needs and enable them to continue to age-in-place.

The current Land Use Designation does not support the development vision. The application type is Concurrent -- inclusive of both Land Use Redesignation and Development Permit. A Concurrent Application process ensures a comprehensive and thoughtful “bricks and mortar” outcome that directly informs a proposed Land Use (zoning) change decision by The City of Calgary Council.

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Application Brief and What We Heard Report

Site History & Acquisition

FLOOD DAMAGED BUILDING

In June of 2013, Calgary experienced a catastrophic overland flooding event. Large portions of the inner-city were inundated with flood waters, including areas of Cliff Bungalow / Mission. The Riverwalk site and adjacent lands were inundated, resulting in extensive flood damage to the existing on-site multi-residential condo building.

Today, the extent of the flood damage has compromised the existing Riverwalk condominium building. The necessary repairs present a financial burden for the building's 36 condo owners. All 36 resident owners have since sold their units to Mission Seniors Living Partnership.

WHY THE NAME RIVERWALK?

The project derives its name from the existing 36 unit condo building, Riverwalk Terrace.



Photo credit: Suzen Green

Application Brief and What We Heard Report

Calgary's Greying Population

Fueled by the aging baby boom generation and people generally living longer and healthier lives, seniors represent the fastest growing segment of the population, accounting for almost 1 in 4 Canadians by 2036. In Calgary, the number of seniors aged 65 years and older is expected to more than double by 2034. As a result of this aging demographic trend, municipalities are faced with both challenges and opportunities as they try to accommodate the shifting needs of their older citizens.

SHIFT IN LIFESTYLE

A rising demand for a more sustainable lifestyle has led seniors away from the challenges of car-dependent suburbs, and into the inner-city where they can continue to participate in their communities and benefit from ease of access to urban conveniences such as walking to the local grocery store or coffee shop and having immediate access to health and wellness services.

COMPLETE, AGE FRIENDLY COMMUNITIES

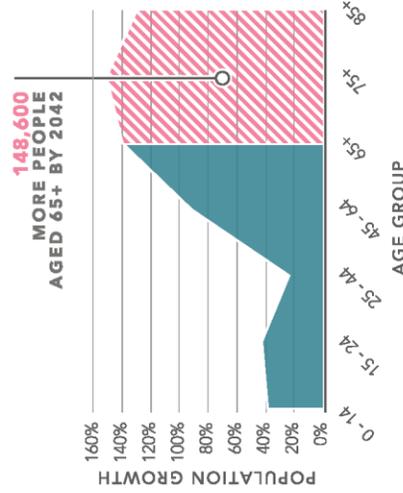
Now more than ever, it is important to craft thoughtful and complete communities that cater to the ability to age-in-place. While a key component includes the need for specific types of in-home services to care for seniors in different phases of their lives, planning for age-friendly communities also requires consideration of more housing choices that satisfy accessibility needs, appropriate and convenient access to amenities and social supports, increased mobility options, and opportunities for improved health and safety.

- Generally, a complete community offers:
- A mix of different types of housing that suit all ages
 - A more compact settlement pattern
 - More local jobs, retail, and public spaces in accessible destinations
 - A variety of transportation options

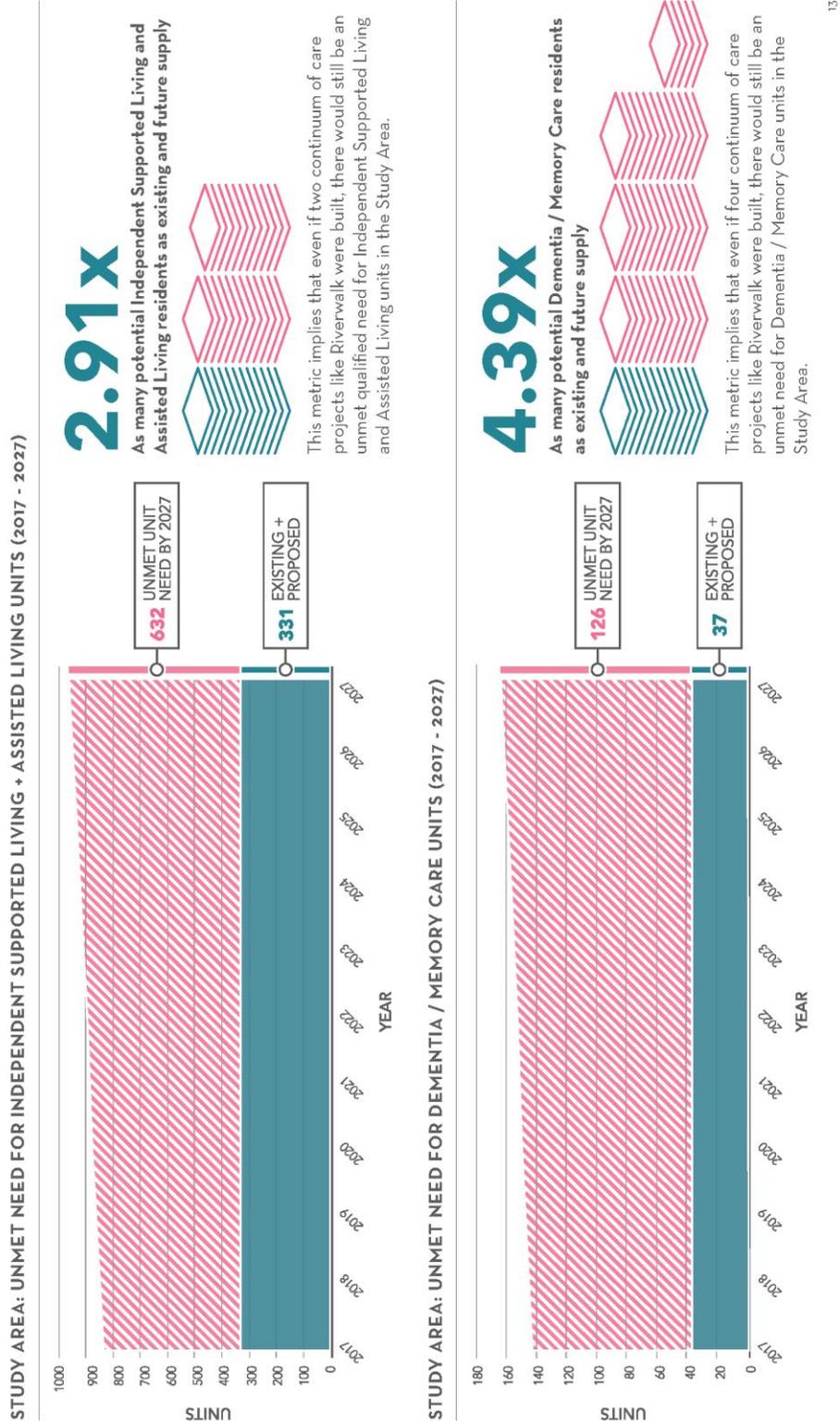
CALGARY SENIORS (CURRENT + PROJECTED)

	2016	2024	2034	2042
Aged 65+	138,400	166,000	226,000	287,000
Aged 75+	57,900	65,000	96,000	124,000

Source: City of Calgary



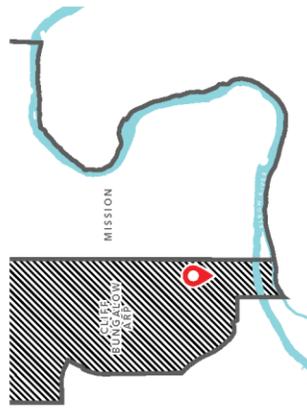
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Policy Context



CLIFF BUNGALOW AREA REDEVELOPMENT PLAN (ARP)

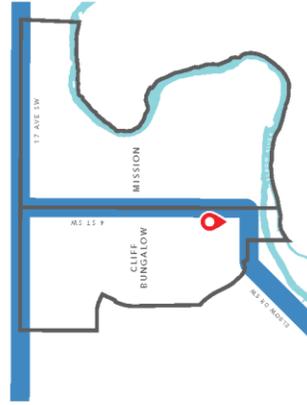
The Riverwalk project site is located within the Cliff Bungalow Area Redevelopment Plan (ARP), approved by Council 25 years ago, with a stated planning horizon of 15 years. As this Plan no longer aligns with current city-wide objectives, the project team has looked to higher order policy documents including the Municipal Development Plan (2009), the Developed Area Guidebook (2017) and the Calgary Transportation Plan (2009).

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MUNICIPAL DEVELOPMENT PLAN (MDP) + YYC MAIN STREETS

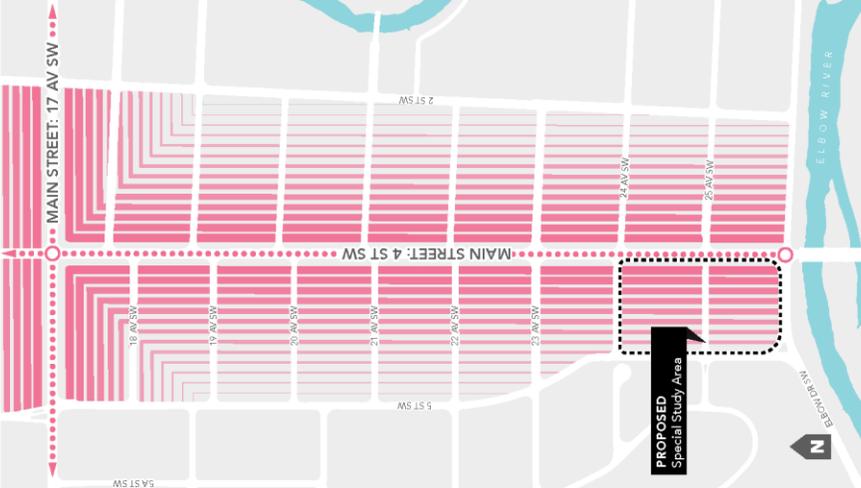
The Riverwalk project site is steps from 4 Street SW, a Municipal Development Plan (MDP) identified Neighbourhood Main Street. Calgary's Main Streets are active corridors that attract Calgarians to socialize, work, live, shop, dine, and celebrate. These streets also act as important transportation routes for those who walk, cycle, drive or use transit. City policy encourages population and job growth around these key corridors.



CALGARY TRANSPORTATION PLAN (CTP) PRIMARY TRANSIT NETWORK

The Riverwalk project site is situated along the Primary Transit Network. A Key Direction of the Calgary Transportation Plan is to link land use decisions to transit. Compact, mixed-use development and pedestrian-friendly designs are required along the existing and future Primary Transit Network. This will be supported by timely investment in new transit lines and improved transit service levels to support land use intensification.

Application Brief and What We Heard Report



Calgary's Main Streets

ACCOMMODATING GROWTH

In 2014, the City of Calgary began its 'YYC Main Streets' initiative, identifying 4 Street SW and surrounding area blocks as one of twenty-four Main Street corridors. The process involved extensive engagement with Calgarians, main street users, businesses, residents and development experts to understand key issues, opportunities and desired outcomes along the corridor.

As a result of these efforts, the Municipal Development Plan has been recently amended to include supporting policy for the newly identified Main Street areas, all of which are well-suited for long term growth.

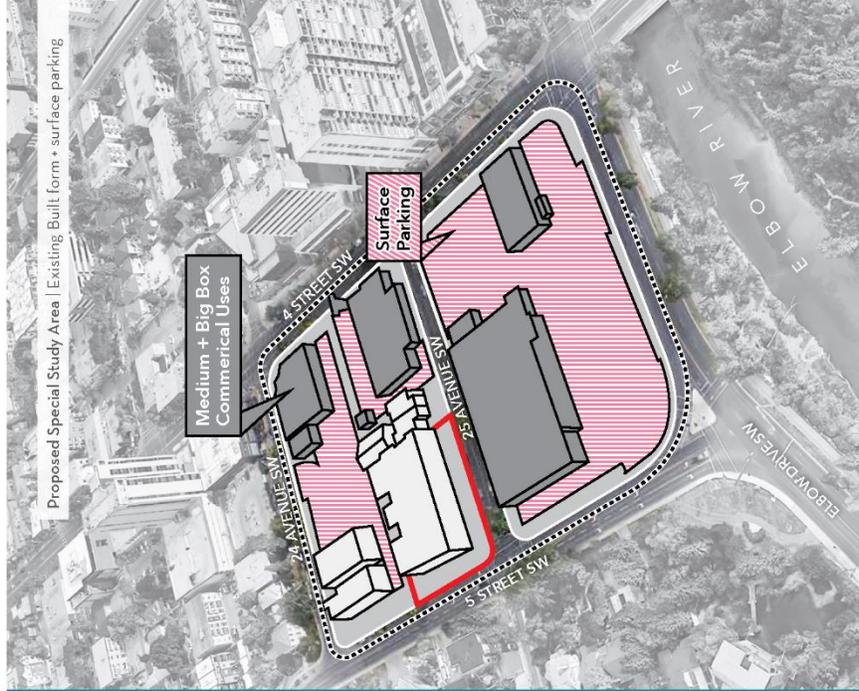
Although every Main Street is unique, they share a fundamental principle of concentrating height and intensity along a mixed-use corridor and creating a graduated transition to neighbouring communities (see left). The principle of transition allows new growth to be supported in areas with existing infrastructure, transit, retail and community services, while protecting the character and stability of adjacent neighbourhoods.

COMPREHENSIVE PLANNING

Certain sites in and around Calgary's Main Streets present unique opportunities for comprehensive planning and redevelopment. Due to their location, size, scale, development potential and ownership structure, these sites may be considered for higher levels of intensity and height than contemplated by Local Area Plans. These areas require thoughtful and coordinated planning to address crucial elements like proposed densities, building height and placement, shadow, development phasing, and appropriate transitions to adjacent development.

Due to the unique characteristics that define the two blocks outlined in the diagram on the left, the application of a Special Study Area may be warranted.

Application Brief and What We Heard Report



Redevelopment Potential

The Riverwalk site is situated within a rare node of two under-developed blocks at the southerly end of the neighbourhood's Main Street - 4 Street SW. These blocks are distinctly different and largely removed from the established and more stable character residential areas of Cliff Bungalow.

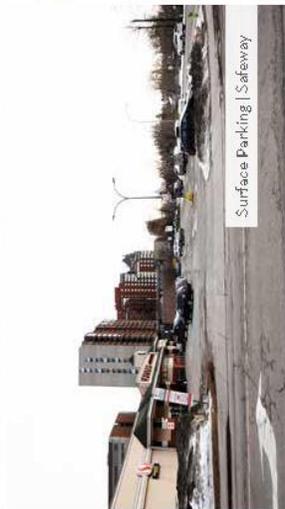
The immediate and surrounding blocks are primarily comprised of single-storey buildings, which house medium to big box retail and large-format restaurant uses. Interspersed among these buildings and adjacent blocks are supporting surface or above-grade parking facilities. Of the two blocks shown, 40% of the area is dedicated to surface parking.

There are a few pockets of residential use buildings (primarily low-rise multi-residential) to the northwest. A complementary health-care use - the Avanta Addiction Treatment for Women Centre - lies to the west.

To the immediate north along 4 Street SW is a land use and built context that allows high-density medium-rise buildings. To the immediate east (within the Mission community), are several blocks of existing high-density, medium to high-rise buildings.

Together, the blocks outlined here present an unique opportunity to create a gateway to the neighbourhood and a vibrant mixed-use anchor with potential for a new urban format grocery store.

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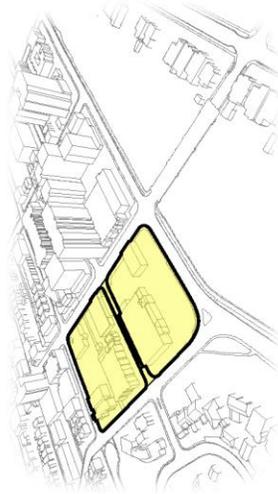


Surface Parking | Earl's Tin Palace

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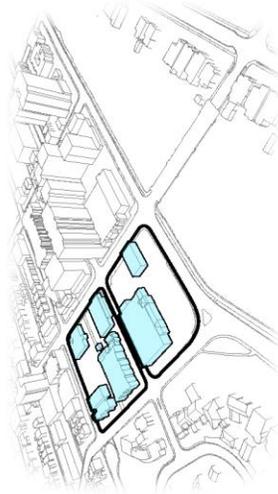
Proposed Special Study Area



SITE SIZE

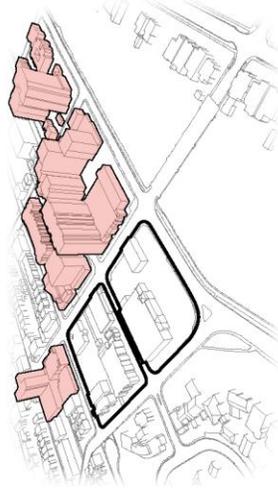
The proposed Special Study Area represents roughly 2ha (5ac) of developable land, controlled by a relatively small group of landowners. To ensure a successful redevelopment outcome, sites of this scale require thoughtful and coordinated planning to address crucial elements like proposed densities, building height and placement, redevelopment phasing, and appropriate transitions to adjacent communities.

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ON-SITE USES + BUILT FORM

The two blocks that make up the proposed Special Study Area represents a significant under-utilization of development and intensity potential. These blocks are dominated by a number of low intensity, single-storey buildings, housing medium to big box retail and large-format restaurant uses, along with supporting surface parking facilities that together represent over 40% of the total site area.



SURROUNDING USES + BUILT FORM

The immediately surrounding uses and built form context of the proposed Special Study Area point to a much higher potential intensity on site than exists today. The mid-to-high-rise residential buildings directly east of the site are indicative of the likely scale of residential redevelopment that can be expected in the Special Study Area, driven by the proximity to popular local destinations and amenities.

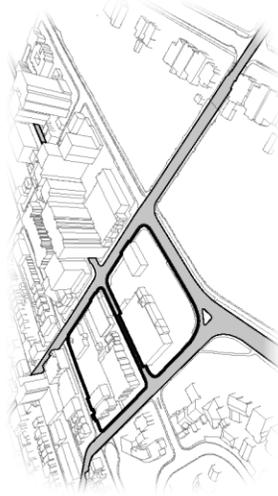
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Proposed Special Study Area



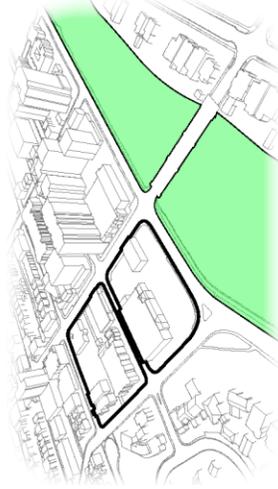
GATEWAY LOCATION

The proposed Special Study Area is located at the natural southern gateway to Cliff Bungalow / Mission's bustling Main Street - 4 Street SW. This strategic location provides an unique opportunity to anchor and build on the success and vibrancy of 4 Street SW by introducing a more compact and efficient urban form, with a thoughtful mix of new residential housing options and street-oriented retail destinations.



TRANSPORTATION NETWORK

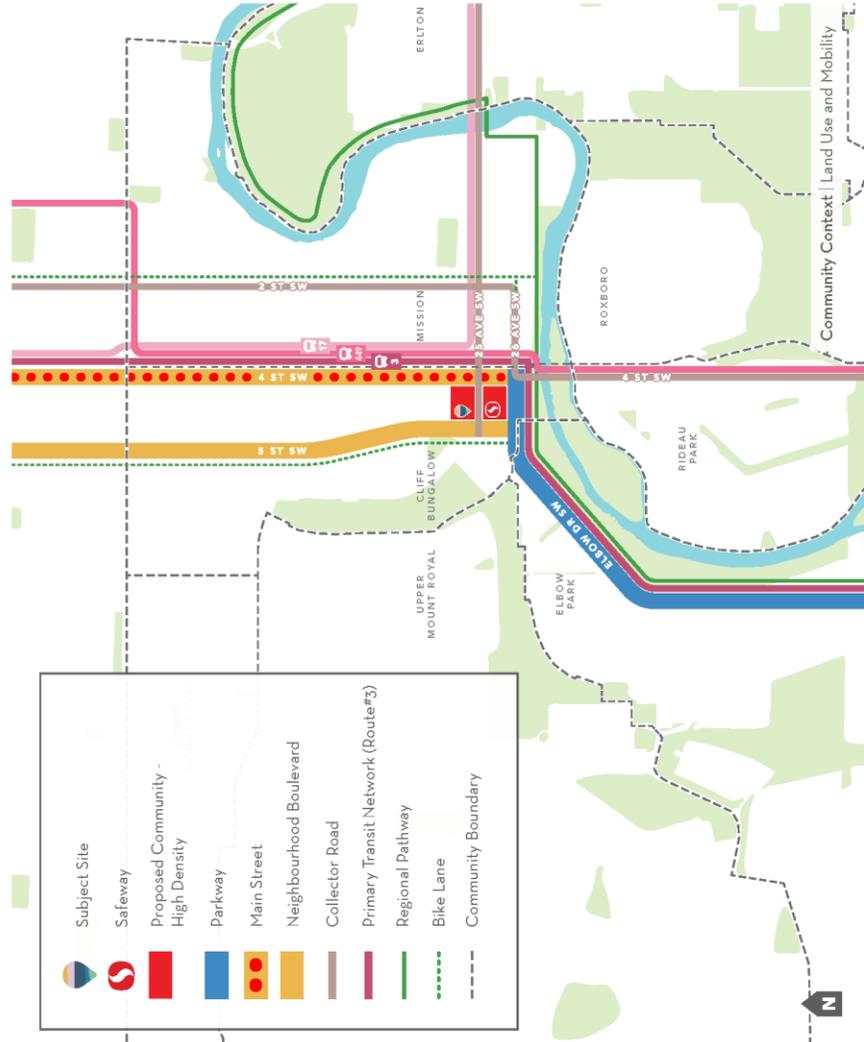
The proposed Special Study Area is anchored by several key transportation corridors including two Neighbourhood Boulevards (4 and 5 Street SW), three Collector streets (25, 26 Avenues and 4 Street SW south of the Elbow River) and the Elbow Drive SW Parkway street. The site also has excellent access to alternative transportation modes as it is situated along Calgary's Primary Transit Network and Regional Pathway System.



OPEN SPACE NETWORK

The river-fronting southern boundary of the proposed Special Study Area offers an unique opportunity to integrate connections to the banks of the Elbow River, as well as Calgary's comprehensive Regional Pathway Network. Planning for future redevelopment in a comprehensive and considered manner will ensure that an appropriate and sensitive relationship to these vital community assets is maintained as redevelopment occurs.

Application Brief and What We Heard Report



An Anchor for Complete Communities

The subject site and immediate two blocks are uniquely situated and primed for strategic growth based on a land use and mobility context that serves to anchor the 4 St Main Street for Cliff Bungalow and Mission, as well as multiple other communities including Roxboro, Rideau Park, Elbow Park, and Upper Mount Royal.

A Key Direction of the Calgary Transportation Plan is to link land use decisions to transit. Compact, mixed-use development and pedestrian-friendly designs are required along the Primary Transit Network. This will be supported by timely investment in new transit lines and improved transit service levels to support land use intensification.

The figure shown here is representative of the context layers that illustrate a rationale for the proposed amendments to the ARP which are informed by the Developed Areas Guidebook.

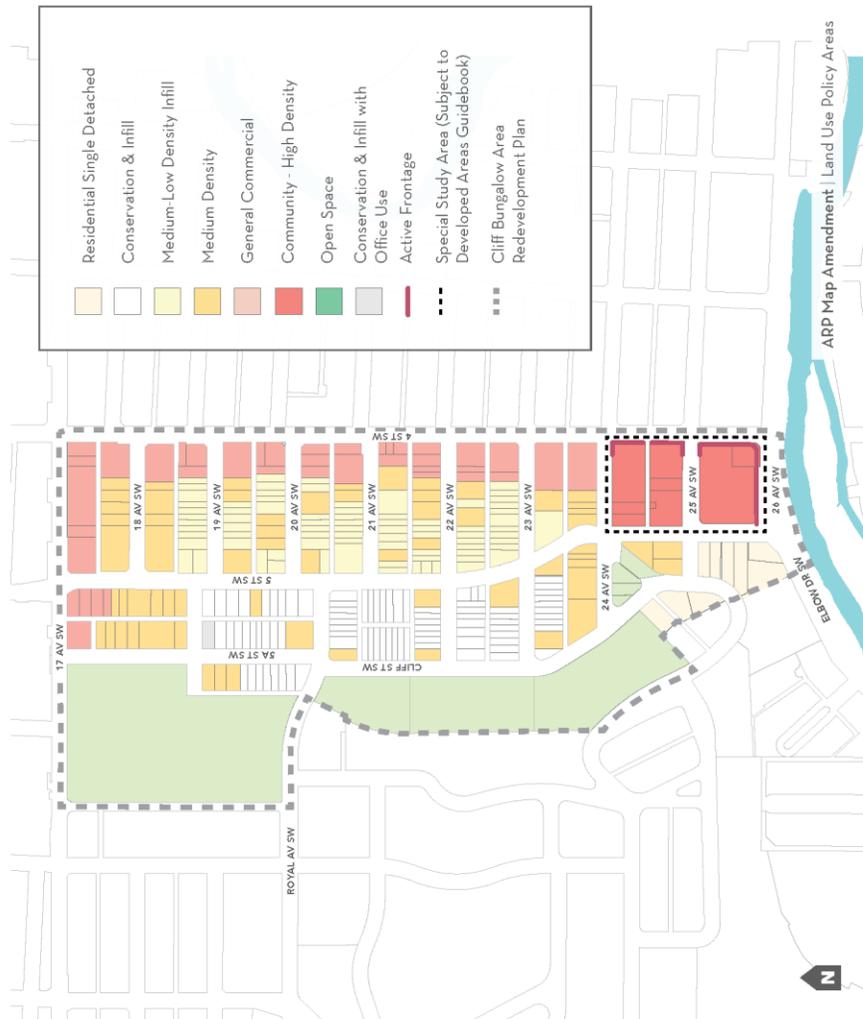
Application Brief and What We Heard Report

Proposed Cliff Bungalow Area Redevelopment Plan Amendment

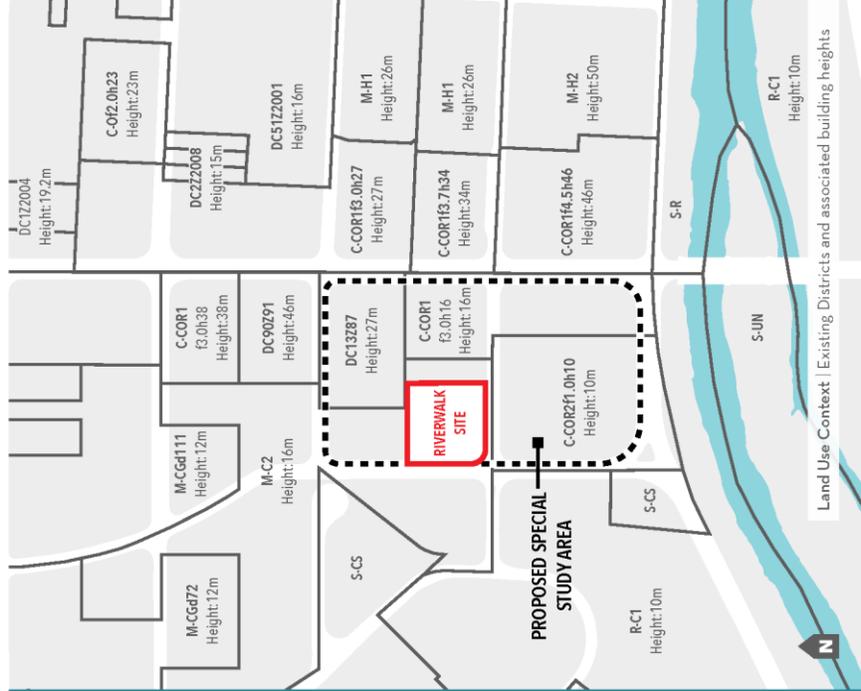
The proposed amendments to the Cliff Bungalow Area Redevelopment Plan (ARP) contextualize a strategic growth node opportunity that is aligned with the Municipal Development Plan, Calgary Transportation Plan, and Developed Areas Guidebook and the policies seek to address matters of height, massing, density, use, as well as infrastructure and community benefit.

All future applications for Land Use Redesignations and Development Permits within the 'Special Study Area' would be evaluated according to the policies of the Developed Areas Guidebook and the specific policies included in the ARP amendment. The figure shown here is representative of the map-based component of the proposed amendments.

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Application Brief and What We Heard Report



Existing Land Use Context

There is opportunity for the immediate area to be comprehensively considered and therefore the landowners within the surrounding two-block group of properties may wish to participate in a policy change. An amendment could set a policy framework for all of these properties as a first step to enable them to develop to a greater intensity in the future.

A property's land use district (zoning) determines what detailed uses and building forms are allowed on a parcel of land - among other things it defines a property's maximum building height, buildable area, and use. While the Riverwalk project team will seek to change our site's land use district to support the continuum of care vision, a Local Area Plan amendment would not change the land use districts of other properties within the two-block area. Rather, the proposed amendment would enable landowners to apply for a policy-aligned land use redesignation in the future.

Application Brief and What We Heard Report

Riverwalk Site: Land Use Change

CONCURRENT PROCESS

The proposed land use change will accommodate a mixed-use and amenity-rich continuum of care seniors residence building. The Riverwalk project team is committed to a concurrent application process that will allow stakeholders an opportunity to review both the Development Permit and Land Use Redesignation applications at the same time. The concurrent application process creates greater certainty for all stakeholders and facilitates a high-quality bricks and mortar outcome that aligns with the proposed land use change.

KEY TERM: FLOOR AREA RATIO (FAR)

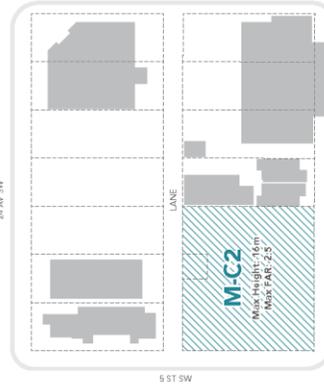
The Floor Area Ratio (FAR) prescribes the total gross floor area of a building on a parcel divided by the gross site area of the parcel. FAR is one of the key measures used within the Land Use Bylaw to direct the size and massing of a building in relation to the area of the parcel of land it occupies.

PROPOSED LAND USE CHANGE

M-C2 Multi-Residential: Contextual Low Profile

The M-C2 District is a multi-residential designation primarily associated with 3 to 4 storey apartment buildings and townhouses.

Maximum Height: 16m
Maximum FAR: 2.5

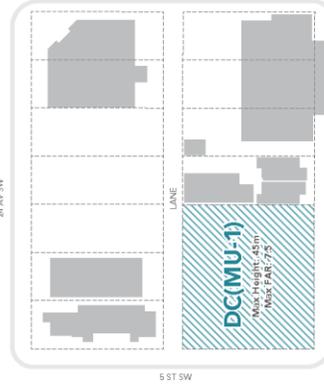


DC(MU-1)

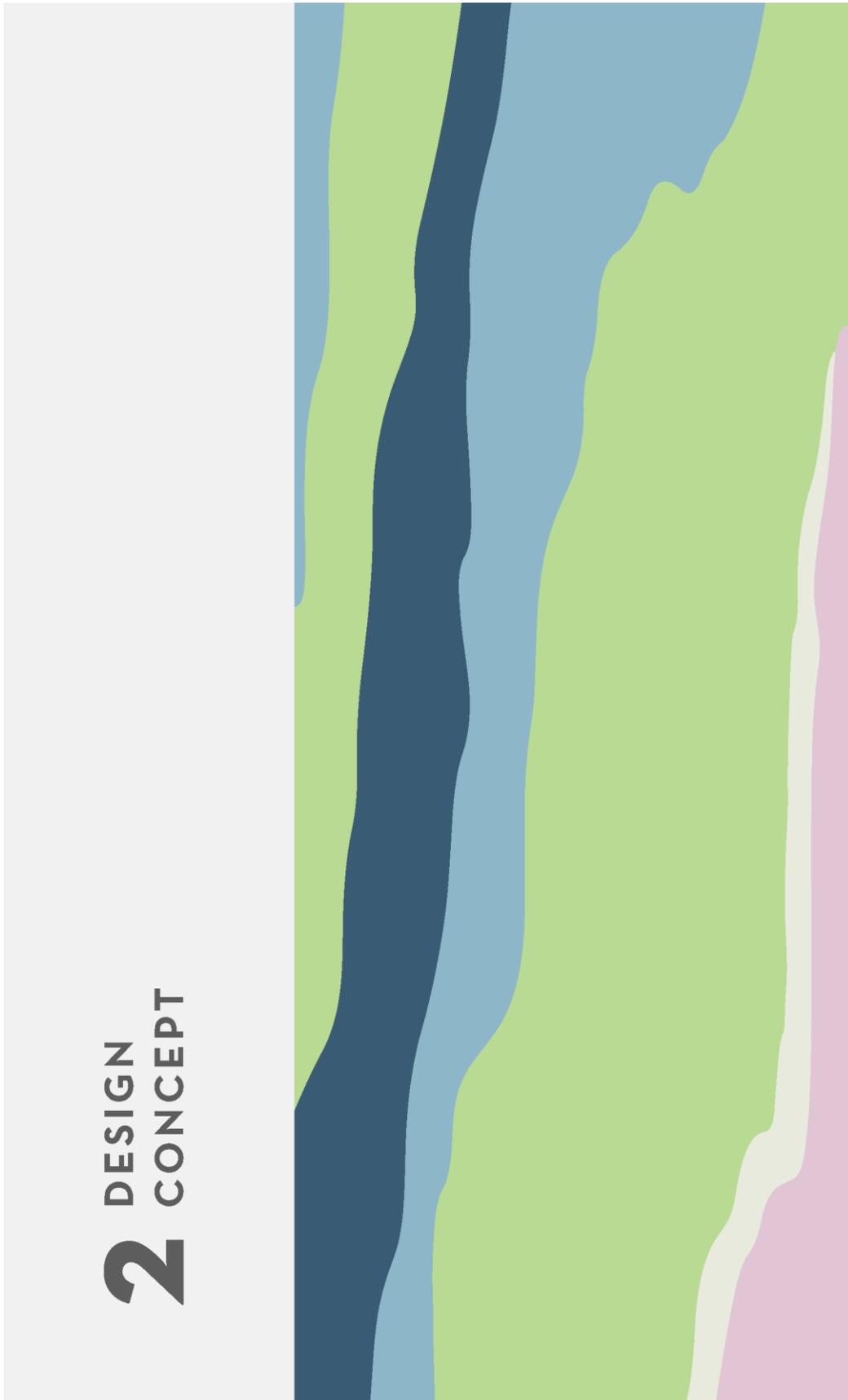
**Mixed Use:
General**

The Direct Control District based on the MU-1 District allows for commercial and residential uses in street-oriented buildings, with flexible building height and FAR.

Max Height: 45m
Maximum FAR: 7.5



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Riverwalk Design Principles



RESILIENT + COMPLETE COMMUNITY

Address a portion of the growing need for a continuum of care seniors' residences that incorporates layers of support and allows residents to age-in-place while remaining in the communities they've built.

PUBLIC BENEFIT

Introduce much-needed new services for inner city seniors and their families, including respite / short stay suites and seniors events / program spaces.

RIGHT-SIZING: A MID-RISE FORM

Design and right-size a building that is need-based and purpose-built to accommodate the continuum of living spaces, programs and services for residents to continue to live independently and age-in-place.

COMPREHENSIVE PLANNING

Create a framework and catalyst for positive change through comprehensive planning and consideration of future redevelopment potential in the under-developed blocks at the south end of 4 Street SW.

PLACEMAKING

Foster more inclusive and inviting public spaces that expand the public realm and transform the streetscape into a more vibrant, comfortable, and safe people-friendly environment.

GREAT ARCHITECTURE

Complement the eclectic inner-city character of Cliff Bungalow / Mission with a thoughtful architectural design that integrates high quality, long lasting materials.

Application Brief and What We Heard Report

The Riverwalk Concept

INNER-CITY SENIOR LIVING

Riverwalk would be a mid-rise supportive living building designed to provide local seniors with the assistance they need to get the most out of the next chapter of their lives.

Residents may be finding it difficult to keep up the family home while still maintaining an enjoyable lifestyle. The normal activities of daily living may have grown too challenging or the loss of a spouse has resulted in social isolation. For some, the demands of caring for a loved one experiencing behavioural or cognitive changes may have become too much for them to manage. However, when faced with the prospect of leaving the community they have lived in for most of their adult lives – where they raised their families and their basic needs were met locally – to live in a more supportive environment, most seniors will stay put longer than they should. Riverwalk is intended to remove these burdens while helping local seniors stay in their communities. Those who built and nurtured these communities deserve the opportunity to remain and continue to watch them flourish. Riverwalk

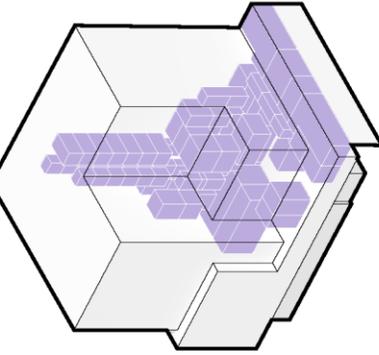
will provide a 'continuum of care' with an extensive array of supportive services, enabling its residents to age-in-place as their need for these services grow, maintaining and/or improving their physical and mental wellbeing, and enhancing the quality of their day-to-day lives.

CONTINUUM OF CARE

Riverwalk will enable seniors to live independently for as long as they can, while providing the piece of mind of knowing support is close at hand should their needs change or grow. Three different living-type residents will be accommodated in Riverwalk: Independent Supported Living, Assisted Living, and Dementia/Memory Care.

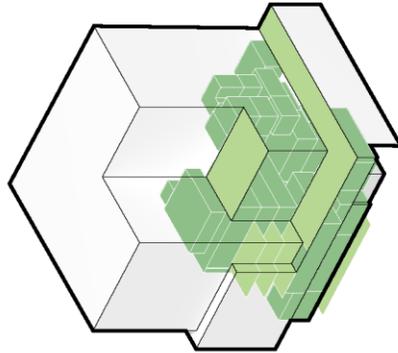


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STAFF + SERVICE / OPERATIONS

A comprehensive continuum of care seniors residence like Riverwalk requires a full of team of dedicated support staff, along with additional space dedicated to operations activities like laundry, housekeeping, and food preparation. These staff and operations areas require a substantial dedication of space within the building envelope.



AMENITY + GATHERING SPACES

Access to outdoor and communal gathering spaces is critical to providing continuum of care residents with a high quality of life, full of opportunities for social interaction and meaningful relationship building. Because some residents require a higher level of care and assistance, outdoor amenities located within the building envelope are crucial to ensuring continued access to the outdoors in a safe and secure environment.

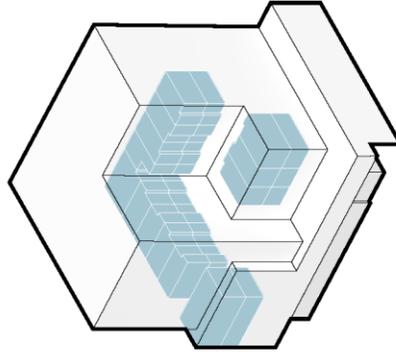
Designing for a Continuum of Care

NEED-BASED BUILDING DESIGN

The design of Riverwalk is purpose built to enable local seniors to live independently for as long as they can, while providing the comfort of knowing support is close at-hand as their needs change or grow. This ambitious goal requires a building large enough to accommodate the residents and all of the non-residential components necessary to deliver the supportive continuum of care services while maintaining relative affordability.

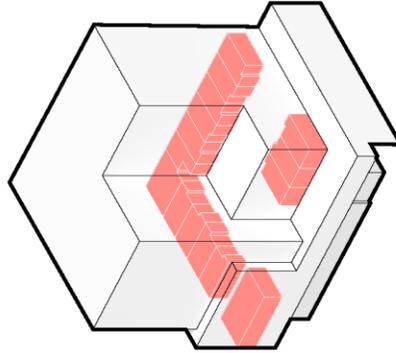
The significant amount of space dedicated to essential programs, services and amenities results in a building that is considerably less efficient than a comparable multi-residential building, which is typically comprised of **85%** residential units, **15%** internal amenity space, operations and circulation space. By comparison, Riverwalk is made up of **57%** residential units, **43%** shared indoor amenity space, staff, operations and circulation space, in addition to ~9,200ft² of outdoor amenity space.

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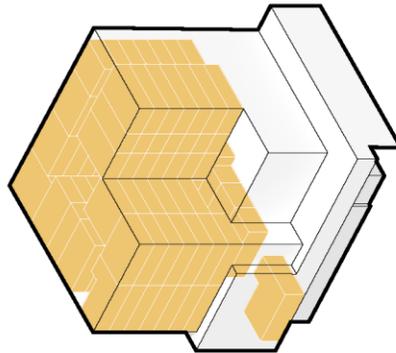
DEMENTIA / MEMORY CARE

Dementia / Memory Care units take into account the needs of seniors with mild to moderate cognitive impairment, Alzheimer's and other forms of dementia requiring a more specialized level of care. Dedicated amenities and operational areas include a staffed care station, dining room and servery, activity rooms, laundry, lounge areas, spa/tub room and protected outdoor space.



ASSISTED LIVING

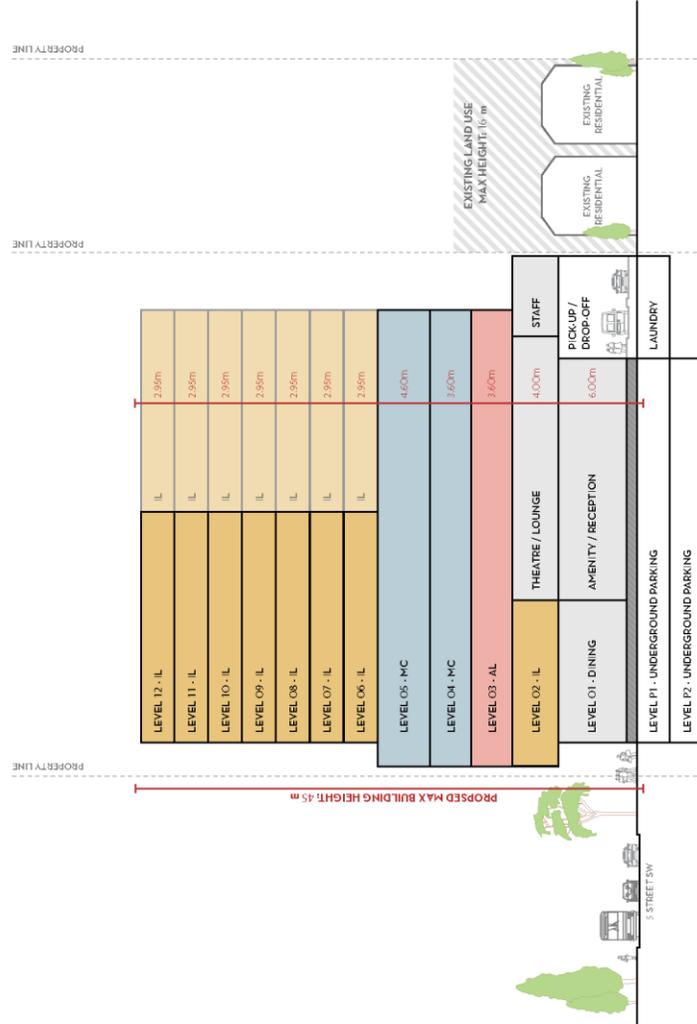
Assisted Living units are specifically tailored for seniors requiring temporary or ongoing assistance with the activities of daily living including eating, mobility, dressing, grooming, bathing, passive exercise and administration of externally prescribed medications. Dedicated amenities and operational areas will include a staffed care station, dining room and servery, activity rooms, laundry, lounge areas, a spa/tub room and dedicated outdoor spaces.



INDEPENDENT SUPPORTED LIVING

While all suites incorporate age and accessibility appropriate design guidelines, Independent Supported Living units are designed for somewhat active seniors who want to maintain a measure of independence, but require some support. These units are smaller apartments that include a convenience centre, laundry for personal effects and access to the extensive common amenities, along with a full complement of supportive services included in the monthly rental fees.

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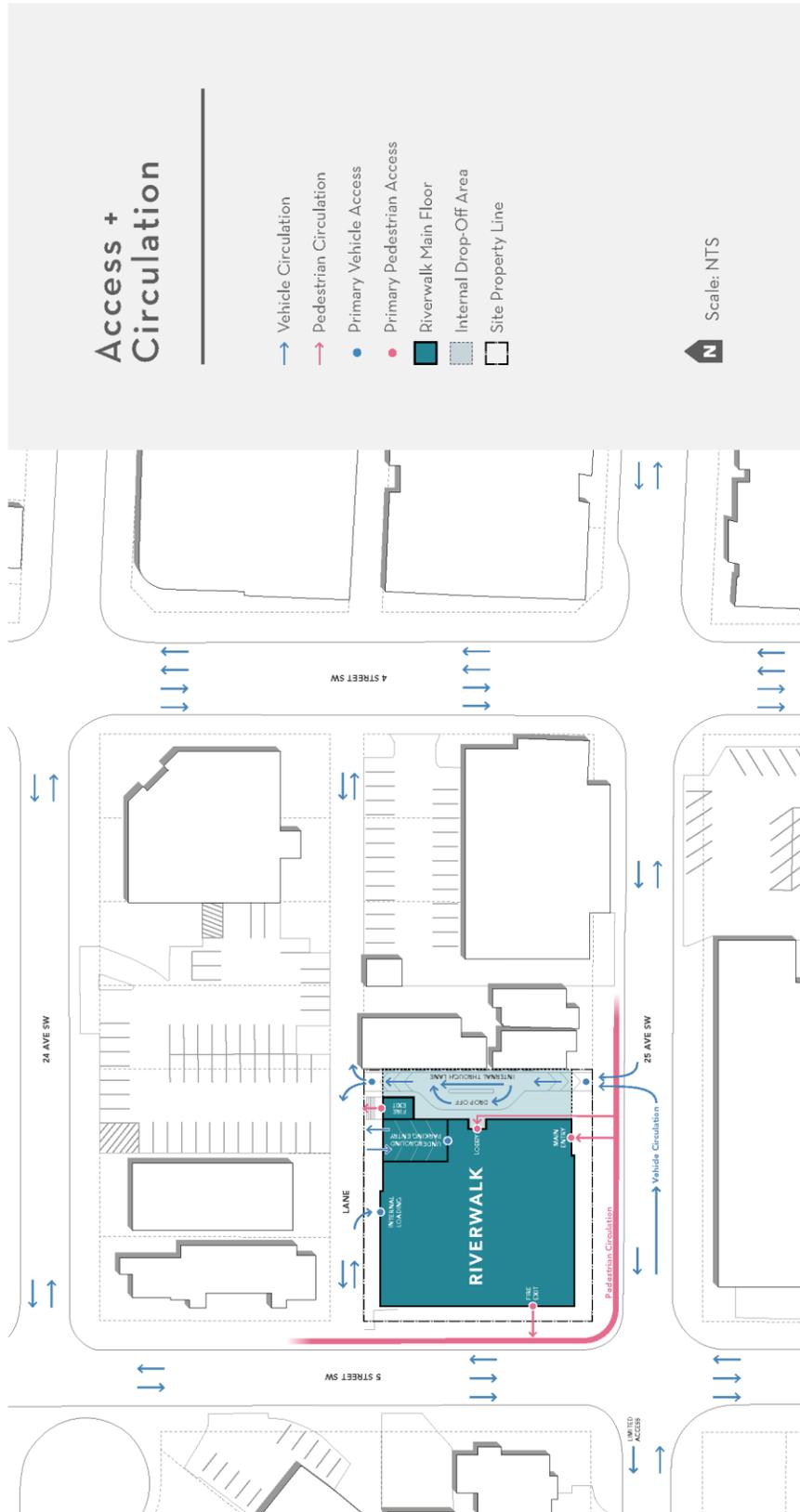


Building Section

- Independent Living
- Assisted Living
- Memory Care
- Grade at City-Required Floodway Elevation

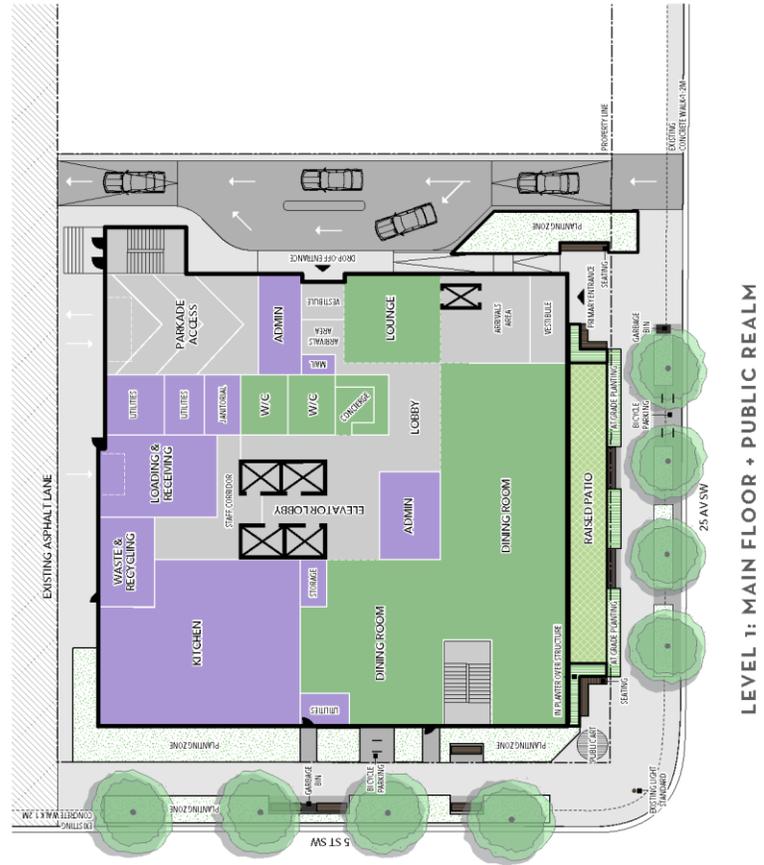
25 Avenue SW Interface:
Looking north

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Building Floor Plans

LEVELS 1 - 3

- Independent Living Unit
- Assisted Living Unit
- Service/Mechanical
- Indoor Amenity
- Outdoor Amenity
- Circulation
- ⊠ Elevator

Scale: NTS

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LEVELS 4 - 5: MEMORY CARE

Building
Floor Plans

LEVELS 4 - 12

- Independent Living Unit
- Memory Care Unit
- Service/Mechanical
- Indoor Amenity
- Outdoor Amenity
- Circulation
- Elevator



Scale: NTS

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LEVELS 7 - 12: INDEPENDENT LIVING



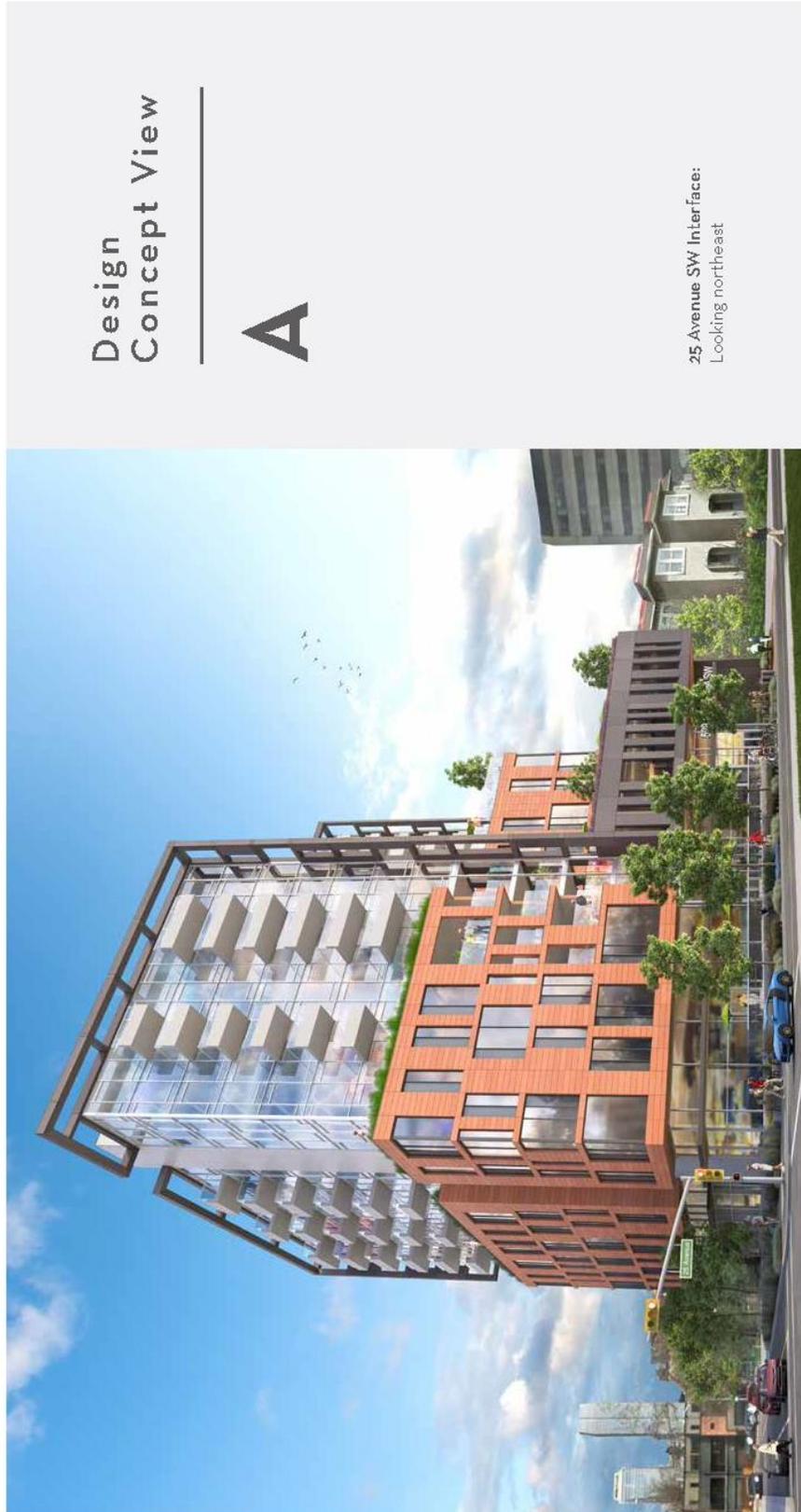
LEVEL 6: INDEPENDENT LIVING +
COMMON OUTDOOR AMENITY

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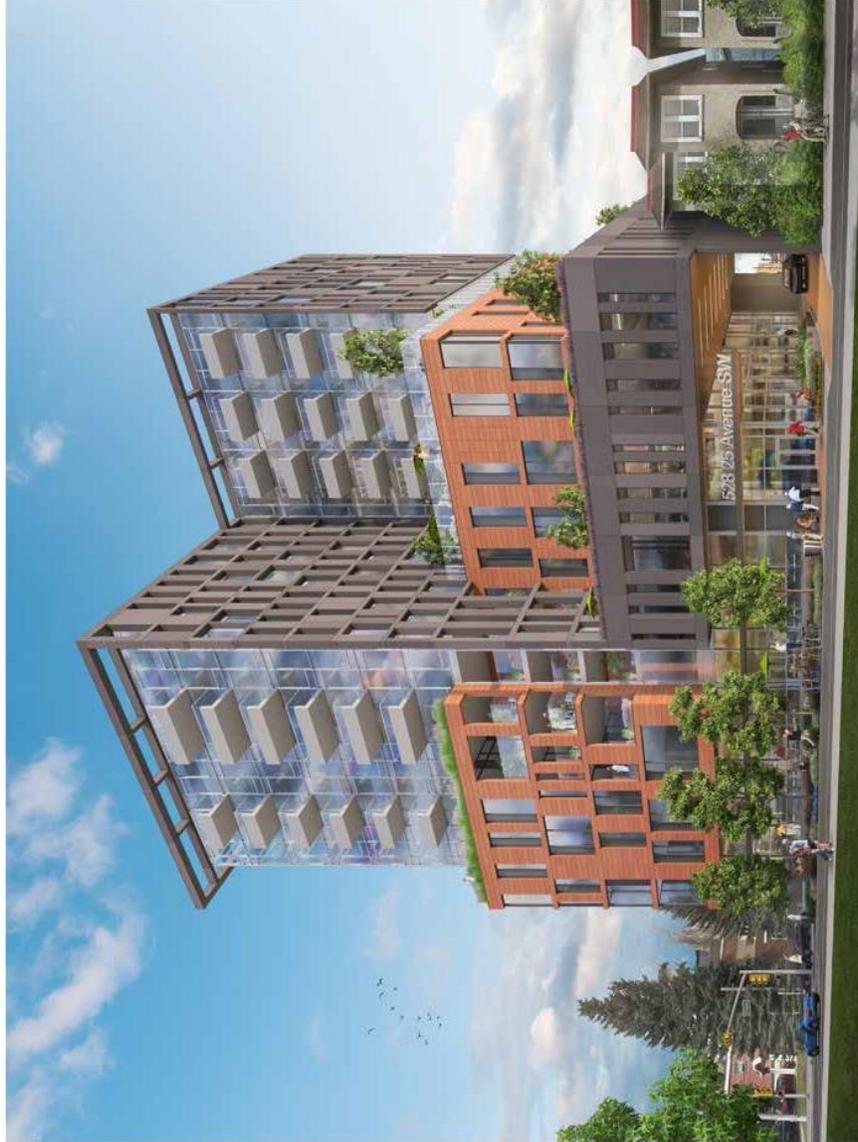
By The Numbers



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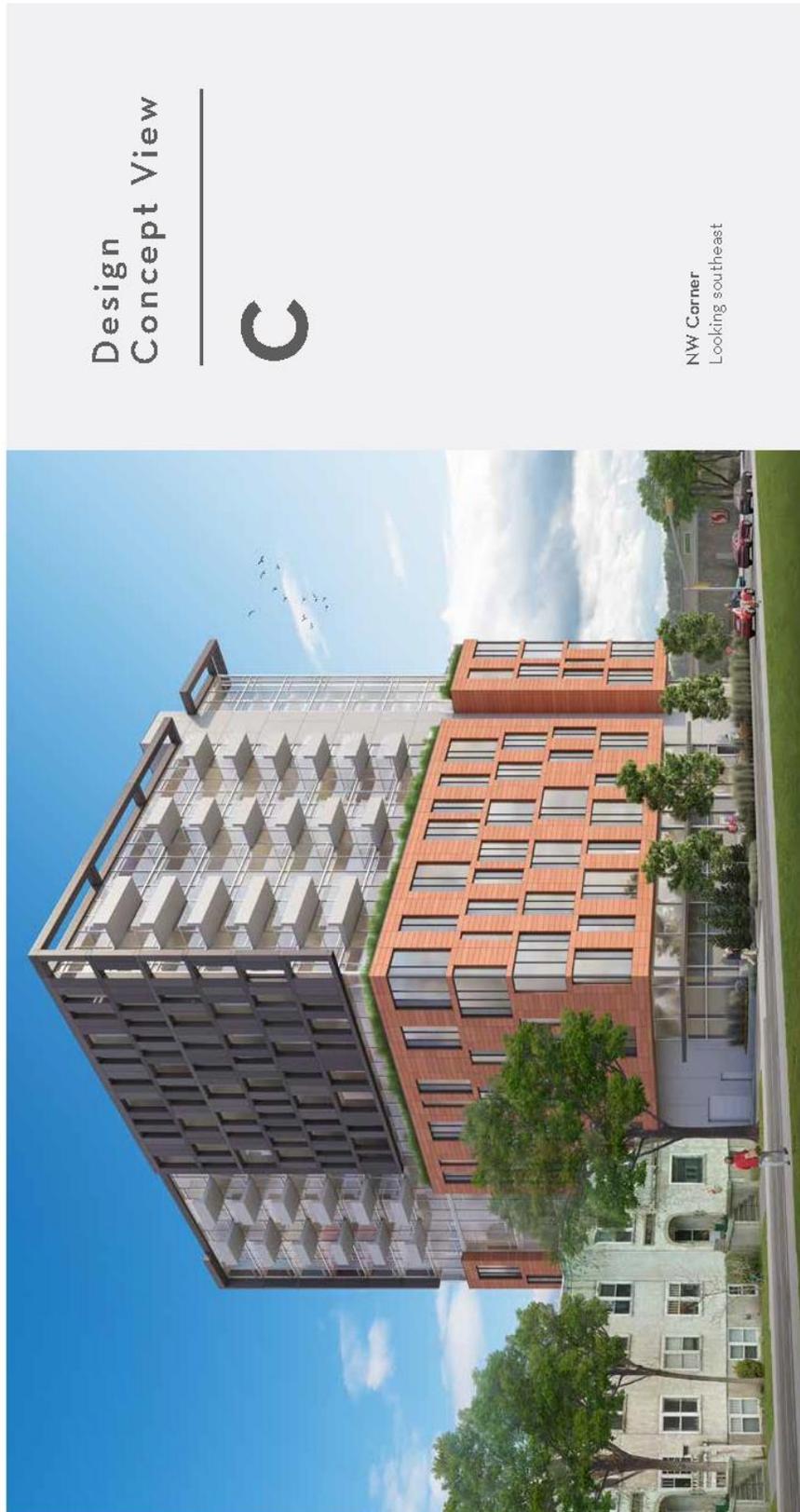
Design
Concept View

B

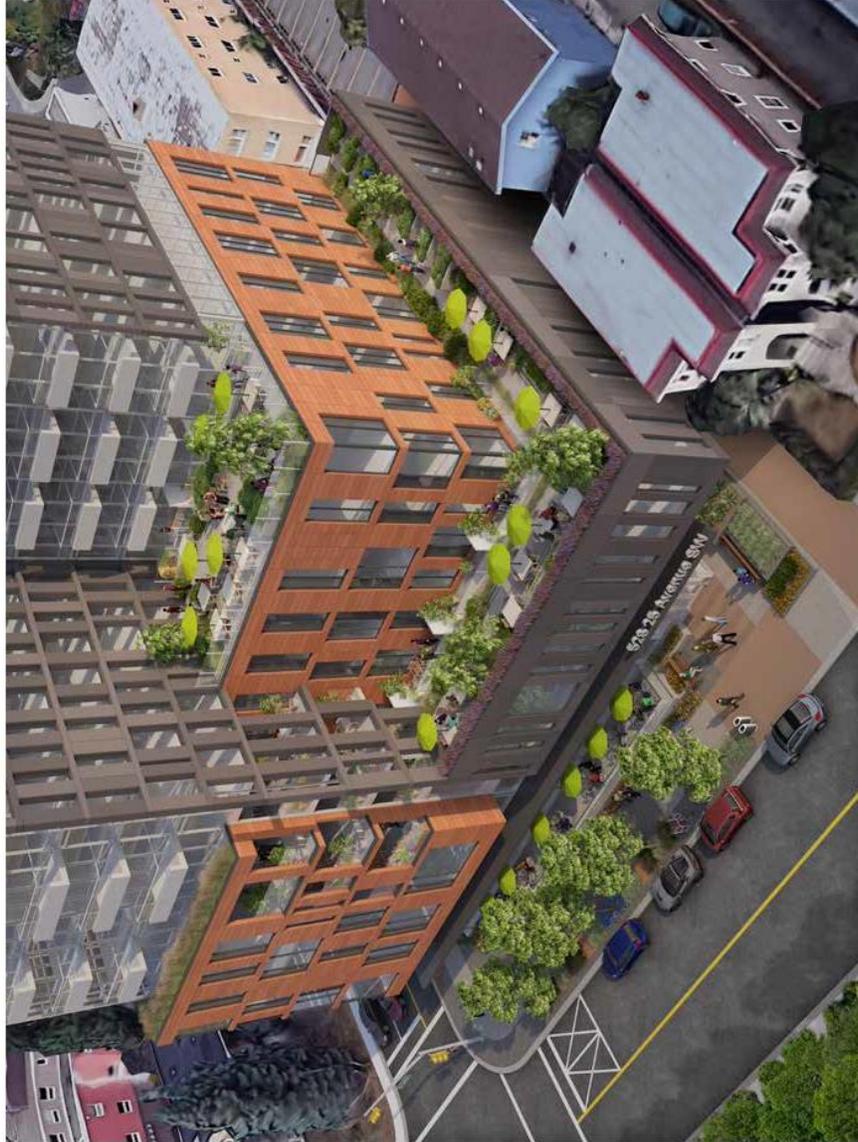
25 Avenue SW Interface:
Looking northwest

38

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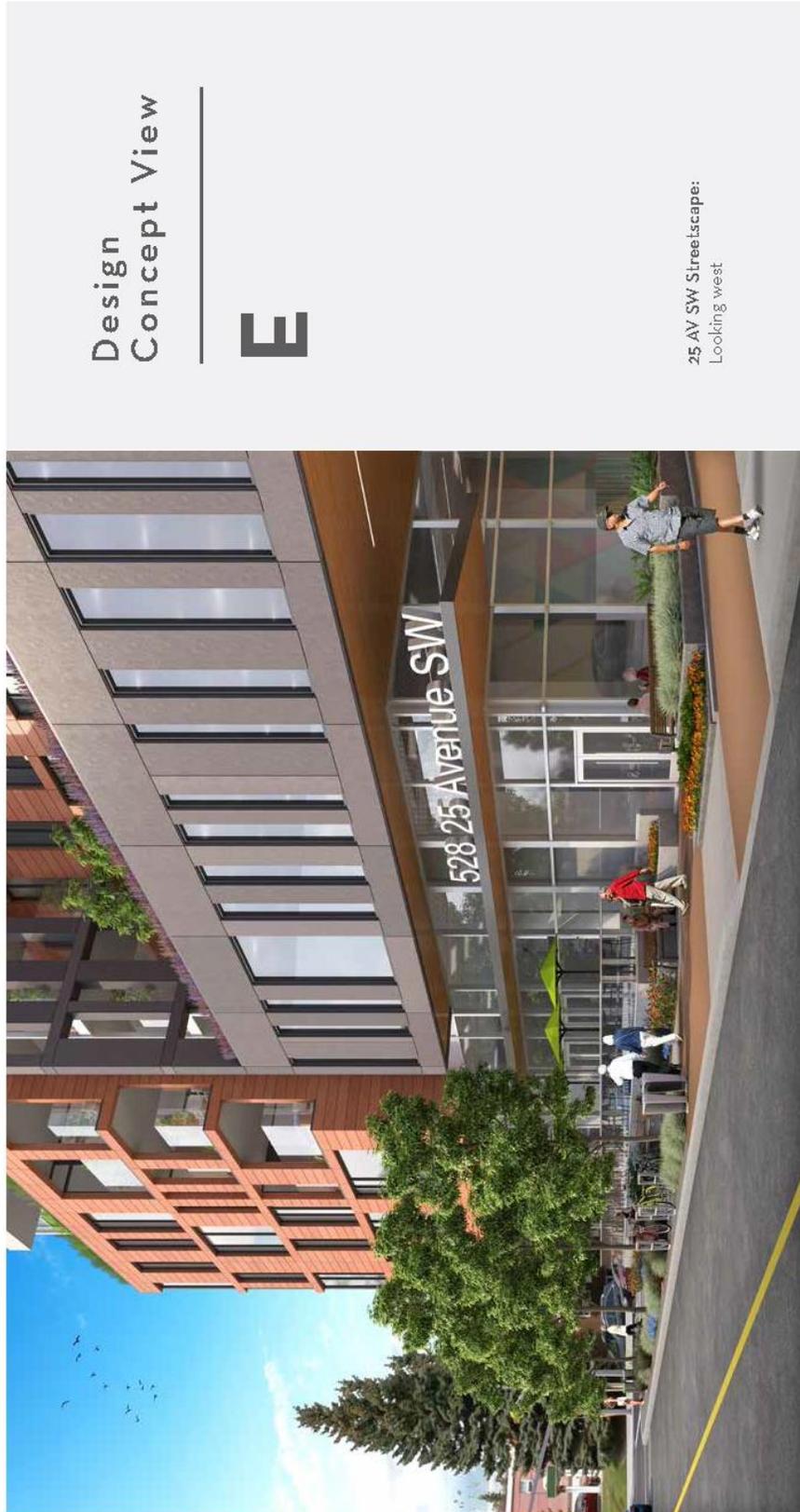
Design
Concept View

D

Building Amenities:
Shared outdoor amenity spaces

410

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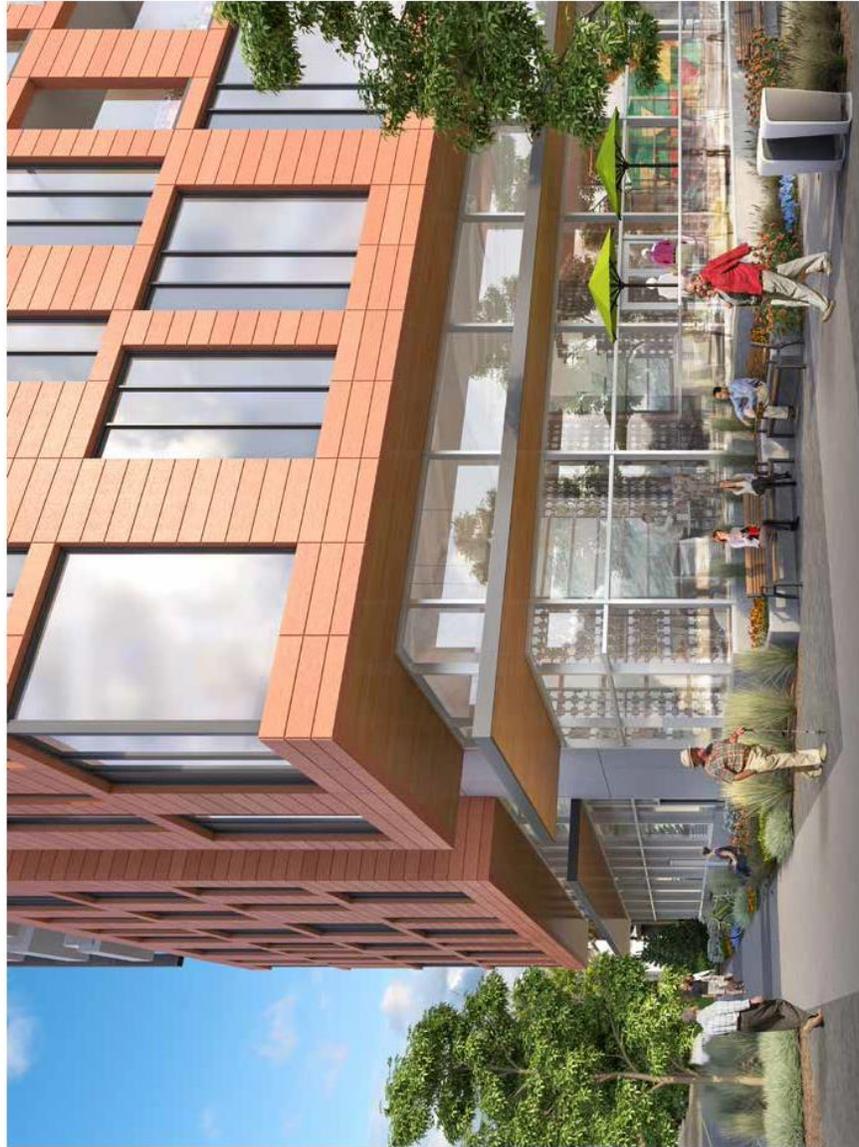
Design
Concept View

E

25 AV SW Streetscape:
Looking west

41

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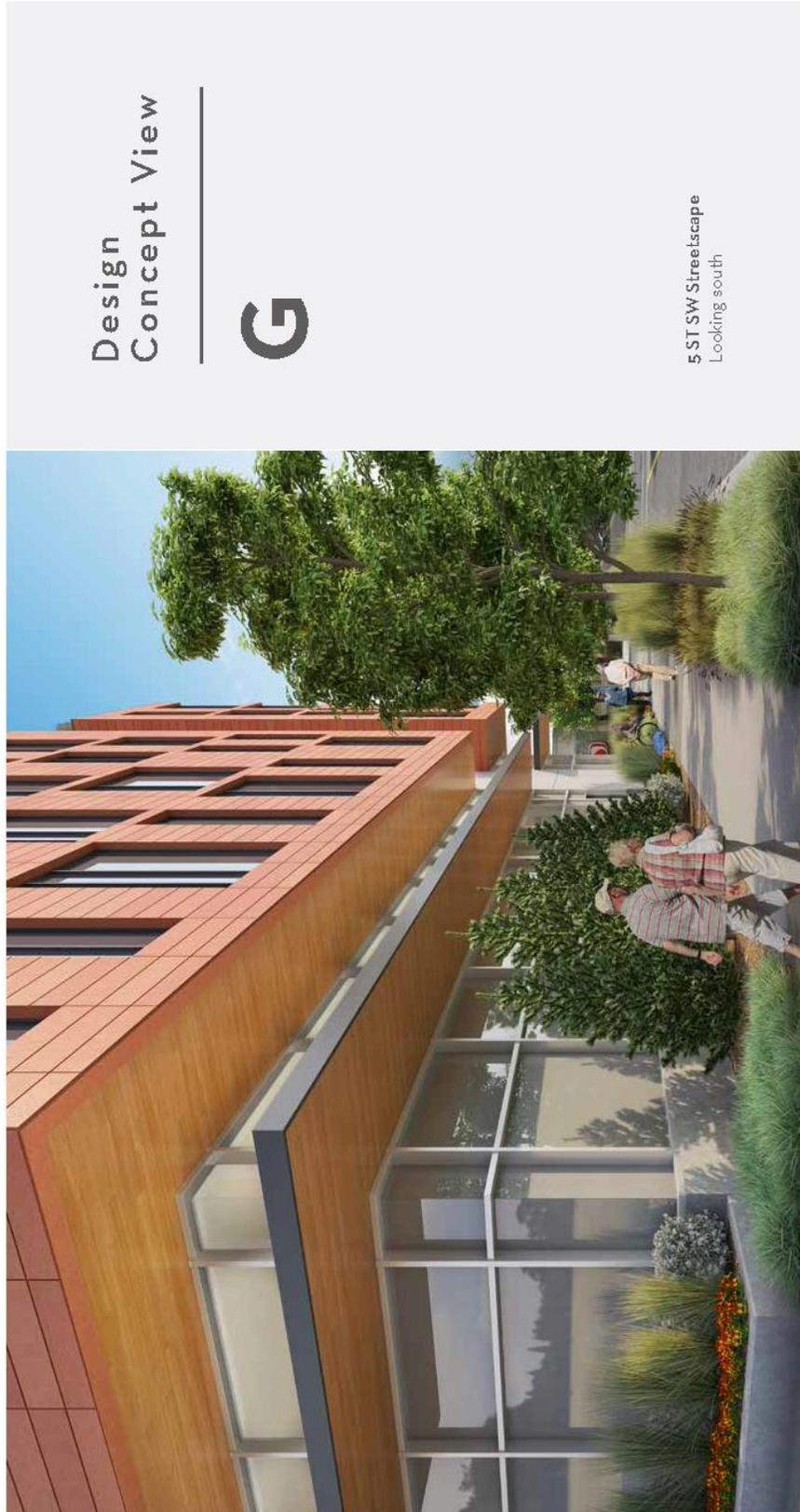
Design
Concept View

F

SW Corner Streetscape:
Looking north

412

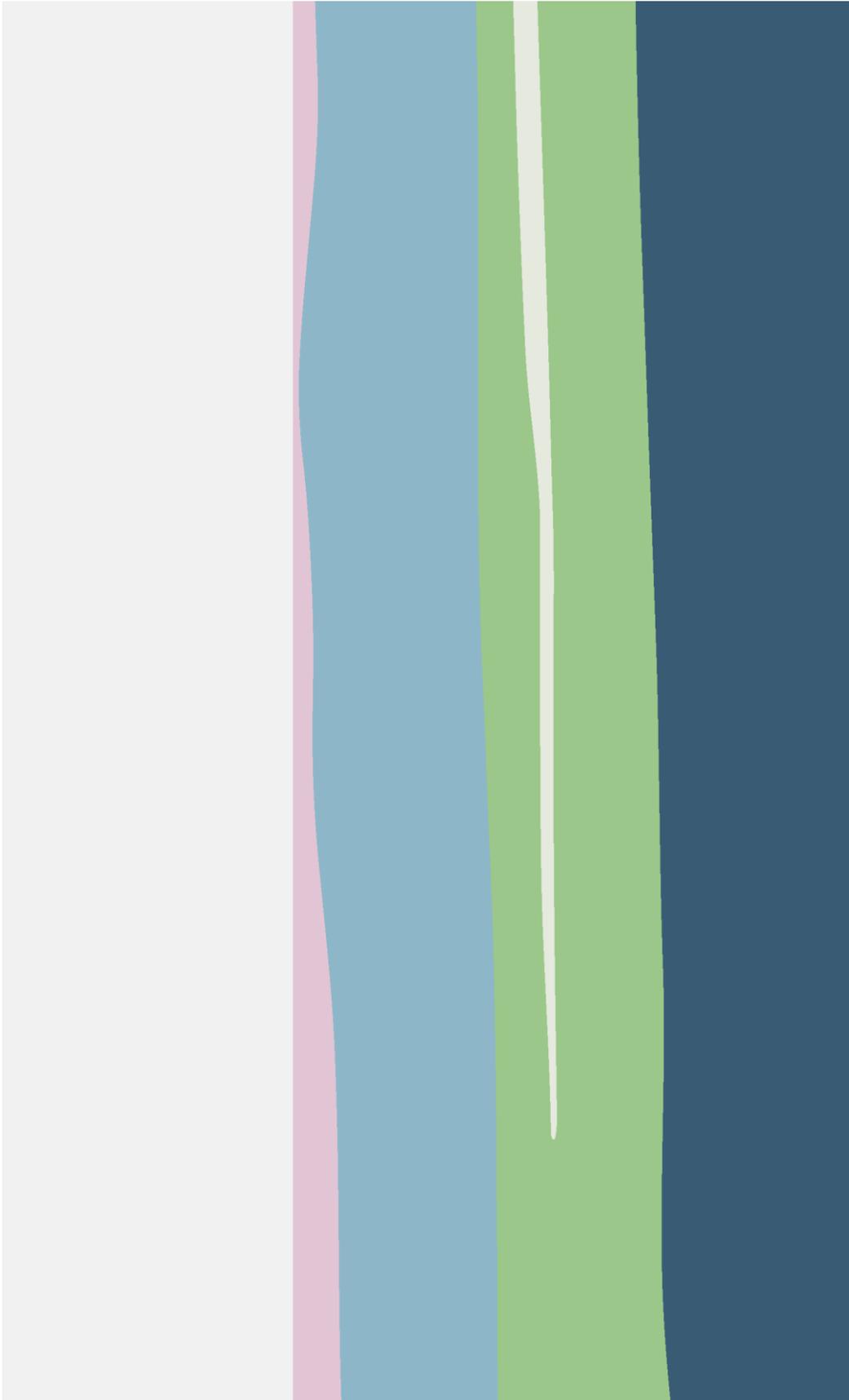
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Transportation Impact Assessment (TIA) Summary

TIA CONSIDERATIONS

The Transportation Impact Assessment was prepared by Bunt & Associates Transportation Engineers to provide a clear understanding of the proposed development's impact on the surrounding area. The study was prepared following City of Calgary standards and metrics and takes the transportation patterns of future residents, staff and visitors into consideration.

PRIMARY USERS



Senior residents

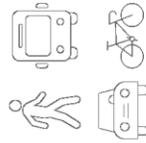
- Low car ownership
- High use of public transit & private shuttles



Riverwalk staff

- Central location encourages commuting with public transit, cycling, and walking

ALL MODE TRIPS TO/FROM RIVERWALK



22 AM peak hour trips

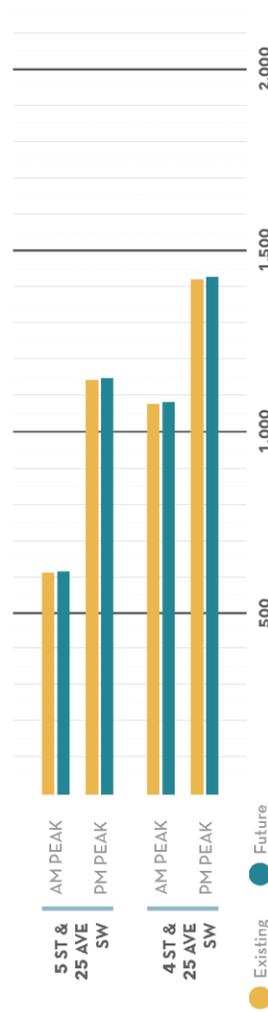
29 PM peak hour trips

ACCESSIBILITY*



- Pedestrians are well-connected to major destinations and services
- Significant cycling potential near site

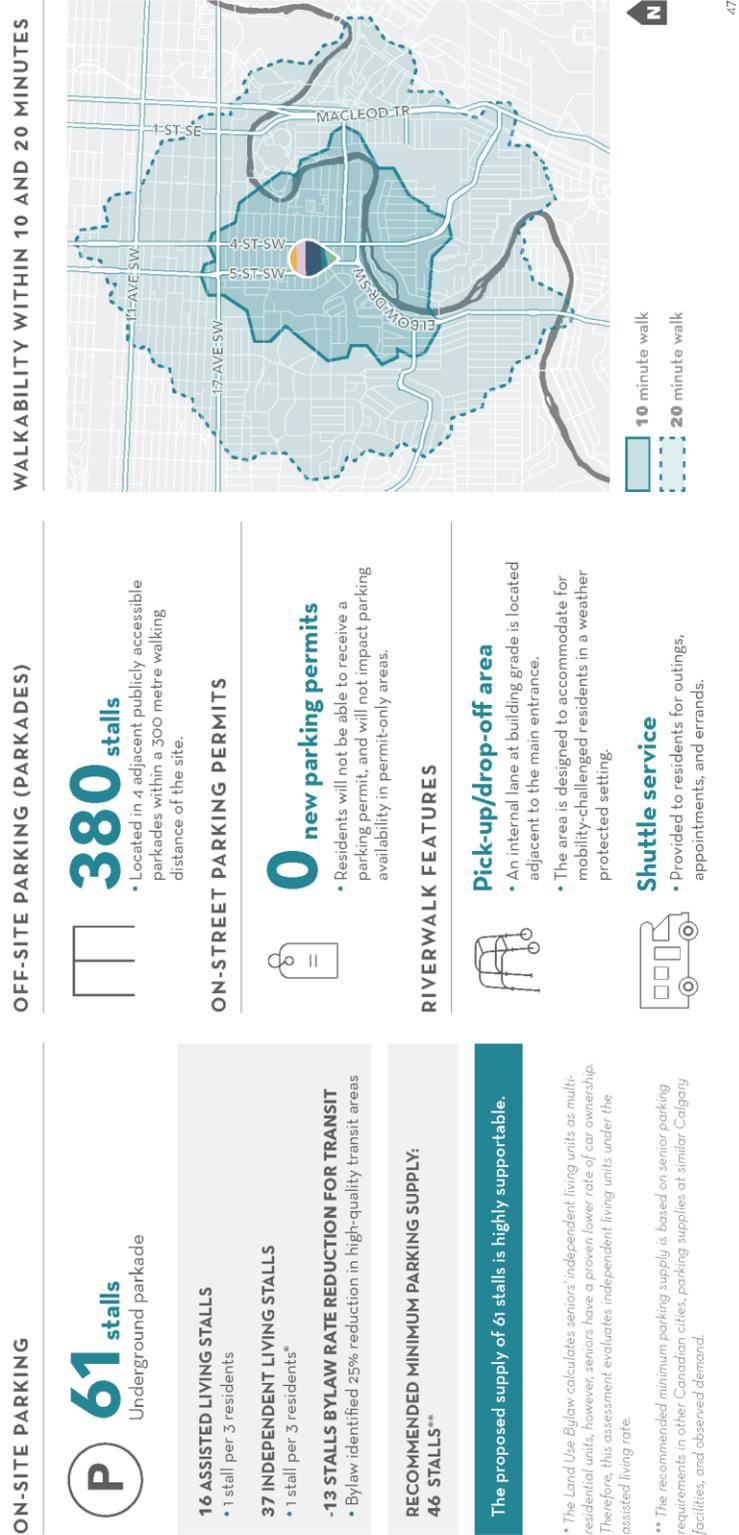
VEHICLES PER HOUR - BEFORE & AFTER DEVELOPMENT**



* Source: Walkscore. <https://www.walkscore.com/score/528-25-ave-sw-calgary-ab-canada>

** Based on rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition)

Application Brief and What We Heard Report



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City of Calgary Seniors Policies

PLANNING PRINCIPLES FOR THE LOCATION OF CARE FACILITIES AND SHELTERS (2011)

The City of Calgary recognizes the need for a diverse range of specialized seniors accommodation and care and provides policy guidance for evaluating and locating such facilities. Riverwalk is strategically located and crafted to align with the criteria set out in the policy, in addition to best planning practices that are conducive to promoting a safe, accessible and complete community.

-  Amenities: Riverwalk will offer a variety of on-site amenities including a theatre, fitness room, and community garden that provides enhanced social and recreational opportunities for its residents.
-  Travel: Located in the third most walkable neighbourhood in Calgary, Riverwalk is within walking distance of primary transit options and a myriad of amenities, destinations, commercial shops, restaurants and health and wellness uses.
-  Parking: Parking in excess of Land Use Bylaw requirements is proposed to ensure sufficient on-site parking for staff, residents and visitors.
-  Site & Building Design: With consideration of the City of Calgary Access Design Standards, Riverwalk is thoughtfully designed to prioritize the safety and accessibility of its residents.

SENIORS AGE-FRIENDLY STRATEGY AND IMPLEMENTATION PLAN: 2015-2018 (2015)

The Seniors Age-Friendly Strategy envisions Calgary as a city where all people have lifelong opportunities to thrive. Riverwalk will provide housing options to seniors in close proximity to transit and the 4 Street SW Main Street, empowering elderly Calgarians to continue living a lifestyle where they feel connected and included both within their building and in the greater community.

-  Community Support and Health: Seniors are most prone to falls in their homes – Riverwalk will have varying levels of support for residents so they feel safe where they live.
-  Housing: Only 12% of seniors currently live in supportive housing – there is a real need for more spaces in supportive living continuum of care facilities like Riverwalk.
-  Participation & Inclusion: Riverwalk will allow residents the opportunity to foster connections with other residents and enjoy the many community amenities provided along 4 Street SW corridor.
-  Transportation & Mobility: Riverwalk's location near numerous transit stops and in a walkable neighbourhood make it an highly accessible location for seniors to live.

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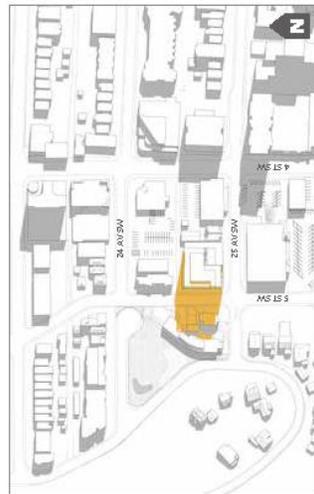
Sun-Shadow Study: Summer Solstice



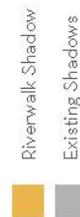
4.00 pm - JUNE 21



1.00 pm - JUNE 21



10.00 am - JUNE 21



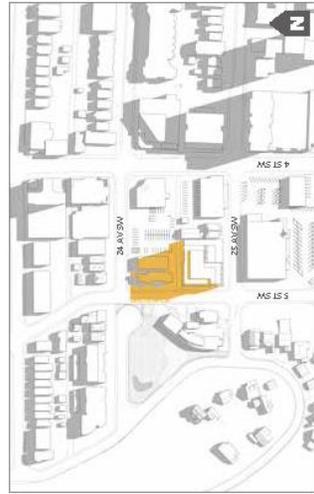
NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (5% grade change across the site) assume a flat at grade model surface. Simulated data and times are based on established City of Calgary requirements.

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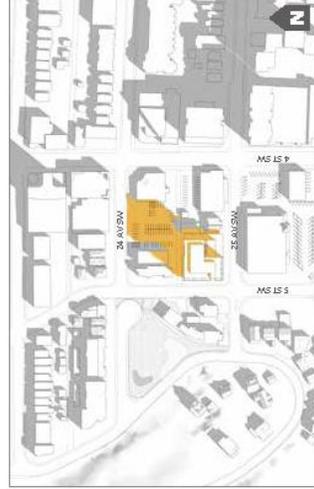
Sun-Shadow Study: Fall & Spring Equinox



10.00 am - SEPTEMBER & MARCH 21



1.00 pm - SEPTEMBER & MARCH 21



4.00 pm - SEPTEMBER & MARCH 21



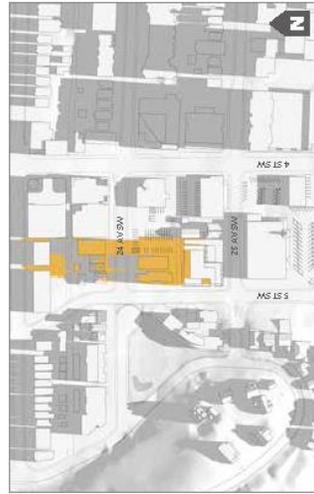
NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (5% grade change across the site) assume a flat at grade model surface. Simulated dates and times are based on established City of Calgary requirements.

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Sun-Shadow Study: Winter Solstice



10.00 am - DECEMBER 21



1.00 pm - DECEMBER 21

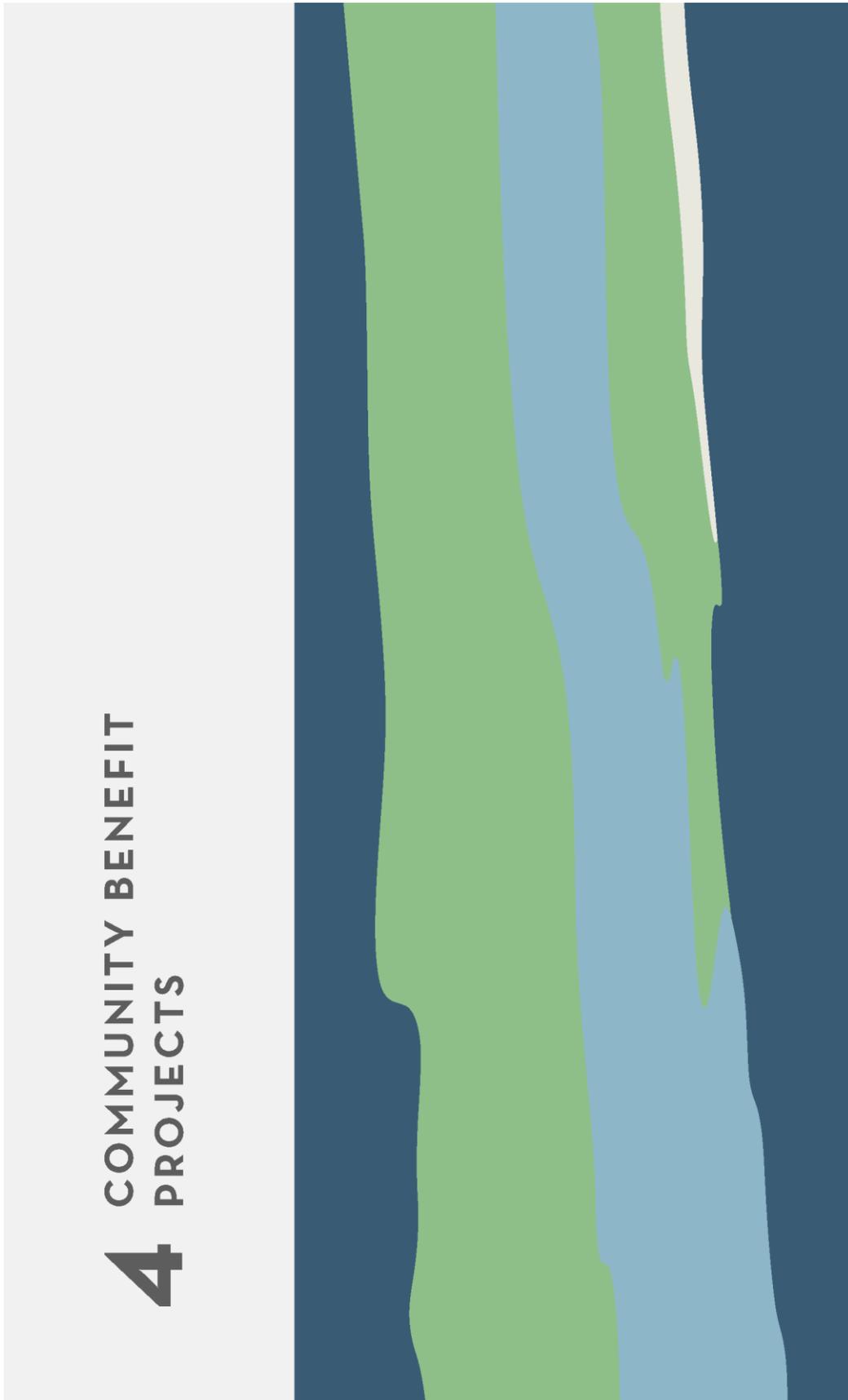


4.00 pm - DECEMBER 21

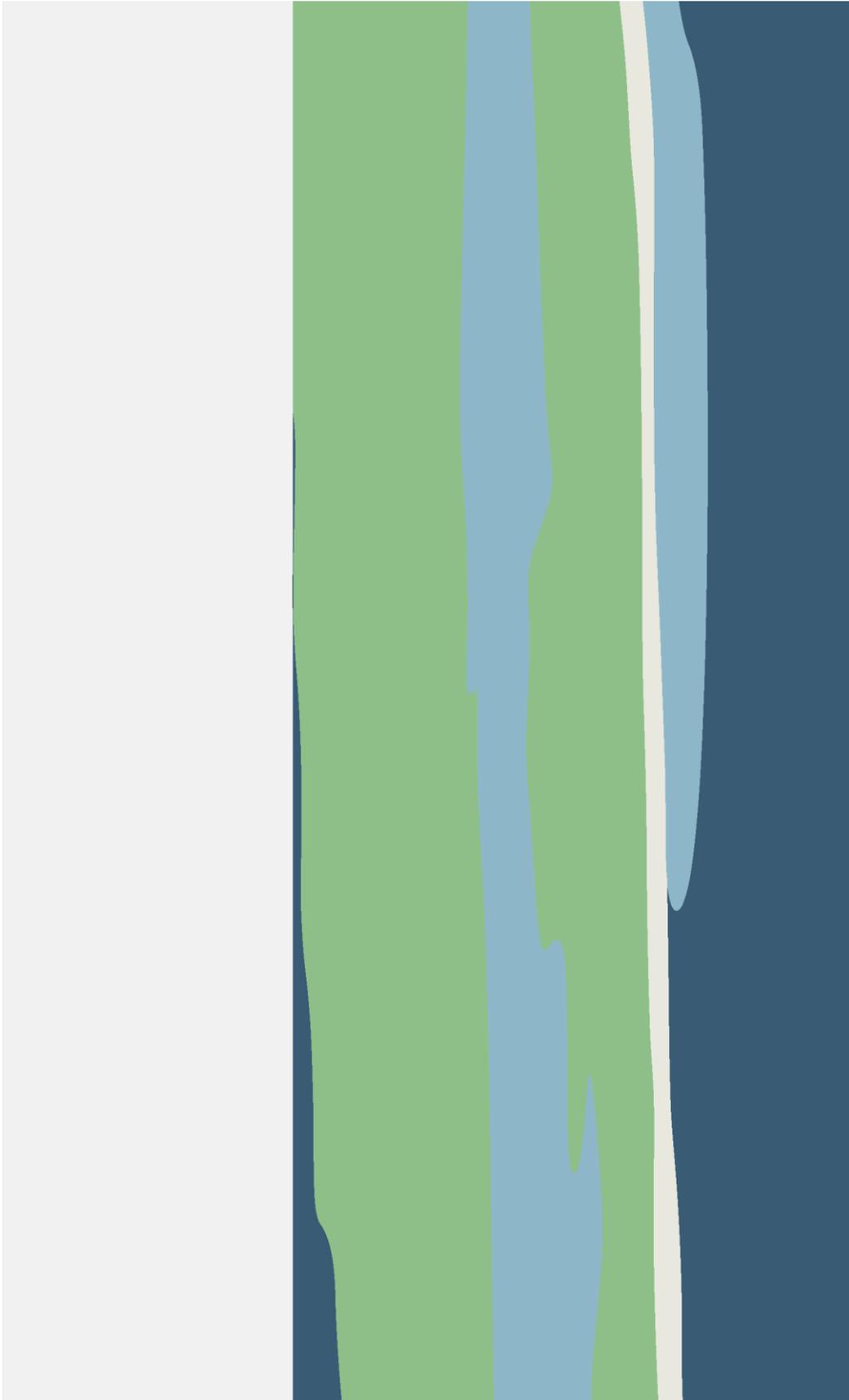
- Riverwalk Shadow
- Existing Shadows

NOTE: Sun shadow studies and diagrams are created using industry standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (5% grade change across the site) assume a flat at grade model surface. Simulated data and times are based on established City of Calgary requirements.

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Developer Funded Community Benefit Projects

PROPOSED PROJECTS

The Riverwalk Senior Living Partnership recognizes that progressive proposals for redevelopment can include voluntary developer-funded investments in the local community. These investments are typically focused on enhancements to the community's public realm and linked to a greater public benefit resulting from the proposed growth and change.

The City of Calgary has few established mechanisms and limited legislated financial tools available with easy application to meet these goals. Additionally, through its recently initiated Established Areas Growth and Change work program, The City is to explore Established Areas-wide financial mechanisms to realize trade-offs and localized investment where strategic redevelopment and growth occurs. Until that work is complete, individual planning applications such as this can voluntarily work to craft solutions that meet this fundamental intent and do so with reasonable certainty of outcome for all stakeholders.

As the result of considered exploration with The City and area stakeholders, inclusive of specific engagement efforts to seek public feedback, it is the goal of the Riverwalk Senior Living Partnership to see investment directed toward the following three (3) projects:

1. **Construction of a segment of Prospect Trail – in-slope timber stair connection between Cliff ST and Hillcrest AV SW.**
2. **Enhancements to the connectivity and accessibility infrastructure of Triangle Park at the intersection of Cliff ST and 24 AV SW.**
3. **Permanent public art installation at the corner of 5 ST and 25 AV SW along with an enhanced private-public pedestrian streetscape along the subject site bounding street edges.**



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Project 1: Construct a Portion of Prospect Trail

WHAT IS PROSPECT TRAIL?

Prospect Trail is a community driven initiative in the planning stage. A pedestrian trail has been proposed linking 17 AV with Sifton BV and traveling through three communities -- Cliff Bungalow, Mount Royal and Elbow Park with only five (5) street crossings.

While the Community Associations of Cliff Bungalow-Mission, Mount Royal and Elbow Park have been working together with Ward 8 Councillor Evan Woolley to develop a community-based plan for the future of this walking trail, the project does not currently have funding sources.

DEVELOPER INVESTMENT

Riverwalk Senior Living Partnership seeks to contribute by constructing a segment of the trail network which is also in close proximity to the Riverwalk site. The investment seeks to create an in-slope timber stair connection between Cliff ST and Hillcrest AV SW where an existing wooded escarpment is a topographic barrier and connectivity challenge for pedestrians.



Proposed Timber Stair Connection to Future Prospect Trail



Map Source: Cliff Bungalow-Mission & Mount Royal Community Associations

Application Brief and What We Heard Report

Project 2: Triangle Park Enhancements

WHAT IS TRIANGLE PARK?

Triangle Park (Scottish Nursing Home Park) at the corner of 24 AV and Cliff Street SW is the nearest public open space to the Riverwalk site. This under-loved and somewhat secluded neighbourhood park suffers from general connectivity challenges, missing sidewalks, and is not a universally accessible public space. The existing Cliff Bungalow ARP cites several design and improvement opportunities related to this park.

DEVELOPER INVESTMENT

For the previously mentioned reasons and in recognition of a shadow impact on the park resulting from the proposed development during limited morning hours at certain times of the year, the Riverwalk Senior Living Partnership seeks to make investments to enhance the connectivity and accessibility of Triangle Park.



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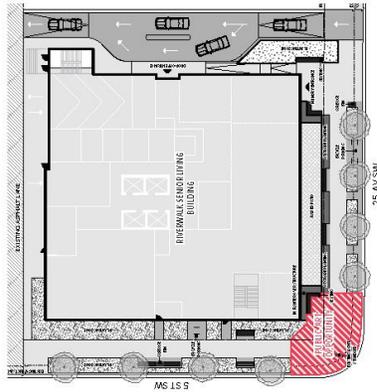
Project 3: Public Art

DEVELOPER INVESTMENT

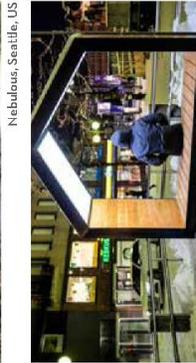
In addition to comprehensive improvements to be made to the public realm along the bounding edges of the Riverwalk site, the Riverwalk Senior Living Partnership seeks to make an investment in public art at the corner of 5 ST and 25 AV SW adjacent to the site.

There are several permanent art installation types that could foster a more vibrant and engaging public realm. The scope and technical installation requirements of an art installation would be established with the support of an identified third-party artist.

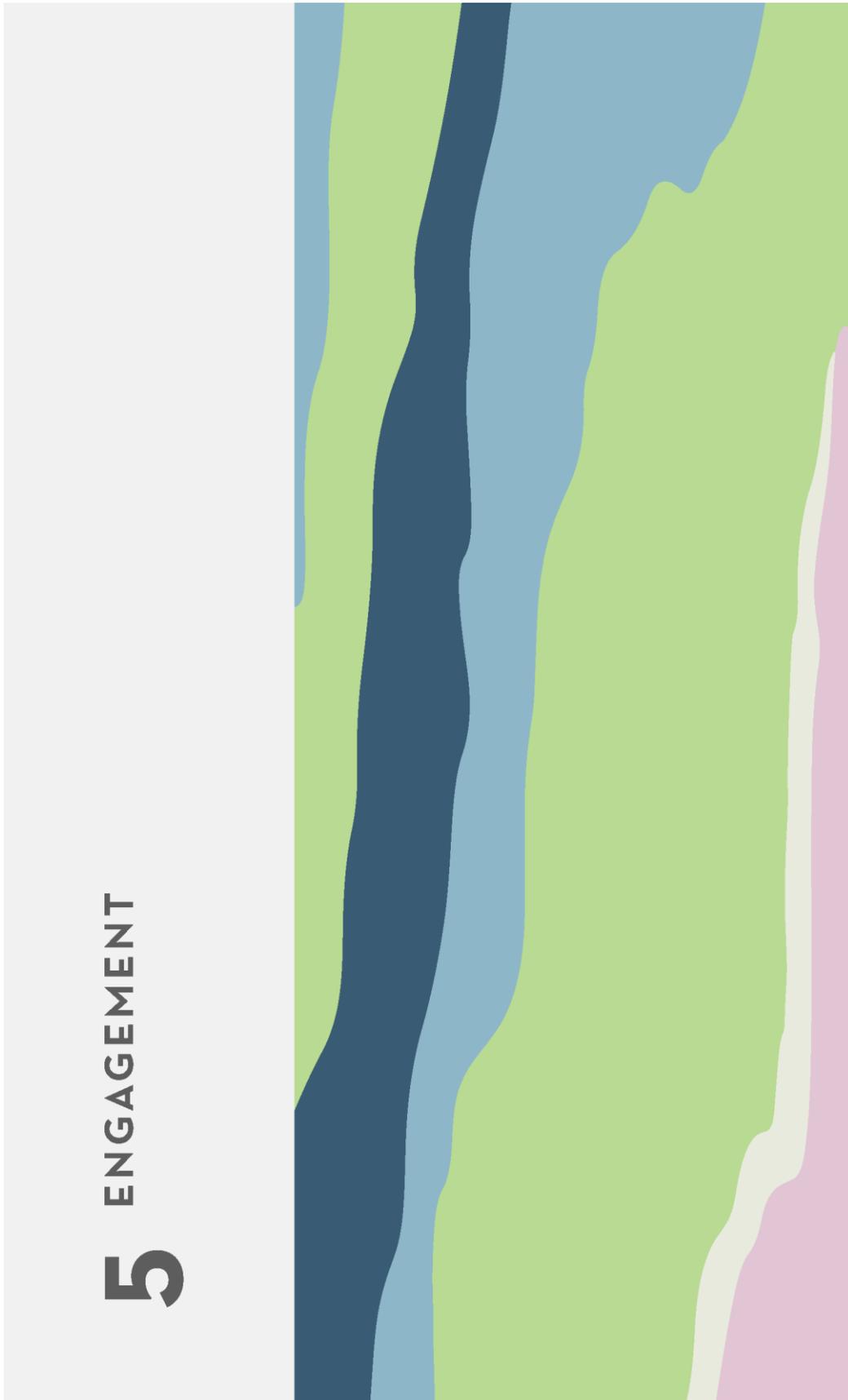
LOCATION



EXAMPLE INSTALLATIONS



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Our Commitment

BALANCING MULTIPLE INTERESTS

Our engagement process is not merely a compilation of input by the project team. Our role requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.



Calgary's Growth & Development Vision

Planning for the next generations of Calgarians



Our Design Principles

Key guiding principles for desirable design and development



Local Area Policy

The existing policy framework that guides development



Stakeholder Feedback

What various stakeholders think and say about an issue



Economic Viability

The needs of Campion and Verve to create a viable project

OUR COMMITMENT

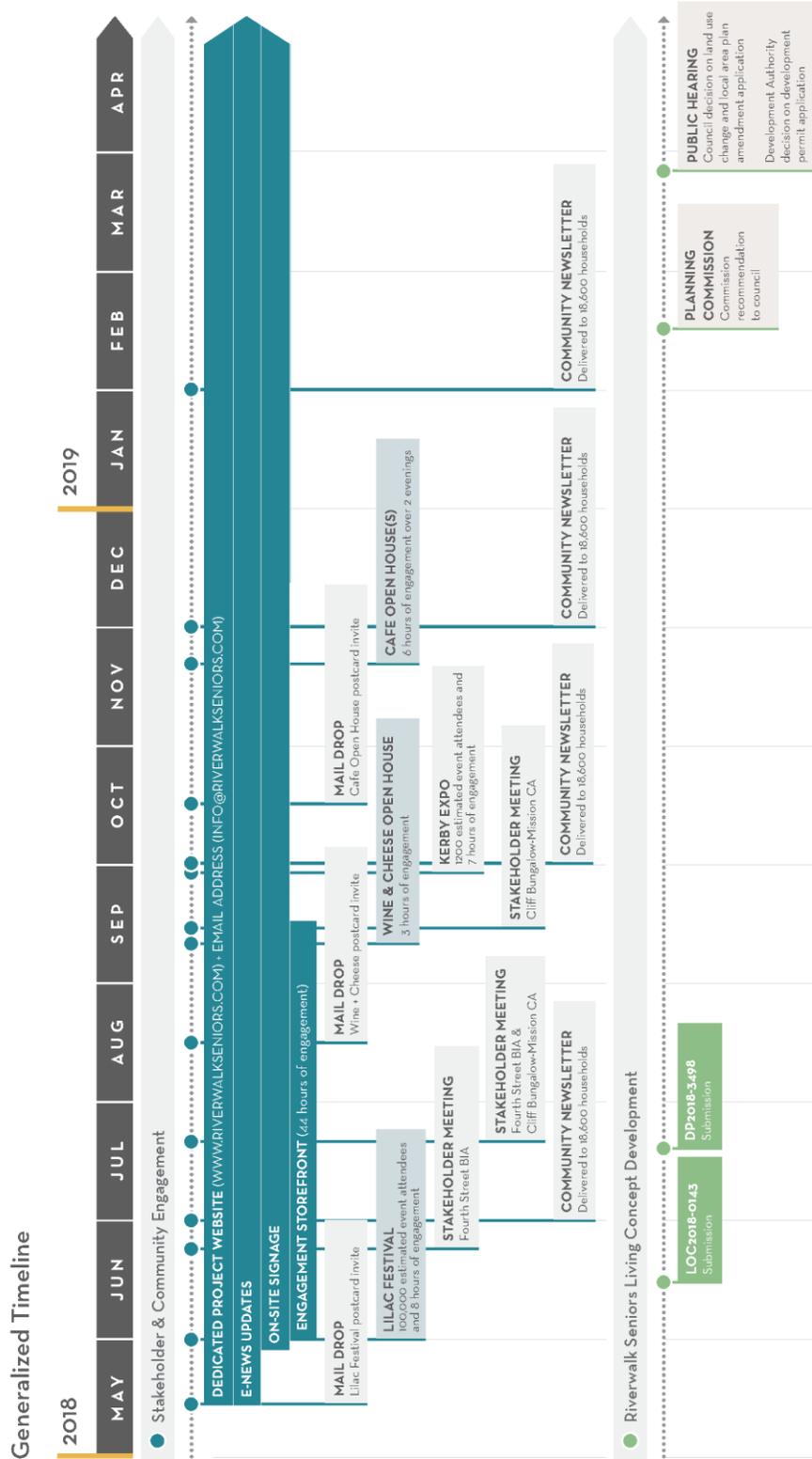
Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our process:

1. We will provide you with quality information about the project.
2. We will ask for your thoughts on key areas of the project.
3. We will share what we have heard and our team's response to it.

WORKING TOGETHER

We want to become a valued and integral part of the Cliff Bungalow-Mission community. We're here for the long-term as the developer-builder-operator-owner of a new and much needed inner city seniors' living community.

Application Brief and What We Heard Report



Application Brief and What We Heard Report

What We Heard & Team Response

KEY THEMES

1. LOCATION, ACCESSIBILITY + AMENITIES

2. BUILDING HEIGHT

3. SENIORS/CONTINUUM OF CARE

4. ARCHITECTURE & DESIGN

WRITTEN VERBATIM COMMENTS

An inventory of all written verbatim feedback collected by the project team through various channels during the engagement process is provided in Appendix B along with comments submitted directly to City of Calgary Administration (redacted by the City of Calgary for privacy) as of mid-January 2019.



Engagement Storefront



Cafe Open House Events

THE PROCESS

The engagement process was designed to provide multiple opportunities for people to learn about the vision for the site and to share their thoughts. Through our multiple engagement channels, we heard from community members in many ways but the vast majority of comments were received through one-on-one conversations.

In addition to meetings with adjacent landowners, neighbours, the Community Association, the BIA, and individual local businesses, our public on-on-one engagement opportunities included: 8 hours at the Lilac Festival, 44 hours of staffed storefront sessions, and 9 additional hours of open house sessions across three separate events.

Reflecting on the 50+ hours of on-on-one discussions and reviewing the feedback collected throughout the engagement process, the project team identified key themes and sub themes. The themes outlined in the following pages are broken down into:

- **What We Heard**
- **Project Team Response**

Each project team response attempts to address the questions, comments and input received throughout the process. Changes and non-changes to the proposal resulting from issues or concerns are also identified. Each section includes examples of verbatim comments from the process.

Application Brief and What We Heard Report

- "I want more inner city seniors housing. As my parents and my friends' parents reach retirement age, I have become more aware of the need for seniors housing in the inner city communities. My father has lived in the inner city for a long time, he likes to wake up in the morning and walk to the local coffee shops and stroll along the high street. It is important to him that he has access to pedestrian friendly shops."

Two sub-themes related to the site's location and urban living emerged from the engagement process:

- Support for urban living and this kind of use in the selected location; and,
- Concern over vehicle traffic impact, site access and servicing.

Response from the Project Team

While some participants felt that the proposal should be relocated to a different site on the east side of 4 ST in Mission rather than Cliff Bungalow, many participants agreed that the proposed location has several merits. The project team agrees as Riverwalk has been strategically located and crafted to align with both best planning practices that are conducive to promoting a safe, accessible and complete community as well as the City of Calgary's objectives and overall policies for the location of care facilities. (see *City of Calgary Seniors Policies*).

Support for Location and Urban Living

During the engagement process, many of the participants who shared comments expressed support for the site location – for the seniors' housing options it brings to the community, the inner-city, and for the overall improvement to the existing site.

EXAMPLE VERBATIM COMMENTS:

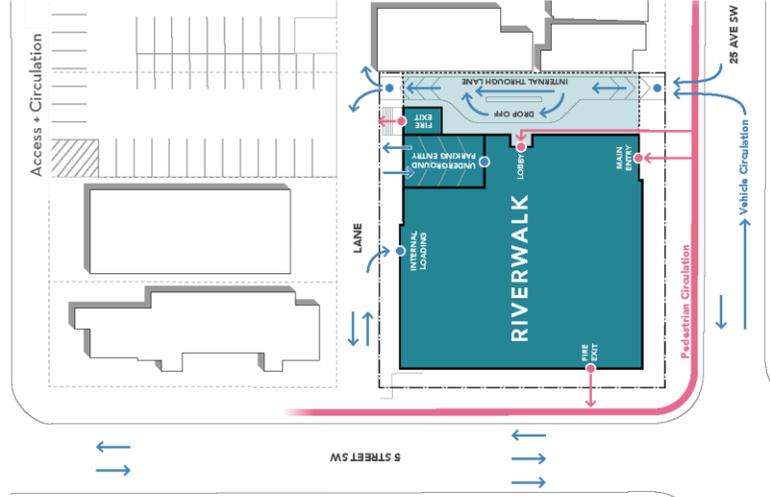
- "My father in-law is 81 and will need these services soon. There are no options in the inner city."
- "It's about time for more seniors housing options in this area!"
- "Central! All family can access! It's time!"
- "The proposed development not only offers a contemporary urban design – it will bring with it a much more well-trafficked living community and a large cohort of onsite staff. This will deter deviant activities from this location and will contribute positively to the health of the Cliff Bungalow-Mission community."

1. Location, Accessibility & Amenities

Many participants recognized the merits of developing this type of facility in a location that is best connected and serviced by amenities, noting it allows future residents to avoid social isolation and to have the ability to meet their daily needs without the need for a driver's license.

Some participants who shared comments expressed concern over how Riverwalk might impact vehicle traffic in the neighbourhood, and how the development plans to deal with emergency vehicle visits and site access.

Application Brief and What We Heard Report



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transportation system. After the report was submitted, City of Calgary transportation engineers verified the results of the study. This process ensured that the findings remain independent and reproducible.

The TIA considered the two primary users of the proposed development: senior residents and staff. Seniors are proven to have low car ownership and instead have a high use of public transit and private shuttle service. The central location encourages staff to commute with public transit, by bike, and on foot, thereby reducing the vehicle traffic to and from the site. According to the TIA, vehicle traffic before and after the proposed redevelopment (from 36 condo units to a 141 unit senior care facility) would remain almost unchanged, with only a slight increase (see *Transportation Impact Assessment (TIA) Summary*).

The proposed development includes a designated weather protected area on the east side and internal to the site for visitors, emergency vehicles, and private shuttles to do pick-ups and drop-offs. By including a designated pick-up and drop-off area, all vehicles can easily access the site, therefore reducing general vehicle congestion on the surrounding streets.

Concern Over Vehicle Traffic Impact and Site Access and Servicing

During the engagement process, some of the participants who shared comments expressed concern over how the project might impact vehicle traffic in the neighbourhood and how emergency vehicle visits will be managed.

EXAMPLE VERBATIM COMMENTS:

- "How do you manage all the emergency vehicle visits?"
- "I think it is a great idea but have a few concerns:
 - traffic increase on surrounding roads
 - inadequate Safeway for population increase."
- "I am also concerned about the increased car traffic and foot traffic in a mainly residential surrounding area."

Response from the Project Team

The project team understands participants' concerns related to how future traffic and parking might be impacted by the proposed development, due to an increased number of vehicle trips to the area.

To understand the potential transportation implications of the proposed development, Bunt & Associates Engineering Ltd. undertook a Transportation Impact Assessment (TIA) June 12, 2018. This assessment applied approved City of Calgary metrics to predict how the proposed development will impact the surrounding

Application Brief and What We Heard Report

2. Building Height

While many participants support the increased height, commenting that the proposed building is appropriately sized in relation to existing buildings on the east side of 4 ST and the inevitable intensification of the Safeway site, some participants oppose the height of a 12-storey building citing the lower heights of immediately adjacent buildings, the existing "zoning" and adherence to the Cliff Bungalow Area Redevelopment Plan.

Concern Over Building Height

Concern over building height was an emphasized piece of participant feedback. A number of participants who shared comments about building height expressed that the mid-rise 12-storey building was too tall. There were two main reasons that participants identified building height as a concern:

- Neighbourhood context
- Adherence to Local Area Plan

EXAMPLE VERBATIM COMMENTS:

- "Opposed to height of building. Out of context with neighbourhood!"
- "Too big! 3x the allowable height."
- "In our opinion, the proposed height of the development (2 stories) is very moderate, and consistent with the context of the site, being that it is across the street from the large Safeway site, on 5 Street SW which is a fairly busy street, and only 1 block away from the large development on the southeast corner of 25 Avenue and 4 Street."
- "With respect to the specific details of this proposal, the building is attractive, responds to the variety of building forms in the surrounding area and of appropriate size for this location. I am of the opinion that the proposed height and FAR on the edge of the community, adjacent to 5th Street SW, will be a catalyst for positive change in the heart of an established inner-city community."

Response from the Project Team

We genuinely understand the concerns expressed by participants regarding the building height in relation to the existing neighbourhood context, and the adherence to the Local Area Plan. We appreciate the unique character of the Cliff Bungalow-Mission community, and understand this is what makes it such a desirable place to live.

Although the scale of the proposal is based on a real and ever-growing need for continuum of care facilities in the community, we believe it is contextually appropriate in scale for these two underdeveloped blocks that are primarily comprised of surface parking and single storey medium-to-large format retail buildings. These two blocks are particularly situated and primed for strategic growth based on a context of tall buildings on the east side of 4 ST, proximity to the Primary Transit Network and the discernible qualities that differentiate these blocks from the more stable and character residential areas of the community. The City of Calgary's contemporary policies encourage future intensification in Developed Areas, like Cliff Bungalow-Mission, and near community gateways, designated Main Streets, and the Primary Transit Network where the city is best connected and serviced.

This strategic location provides a unique opportunity to anchor and build on the success of 4 ST SW through a more compact and efficient urban form for these blocks, with thoughtful housing options that are needed to accommodate a stable, diverse, vibrant and complete community for people of all needs, ages and stages (see *An Anchor for Complete Communities*).

Application Brief and What We Heard Report



Based on feedback, a revised design proposal that includes the following changes to reduce the appearance of building mass and the perception of height:

- Preserved a lower height relationship on the east edge (where there are adjacent buildings) with increased height toward the west edge.
- Revised architectural elements for a lighter appearance, particularly along the roofline.
- Additional green roof elements along outdoor amenity spaces to soften the facade.
- More architectural openings to the sky.
- Reduced the number of balconies.
- Extended the overhead canopy at ground-level to reinforce a more human-scale experience at the street level.

We have developed a set of visualizations with detailed annotation so they can be compared to the original design proposal (see *Design Concept Changes*).

The Team did not set out to build a 12-storey building, instead we used a needs-based design approach to accommodate all components necessary for the continuum of care model. With this in mind, the Team also carefully considered a design solution that was mindful of the surrounding neighbourhood context, and worked to balance key goals:

1. Address a portion of the growing need for a continuum of care seniors' residences that incorporates layers of support and allows residents to age-in-place while remaining in the communities they've built.
2. Create a framework and catalyst for positive change through comprehensive planning and consideration of future redevelopment potential in the under-developed blocks at the south end of 4 Street SW
3. Complement the eclectic inner-city character of Cliff Bungalow / Mission with a thoughtful architectural design that integrates high quality, long lasting materials.

In order to achieve the first key goal, Riverwalk requires a building large enough to accommodate the residents and all of the non-residential components necessary to deliver the supportive continuum of care services (see *Designing for a Continuum of Care*). With this in mind, the Team carefully considered the concerns expressed regarding building height, and revisited the design to find solutions to try and reduce the visual impact of the building height, while also balancing our original goals.

Application Brief and What We Heard Report

Response from the Project Team

The Project Team commissioned Feasibility & Need Assessment studies in both 2015 and 2018 from CBRE's Seniors Housing Services Group, Canada's leading seniors' housing valuation and advisory consultancy. The Study Area (see *A Real Need*) defines where the majority of future Riverwalk residents are likely to currently reside. Both CBRE studies found that there is a real and ever-growing need for continuum of care seniors' housing, and that there are many seniors and families in the Study Area who would directly benefit from a continuum of care facility like Riverwalk.

Three different living-type residences will be accommodated in Riverwalk:

- Independent Supported Living
- Assisted Living
- Dementia / Memory Care

The following page summarizes some of the key findings of the 2018 Feasibility & Need study, indicating an existing and future unmet need for Calgary's independent supported and assisted living units, as well as dementia and memory care units. Riverwalk's continuum of care approach strives to satisfy seniors' living needs, allowing them to age-in-place near their friends and families, as well as essential amenities and services.

Support for Continuum of Care Approach

During the engagement process, many participants expressed support for the continuum of care approach - for the housing options it provides to Calgary's growing senior population, for the ability to age-in-place, and for addressing the need of senior housing in the area.

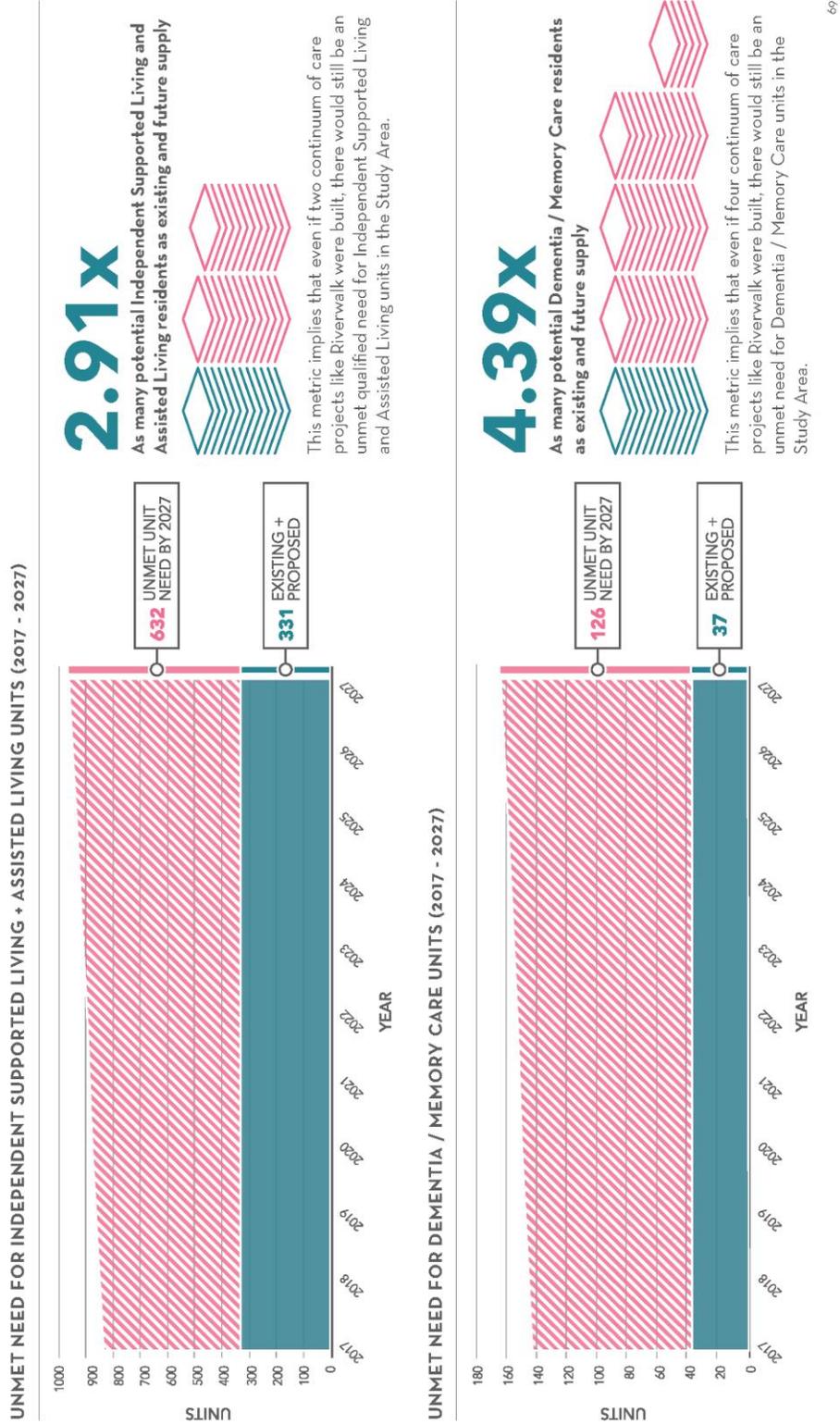
EXAMPLE VERBATIM COMMENTS:

- "It looks nice and I like the continuum of care."
- "Continuum of care for seniors right in the inner city - wonderful!"
- "My father in-law is 81 and will need these services soon. There are no options in the inner city."
- "I'm a few decades from needing this myself but love that it could be an option! Great location and design (except for the orange brick) and love the continuum of care model."
- "Looks great, nice aesthetic. I think it's a great idea and my grandparents will be interested."
- "Much needed! I'm 61, so not yet, but I want options here."
- "It's about time for more seniors housing options in this area!"
- "There is a need! Good project."

3. Seniors/ Continuum of Care

The proposed use was found to be thoughtful and appealing by numerous participants. The project team received widespread support for the continuum of care concept, allowing seniors to age-in-place should their needs grow or change, as well as the recognized demand for more inner-city seniors housing options in the area (including support from those most opposed to the project based on other factors).

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Support for the Design Concept

During the engagement process, many participants expressed their support for the high quality architecture and urban realm / streetscape improvements.

EXAMPLE VERBATIM COMMENTS:

- "Perfect for the community! Like the design!"
- "AWESOME!!! Density ✓ Diversity ✓ Design ✓"
- "Looks great! I like the architecture."

Response from the Project Team

A key characteristic of the development concept is its relationship to the direction in The City of Calgary's growth policies and guidelines. In addition, the context of transit service, geographic location and 4 Street's role as a "main street" all influenced the direction taken by the project team.

Concern Over the Facade Treatment

During the engagement process, some of the participants who shared comments expressed concern over how the material selected for the building facade would fit in with the surrounding neighbourhood buildings.

EXAMPLE VERBATIM COMMENTS:

- "Less Orange! More Brick."
- "I'm a few decades from needing this myself but love that it could be an option! Great location and design (except for the orange brick) and love the continuum of care model."
- "In exchange for the additional density and FAR proposed to the site (above what is currently allowable), we ask that the City require quality building materials and frontage treatments so that the building will contribute to and enhance the public realm around the site."

Response from the Project Team

The Project Team appreciates the comments received regarding the facade treatment of the proposed development. With this in mind, the Team reconsidered the original design and has revised the selection of the podium material for a greater colour variety, visual interest, and public realm improvements. The design changes have been visualized with detailed notes so they can be compared to the previous design proposal (see *Design Concept Changes*).

Interest Regarding Flood Protection

During the engagement process, a few participants expressed an interest in how flood protection would be integrated into the building design.

4. Architecture & Design

In addition to comments regarding the overall building height (refer to pages 66-67), many participants expressed support for the architecture and improvements to the site noting that the design is aesthetically pleasing and seen as an improvement from the building that exists on site today.

Participants expressed support for the high-quality appearance and provision of outdoor amenity spaces while some noted a preference for colour changes to materials to be more reflective of the brick used on other buildings in the community. There was also an interest in the building's ability to withstand a major flood event given Cliff Bungalow-Mission's floodway location and history.

Application Brief and What We Heard Report



EXAMPLE VERBATIM COMMENTS:

- "Need to have adequate emergency response / evacuation plans for future flood events."
- "I am a condo unit owner at [redacted]. I have resided here since December, 2011 and have enjoyed the many amenities offered in the surrounding Cliff Bungalow-Mission area, but will be moving on this August, having sold my unit. Over this time, our community saw the devastating effects of 2013 Elbow River flooding, notably on the 25th and 26th Ave corridors. 528 25 Ave SW was severely impacted by this flood. 528 25 Ave SW, constructed in the 1970s, was not built with flood mitigation in mind. The building incurred structural damages, damages to electrical and sub-basement mechanical areas, and damages basement level condo units. Remediation of these damages required over a year of work."

Response from the Project Team

The Project Team genuinely understands the concerns expressed by participants regarding protection from future flood events, given the 2013 overland flooding was severe for many areas in the City of Calgary, including areas of Cliff Bungalow-Mission. We are aware that this flood resulted in extensive damage to the existing on-site multi-residential condo building and many nearby buildings.

After the 2013 flood, the City of Calgary updated the flood plain maps and the regulations for buildings within specific flood prone areas. As a result of these new regulations, the main floor of the proposed building is

required by the City of Calgary to be 0.5m above the 100 year flood plain, which places the main floor ~1m above existing grade.

In addition, the underground parking structure is flood resilient by design. The parking ramp features an automated retractable flood barrier designed to keep flood waters out and the structure of the parking garage is designed to withstand the hydrostatic pressure of flood waters above and below grade. However, if the underground parking levels do flood, damage will be limited, as the key mechanical and electrical systems of the building are located on floors above the 100 year flood plain.

Concern Regarding Emergency Evacuation Procedures

During the engagement process, a few participants expressed an interest in how residents would be evacuated during potential future emergency situations.

EXAMPLE VERBATIM COMMENTS:

- "Need to have adequate emergency response / evacuation plans for future flood events."

Response from the Project Team

The building owner/operator will develop policies for staff and residents to safely evacuate the building in the event of a future flood or other emergency situation following best practice procedures and all emergency response planning requirements of the City of Calgary.

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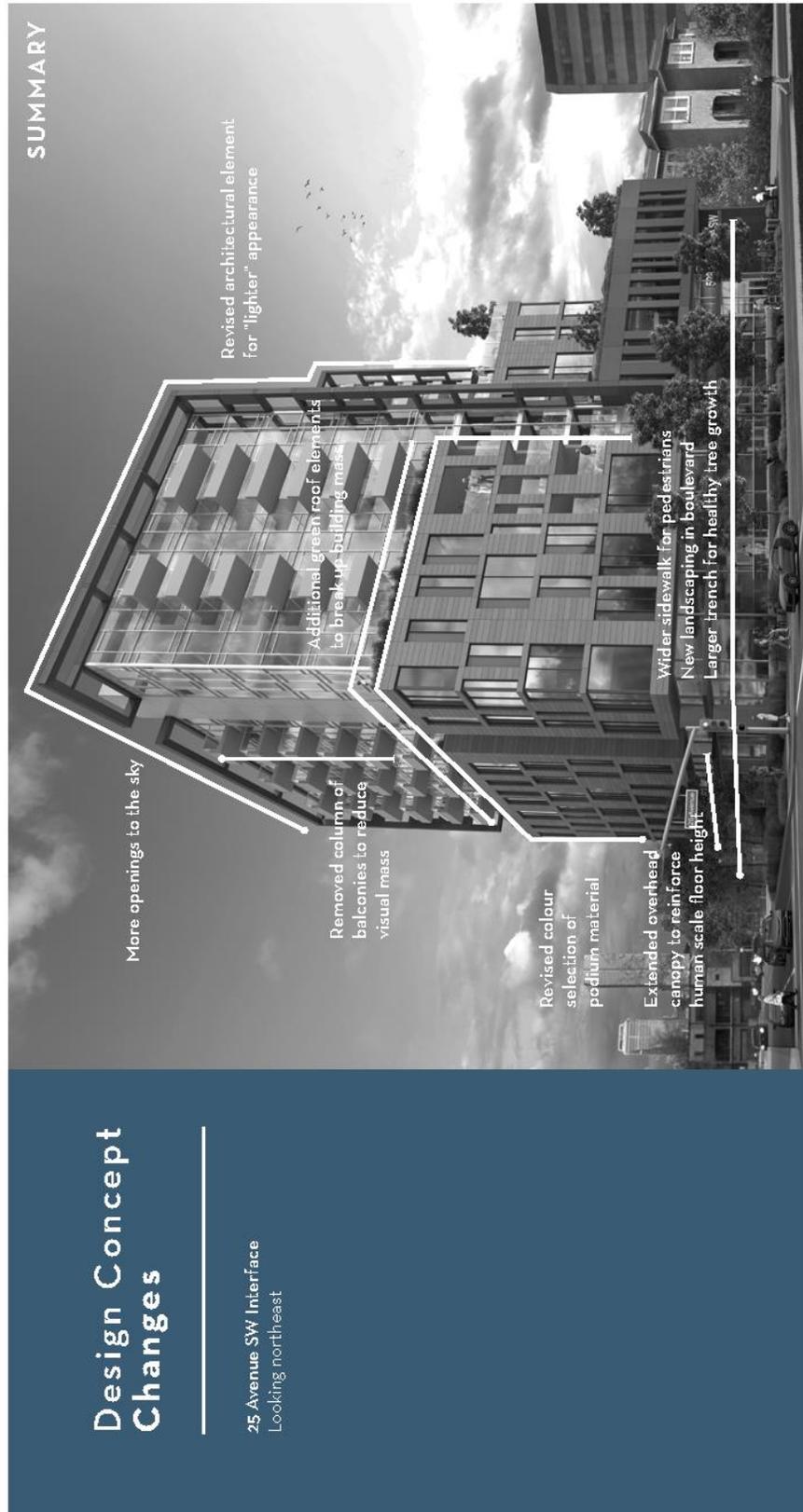


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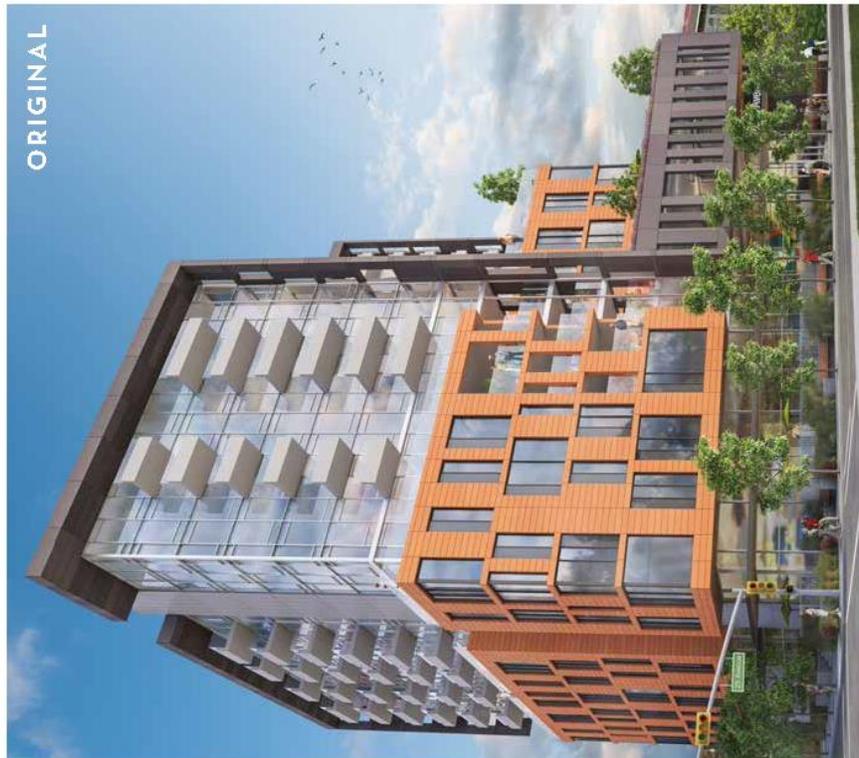
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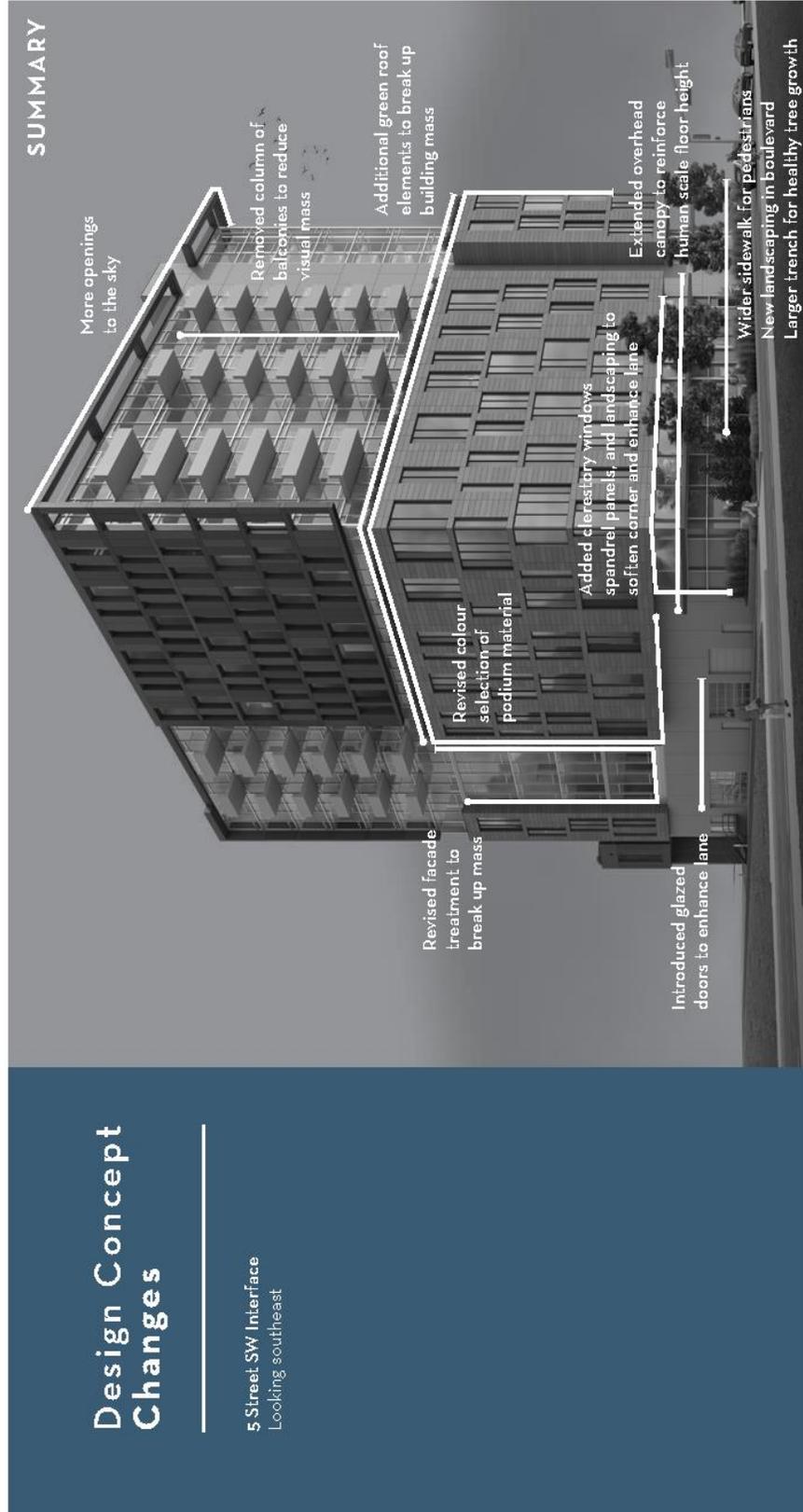
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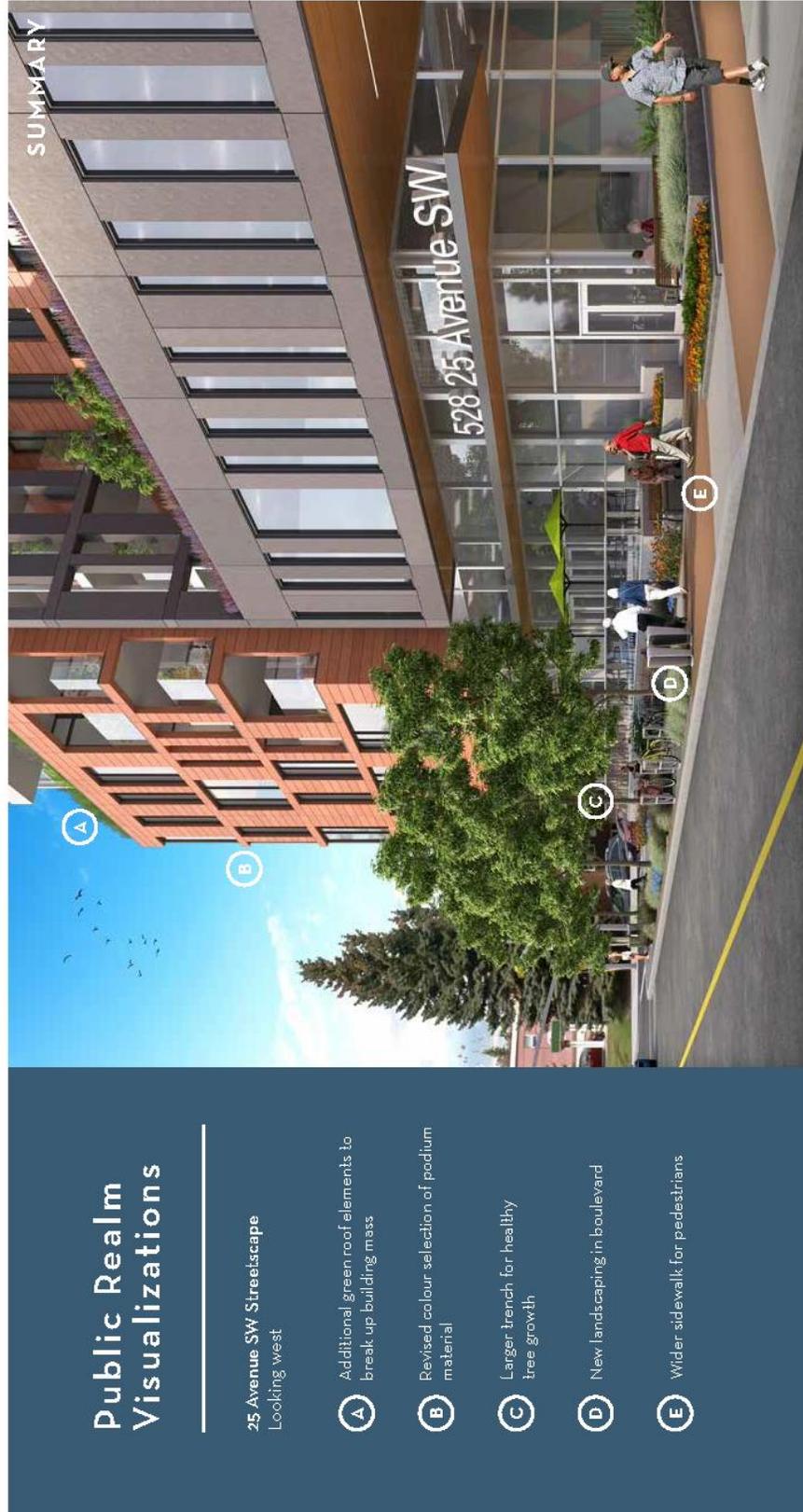


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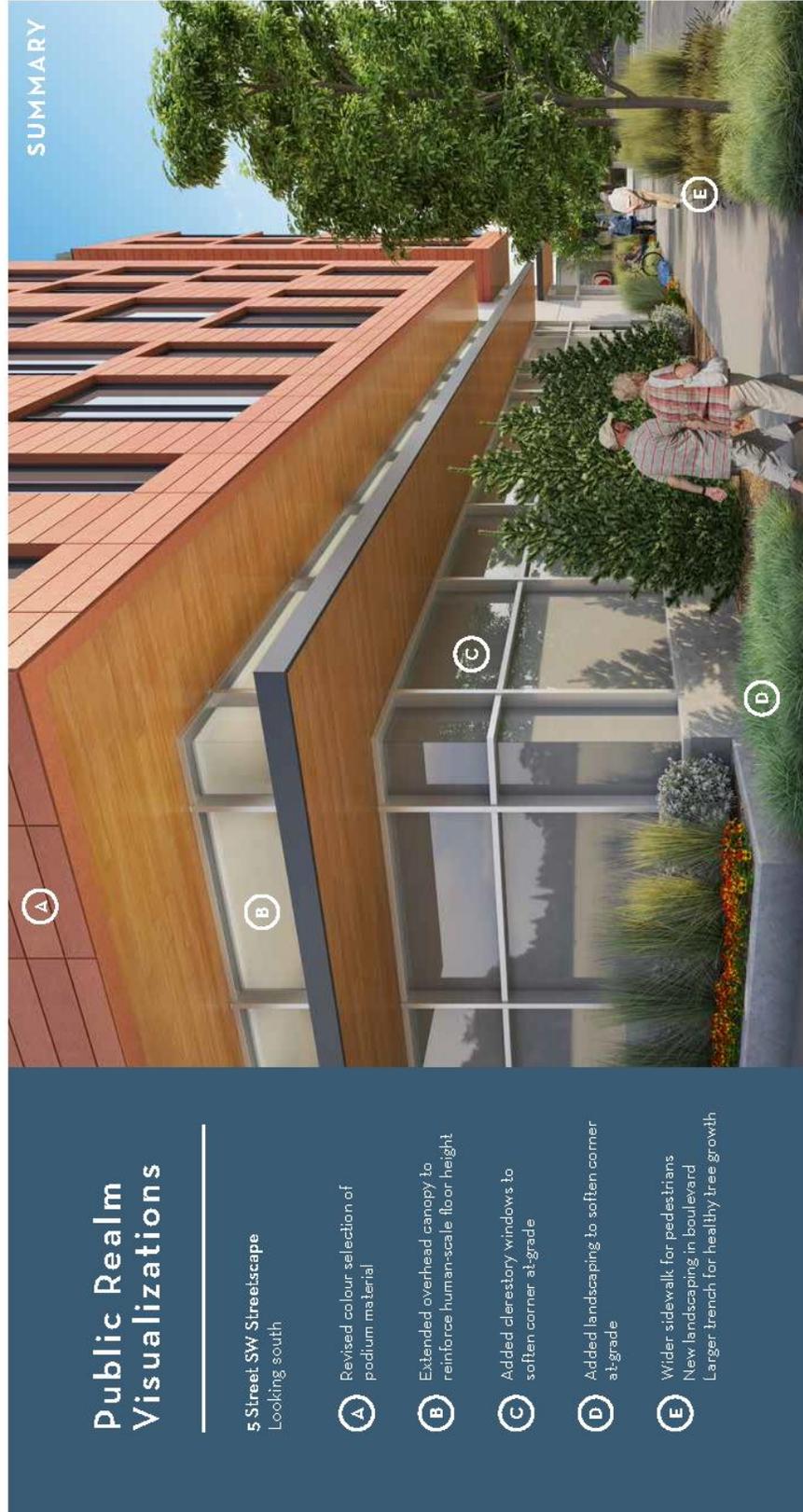
Public Realm Visualizations

25 Avenue SW and 5 Street SW
Looking north

- A** Revised colour selection of podium material
- B** Extended overhead canopy to reinforce human scale floor height
- C** Added spandrel panels to soften edge
- D** Removed staircase risers and raised terrace encroachments
- E** Wider sidewalk for pedestrians
New landscaping in boulevard
Larger trench for healthy tree growth

The image is a digital rendering of a public realm visualization. On the left, a modern building facade is shown with large windows and a prominent horizontal band of reddish-brown podium material. Callout 'A' points to this podium material. To the right, a street scene is depicted with a wide sidewalk, a landscaped boulevard with trees and planters, and a street with a trash can. Callouts 'B', 'C', 'D', and 'E' are placed along the building facade and street scene to indicate specific design changes. Callout 'E' also appears on the sidewalk in the street scene. The word 'SUMMARY' is written vertically on the left side of the rendering.

Application Brief and What We Heard Report



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A APPENDIX
ENGAGEMENT EVENTS & MATERIALS

Application Brief and What We Heard Report



Riverwalk Display Booth



Riverwalk Display Booth



Riverwalk Photo-booth strip with project website

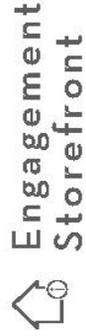
Lilac Festival 2018

June 3, 2018
10:00am - 6:00pm

The largest one-day event in Western Canada with exposure to 100,000 Calgarians. Two vendor tents, including a photo-booth and the open engagement storefront along 4 ST SW allowed the project team to connect with a large number of people over a short period of time. Participants were invited to share their feedback with the project team and connect with other stakeholders in attendance at a physical space adjacent to the site.

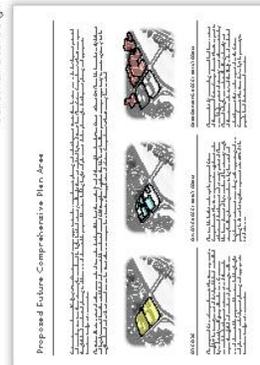
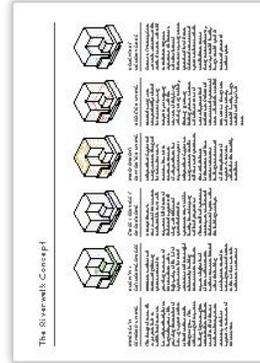
A fun and interactive photo-booth was provided to entice festival goers to stop by the booth, learn about the project and take away a Riverwalk branded photo-strip that included the web address for the dedicated project website. This photo-booth attracted over 1000 visitors to the project booth throughout the course of the day.

Application Brief and What We Heard Report



June 13 - July 21
Wednesdays 3:00pm - 6:00pm
Saturdays 11:00am - 2:00pm
2500 4 Street, SW

Stakeholders were able to access the full suite of information materials and engage in one-on-one or group discussions with the project team. Participants were invited to share their feedback with the project team and connect with other stakeholders in attendance at a physical space adjacent to the site.

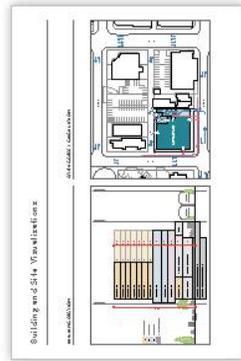


Sample of Display Boards

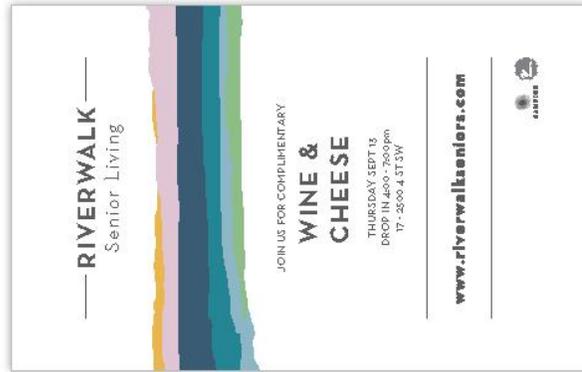
Application Brief and What We Heard Report



Participants Reviewing Display Materials



Sample of Display Boards



Sidewalk Sandwich Board Signs Advertising Event

Wine & Cheese Open House

September 13, 2018
4:00-7:00pm

The Wine & Cheese event took place at our Engagement Storefront. Participants were invited to share their ideas with the Project Team including the developer-builder-operator, who were on hand to meet our neighbours, answer questions, and receive feedback.

Application Brief and What We Heard Report

Cafe Open Houses

November 20, 2018
4:00-7:00pm

November 21, 2018
4:00-7:00pm

The Cafe Open House events at Phil & Sebastian invited stakeholders to gather information materials and engage in discussions with the project team. Participants were invited to share their ideas with the Project Team including the developer-builder-operator, who were on hand to meet our neighbours, answer questions, and receive feedback.



Participants Reviewing Display Materials

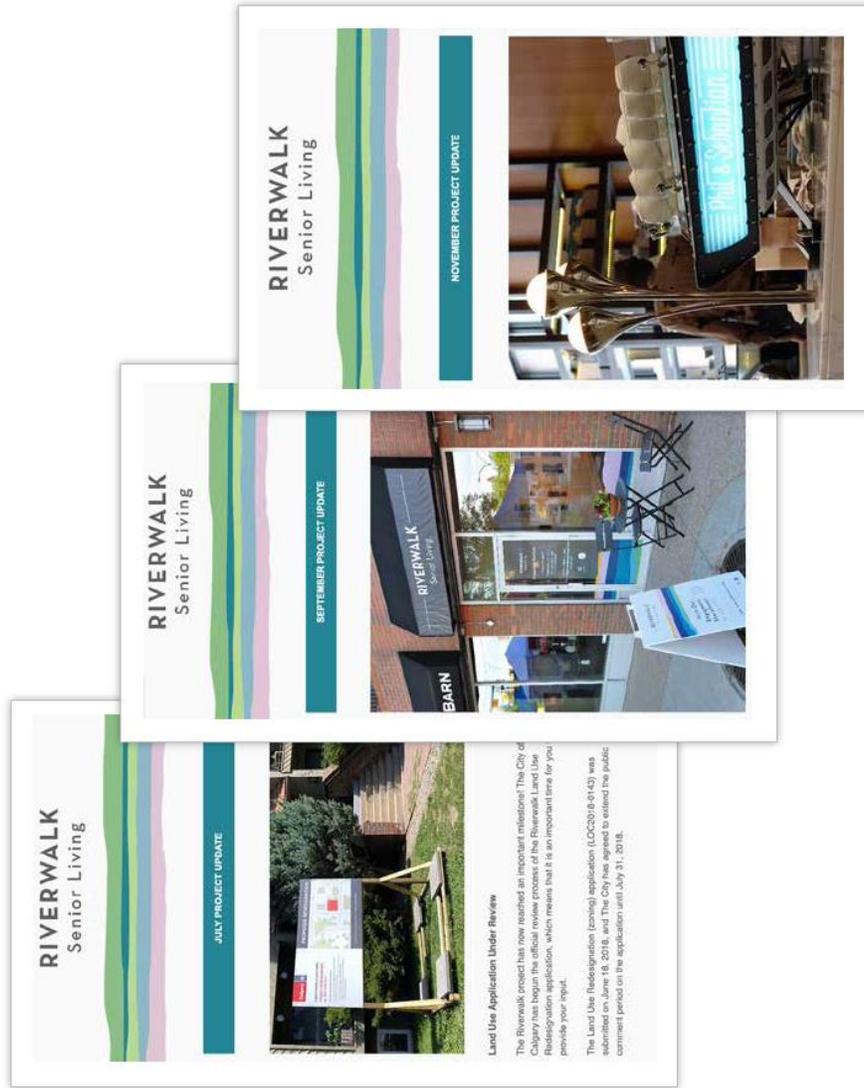


Sample of Display Boards



Sidewalk Sandwich Board Signs Advertising Event

Application Brief and What We Heard Report



July, 2018
September, 2018
November, 2018
December, 2018

Stakeholders could subscribe to the e-newsletter on the project's website to receive key project status updates and information about future engagement opportunities.

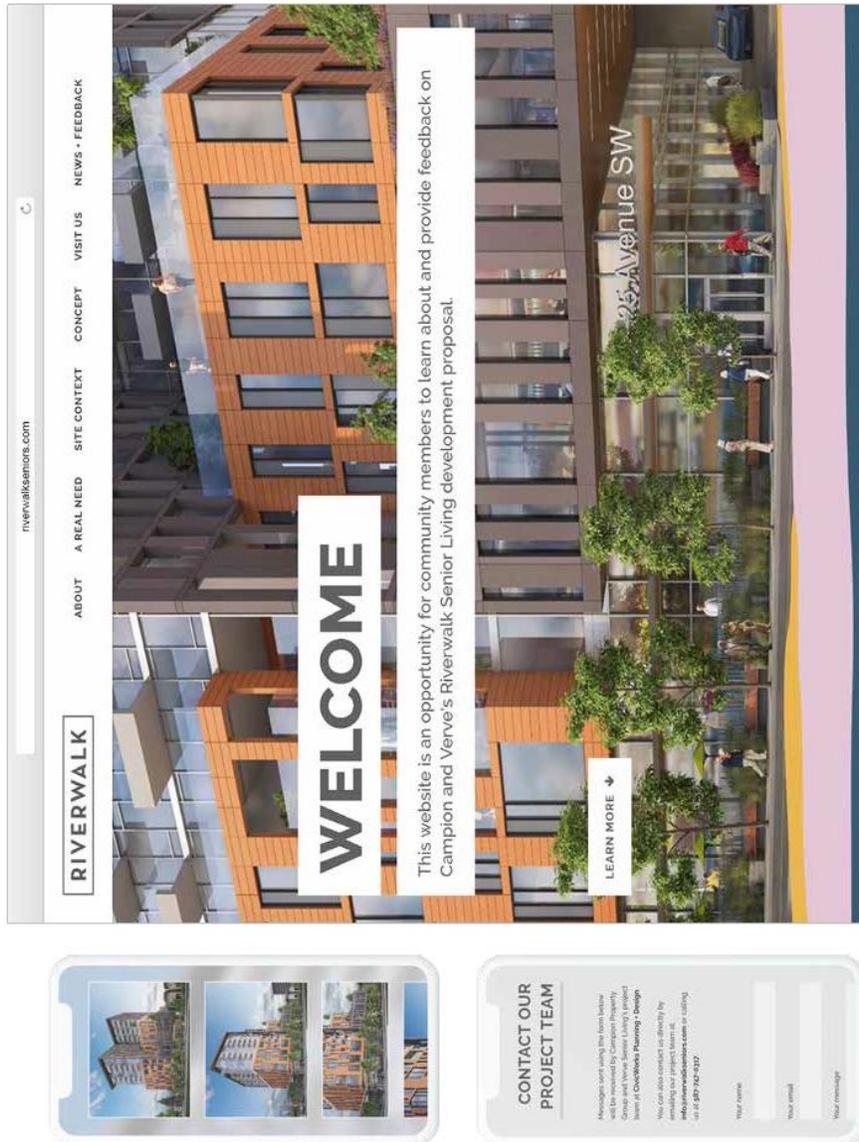
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Project Website

www.riverwalkseniors.com

The Riverwalk website provided a project overview and convenient 24-hour access to the most up-to-date project information. The website allowed visitors to send questions and comments directly to the project team.

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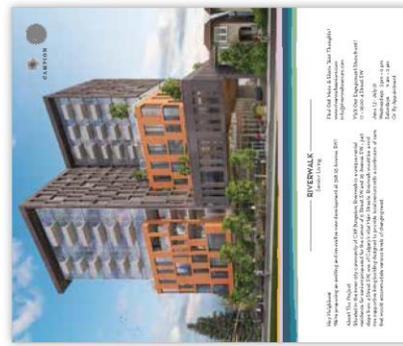


Delivered to 18,600 households

An advertorial posted in the local newsletter informed community members about the project. It provided a brief explanation of the development along with the engagement website URL and the project team's contact information.



July Issues of Great News



July Great News Advertorial



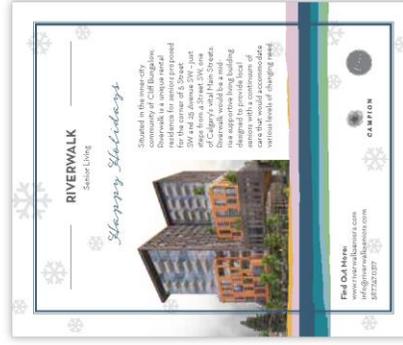
October Issues of Great News



October Great News Advertorial



December Issues of Great News



December Great News Advertorial

Application Brief and What We Heard Report

On-Site Signage

Signage placed on the site notified the surrounding community of the project. It presented information about the development along with the Riverwalk website address, which provided people with an opportunity to submit feedback.



Sandwich Board Sign

SUPPORTIVE LIVING DESIGN CONCEPT

DESIGNING FOR A CONTINUUM OF CARE

APARTMENT LIVING
Riverwalk provides a continuum of care for residents with varying levels of independence. The design includes a mix of apartment types, from studio to two-bedroom units, to accommodate residents at different stages of their care journey.

INDEPENDENT SUBSIDIZED LIVING
Riverwalk provides a continuum of care for residents with varying levels of independence. The design includes a mix of apartment types, from studio to two-bedroom units, to accommodate residents at different stages of their care journey.

PROJECT BY THE NUMBERS

- 1,900 sq. ft. of office space
- 14,000 sq. ft. of retail space
- 45% of the site is green space
- 7.5% of the site is parking
- 61,000 sq. ft. of total site area

SITE LOCATION

SITE PLAN CONCEPT

RIVERWALK
Senior Living

Shawmut Riverwalk is a senior living community designed for residents who are independent, need some assistance, or require memory care services. The community features a mix of apartment types, from studio to two-bedroom units, to accommodate residents at different stages of their care journey.

CONTACT

PLANNING TEAM LEAD
Cristina M. Murray, Director
Shawmut Riverwalk Senior Living
1000 Riverwalk Drive, Suite 100
Portland, ME 04106

FIND OUT MORE
www.riverwalkseniorliving.com
1-800-875-7273

TEAM

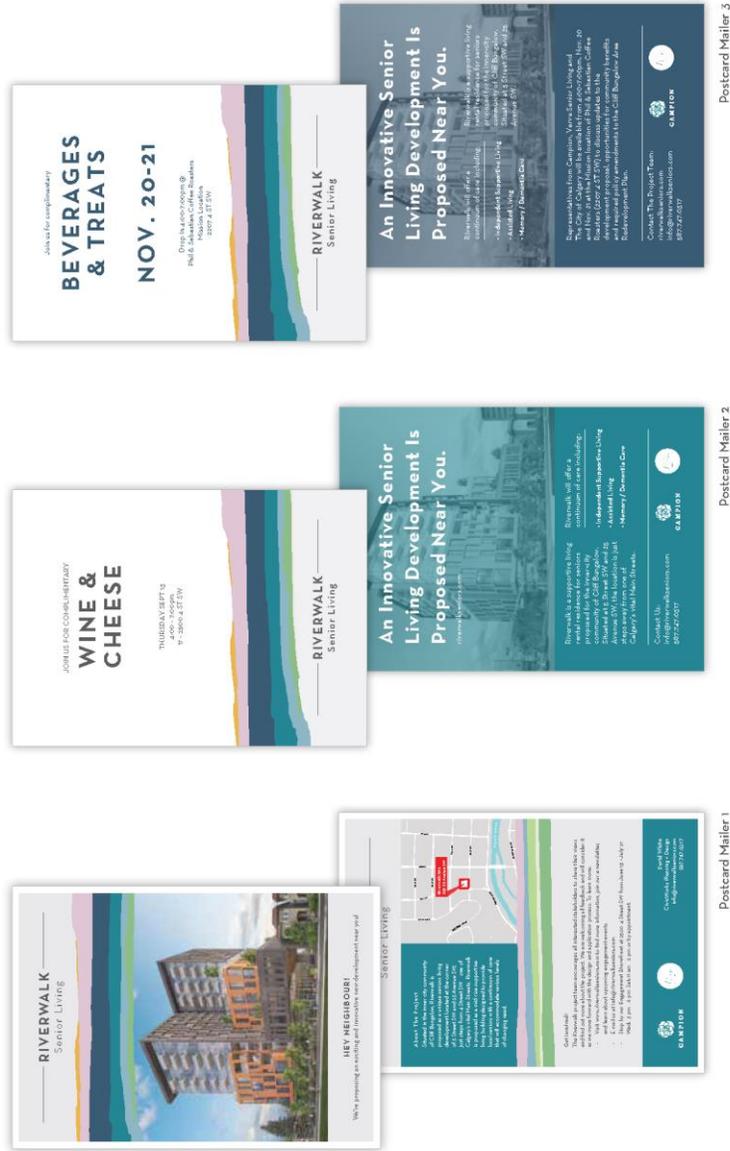
PREPARED BY
CIVICWORKS
PLANNING & DESIGN

ON BEHALF OF
RIVERWALK SENIOR LIVING

CARRIOTY

Large On-Site Signage

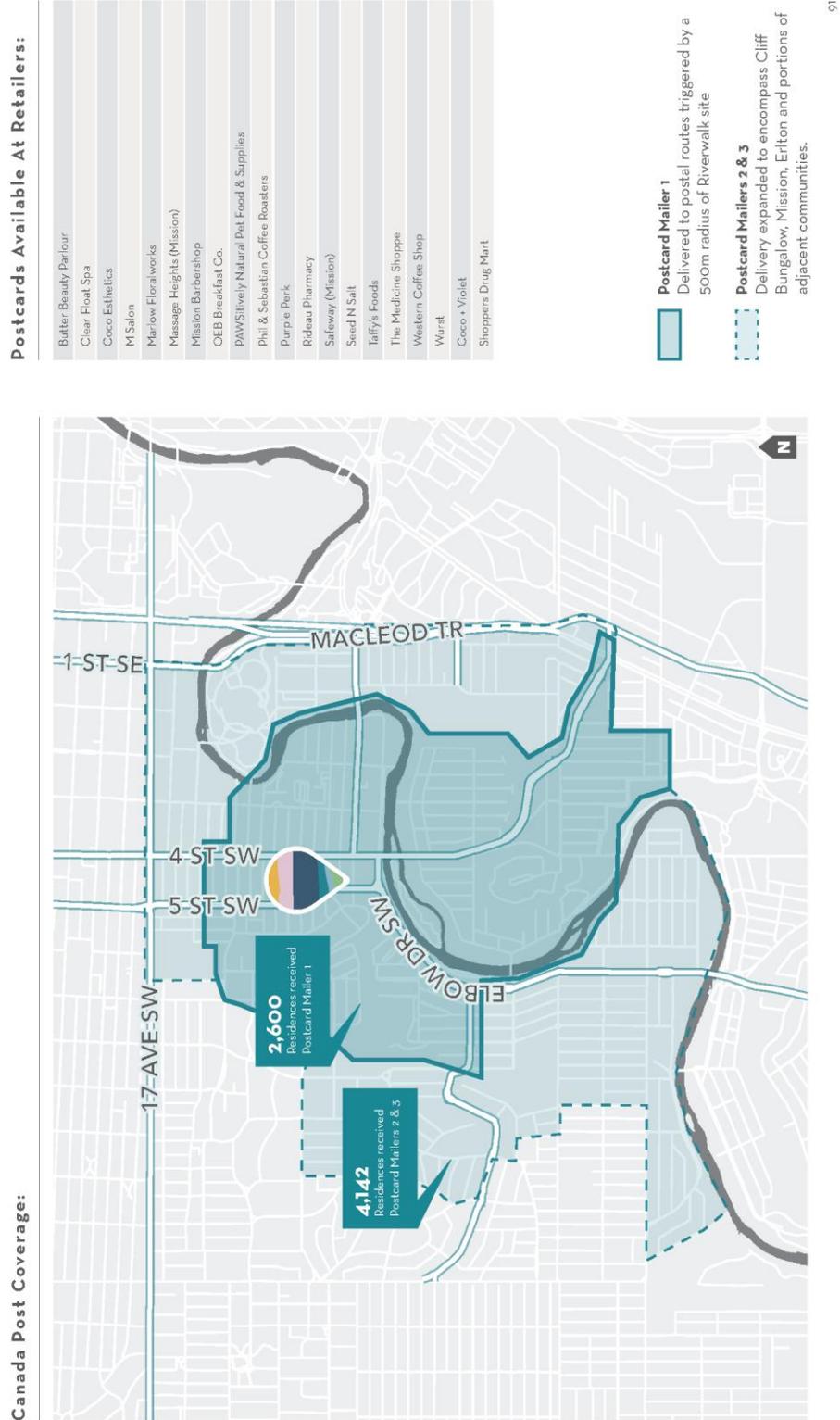
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Canada Post Mailers

A mail drop to postal routes near the site notified and informed those most closely affected by the proposed change. 2,600 mailers were delivered in advance of the project team's attendance at Lilac Festival, the Engagement Storefront Launch, and over 4,000 mailers were delivered in advance of pop-up events including a Wine & Cheese and Cafe Open Houses at Phil & Sebastian Coffee Roasters.

Application Brief and What We Heard Report



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Kerby Expo 2018

September 22, 2018
9:00am - 4:00pm

The Kerby Expo is a fun and informative one-day event catered to people over fifty-five, but is welcoming to people of all ages. A vendor booth provided exposure to over 1200 Calgerians who were invited to ask questions and share their ideas with the Riverwalk project team.



Event Poster



Kerby Expo Display Booth

Application Brief and What We Heard Report

B APPENDIX
VERBATIM COMMENTS

Application Brief and What We Heard Report

EVENT SOUNDING BOARDS

Perfect for the community! Like the design!

Buy those run down buildings next door and develop it all.

Need to have adequate emergency response / evacuation plans for future flood events.

Very Needed + Nice Design!!

Less Orange! More Brick.

There is a need! Good project.

I'm a few decades from needing this myself but love that it could be an option! Great location and design (except for the orange brick) and love the continuum of care model.

My father in-law is 81 and will need these services soon. There are no options in the inner city.

It looks great and is needed.

Looks great, nice aesthetic. I think it's a great idea and my grandparents will be interested.

Nice! Wish it wasn't just for seniors. I'd buy a condo!

I'm in the neighbourhood + hope this development is a go!

I would agree if it were elsewhere in Cliff Bungalow, but on this corner I think it's totally fine! Not blocking light for anyone, and balanced out by the escarpment, Mission Medical, and the existing condos on 25th Ave + 26th Ave on the other side of 4th. Don't love the orange brick though, especially for a tall building. Would be nice if it was more neutral.

It's about time for more seniors housing options in this area!

Opposed to height of building. Out of context with neighbourhood!

How do you manage all the emergency vehicle visits?

I live in Roxboro and will need options just like this. Great location.

Build more!

Community Planning Committee should invite residents to meeting when project discussed!

Much needed! I'm 61, so not yet, but I want options here.

It looks nice and I like the continuum of care.

What about mixing in child-care like Sky Points/Seton?

We need this. Great work.

Continuum of care for seniors right in the inner city - wonderful!

Too big! 3x the allowable height.

I'm fully supportive! Build tomorrow please.

AWESOME!!! Density ✓ Diversity ✓ Design ✓

Make it "affordable" for average, not elite seniors.

Way to go!

Central! All family can access! It's time!

Looks great! I like the architecture.

Get my grandma off the streets.

Great idea :) !!

Needs a swimming pool!

My 95 year old grandma thinks it's beautiful!

Make it a Mission to build this.

Application Brief and What We Heard Report



**CLIFF BUNGALOW-MISSION COMMUNITY
ASSOCIATION RESPONSE RE: LOC 2018-0143**

July 3, 2018

The City of Calgary
RE: LOC 2018-0143
Parcel Address: 2412 5 ST SW
Decision: Opposition

1. INTRODUCTION

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed LOC 2018-0143 (the Application). Based on our review, the CBMCA expresses its opposition in relation to the Application. Our specific comments about the Application are provided in Section 3 below using The City's questionnaire format

2. PREAMBLE

The neighbourhoods of Cliff-Bungalow and Mission (the Community) are two of the century communities whose unique character has been informed by our unique biogeography and the quality of our built environment, which maintains a legible and coherent arrangement of residential and commercial buildings, grounded by historical context.

These qualities in addition to creating a strong sense of place and community also provide the City of Calgary (The City) with its best example of a neighbourhood, which embodies the principles of Smart Growth (a central tenant in the City's Municipal Development Plan).

Yet despite its exemplary nature as a model neighbourhood, the Community faces a number of pressures, which threaten to irreparably harm its unique character. A review of the Community's alignment with the City's principles of Smart Growth and the threats to those principles are summarized below to provide context for our specific comments to the Application (Section 3).

Our Community & Smart Growth

The dominant elements of Smart Growth embodied by our Community are presented below.

Compact Communities with a Range of Housing Opportunities

Our Community is one of Calgary's most dense neighbourhoods (Calgary Herald, 2013). At an average density of 8,945 people/km2, the Community is Calgary's fourth most dense, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example China Town at 8,274 people/km2 and Beltline at 8,999 people/km2).

While our Community is compact it also manages to provide a range of housing opportunities including: single detached, semi-detached, row house, suited character homes, apartments and condominiums. This stands in sharp contrast to The City average, where nearly 60% of the housing stock is comprised of single detached homes (City of Calgary, 2014).

Walkable Mixed-Use Neighbourhoods

Cliff Bungalow has Calgary's highest walk score and the combined neighbourhoods of Cliff Bungalow and Mission rank 7th overall in terms of walkability (Walk Score of Calgary Alberta, 2014). This is readily apparent to anybody walking down 4th Street. Our selection of services includes health and dental care, banks, pharmacies, grocery stores and a variety of shops, restaurants and boutiques making our Community one of Calgary's few truly complete communities. It is perhaps unsurprising to note that our walkability has translated into our Community being Calgary's only neighbourhood where vehicle ownership is less than 1 per capita (NRC, 2009).

Distinctive, Attractive Communities with a Strong Sense of Place

Nestled between the "cliff" and the Elbow River, our Community's unique and attractive character is further informed by its remaining stock of heritage buildings and tree-lined streets. Along 4th Street, buildings like Bannerman and Wright Blocks provide a glimpse to an earlier time. In the spring, the early morning air is filled with songs of robins and in the evening with the scent of

lilacs and fruit blossoms. In the fall you see that the fruit trees here are surprisingly productive. Throughout the year, 4th street is a bustle of activity from first light to late evening. Neighbours often recognize each other to say hello and it is not uncommon to see people stopping to chat, pet a dog and engage in some idle gossip. These qualities give our neighbourhood a strong sense of community, shared by those who relate and identify with its strong sense of heritage, liveability and place.

Threats to Our Community

Some of the threats faced by our Community are summarized below.

Un-Collaborative Development Process

One of the key tenants of Smart Growth is to encourage community and stakeholder engagement in the development process. As a key stakeholder in redevelopment and planning, we believe that we should have a seat at the table early in the design process. Too often however, we are invited to comment on a proposed development only after it has been submitted to The City. At this stage, time and resources have already been allocated to produce a single design solution. Additionally, the proposed design often presents architectural forms that are devoid of care for the public realm or reference to the unique nature of the Community. At this stage we find our options for promoting the interests of the Community greatly limited. This sets the stage for a process to evolve where The City, the Community and the applicant are less likely to collaborate but instead engage each other in an adversarial manner. Good outcomes are rarely achieved under such circumstances.

Insensitive Redevelopment

Infill and redevelopment that ignores place, scale, massing, materiality, heritage and community values (all of which are discussed within our ARP's) diminishes the Community's sense of place. Perhaps more insidiously, this often creates the reference standard by which the next development is judged. It is disheartening to see projects, which reference other recently completed (and often-insensitive developments) as the justification for their own inappropriate design solutions. This

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- cycle of development if left unabated threatens to irreparably harm the Community. Not because any one development causes irreparable harm but because overtime the cumulative impact of these developments erode and degrade the character of our Community which has come to inform our citizens sense of place.
- 3. COMMENTS ON THE APPLICATION**
- The CBMCA is pro-densification. We believe that inner-city communities each play an important role in accommodating the expected doubling in population over the next 60 years. However, we believe that densification can be achieved under current policies and in sensible ways. At nearly three-times the allowable height, the CBMCA is opposed to application LOC2018-0143 for the reasons described below:
- We value good planning practices:** We strongly believe that it is the City's responsibility to provide a stable planning regime that provides residents with a sense of security as to what the future of Calgary looks like. The practice of spot upzoning is in direct conflict with this responsibility. Approving the proposed land use amendment effectively implies that the City hands over its planning function to developers, who now are in charge of deciding where increased height is 'acceptable' and 'desirable'. Ad hoc height relaxation introduces a level of unpredictability that is inappropriate from the perspective of community residents, contradictory to good city planning, and could unintentionally set a precedent - moving even further away from a planned approach to sensible densification.
 - Our ARP continues to be a valid planning document:** The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 meters on the proposed site. The Cliff Bungalow ARP is the result of a seven-year process, hundreds of person hours and thousands of hours of volunteer capital, and was developed with the intent of accommodating inevitable growth while retaining the essential character and livability. We note that the Applicant questions the validity of the ARP - this is both disingenuous and incorrect.
- Disingenuous because it shows how little in tune the Applicant is with the community. In June, 2016 the CBMCA organized a community-wide workshop to hear directly from residents what they think of certain planning matters. The majority of respondents (85%) agreed that the ARP should be respected by the City and developers at all times. Of the people that agreed, 64% strongly agree, while 10% of the respondents don't believe that ARPs need to be taken into consideration at all times. Taken together, these results show that ARPs are still considered valid documents in guiding future developments and conversations with developers.
- Incorrect, because the Cliff Bungalow ARP has, in fact, been reviewed by Planning and aligned to current LUB 1P2007 and the MDP, and is used by administration as the relevant statutory planning document. Also, the ARP is a values-based document. Those values are still relevant and up to date and very much reflective of the language and intent of the MDP.
- Densification doesn't equal tall buildings exclusively:** At an average density of 8,945 people/km2, Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example, Chinatown at 8,274 people/km2 and Beltline at 8,999 people/km2). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason - its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings (Cliff Bungalow currently has no building reaching 45 meters), does not align with these attributes and is likely to compromise the unique character of the community. Tall buildings have few if any benefits. There is a growing body of evidence that shows that they have poor environmental performance, threaten the social cohesion of communities, lead to poorer health outcomes, degrade the public realm and adversely affect the human scale of a city2. This is being echoed by community residents. Results from our most recent community-wide workshop show that the majority of respondents (84%) agree that densification (i.e. taller-buildings) should happen within
- existing allowed zoning, as opposed to spot upzoning. Of the people who agreed, 72% strongly agree, while 16% didn't express real concerns with spot upzoning. This shows to us that height remains a concern and that height relaxation is not desirable when being proposed.
- We already deliver on the MDP targets:** Our community exceeds the MDP densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate3. And if we would fully build out to existing zoning as approved under the ARP our density would be three times as high as the target4. The argument raised by the Applicant that "as this Plan [ARP] no longer aligns with current city-wide objectives, the project team has looked to higher order policy documents including the Municipal Development Plan (2009).", is simply incorrect and unfortunate, as it wrongfully suggests that the proposed development is necessary to deliver on "higher order policy".
 - We value honest communication:** We raise some concern in relation to the concepts that the Applicant introduces in its external communications for justifying the increased height (<https://www.riverwalkseniors.com/wp-content/uploads/2018/06/18.05.31-Vision-Brief-v1.0-WEB.pdf>). The Applicant suggests that the site across 25 Avenue SW is a proposed Future Comprehensive Plan Area. This is both speculative and misleading, as this appears "self-proposed" and to our knowledge doesn't have policy backing. We genuinely hope that the City does not make planning decisions based on speculative notions raised by developers and we hope that the Applicant is transparent and truthful about the speculative nature of concepts like Future Comprehensive Plan Areas when it uses this in conversations with external stakeholders.
 - We value facts:** We are aware that councillors have argued that increased density should be situated around corridors or main streets. It is disingenuous to consider 25 AVE SW as either a corridor or a main street. The City's own traffic studies and Main Streets program confirms this fact.

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Going Forward

This letter is not meant to suggest broad-based opposition to change or to the proposed use - quite the contrary. We've been welcoming much change in our community in recent years. Much of this change has been within the parameters of community values, reason and the ARP while contributing to the City's objective of densification. We also take this development very seriously - that's why we organized two community-wide workshops for two years in a row - reaching more than 150 community residents in person - with the objective of hearing the community's stance on planning matters like height relaxation. Taking their input, and based on the rationale above, we strongly believe that the proposed development, at 45 meters and an FAR of 75, is out of place and harmful.

The MDP is the guiding document of planning for the City of Calgary. In section 2.3.2 it states as its objective: "Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood." Currently, the proposed development is surrounded by two to three story residences and businesses. The site also acts as a transition from the commercial area on 4th Street to the east and a gateway into the community from Elbow Drive and 4th Street to medium height residential use. There are strong indications that the scale of the suggested development is not compatible with the surrounding neighbourhood and the objective of the MDP.

We welcome conversations with the City and the Applicant to envision collectively what the proposed use could look like, while celebrating and respecting the community context and MDP objectives. For example, if the Applicant is set on a 45 meter building, we would be happy to explore opportunities south of 25 AVE SW (on the Mission side), or as part of policy in the concept plan for the Holy Cross site - areas where the proposed development would be supported by existing zoning and wouldn't present the risk of setting an unintentional precedent. We would also like to invite you to read our attached community

workshop "What we heard" documents, as a testament to our community engagement efforts which figure prominently in imagineCALGARY, the MDP and the Cliff Bungalow ARP.

4. CLOSURE

Thank you for your consideration in this matter,

Sander Jansen, MSc.
Planning & Development Director
Cliff Bungalow-Mission Community Association
cbmca.development@gmail.com

References

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Application Brief and What We Heard Report



**CLIFF BUNGALOW-MISSION COMMUNITY
ASSOCIATION RESPONSE RE: DP 2018-3498**

September 28, 2018

The City of Calgary
RE: DP 2018-3498
Parcel Address: 2412 5 ST SW
Decision: Concern

1. INTRODUCTION

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed DP2018-3498 as presented most recently to us in September, 2018 (the Application). Based on our review, the CBMCA expresses its concern in relation to the Application. Our specific comments about the Application are provided in Section 3 below using The City's questionnaire format.

2. PREAMBLE

The neighbourhoods of Cliff-Bungalow and Mission (the Community) are twin turn of the century communities whose unique character has been informed by our unique biogeography and the quality of our built environment, which maintains a legible and coherent arrangement of residential and commercial buildings, grounded by historical context. These qualities in addition to creating a strong sense of place and community also provide the City of Calgary (The City) with its best example of a neighbourhood, which embodies the principles of Smart Growth (a central tenant in the City's Municipal Development Plan).

Yet despite its exemplary nature as a model neighbourhood, the Community faces a number of pressures, which threaten to irreparably harm its unique character. A review of the Community's alignment with the City's principles of Smart Growth and the threats to those principles are summarized below to provide context for our specific comments to the Application (Section 3).

Our Community & Smart Growth

The dominant elements of Smart Growth embodied by our Community are presented below.

Compact Communities with a Range of Housing Opportunities

Our Community is one of Calgary's most dense neighbourhoods (Calgary Herald, 2013). At an average density of 8,945 people/km², the Community is Calgary's fourth most dense, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example China Town at 8,274 people/km² and Balmain at 8,999 people/km²).

While our Community is compact it also manages to provide a range of housing opportunities including: single detached, semi-detached, row house, suited character homes, apartments and condominiums. This stands in sharp contrast to The City average, where nearly 60% of the housing stock is comprised of single detached homes (City of Calgary, 2014).

Walkable Mixed-Use Neighbourhoods

Cliff Bungalow has Calgary's highest walk score and the combined neighbourhoods of Cliff Bungalow and Mission rank 7th overall in terms of walkability (Walk Score of Calgary Alberta, 2014). This is readily apparent to anybody walking down 4th Street. Our selection of services includes health and dental care, banks, pharmacies, grocery stores and a variety of shops, restaurants and boutiques making our Community one of Calgary's few truly complete communities. It is perhaps unsurprising to note that our walkability has translated into our Community being Calgary's only neighbourhood where vehicle ownership is less than 1 per capita (NRC, 2009).

Distinctive, Attractive Communities with a Strong

Sense of Place

Nestled between the "cliff" and the Elbow River, our Community's unique and attractive character is further informed by its remaining stock of heritage buildings and tree-lined streets. Along 4th Street, buildings like Bannerman and Wright Blocks provide a glimpse to an earlier time. In the spring, the early morning air is filled with songs of robins and in the evening with the scent of

lilacs and fruit blossoms. In the fall you see that the fruit trees here are surprisingly productive. Throughout the year, 4th street is a bustle of activity from first light to late evening. Neighbours often recognize each other to say hello and it is not uncommon to see people stopping to chat, pet a dog and engage in some idle gossip. These qualities give our neighbourhood a strong sense of community, shared by those who relate and identify with its strong sense of heritage, livability and place.

Threats to Our Community

Some of the threats faced by our Community are summarized below.

Un-Collaborative Development Process

One of the key tenants of Smart Growth is to encourage community and stakeholder engagement in the development process. As a key stakeholder in redevelopment and planning, we believe that we should have a seat at the table early in the design process. Too often however, we are invited to comment on a proposed development only after it has been submitted to The City. At this stage, time and resources have already been allocated to produce a single design solution. Additionally, the proposed design often presents architectural forms that are devoid of care for the public realm or reference to the unique nature of the Community. At this stage we find our options for promoting the interests of the Community greatly limited. This sets the stage for a process to evolve where The City, the Community and the applicant are less likely to collaborate but instead engage each other in an adversarial manner. Good outcomes are rarely achieved under such circumstances.

Insensitive Redevelopment

Infill and redevelopment that ignores place, scale, massing, materiality, heritage and community values (all of which are discussed within our APP's) diminishes the Community's sense of place. Perhaps more insidiously, this often creates the reference standard by which the next development is judged. It is disheartening to see projects, which reference other recently completed (and often-insensitive developments) as the justification for their own inappropriate design solutions. This

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<p>Landscaping: We are concerned about the tree removal on 5 ST SW. We are also concerned that the trees planted in the planters are at high risk for poor health if not maintained properly.</p> <p>It appears that landscaping coverage does not meet the 30-40% requirement at grade (developer appears to account raised patios on 3rd floor and up as landscaping which has no community at-large benefit.</p> <p>A considerable amount of landscaping appears to be hardscaping (ie, paved patio space). This means that the development provides little green space which is not entirely aligned with the feeling of openness (and preservation of nature) as one of the most charming and identifiable characteristics of Mission. To compensate for the "lack" of green space in the current landscaping approach, we hope that the Developer considers planting of trees on the City land in front of the development. We would be in support of such a decision – warranting that the trees would fall under some sort of maintenance regime.</p> <p>Respectful neighbor: There is zero setback on east side of the building thus an invasive wall for residents living in the Gordon Suites is a concern. In addition, tight space on the corner of 5 ST SW and 25 AVE SW is not pedestrian friendly. We would suggest to open up this space and use as public space.</p> <p>3.2 How will the proposed development impact the neighbours and the community? Refer to 3.1.</p> <p>3.3 Were adjacent neighbours or owners of the subject site present and/or involved in the Community review of this application? No.</p>	<p>4. CLOSURE Thank you for your consideration in this matter, Sander Jansen, MSc. Planning & Development Director Cliff Bungalow-Mission Community Association cbmcdevelopment@gmail.com</p> <p>References Calgary Herald, 2013. Calgary Herald Population Density in Your Community [www Document]. Calgary Herald Population Density in Your Community. URL http://www.calgaryherald.com/news/data-centre/population-density/index.html City of Calgary, 2014. Community Profiles [www Document]. The City of Calgary. URL http://www.calgary.ca/CSP5/CNS5/Pages/Social-research-policy-and-resources/Community-profiles/Community-Profile.aspx Gifford, R., 2007. The Consequences of Living in High Rise Buildings. Dept. of Psychology and School of Environmental Studies, University of Victoria. Accepted January 28, 2007. Loomans, T., 2014. 7 Reasons Why High Rises Kill Livability. Article available online at: http://sustainablecitiescollective.com/bloomingood/591536/7-reasons-why-high-rises-kill-livability. NRCAN (NATURAL RESOURCES CANADA), 2009. The Urban Archetypes Project. Community Case Study: The City of Calgary. Natural Resources Canada. Walk Score of Calgary Alberta [WWW Document], 2015. Walk Score. URL http://www.walkscore.com/score/calgary-alberta</p>
<p>cycle of development if left unabated threatens to irreparably harm the Community. Not because any one development causes irreparable harm but because overtime the cumulative impact of these developments erode and degrade the character of our Community which has come to inform our citizens sense of place.</p> <p>3. COMMENTS ON THE APPLICATION 3.1 From a Community perspective what are the merits of the proposed development and what could be improved to make it more compatible or beneficial to meet your community's needs? We'd like to start off with expressing some merits of the building. We appreciate the materiality of podium reflecting the heritage character of the community. In addition, the articulation on south-east side of the building also speaks to the existing character of the neighbourhood and helps distract from the excessive height of the building. Finally, we appreciate the relative transparent main floor providing the ability to look inside creating a pedestrian interface. The below are areas where we believe there still is room for improvement. Perception of height: We invite the applicant to incorporate architectural considerations that reduce the perception of height. For example, the "Black frame" wrapped around the building draws the attention to the upper floors and the height of the building perhaps this could be altered. The solid concrete balconies create "weight" at upper floors – this could also be modified. Finally, the limited articulation on the west side and north side of the building also emphasizes the height of the building. The south side of the building opens up to the community the most (face of the community) – this appears to be a 12-story wall that, unlike the south east corner, has very little relief. We encourage the developer to treat all sides of the building equally, since, given its height, all sides will be visible from the community.</p>	<p>4. CLOSURE Thank you for your consideration in this matter, Sander Jansen, MSc. Planning & Development Director Cliff Bungalow-Mission Community Association cbmcdevelopment@gmail.com</p> <p>References Calgary Herald, 2013. Calgary Herald Population Density in Your Community [www Document]. Calgary Herald Population Density in Your Community. URL http://www.calgaryherald.com/news/data-centre/population-density/index.html City of Calgary, 2014. Community Profiles [www Document]. The City of Calgary. URL http://www.calgary.ca/CSP5/CNS5/Pages/Social-research-policy-and-resources/Community-profiles/Community-Profile.aspx Gifford, R., 2007. The Consequences of Living in High Rise Buildings. Dept. of Psychology and School of Environmental Studies, University of Victoria. Accepted January 28, 2007. Loomans, T., 2014. 7 Reasons Why High Rises Kill Livability. Article available online at: http://sustainablecitiescollective.com/bloomingood/591536/7-reasons-why-high-rises-kill-livability. NRCAN (NATURAL RESOURCES CANADA), 2009. The Urban Archetypes Project. Community Case Study: The City of Calgary. Natural Resources Canada. Walk Score of Calgary Alberta [WWW Document], 2015. Walk Score. URL http://www.walkscore.com/score/calgary-alberta</p>

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from the traffic, parking and overall congestion issues that would arise during construction, as well as following completion, the lack of consistency this development would have with the rest of the community and the unquestionably negative impact it would have on residents, are the primary reason this proposed redevelopment must be rejected as submitted. Given the magnitude by which the developer wishes to exceed the express desires of the Cliff Bungalow community and the standards set out in the Area Redevelopment Plan, it is clear that this developer has no intention of having this building fit into the community or abide by the standards agreed to and set by those who actually live in Cliff Bungalow. It is clear that the developer has taken the approach of "more units means more revenue": This cannot be permitted in a historical and close-knit community like Cliff Bungalow, which is made up of residences, businesses, parkland and schools. This proposed 12-storey development is offensive by every measure and must not be permitted in the community of Cliff Bungalow. If the developer is serious about becoming a part of, and fitting in properly with, this community, this development should be properly capped at no more (and preferably less) than 4 storeys in accordance with the Cliff Bungalow Area Redevelopment Plan. The integrity of the community must be protected from those who wish to fundamentally alter the character of this historic area at the expense of residents who live and work there.

As a neighbouring property to this proposed development I am strongly opposed the proposed height increase. Cliff Bungalow is a lovely residential area with low-rise mixed density residential buildings throughout. This proposed structure is neither in keeping with the nature and character of the neighbourhood, nor the Area Redevelopment Plan.

Being on the hillside adjacent to such a high-rise structure would greatly impact the enjoyment of our home and affect our property value as the apartments would look directly into our backyard at equal height and above our yard.

A development exceeding the current height zoning restrictions

Our family strongly objects to the proposed redesignation LOC2018-0143. Although we welcome a seniors residence with graded care into the community, the size of the building is completely out of context to the Cliff Bungalow ARP. In particular, the height will drastically affect surrounding residences and completely alter the skyline of the community. While we understand that development is necessary, 12 stories????? Really????? If ARPs are to mean anything, this application would already have been turned down, end of discussion until something more reasonable is presented. Please respect the hard work done by the Cliff Bungalow Community Association to develop an ARP that has created a wonderful high density inner city community!

The redevelopment request for file #LOC2018-0143 is completely unacceptable and utterly inconsistent with the nature of the community in which it is proposed and I ask that it be rejected. The Cliff Bungalow Area Redevelopment Plan caps all buildings at 4 storeys. This re-designation application for a building of 12 storeys is wholly inconsistent with that restriction and is wildly beyond the prudent redevelopment restrictions in place. A development of that size can never be in line with the standards and nature of the Cliff Bungalow community. A 12-storey building would completely overshadow and have a terribly negative impact on the lives and property of those living in the community. My home and those of my neighbours would be completely overshadowed by this huge tower. We would lose all of our valued privacy on our property by having this tower loom large over our yards and homes. This proposed development would continuously and unavoidably peer into our yards and homes, decreasing the value of our property and reducing the quality of our lives. While there are buildings larger than 4 storeys near-by in Mission, they are confined to the more appropriate commercial corridor area on and around 4th street. The 5th Street and 25th Avenue location of this proposed development is almost exclusively residential (the exception being the one-storey Safeway across the street), with no buildings over the community restrictions on height. This is not the proper location for a project of this size and nature. Apart

There are no circumstances in which the City should allow a development of such mass and scale on this site. While I am a senior living in Mission and someday may require such a facility preferably nearby, I am also strong advocate of sensitive urban community redevelopment/densification -- getting the essential elements and services of and for a community in the right place. This commercial development would be the largest structure on the North side of 25th Avenue and in a location that is the 'window' to residential Cliff Bungalow. The site was deliberately ARP protected, by the City, for contextual, appropriately scaled, residential development. The developer offers no rational, no locational analysis, no needs assessment, and no consideration of its positive or negative impacts on its residential neighbours to support their request. It is arrogant and just wrong. The Cliff Bungalow ARP articulates the City's (Council's legislated) long term vision for the Community and complements the City's ARP for Mission. Under-resourced communities should not be the primary defenders an ARP, as seems almost always to be the case. There are presently four active 25th Avenue development proposals (between MacLeod Trail and 5th Street) most of which are seeking substantial height and scale variances. There are additional, potentially developable, sites whose owners would relish the opportunity to build higher and denser. I'm sure the Safeway site is a gleam in some one's eye for mixed-use commercial high rise residential. The communities are experiencing traffic increases, parking shortages, and pedestrian safety issues. The cumulative effect of these and other developments and a major transportation interchange at 24th and MacLeod Trail need to be a part of redevelopment decisions. Before any of these exceptions are approved, a 25th Avenue corridor study should be undertaken. If change is inevitable, stakeholders should work to develop a new consensus, a new vision, and a framework for the considered realization of that vision. It need not take long and it will enable the City, its Planners, Developers, and the Communities to create a new certainty for residents and developers.

PUBLIC COMMENTS

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would be highly impactful to most of the neighbouring single family historic homes and properties on the hillside of Cliff Street and Hillcrest Ave for this same reason.

A building of this size may also cast a significant shadow, shading out our house and yard and the neighboring properties.

I love the idea of a seniors facility such as this in the neighbourhood but the structure should conform the land use designations given to property as they are developed and zoned for a reason. If this type of development needs to be 45m in height to make it viable then there are ample opportunities for a building such as this to be built on the east side of 4th street, where the development could service the same neighbourhood and be developed in context with the neighbouring properties.

The Cliff Bungalow community has undergone quite a bit of revitalization over the last few years, many new buildings and houses have been built or renovated in this area while maintaining the mixed density low-rise residential feel of this historic inner city community. There has been a lot of investment in this community by its residents and business because of the areas character and uniqueness. Allowing this height relaxation in contrast to all the neighbouring properties would contribute to the unravelling of the unique character of the this neighbourhood and all the previous investment and commitment given to the neighbourhood by its residents and business owners to date. With all due respect to the applicant, please consider denying the applicants proposal for resignation of this property. We hope they can find opportunities within the greater 4th street area that are more appropriate for a development of this height.

I am writing to express support for the Application for Land Use Amendment LOC2018-0143 at the following locations:

528 25 Avenue SW
2412R 5 Street SW

I am a condo unit owner at [redacted]. I have resided here since December 2011 and have enjoyed the many amenities offered in

the surrounding Cliff Bungalow-Mission area, but will be moving on this August, having sold my unit.

Over this time, our community saw the devastating effects of 2013 Elbow River flooding, notably on the 25th and 26th Ave corridors. 528 25 Ave SW was severely impacted by this flood. 528 25 Ave SW, constructed in the 1970s, was not built with flood mitigation in mind. The building incurred structural damages, damages to electrical and sub-basement mechanical areas, and damages basement level condo units. Remediation of these damages required over a year of work. It is my opinion that 528 25 Ave SW has reached its end-of-life state as a structure, accelerated by the 2013 flood. Therefore, I have sold my condo unit to Mission Seniors Living. All owners at 528 25 Ave SW have chosen to sell their units to this buyer.

Also apparent in recent years has been an increase in trespassing and drug use at these locations. 2412R 5 Street SW is an abandoned structure backing onto 528 25 Ave SW from the back alley. The space in between the two structures is hidden from view and creates a location that is ideal for illicit drug use. 528 25 Ave SW was constructed at a time when drug and vagrancy issues were less pervasive in Calgary. The building's fire exits are constructed as exterior vestibules that are sheltered and secluded. This has created an ongoing problem with trespassing and loitering around the building's exterior. Needles and other drug paraphernalia are commonly found on the perimeter of both buildings.

The proposed development not only offers a contemporary living community and a large cohort of onsite staff. This will deter deviant activities from this location and will contribute positively to the health of the Cliff Bungalow-Mission community. The application for land use amendment is a reasonable one. The proposed project carries many benefits, outlined by the applicant and by myself above. The design is contextually appropriate for 25th Avenue SW. The 25th and 26th Avenue corridors are home to numerous residential high-rise buildings.

The Cliff Bungalow Mission Community Association (CBMCA) has unfortunately presumed an anti-development position with respect to this application for land use amendment, as evident in the most recent community newsletter.

The CBMCA routinely takes an oppositional stance with respect to development in the area. I have attended community association events pertaining to development issues. One such event included the CBMCA's Planning and Development Committee "community check-in" on June 13 2016, where the proposed project at 528 25 Ave SW was discussed. In this meeting the CBMCA engaged the audience from a predetermined position. In the introduction, a Planning and Development committee member referenced CBMCA's role to ensure "the right kinds of values" are maintained with respect to developers who may "erode" and "jeopardize" the community. The CBMCA presented visuals to the audience purportedly representing the proposed development at 528 25 Ave SW. These images were not sourced from the developer, they were speculative representations formulated by the CBMCA Planning and Development Committee themselves, crafted to shock the audience with "worst-case" aesthetics. With reference to historic nature of the community, another member of the CBMCA Planning and Development Committee then went on to state that "I don't want to speculate, but if this project proceeds, the Laurence [apartments] will be next!"

As someone whose property was badly impacted by the 2013 floods, I find it disappointing that my community association takes this anti-development position. It is also puzzling that they would take an anti-development position with respect to a seniors' residence. It is important to recognize that CBMCA is not a neutral voice. With respect to 528 25 Ave SW, CBMCA has taken one position and has solicited stakeholder support in a manner to reinforce that position.

This application is not associated with a project that seeks to "jeopardize community values". A seniors' residence will not hold historic significance. The locations in question do not stand to benefit from community improvements this project

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<p>proposed development.</p>	<p>and health has moved to Auburn Heights Retirement Residence (21 Auburn Bay Street Southeast). What I have noticed is that shopping areas are not pedestrian friendly, one has to cross the busy street of Seton Blvd to walk to them. The shopping is designed for cars. As my parents get older and need more assistance, I want them to be able to enjoy the amenities they are used to within the inner city of Calgary, with access to similar shopping areas as 4th Street SW. When my wife and I get older, we want inner city retirement communities.</p>
<p>I would like to submit my opposition to the 45 m tower proposed in Cliff Bungalow, a district zoned for a maximum height of 16 m. This tower will stick out like a sore thumb. It is completely inappropriate for this district, which is a mix of single family dwellings and low rise apartments, towers of this size should be located on the north side of 17th Avenue as per City of Calgary zoning.</p>	<p>I believe the city should promote higher density within the inner city. It is important that the city of Calgary increase the affordability of the inner city which can only be affordable with higher density residences. There already are high density residence buildings along 25th Avenue SW, and a commercial tower on 23rd Avenue SW.</p>
<p>I agree that there is a need for seniors living residences, but they should be limited to 16 m if they are to be located in Cliff Bungalow.</p>	<p>I disagree with the Cliff Bungalow Area Redevelopment Plan in some regards. As per section 3.11.2 of the Cliff Bungalow Area Redevelopment Plan (1993), the objective of the Residential Land Use is to provide a variety of housing types for singles, families and seniors. I believe that age-in-place Retirement Communities should be integrated into the inner city and the land use should be altered to allow for higher Density seniors resident communities.</p>
<p>I am writing to express my dismay that the building by Campion group behind the Safeway in my neighborhood may be allowed to be built 3 times the allowable height for the area - this is not okay, and makes a mockery of all the planning and building and following the rules that others have done over the years, and the need to have a systematic transparent approach to planning that is fair to all. I am totally in favour of seniors homes in such as nice walkable area to allow seniors to age in place, but developers cannot be encouraged, when given the opportunity to build, to propose something wildly outside the guidelines and expect to have it seriously entertained, let alone approved. Please take action to require Campion to honour the rules. Thank you.</p>	<p>Hi, The proposed height of the project seems to be completely at odds with the situation in the surrounding area, being mostly smaller/shorter multi-family and single family. I am also concerned about the increased car traffic and foot traffic in a mainly residential surrounding area. I think we should keep the existing height limitation in the community, and they should build a project that fits with the existing limitations.</p>
<p>I am a 27-year resident of Cliff Bungalow-Mission and, for what it's worth, I was also born in this community. I would say that I know this neighbourhood as well as anyone could and, as one who is interested in urban planning, I know better than most what makes this very special community work... and what would do it harm. Finally, I should add that I am also an affected neighbor; having lived for over 15 years in The Laurence Apartments, which is</p>	<p>I understand that you are the File Manager for the above referenced development proposal. As you may know, our Calgary Tin Palace location at 2401 4 Street NW, is located close to the proposed development. I confirm that the Earls team - Operations and Head Office - do not currently have any concerns with the</p>

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<p>situated immediately to the north of the proposed development.</p> <p>AN UNDERMINING OF TRUST</p> <p>As I mentioned to Jennifer at Tuesday's Riverwalk open house, I find it appalling that we are even having this conversation. Rules are in place. Could a local home owner apply to add 4 floors to their house? Could a restaurateur successfully lobby to exceed their seating capacity by 3 times? If we assume that 1P2007 as well as the Cliff Bungalow APP were drafted with care and consideration by skilled professional planners, then why can developers simply ask to have the rulebook tossed to accommodate their particular business plan? How is that fair or responsible?</p> <p>How are individuals, businesses or communities supposed to operate when they can have no faith that the City is providing, and respecting, a stable planning framework?</p> <p>Spot upzoning of this sort is a highly counterproductive practice that unnecessarily creates adversarial situations and winner/loser outcomes, and shatters a citizen's faith that rules apply to all. It infers that a company from Vancouver has greater influence with the City than the very residents whose lives and community will be most impacted.</p> <p>OUT OF ALL REASONABLE SCALE</p> <p>Again, as I mentioned to Jennifer the other evening, our community's Planning & Development Committee often negotiates with developers over matters of centimetres. We strongly encourage applicants to stick to the rules and if we endorse a relaxation in height or setback it's because we appreciate their reasoning and believe the project will be a net benefit to the community. This relaxation would not be a matter of centimetres. Or a metre or two. If the City approves this land use redesignation, the resultant development will be 3 TIMES the current allowable height. A relaxation of approximately 29 metres (or 8 floors)! Are we the only ones that recognize how ludicrous that is?</p> <p>Is it not reasonable to expect that if Campion's project requires</p>	<p>150,000 sq. ft. to be viable that they should have purchased a larger plot of land? Why should the residents of Cliff Bungalow pay the price for their lack of foresight or business acumen?</p> <p>WERE ALREADY CARRYING OUR WEIGHT</p> <p>Cliff Bungalow-Mission already is Calgary's third most densely populated community and already exceeds the Municipal Development Plan (MDP) densification targets. Fully built out to the existing zoning, our density would be 3 times as high as the target.</p> <p>And we do it with a human-scale mix of single-family houses, townhomes and low-rise apartment buildings. Cliff Bungalow-Mission is one of Calgary's most desirable communities for just that reason. The introduction of excessively tall buildings would erode the special character of the community and degrade the public realm.</p> <p>This is not a NIMBY community. We do not fear change and we welcome "gentle density" when in the form of thoughtfully crafted buildings that will enhance, not detract, from the quality of life in Cliff Bungalow.</p> <p>I SUPPORT THE USE</p> <p>My opposition to this project has absolutely nothing to do with the use. I wholeheartedly support this type of facility and will likely need it in the years to come as I seek to age in this place that I love. My concern, and the concern of many others, is strictly about the built form. It's far too tall. It exceeds the allowable FAR by 3 TIMES! 300%!</p> <p>IN CONCLUSION</p> <p>This is not a TOD project in Brentwood or Varsity, adjacent to a major roadway and the LRT. This is not a comprehensive multi-phase redevelopment of a former shopping centre. This is a one-off case of a developer attempting to jam an enormous facility onto a relative postage stamp in a heritage community with existing low-rise residential to the east, north and west of the development site. Would I welcome sensitive redevelopment</p>	<p>on that site? Certainly. Would I be willing to consider reasonable relaxations for the right kind of project? Probably. Can I reconcile myself with a highrise tower looming 10 storeys above my home and casting shadows as far as 23rd Avenue? Absolutely not. And neither should the City of Calgary.</p> <p>Please respect the current land use zoning in regard to building height in Mission/Cliff Bungalow.</p> <p>We know from consultations with the community over many years that the number one planning and development issue in our community is height. This proposal (12 story building that would require a land use change approved by City Council and a Development Permit approval, located at the northeast corner of 25th Avenue SW and 5th Street SW) does not respect that long held position.</p> <p>We also want to make it clear that we are not against the proposed use - that of seniors living. We would welcome a proposal for this use in which the building respected the current land use (zoning).</p> <p>I have been a resident now for 18 years and love my neighbourhood. Many years ago I designated my house as a historic resource with the City and province wanting to retain this character of home in the community. I believe in densification in neighbourhoods like ours must it must be done in accordance with existing guidelines. This proposed development exceeds the current allowable height by over 3 TIMES, casting shadows over a couple of blocks. I welcome this type of project but not this project with it's scale and height.</p> <p>I would like to share my opinion about this new building being proposed;</p> <p>My wife and I bought in Cliff Bungalow over 10 years ago now...</p>
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<p>how time flies! This mega structure, which is what a 12 story building equates to in a neighbourhood largely made up of 2 and 3 story buildings, not only is against zoning, by a LOT, it will significantly change the neighbourhood for the worse.</p> <p>I know that our Community Association has communicated our concerns about this file and let me assure you that it does represent the views of residents within our community, seniors residence is welcome... 12 story anything is not. As I'm sure you are aware, our community already is a high performer in the density requirement of the City and there is no need or desire to add a 12 story building for any reason.</p> <p>I have to admit that I'm a little confused as to why this email is even necessary... the zoning is for max height of 16m and the application is for 45m... hardly a small request of change to an existing regulation! This equates to me applying for a alteration to my zoning from 12m to 34m in our residential neighbourhood... would you seriously even open the file?</p> <p>Please do not allow such a huge development in our community.</p>	<p>the proposed development is insensitive for multiple reasons:</p> <p>We value good planning practices:</p> <p>We don't consider 'spot zoning' a desirable planning practice. It may unintentionally set a precedent, suggests developer-driven height relaxation in "random" places, and is in contrast with the City's responsibility to provide a stable planning regime.</p> <p>Our ARP continues to be a valid planning document:</p> <p>The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 metres on the proposed site. The value of the ARP was reiterated again at our most recent community-wide workshop, where the majority of participants (85%) agreed the ARP should be respected by the City and developers at all times.</p> <p>Densification doesn't equal tall buildings exclusively:</p> <p>At an average density of 8,945 people/km², Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group. Cliff Bungalow-Mission is one of the most desired communities exactly for that reason - its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings does not align with these attributes and is likely to compromise the unique character of the community. This was reiterated again at our most recent community-wide workshop, where the majority of participants (84%) agree densification should happen within existing allowed zoning.</p>	<p>We value honest communication:</p> <p>The developer is justifying the excessive height by suggesting the site across 25 Avenue SW is a proposed Future Comprehensive Plan Area. This appears self-proposed. We encourage the City to not make planning decisions based on speculative notions raised by developers and we genuinely hope the applicant is transparent and truthful about the speculative nature of concepts like Future Comprehensive Plan Areas when it uses this in conversations with external stakeholders.</p>
<p>COMMUNITY POSITION</p> <p>As expressed in the August 2018 Mission Statement</p> <p>528 25 Ave SW (Riverwalk Senior Living):</p> <p>The developer is proposing a 12-storey, 45 metre, continuum of care facility on the north-east corner of 25 Ave SW and 5 St SW. We are pro-densification and believe winner city communities each play a role in accommodating future growth of our city. However, at nearly three-times the allowable height, we believe</p>	<p>We already deliver on the MDP targets:</p> <p>Our community exceeds the Municipal Development Plan (MDP) densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate. If we would fully build out to existing zoning as approved under the ARP, our density would be three times as high as the target.</p>	<p>I'm a member of both the Cliff Bungalow Community Association, and the Elbow Park Community Association, and a long-time resident of Elbow Park.</p> <p>I'm writing to comment on the proposed Riverwalk development at 25th Ave. and 5th St. SW.</p> <p>Please add my voice to those residents who believe that the proposed building is too tall for the character of the neighbourhood, and does not respect the current land use designation M-C2, nor does it conform to the Area Redevelopment Plan. These are really important standards that should be adhered to, for the sake of continuity and predictability.</p> <p>I hope that you can influence the City to deny this proposal in its current form, and work with the Community Association to improve it.</p> <p>I have lived in the Mission Area for over 40 years and owned a Condo in The Riverwalk Terrace (25th Ave & 5th Street SW)</p> <p>Am upset over having to move because of the 12 story Seniors Complex which may be built on the site if approved by the City.</p> <p>So I want the City to not approve the Riverwalk Seniors Living building complex.</p>

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<p>be "heritage worthy" that is they should consider neighbourhood scale and values. They should be of such excellence that they contribute rather than detract from their surroundings. They must be of a quality that they might be considered the next generation of heritage buildings. The current proposal fails!</p>	<p>I am deeply concerned about a recent development in my neighbourhood Cliff Bungalow Mission. I have lived there for over eight years, and chose that community because of its remarkable heritage character, which when I bought seemed to be protected by its community-based ARP. Currently there is a proposal to put up a 12 storey building at the northeast corner of 25 Avenue SW and 5 Street SW. I am aware that the building will require a City Council land use change and a Development Permit approval. I must not be granted.</p> <p>There are four or five communities including Cliff Bungalow, Mission, Kensington, and Inglewood whose heritage character is their key asset. These neighbourhoods face incredible density pressures exacerbated by increasingly opaque city policies. This particular proposal significantly detracts from the community's existing character and would establish precedents that will encourage other such projects creating a mockery of the current ARP and elected official assurances that they it would be adhered to. The current proposal will allow a 12 storey building 3 times the allowable height, and a floor area ratio that is also 3 times the allowable ratio.</p> <p>We also want to make it clear that we are not against the proposed use, seniors living rather its current execution. Cliff Bungalow is a fragile heritage community on the cusp of either being a model inner city neighbourhood or another dysfunctional failure resulting from poor planning and poor ad hoc decisions. It has saddened me for example that some members of the neighbourhood have had to leave because they cannot afford to live here anymore. Yet they love it so much, they continue to volunteer. Don't kill this spirit. There are too many people who have left the neighbourhood because they feel it is becoming too dense, too uncaring and too dangerous for children. We do not want to become that neighbourhood as suggested by an elected official in which windows are rolled up as one quickly drives through to get to work.</p> <p>Another concern is the general design of the building. In a heritage neighbourhood any new designs should in themselves</p>	<p>Hello! I am contacting you to make a formal complaint about the building going up around 5th street and 25th Avenue SW. (LOC20180143). I am extremely shocked to hear it is 12 stories high, even though the Community has already made it plain to City Hall for decades now that that height is not acceptable and does not reflect the cozy, traditional atmosphere of the neighborhood. Must we keep going through this, over and over again? When that medical clinic went up years ago when the Community Association wasn't as strong as it is now, people could see what a mistake it was. (I'm sure you know the one - it sticks out like a sore thumb.) It is bad enough that the new buildings are an ugly modern design, but why must it be twelve stories? Please check the height guidelines for the Community - you will find lots of information you have obviously overlooked. How could this happen?</p> <p>It seems along the river, where the Grandview is, has been made an exception, but why must residential areas in the older inner city be made to look like downtown?</p>	<p>As a resident of Cliff Bungalow, I'm writing this email to voice my opposition to the Riverwalk project as currently proposed. I support a facility for seniors in the community, however I don't support the significant changes that will need to be made to existing zoning. I truly believe those changes will 1) negatively impact the unique character of Cliff Bungalow (human scale, historic, culturally diverse) and 2) open the gates to future developers to build similar high rises.</p> <p>Cliff Bungalow entered into a planning agreement with the City years ago, which calls for a maximum height of 16 metres on the proposed site. This is a valid planning document that the community continues to agree with. I simply don't understand how the City can turn its back on the agreement. Our community already exceeds the Municipal Development Plan densification targets, and I believe further densification should happen with the existing rules. If density was truly a goal for the City, I don't think Council would have recently approved 14 new greenfield communities.</p> <p>Please don't let a developer dictate the rules. Please do what's right for the residents of Calgary.</p> <p>I would like to go on record to voice my disagreement with building the proposed Riverview tower.</p> <p>The developer is proposing a 12-storey, 45-metre, continuum of care facility on the northeast corner of 25 Avenue SW and 5 Street SW. The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 metres on the proposed site. The introduction of excessively tall buildings in</p>	<p>I am writing to express our support for the proposed redevelopment on the northeast corner of 25th Avenue and 5th Street SW in Mission. We (my wife and I) live a block away from the site, and think that the proposed development and land use would be a welcome addition to the neighborhood.</p> <p>In our opinion, the proposed height of the development (12 stories) is very moderate, and consistent with the context of the site, being that it is across the street from the large Safeway site, on 5 Street SW which is a fairly busy street, and only 1 block away from the large development on the southeast corner of 25 Avenue and 4 Street. The development height also fits within the existing character of 25 Avenue, as there are numerous taller buildings on 25 Avenue, east of the site.</p> <p>In exchange for the additional density and FAR proposed to the site (above what is currently allowable), we ask that the City require quality building materials and frontage treatments so that the building will contribute to and enhance the public realm around the site.</p>	<p>105</p>
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spot upzone one site or amend ARP zoning over a two block area within this historic area of the community, to three times its height (6m to 45m) and FAR, does not meet the criteria established within the City's own policy framework. This area of the Cliff Bungalow west of 4th is extremely narrow so this development just rolls that boundary further north across the entire south end of the community, a very large percentage in a very small community. Land use and local area plan amendments are meant to encourage city building, growth management and smart growth, not be dictated by the private sector to meet their economic needs, regardless of how laudable the use.

Heritage

The site in question is bounded to the east by the Gordon Suites apartments, to the north by the Lawrence Block, and to the south-west by Twin Gables; all heritage buildings on the Municipal inventory of Historic Resources. The 24 avenue Cottage school, another Historic Resource, is 50 metres north. To grant an amendment to height allowance or alter the ARP to meet private sector economic desires would incentivise demolition of acknowledged specific Municipal Heritage Resources and make mockery of a preservation plan to retain heritage resources in an historic community and to be respectful of heritage character. MDP states: Ensure that the protection and enhancement of historic assets in Calgary is based on an understanding of their special character and form part of the wider design and urban development agenda. The Developed Areas Guidebook states in section 4.7: c. Encourage growth and change that is sensitive to the heritage resources and heritage character of an area and that will enhance those resources or character. d. Encourage the adaptive re-use of heritage resources in order to retain and conserve those resources, and where appropriate, support land-use re-designations that enable this. e. Discourage land use changes that would reduce the viability to retain a heritage resource(s)

In closing, Cliff Bungalow-Mission is one of the most progressive, densification-aware communities in Calgary. We already exceed density targets as outlined in the MDP. We are very effectively increasing inner city urban density at a human scale with existing policy and practise while trying to retain the character and

The Cliff Bungalow ARP continues to be the valid local area planning document. It is a values based document developed with the intent of accommodating inevitable growth while retaining the essential character and livability of the community. Those values are still relevant and up to date and very much reflective of the language and intent of the MDP.

The Developed Areas Guidebook is in play and states: Local area plans provide policies that are community-specific and identifies the unique community values and vision. This will ensure that development is complementary to the existing community character and community aspirations. By focusing on community-specific policy in the local area plan, the implementation process is simplified and predictable with consistent policy direction that can be responsive to changing circumstances that promotes the well-being of people and communities.

The City would not be following its own development guidelines and framework in increasing density in established communities by assuming that height alone is the criteria for smart growth. It stands to reason that any amendment to the local area plan that already exists in an established community would have to align with these guiding principles. You cannot move the goalposts to amend the ARP to allow three times the height when it is not complementary to community character and aspirations.

Zoning

Cliff Bungalow-Mission is a community with a diversity of zoning, that has 12 stories and more, allowable height along the 4 st and 17 ave main streets, south of 25th to the river, as well as an existing concept plan at the Holy Cross that allows for 4 thirty story towers. This is a significant percentage of our community that is only 5 blocks wide and nine blocks long. Present policy defines 25 Avenue as a boundary condition and transition sector for comprehensive mixed building form intensification and the commercial residential interface. This particular site also acts as a transition from the commercial area on 4th Street to the east and a gateway into the community from Elbow Drive and 4th Street to medium height residential use. It is not a TOD site or part of the Mainstreet program 4th Street 'what we've heard' map area. To

the community does not align with the attributes of Mission and is likely to compromise the unique character of the community. Please do not allow this building to go through.

Greetings to all concerned,

I have been a resident of Cliff Bungalow for the past 14 years, with an active interest and participation in inner city urban planning and community development. I am opposed to the concurrent land use application/development permit application at 25 avenue and 5th street SW, LOC2018-0143. The objection is not based on the proposed use but its height, massing and context. It does not only denigrate the goals and intent of the local area redevelopment plan in terms of height and context but also disrespects the intent of the Developed areas guidebook and the Municipal Development Plan.

The MDP is the guiding document of planning for the City of Calgary. In often ignored section 2.3.2 it states as its objective: "Respect and enhance neighbourhood character and vitality. The "sense of place" inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood."

Developed Area Guidebook states under Policies that building heights: Ensure new development complies with the maximum building heights indicated in the local area plan Maximum Building Heights map. And under Building massing and scale: b. Design buildings to complement the overall scale and massing of the neighbourhood and to enhance the pedestrian experience; c. Design buildings to respect and complement the historic scale, character and form of adjacent historic resources (in this case its nearest neighbours the Gordon Suites, Lawrence Block, 24 Avenue Cottage School, and Twin Gables Residence, all listed sites on the City of Calgary Inventory of Historic Resources <http://www.calgary.ca/PDA/pdf/Pages/Heritage-planning/Inventory-of-evaluated-historic-resources.aspx>).

Local Area Plan

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<p>context that make us one of the most sought after communities in Calgary in which to live.</p> <p>In short, this project is not about density or benefit to the community; it is about a developer dictating urban planning policy to allow its economic model to work.</p> <p>Thank you for your consideration in this matter</p>	<p>Does zoning mean nothing in Calgary? There are areas that are zoned for projects of this size, and it should be built in one of those areas.</p> <p>I respectfully ask you to oppose changing the zoning to accommodate this project.</p>	<p>1. A perfect location is available for such a building; the empty south building of the Holy Cross complex, whose spacious site would provide a proper construction apron/staging/work area, without disrupting the neighbourhood. Trying to jam an oversized square peg into a round hole suggests the staff at Campion are either lousy urban planners, or too lazy to look harder for a more appropriate site - or both.</p>
<p>I'm writing to express my opposition to the proposed Riverwalk Tower development that is proposed for the northeast corner of 25th Ave and 5th St SW in the Cliff Bungalow community.</p> <p>This project would be located five blocks south of my home, would be an enormous 12-storey (45 metre tall) building. This is way too tall for the area, which is zoned for heights of no more 16 metres. The building would tower over all of the nearby residences and businesses; in addition to generating traffic and parking problems.</p> <p>I'm sure you've heard all the arguments about spot zoning, bad planning, and compromise the unique character of the community. I won't repeat them here. However, if you are keeping score, put me down as another vote that says:</p> <p>Changing the zoning to allow a 45-meter building at LOC2018-0143 is a bad idea.</p>	<p>we are writing to you about the proposed 12 storey building to be located at the corner of 5th St. and 25 Ave.SW. We were really surprised to hear about this as it is so out of keeping with the neighbourhood. This is still an area of predominantly single family homes, and we feel that this building will stick out like a sore thumb! I hope city planners will insist on maintaining the current land use rules for the area.</p>	<p>2. During a fire, time is of the essence in an evacuation. I wonder if the developers have ever tried to get an elderly woman who requires a walker down 11 flights of stairs during a fire alarm. I have. Had there been a real fire, she would have perished because of the amount of time it took to get to ground level.</p>
<p>I'm writing to express my opposition to the proposed Riverwalk Tower development that is proposed for the northeast corner of 25th Ave and 5th St SW in the Cliff Bungalow community.</p> <p>This project, which would be located a few blocks south of my home, would be a 12-storey (45 metres) medical facility with oversize decks.</p> <p>This is way too large for the area, which is zoned for heights of no more 16 metres. The building would tower over all of the nearby residences and businesses, in addition to generating traffic and parking problems.</p>	<p>Ladies and gentlemen:</p> <p>The hubris of this developer is breathtaking.</p> <p>The 2016 Community Planning Check In: What We Heard has been available for years and it clearly indicates that this neighbourhood will not tolerate buildings of inappropriate height. And these folks want to triple that?</p> <p>This is OUR neighbourhood - not the developer's. WE created guidelines which WE still embrace. WE want them respected.</p> <p>I am very sure that any city councillor who voted for an such an egregious violation of 86 percent of the residents' will would face a tide of political fury in future elections. And I believe that tide would begin to rise the day after the vote.</p> <p>Violating our ARP should be reason enough to deny this permit without second thought. Requesting to violate it by 300% clearly illustrates that this developer DOES NOT CARE about OUR neighbourhood.</p> <p>Other thoughts:</p>	<p>3. 2 Street will soon be converted to one-way northbound, placing additional pressure on 5 Street as a southbound collector. Staging construction of a building of this scale on that tiny corner is going to turn this entire neighbourhood's traffic flow upside down.</p>
<p>City Council members, I invite you to spend some time on that corner on any warm summer evening, or ask the residents of the building directly behind Wurst what it's like to live there on any warm summer evening.</p> <p>All of this conflict and disruption can be avoided by simply doing the right thing: respecting the wishes of the community and its ARP.</p>	<p>Other thoughts:</p>	<p>4. Construction related disruption will go on three times longer than if the building met zoning guidelines.</p> <p>5. It's laughable that these folks want to put an assisted living senior's residence next door to bar which features live music and rowdy drunks most days of the week. They are so loud that I cannot leave my west-facing bedroom window open at night, on the eleventh floor of the Riverscape Building - a block and a half away! I suppose that Campion's prospective tenants could be educated - perhaps with a robust social media / SEO campaign of Snapchat videos taken from the SE corner of 4 ST and 25 Ave, in which viewers can see the hollering drunks on the corner, with the proposed site in view behind them.</p>

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<p>Please ensure my family's opposition to this proposal is on your record.</p>	<p>I am a long-time Cliff Bungalow-Mission resident and feel that I must register my opposition to Campion Property Group's application to rezone the property at 528 25 Avenue SW to build a 12-storey tower.</p>	<p>Please ending a clear message to Campion and developers like them: Play by the rules and we welcome you. Try to do an end-run will become a costly, time-consuming fool's errand and we will fight back, tooth and nail. Mr. Wooley rightly called me on the intensity of my "delivery" and we have had a respectful discussion on the side. I do apologize for the tone of my letter, but I really am aghast at, and thus angry about, such a brazen attempt to not just break - but smash - through the guidelines the residents have enshrined. I was born in Holy Cross and grew up in Roxboro. It's personal.</p>
<p>I am a Cliff Bungalow-Mission resident and I would like to register my opposition to Campion Property Group's application to rezone their property at 528 25 Avenue SW so that they may build a 12-storey highrise tower in our low-rise community.</p>	<p>First, let me say that I fully support the ability of seniors to age in place within the inner city. A mix of ages, socio-economics, education and lifestyles are what make communities vibrant and I love that there are people from all these categories living on my block. When I am a senior and need assisted living, perhaps not so very long now, I hope to be able to stay in this community. That being said, I DO NOT support the Riverwalk tower. Why? Because Campion wants to build a tower that is . . .</p>	<p>Let me start out by telling you that I am a senior myself and agree with the need for more senior living residences, however I am utterly opposed to the scope of the project proposed by Campion Property Group for the corner of 5 St SW and 25 Ave SW. The residential character of Cliff Bungalow is what attracted my wife and I to purchase our retirement residence here. The lack of high rise building and the zoning bylaws to protect that was a decision maker. It would be one thing for a developer to ask for an exemption if the plans were close to the bylaws, but to seek an exemption that dwarfs all other developments in the area smacks of arrogance to me. Furthermore, to advertise in our own community newsletter as if the project has a green light takes it even beyond arrogance to deceitful. Am I supposed to believe that one exemption will be the exception? This spells the end of the community as we know it. Is the city prepared to tell a future developer that it was a one-time deal? Is our community, which is already short of parking space and long on road narrowness, able to accept the significant stress to be put on these? I would like to know where you lean on this issue and the factors on which you base your inclinations. By the way, as a total aside and irrespective of how you feel, I think you are providing a wonderful service to the residents of Cliff Bungalow.</p>
<p>FOLLOW THE RULES We have rules in place. There is the City's land use bylaw and the Cliff Bungalow Area Redevelopment Plan (ARP), both drafted with care and consideration by skilled professional planners, and neither allow for a building anywhere near the scale of the proposed project. Why would the City consider allowing developers to drive planning policy?</p>	<p>TOO TALL. The tower would be 3 TIMES the current allowable height - that's 8 STOREYS above what is currently allowed! It would loom 10 storeys above neighbouring buildings and cast shadows for blocks, literally blocks; TOO MASSIVE. The tower would have a floor area ratio of 7.5 in an area zoned for 2.5.</p>	<p>Let me start out by telling you that I am a senior myself and agree with the need for more senior living residences, however I am utterly opposed to the scope of the project proposed by Campion Property Group for the corner of 5 St SW and 25 Ave SW. The residential character of Cliff Bungalow is what attracted my wife and I to purchase our retirement residence here. The lack of high rise building and the zoning bylaws to protect that was a decision maker. It would be one thing for a developer to ask for an exemption if the plans were close to the bylaws, but to seek an exemption that dwarfs all other developments in the area smacks of arrogance to me. Furthermore, to advertise in our own community newsletter as if the project has a green light takes it even beyond arrogance to deceitful. Am I supposed to believe that one exemption will be the exception? This spells the end of the community as we know it. Is the city prepared to tell a future developer that it was a one-time deal? Is our community, which is already short of parking space and long on road narrowness, able to accept the significant stress to be put on these? I would like to know where you lean on this issue and the factors on which you base your inclinations. By the way, as a total aside and irrespective of how you feel, I think you are providing a wonderful service to the residents of Cliff Bungalow.</p>
<p>How are individuals, businesses or communities supposed to operate when they can have no faith that the City is providing, and respecting, a stable planning framework?</p>	<p>The developer is showing ill-regard for the community by pushing city council to throw out existing planning rules to get it built - hardly the community partner the company is professing to be in its literature. Campion's communications state in so many words that current planning documents are outdated. Before writing this letter I looked carefully at the City's land-use bylaw and the Cliff Bungalow Area Redevelopment Plan and found them to be an established, respected planning framework that seems to work very well. Why would council even consider tossing it out to benefit one developer at the cost of an entire neighbourhood?</p>	<p>Let me start out by telling you that I am a senior myself and agree with the need for more senior living residences, however I am utterly opposed to the scope of the project proposed by Campion Property Group for the corner of 5 St SW and 25 Ave SW. The residential character of Cliff Bungalow is what attracted my wife and I to purchase our retirement residence here. The lack of high rise building and the zoning bylaws to protect that was a decision maker. It would be one thing for a developer to ask for an exemption if the plans were close to the bylaws, but to seek an exemption that dwarfs all other developments in the area smacks of arrogance to me. Furthermore, to advertise in our own community newsletter as if the project has a green light takes it even beyond arrogance to deceitful. Am I supposed to believe that one exemption will be the exception? This spells the end of the community as we know it. Is the city prepared to tell a future developer that it was a one-time deal? Is our community, which is already short of parking space and long on road narrowness, able to accept the significant stress to be put on these? I would like to know where you lean on this issue and the factors on which you base your inclinations. By the way, as a total aside and irrespective of how you feel, I think you are providing a wonderful service to the residents of Cliff Bungalow.</p>
<p>Spot upzoning of this sort is a counterproductive practice that shatters confidence that rules apply to all, suggests that developers have greater influence with the City than citizens and sets a terrible precedent that will be seized upon by other developers looking to skirt the current rules.</p>	<p>From what I can see, there is no upside and significant detriment for the community in allowing such a huge building to be crammed onto such a small lot in a residential area of homes and two-storey buildings. If Campion is allowed to go ahead it will suggest that developers have greater influence with the City than citizens. I really hope that is not the case.</p>	<p>Let me start out by telling you that I am a senior myself and agree with the need for more senior living residences, however I am utterly opposed to the scope of the project proposed by Campion Property Group for the corner of 5 St SW and 25 Ave SW. The residential character of Cliff Bungalow is what attracted my wife and I to purchase our retirement residence here. The lack of high rise building and the zoning bylaws to protect that was a decision maker. It would be one thing for a developer to ask for an exemption if the plans were close to the bylaws, but to seek an exemption that dwarfs all other developments in the area smacks of arrogance to me. Furthermore, to advertise in our own community newsletter as if the project has a green light takes it even beyond arrogance to deceitful. Am I supposed to believe that one exemption will be the exception? This spells the end of the community as we know it. Is the city prepared to tell a future developer that it was a one-time deal? Is our community, which is already short of parking space and long on road narrowness, able to accept the significant stress to be put on these? I would like to know where you lean on this issue and the factors on which you base your inclinations. By the way, as a total aside and irrespective of how you feel, I think you are providing a wonderful service to the residents of Cliff Bungalow.</p>
<p>OUT OF SCALE I believe that developers (and the City) should stick to the rules that are in place, adhering to the land use bylaw and supporting the Cliff Bungalow ARP. If the City approves this application, the resulting development will be 3 TIMES the current allowable height - a relaxation of approximately 29 metres! This is not a request for a relaxation of a metre or two... it would add 8 storeys to the building above what is currently allowed! It will loom 10 storeys above neighbouring buildings and cast shadows for blocks. That is not sensitive or responsible.</p>	<p>WE ALREADY MEET DENSITY TARGETS</p>	<p>Let me start out by telling you that I am a senior myself and agree with the need for more senior living residences, however I am utterly opposed to the scope of the project proposed by Campion Property Group for the corner of 5 St SW and 25 Ave SW. The residential character of Cliff Bungalow is what attracted my wife and I to purchase our retirement residence here. The lack of high rise building and the zoning bylaws to protect that was a decision maker. It would be one thing for a developer to ask for an exemption if the plans were close to the bylaws, but to seek an exemption that dwarfs all other developments in the area smacks of arrogance to me. Furthermore, to advertise in our own community newsletter as if the project has a green light takes it even beyond arrogance to deceitful. Am I supposed to believe that one exemption will be the exception? This spells the end of the community as we know it. Is the city prepared to tell a future developer that it was a one-time deal? Is our community, which is already short of parking space and long on road narrowness, able to accept the significant stress to be put on these? I would like to know where you lean on this issue and the factors on which you base your inclinations. By the way, as a total aside and irrespective of how you feel, I think you are providing a wonderful service to the residents of Cliff Bungalow.</p>

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<p>WE ALREADY MEET DENSITY TARGETS</p> <p>Cliff Bungalow-Mission is already Calgary's third most densely populated community and already exceeds the Municipal Development Plan (MDP) densification targets. Fully built out to the existing zoning, our density would be 3 times as high as the City's target.</p> <p>This density is accomplished with a human-scale mix of single-family houses, townhomes and low-rise apartment buildings. Cliff Bungalow-Mission is one of Calgary's most desirable communities for precisely that reason. The introduction of excessively tall buildings would erode the special character of the community and degrade the public realm.</p> <p>I SUPPORT THE USE</p> <p>I support this type of facility and my opposition to this project has absolutely nothing to do with the use. My concern is strictly about the built form.</p> <p>CONCLUSION</p> <p>I support the City's goal to add density within Calgary's existing footprint, but that objective must not be accomplished by doing harm to existing communities.</p> <p>Cliff Bungalow is a special urban village. It's not downtown and it's not the Beltline. It's not a place for skyscrapers.</p> <p>Yours truly,</p> <p>VISIT:</p> <p>Friends of Cliff Bungalow Website (and learn how you can help) https://www.friendsofcliffbungalow.ca/</p> <p>Friends of Cliff Bungalow Facebook and Instagram pages (and share with friends) https://www.facebook.com/friendsofcb2018/ https://www.instagram.com/focbm</p>	<p>No special treatment.</p> <p>I am a Cliff Bungalow-Mission resident and I moved here 3 years ago from the Beltline because I was looking for a closer vibrant community that is greener with an urban forest. I would likely to register my opposition to Campion Property Group's application to rezone their property at 528 25 Avenue SW so that they may build a 12-storey highrise tower in our low-rise community.</p> <p>FOLLOW THE RULES</p> <p>We have rules in place. There is the City's land use bylaw and the Cliff Bungalow Area Redevelopment Plan (ARP), both drafted with care and consideration by skilled professional planners, and neither allow for a building anywhere near the scale of the proposed project. Why would the City consider allowing developers to drive planning policy?</p> <p>How are individuals, businesses or communities supposed to operate when they can have no faith that the City is providing, and respecting, a stable planning framework?</p> <p>Spot upzoning of this sort is a counterproductive practice that shatters confidence that rules apply to all, suggests that developers have greater influence with the City than citizens and sets a terrible precedent that will be seized upon by other developers looking to skirt the current rules.</p> <p>OUT OF SCALE</p> <p>I believe that developers (and the City) should stick to the rules that are in place, adhering to the land use bylaw and supporting the Cliff Bungalow ARP. If the City approves this application, the resulting development will be 3 TIMES the current allowable height - a relaxation of approximately 29 metres! This is not a request for a relaxation of a metre or two... it would add 8 storeys to the building above what is currently allowed! It will loom 10 storeys above neighbouring buildings and cast shadows for blocks. That is not sensitive or responsible.</p>	<p>Cliff Bungalow-Mission is already Calgary's third most densely populated community and already exceeds the Municipal Development Plan (MDP) densification targets. Fully built out to the existing zoning, our density would be 3 times as high as the City's target.</p> <p>This density is accomplished with a human-scale mix of single-family houses, townhomes and low-rise apartment buildings. Cliff Bungalow-Mission is one of Calgary's most desirable communities for precisely that reason. The introduction of excessively tall buildings would erode the special character of the community and degrade the public realm.</p> <p>I SUPPORT THE USE</p> <p>I support this type of facility and my opposition to this project has absolutely nothing to do with the use. My concern is strictly about the built form.</p> <p>CONCLUSION</p> <p>I support the City's goal to add density within Calgary's existing footprint, but that objective must not be accomplished by doing harm to existing communities.</p> <p>Cliff Bungalow is a special urban village. It's not downtown and it's not the Beltline. It's not a place for skyscrapers.</p> <p>Yours truly,</p> <p>VISIT</p> <p>Friends of Cliff Bungalow Website (and learn how you can help) https://www.friendsofcliffbungalow.ca/</p> <p>Friends of Cliff Bungalow Facebook and Instagram pages (and share with friends) https://www.facebook.com/friendsofcb2018/ https://www.instagram.com/focbm</p>
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<p>traffic loads and issues in Cliff Bungalow and Mission. The City also has future proposals to alter 2nd street to a one-way direction north-bound, and eventually plans to add a bike lane on 2nd street and extend the one on 5th street all the way to the river. The impacts of these proposals are not yet known, but the reduction of driving options in an area that is a natural conduit into the downtown area will be certain to exacerbate already frustrating commutes, no matter how few of the possible residents or Riverwalk might drive.</p> <p>Proposals cannot be adjudicated based on future possible plans either, much in the same way the development authority cannot refuse a project because of a property not yet built. To say a building should be allowed because a neighbouring property might be developed is poor planning practice, and if that is the case then the application should be made at the appropriate time to match said development, not before plans are even known.</p> <p>A development of the proposed size would be significantly out of step with current development in the area, and no matter what design is implemented the result would be an obtrusive eyesore in terms of matching neighbourhood development, feel and the desires of the community. The density in this area is already higher than average communities and should be an example to other inner city areas. To override the wishes of the community and allow this development would create a negative impression of the City's planning judgement and would show complete disregard for their own stated goals and community engagement. Do not allow this development as proposed. The developer should follow the existing ARP and propose something within the current zoning bylaw.</p>	<p>and 5th Street is narrower than 25th Avenue between MacLeod Trail and the river.</p> <p>There are many other arguments that can be made against approval of a 12 storey building for seniors and the Cliff Bungalow Community Association has done a superb job in outlining these concerns. None of us are against a 4 storey senior's complex which may or may not work. If it doesn't work, it can be converted to a regular apartment block provided sufficient parking is part of the building plan and there is room for kitchens, etc. In the Herald each day one is inundated with new senior complexes opening up throughout the city. I do not see the need to disrupt this area or the need for a 12 storey senior's complex in Cliff Bungalow.</p>	<p>I have been involved in some events with the Cliff Bungalow Community Association as I was born and raised in the Mission area. I have major concerns with Campion Property Group's wish to build a 12-storey Riverwalk for "independent supportive living of seniors and assisted living and memory/dementia care."</p> <p>Having viewed the architectural drawings of the proposed tower, I am convinced that Campion wishes to build a 12 storey apartment block rather than a building for seniors. Balconies on all units! This is a wonderful idea for those who require memory/dementia care. How does this building look any different than Roxboro House, Riverstone, Grandview and the River? What happens if there are not enough seniors to move in - can those younger rent apartments, etc.</p> <p>As a senior I would never move into a 12 storey building where I had to depend on elevators to get me back and forth. I can clearly understand a four storey building but sorry not a 12 storey building for seniors who may need extra care. What do they plan to do in case of an emergency? Do we even have fire ladders to reach the top floors?</p> <p>I moved into the area with the clear understanding that no building would be higher than four storeys. There is plenty of room in close-by areas for a 12 storey apartment building. One knows that approving a 12 storey building will set a precedent that will affect all future building requests from 17th Avenue to Elbow Drive in the Cliff Bungalow area.</p> <p>Does not the City owe it to those who live near the proposed building to ensure that they still have valued properties? The proposed building will dwarf everything around it and not to the advantage of anyone close by.</p> <p>Most days I drive on 5th Street and often use 25th Avenue to get to MacLeod Trail. A 12 storey building on the narrow 25th Avenue between 4th and 5th Streets will be a disaster for car drivers. Also, does Campion assume that their residents will not have vehicles and will therefore also not impact driving in the area? I also wonder if the City has noted that 25th Avenue between 4th</p>
<p>Please please do not approve this 12-storey building!</p> <p>I [redacted] downsized to a condo in the lovely neighbourhood of Cliff Bungalow a few years ago.</p> <p>I live on [redacted]. Given the low sun in winter, if this building goes ahead I would be living in shade for much of the year. My pleasant walks to Safeway and the river would be spoiled.</p>	<p>I have been a resident of the Mission-Cliff Bungalow community for over 6 years. In that time I have come to love its personality, charm and vibrancy but especially the feeling of community that I and my neighbours feel just walking around our streets.</p> <p>I work in Municipal and Public Relations, so I am no stranger to lengthy council meetings. I feel that my experience has given me the ability to position myself in objective positions when it comes to planning matters, especially if they unrelated to my own work.</p> <p>In the case of Riverwalk Tower, it is plain to me that this would be an egregious overstep of Council to make such a drastic alteration to a single spot within the zone, and is so excessively different from the ARP that I am amazed this proposal has made it this far in the development permit process.</p> <p>While each application must be judged on it's own merits, it is naive of council and the development authority to pretend that an allowance such as this would not influence future development in the area. The shadowing issue alone would reduce future shadowing arguments in the area due to the one tall building already affecting neighbouring properties that another would seem less impactful.</p> <p>The FAR is also extremely excessive, especially given the existing</p>	<p>110</p>

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their friends, families and area services. And the design will ensure the unique needs of an aging individual can be met in one place.

The City of Calgary needs to support this application and demonstrate that investment in Calgary is encouraged and supported at this critical time, when our tax and employment base are under attack from so many other factors. Have the courage and vision to make the needed changes to keep this city great.

Imagine a 12-storey building going up just south of your own home. I'd likely move, and others would too. I'm sure the neighbourhood would deteriorate.

Please help to preserve our current well-functioning high-density living by downsizing this project to a legal three stories.

I saw a Facebook ad taken out by what appears to be one local community member who is afraid of this development.

I however am fully supportive of this proposal. While the developer is asking for a large increase in the allowable FAR, I fully support having additional livable and walkable units available for seniors in to grow older in, something which is lacking in this city.

Increasing density in walkable areas is one of the city's main goals and I feel that any rejection or opposition to this proposal would only harm the city's long-term goals and drive unaffordable living in the inner city.

As a business owner in the community of Cliff Bungalow-Mission I am writing to express my support for the Riverwalk Senior Living development. This project will meet the needs of our area seniors and supports Calgary's vision for complete communities and densification of the inner city. With respect to the specific details of this proposal, the building is attractive, responds to the variety of building forms in the surrounding area and of appropriate size for this location. I am of the opinion that the proposed height and FAR on the edge of the community, adjacent to 5th Street SW, will be a catalyst for positive change in the heart of an established inner-city community.

The applications must also be reviewed from the perspective of the need for this type of residential development. As our senior population continues to grow we need to provide housing options within the inner core of the city where our seniors have spent their lives. This urban location encourages ongoing connections to

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DIRECT EMAIL RESPONSES

Hi:

I received your mailer today and will be working tirelessly (good thing I am retired and have all the time in the world) to prevent you from proceeding, as depicted. The scale of the proposed structure is wildly out of place for that block.

Get. Real.

Hello and welcome to the neighbourhood!

I'm wondering if you can provide some information on your timelines to build? I'd certainly would like to meet as well and invite you to see our property. Look forward in hearing back from you!

Hi, I was wondering approximately when the Verve seniors living riverwalk will be completed? I'm interested for my father.

Please advise if your units are by purchase or rental. Thank you.

I think it is a great idea but have a few concerns: Traffic increase on surrounding roads; Inadequate Safeway for population increase.

As a business owner in the community of Cliff Bungalow-Mission I am writing to express my support for the Riverwalk Senior Living development. This project will meet the needs of our area seniors and supports Calgary's vision for complete communities and densification of the inner city.

With respect to the specific details of this proposal, the building is attractive, responds to the variety of building forms in the

surrounding area and of appropriate size for this location. I am of the opinion that the proposed height and FAR on the edge of the community, adjacent to 5th Street SW, will be a catalyst for positive change in the heart of an established inner-city community.

The applications must also be reviewed from the perspective of the need for this type of residential development. As our senior population continues to grow we need to provide housing options within the inner core of the city where our seniors have spent their lives. This urban location encourages ongoing connections to their friends, families and area services. And the design will ensure the unique needs of an aging individual can be met in one place.

The City of Calgary needs to support this application and demonstrate that investment in Calgary is encouraged and supported at this critical time, when our tax and employment base are under attack from so many other factors. Have the courage and vision to make the needed changes to keep this city great.

Thank you for your attention.

Hello,

We are writing to express our support for the Riverwalk Senior Living project. Our facility is directly west of the proposed project site. We have met with members of the project team and see the building as an asset to the community, addressing a need for additional seniors housing.

I'm writing you this email to share my unwavering support for the Riverwalk project. I strongly believe that our city needs this kind of project. It would offer quality of life for our seniors who are in need of a safe place to live in.

I truly believe that the project has merits worth considering such as its unique location that would offer a sense of vibrancy, inclusiveness and community to people often marginalized.

Calgary has fostered forward thinking projects in recent years such as the Peace Bridge and the new Central Library and proposed projects such as the BMO Centre Expansion and Platform. I believe the Riverwalk project is a forward thinking project in similar ways showing how Calgary is innovative in its approach to address challenges in our society. I am convinced this project would put Calgary at the forefront of avant-garde thinking, inspiring other cities to follow suit. In addition, after meeting the promoter at a meet and greet, I am also convinced that there is an honest desire to address the concerns of the Cliff-Bungalow community in order to move the project forward.

Everyone is entitled to an opinion and people opposing the project may have valid concerns, but I would hope that the City Administration and Council will see the intrinsic value of the Riverwalk project to our society and consider this project for approval. At the end of the day, everyone will benefit from such a project even the ones opposing it.

Information Package

I would like more information of this proposed project. Are units purchased? Do you have a cost analysis available? Thank you.

Hi:

I received your mailer and have studied the signage. Please tell me why you would contravene the neighbourhood association's and residents' clearly stated and long-standing objection to developments of more than five stories? There must be something I'm missing.

Thanks!

Hi, I'm very interested in securing a spot in your seniors home, is there a waitlist?

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<p>As I am considering a move to Calgary to be closer to family, I am interested in your project and would appreciate further information on the development.</p>	<p>Walk location for 2019-2020.... I would like to know if it is possible to preregister for an independent or other apartment at your location.</p>	<p>Hello, I received an invitation card to the open house but I'm not sure I understand where it's being held. What does the 17 in the address 17-2500 4 St., SW refer to?</p>
<p>It was great meeting your team at the Lilac festival yesterday. Your senior living development is very unique blend of both independent and assisted living with plentiful social gathering locations and social services. I believe this blend is crucial for the enjoyment of seniors.</p>	<p>What will be the initial rentals for a small one bedroom suite. Is there a waiting list</p>	<p>Thanks, Hello, my name is [redacted] and I'm interested to learn more about Riverwalk senior living which I saw mentioned in the Elbow Scene magazine. I look forward to hearing from you.</p>
<p>Hello, I'm just wanting to know when will the Riverwalk seniors retirement home be open?</p>	<p>We currently live on the Mission Hill overlooking this area. Will we be able to afford to rent here? What are the projected costs for a 1 bedroom independent unit?</p>	<p>Hello, was wondering when this project will move ahead? Thanks</p>
<p>Hello, my name is [redacted]. I'd like to have some more information about the residences going up at riverwalk?</p>	<p>Hello, Would it be possible to keep this email as a preregistration. I have letters from my doctor requesting help to get into Calgary Housing - application, yet have not gotten answers although with multiple disabilities and Registered Service Dog. The Doctor also made formal written requests to get me into "Inclusio" (new building for handicapped, but the wait list is too long).</p>	<p>What are the grievances? I think that the development committee has been at it for many years and they are entrenched. I lived in Roxboro for over 30 years and know very well how hard it is to promote change. So you are three times higher than they want. But there is precedence as Roxboro House, Riverstone, and Grand View are all over 12 stories. And River, which faced huge push back from Roxboro, was finally approved.</p>
<p>Hi, I saw your ad in the Elbow Park newsletter as I live in the area and I'm interested in this Riverwalk seniors living place. Would you send me some information or phone me? I realize it hasn't even started to be built yet but it sounds like it could be the right timing for me. My phone number is [redacted] and my mailing address is [redacted]. I'm definitely interested in exploring this.</p>	<p>Can you please keep my e-mail as a token of a preregistration if this comes through with City Council. I know it can take time, yet am desperate for a safe, independent living for myself and my Service Dog. I volunteered with filing data entry, events for the Federation Of Calgary Communities with Leslie Evans and the Urban Planning Team, and understand the multiple steps to your project, but praying and desperate to secure a place to call home permanently.</p>	<p>The economies of scale just aren't there for 4 floors. This is some of the most valuable land in the city. I imagine the Safeway site is also a worry. It is prime for condos with the Safeway underneath. The mayor wants increased density. Your plan is attractive. Has the Community Association offered alternative solutions?</p>
<p>Hi, my name is [redacted], and I was just in to see your Riverwalk project and as I'm reaching my older years I will be looking for a seniors home within the next couple of years. If someone could please give me a call, my number is [redacted]. Thank you.</p>	<p>Thank you for keeping us in the loop as soon as things unblock on your side. We wish you a Happy New Year filled with successes!</p>	<p>Hello, My name is [redacted]. I have contacted you recently regarding housing at your River</p>

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Letter from the Cliff Bungalow-Mission Community Association

Cliff Bungalow-Mission Community
Association
462, 1811 4th Street SW
Calgary Alberta, T2S 1W2
Community Hall & Office Located at 2201 Cliff Street SW
www.cliffbungalowmission.com | cbmca.development@gmail.com



July 3, 2018

The City of Calgary

RE: LOC 2018-0143

Parcel Address: 2412R 5 ST SW

Decision: Opposition¹

1. Introduction

The Cliff Bungalow-Mission Community Association (CBMCA) has reviewed LOC 2018-0143 (the Application). Based on our review, the CBMCA expresses its opposition in relation to the Application. Our specific comments about the Application are provided in Section 3 below using The City's questionnaire format.

¹ The CBMCA issues four types of decision: 1 Opposed, 2 Concerned, 3 No Objection/Comment & 4 Support.

1. **Letters of Opposition** indicate that the Application has serious discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of opposition is issued we will consider filing an appeal with SDAB if remedial actions are not forthcoming in an amended Application.
2. **Letters of Concern** indicate that either we have insufficient information on which to base a decision or that the Application has some discrepancies with respect to our ARP's and/or Bylaw 1P2007. When a letter of concern is issued we may consider filing an appeal with SDAB if further clarifications and/or amended plans are not provided.
3. **Letters of No Objection/Comment** are provided for reference. They do not indicate approval or opposition. We would not normally consider filing an appeal with SDAB after providing a letter of No Objection/Comment, unless affected residents requested our support or the DP is issued with relaxations to the relevant bylaws.
4. **Letters of Support** indicate that we consider the Application to be in general accordance with our ARP's. To obtain a letter of support the applicant is strongly encouraged to work the CBMCA and affected residents through a charrette or similar community engagement design-based workshop. We would not consider filing an appeal with SDAB after providing a letter of support.

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2. Preamble

The neighbourhoods of Cliff-Bungalow and Mission (the Community) are twin turn of the century communities whose unique character has been informed by our unique biophysiology and the quality of our built environment, which maintains a legible and coherent arrangement of residential and commercial buildings, grounded by historical context.

These qualities in addition to creating a strong sense of place and community also provide the City of Calgary (The City) with its best example of a neighbourhood, which embodies the principles of Smart Growth (a central tenant in the City's Municipal Development Plan).

Yet despite its exemplary nature as a model neighbourhood, the Community faces a number of pressures, which threaten to irreparably harm its unique character. A review of the Community's alignment with the City's principles of Smart Growth and the threats to those principles are summarized below to provide context for our specific comments to the Application (Section 3).

Our Community & Smart Growth

The dominant elements of Smart Growth embodied by our Community are presented below.

Compact Communities with a Range of Housing Opportunities

Our Community is one of Calgary's most dense neighbourhoods (Calgary Herald, 2013). At an average density of 8,945 people/km², the Community is Calgary's fourth most dense, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example China Town at 8,274 people/km² and Beltline at 8,999 people/km²).

While our Community is compact it also manages to provide a range of housing opportunities including: single detached, semi-detached, row house, suited character homes, apartments and condominiums. This stands in sharp contrast to The City average, where nearly 60% of the housing stock is comprised of single detached homes (City of Calgary, 2014).

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Walkable Mixed-Use Neighbourhoods

Cliff Bungalow has Calgary's highest walk score and the combined neighbourhoods of Cliff Bungalow and Mission rank 7th overall in terms of walkability (Walk Score of Calgary Alberta, 2014). This is readily apparent to anybody walking down 4th Street. Our selection of services includes health and dental care, banks, pharmacies, grocery stores and a variety of shops, restaurants and boutiques making our Community one of Calgary's few truly complete communities. It is perhaps unsurprising to note that our walkability has translated into our Community being Calgary's only neighbourhood where vehicle ownership is less than 1 per capita (NRC, 2009).

Distinctive, Attractive Communities with a Strong Sense of Place

Nestled between the "cliff" and the Elbow River, our Community's unique and attractive character is further informed by its remaining stock of heritage buildings and tree-lined streets. Along 4th Street, buildings like Bannerman and Wright Blocks provide a glimpse to an earlier time. In the spring, the early morning air is filled with songs of robins and in the evening with the scent of lilacs and fruit blossoms. In the fall you see that the fruit trees here are surprisingly productive. Throughout the year, 4th street is a bustle of activity from first light to late evening. Neighbours often recognize each other to say hello and it is not uncommon to see people stopping to chat, pet a dog and engage in some idle gossip. These qualities give our neighbourhood a strong sense of community, shared by those who relate and identify with its strong sense of heritage, liveability and place.

Threats to Our Community

Some of the threats faced by our Community are summarized below.

Un-Collaborative Development Process

One of the key tenants of Smart Growth is to encourage community and stakeholder engagement in the development process. As a key stakeholder in redevelopment and planning, we believe that we should have a seat at the table early in the design process. Too often however, we are invited to comment on a proposed development only after it has been submitted to The City. At this stage, time and resources have already been allocated to produce a single design solution. Additionally,

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the proposed design often presents architectural forms that are devoid of care for the public realm or reference to the unique nature of the Community. At this stage we find our options for promoting the interests of the Community greatly limited. This sets the stage for a process to evolve where The City, the Community and the applicant are less likely to collaborate but instead engage each other in an adversarial manner. Good outcomes are rarely achieved under such circumstances.

Insensitive Redevelopment

Infill and redevelopment that ignores place, scale, massing, materiality, heritage and community values (all of which are discussed within our ARP's) diminishes the Community's sense of place. Perhaps more insidiously, this often creates the reference standard by which the next development is judged. It is disheartening to see projects, which reference other recently completed (and often-insensitive developments) as the justification for their own inappropriate design solutions. This cycle of development if left unabated threatens to irreparably harm the Community. Not because any one development causes irreparable harm but because overtime the cumulative impact of these developments erode and degrade the character of our Community which has come to inform our citizens sense of place.

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3. Comments on the Application

The CBMCA is pro-densification. We believe that inner-city communities each play an important role in accommodating the expected doubling in population over the next 60 years. However, we believe that densification can be achieved under current policies and in sensible ways. At nearly three-times the allowable height, the CBMCA is opposed to application LOC2018-0143 for the reasons described below:

- **We value good planning practices:** We strongly believe that it is the City's responsibility to provide a stable planning regime that provides residents with a sense of security as to what the future of Calgary looks like. The practice of spot upzoning is in direct conflict with this responsibility. Approving the proposed land use amendment effectively implies that the City hands over its planning function to developers, who now are in charge of deciding where increased height is 'acceptable' and 'desirable'. Ad hoc height relaxation introduces a level of unpredictability that is inappropriate from the perspective of community residents, contradictory to good city planning, and could unintentionally set a precedent – moving even further away from a planned approach to sensible densification.
- **Our ARP continues to be a valid planning document:** The application is in direct conflict with the objectives, policy and intent of the Cliff Bungalow ARP, which calls for sensible densification and a maximum height of 16 meters on the proposed site. The Cliff Bungalow ARP is the result of a seven-year process, hundreds of person hours and thousands of hours of volunteer capital, and was developed with the intent of accommodating inevitable growth while retaining the essential character and livability. We note that the Applicant questions the validity of the ARP – this is both disingenuous and incorrect.
 - Disingenuous because it shows how little in tune the Applicant is with the community. In June, 2016 the CBMCA organized a community-wide workshop to hear directly from residents what they think of certain planning matters. The majority of respondents (85%) agreed that the ARP should be respected by the City and developers at all times. Of the people that agreed, 64% strongly agree, while 10% of the respondents don't believe that ARPs need to be taken into consideration at all times. Taken together, these results show that ARPs are still considered valid documents in guiding future developments and conversations with developers.
 - Incorrect, because the Cliff Bungalow ARP has, in fact, been reviewed by Planning and aligned to current LUB 1P2007 and the MDP, and is used by administration as the relevant statutory planning document. Also, the ARP is a values-based document. Those values are still relevant and up to date and very much reflective of the language and intent of the MDP.
- **Densification doesn't equal tall buildings exclusively:** At an average density of 8,945 people/km², Cliff Bungalow-Mission already is Calgary's third most dense community, yet its urban form remains ostensibly human-scale in comparison to its peer group (see for example, Chinatown at 8,274 people/km² and Beltline at 8,999 people/km²). Cliff Bungalow-Mission is one of the most desired communities exactly for that reason – its ability to accommodate many people and small businesses while retaining a sense of place and cultural context. The introduction of excessively tall buildings (Cliff Bungalow currently has no building reaching 45 meters), does not align with these attributes and is likely to compromise the unique character of the community. Tall buildings have few if any benefits. There is a growing body of evidence that shows that they have poor environmental performance, threaten the social cohesion of communities, lead to poorer health outcomes, degrade the public realm and adversely affect the human scale of a city². This is being echoed by community residents. Results from our most recent community-wide workshop show that the

² Gifford, 2007; NCR, 2011 and Loomans, 2014

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majority of respondents (84%) agree that densification (i.e. taller buildings) should happen within existing allowed zoning, as opposed to spot upzoning. Of the people who agreed, 72% strongly agree, while 16% didn't express real concerns with spot upzoning. This shows to us that height remains a concern and that height relaxation is not desirable when being proposed.

- **We already deliver on the MDP targets:** Our community exceeds the MDP densification targets. The amount of people living and working in the community today is 50% beyond what the City asks us to accommodate³. And if we would fully build out to existing zoning as approved under the ARP our density would be three times as high as the target⁴. The argument raised by the Applicant that “*as this Plan [ARP] no longer aligns with current city-wide objectives, the project team has looked to higher order policy documents including the Municipal Development Plan (2009)...*” is simply incorrect and unfortunate, as it wrongfully suggests that the proposed development is necessary to deliver on “higher order policy”.
- **We value honest communication:** We raise some concern in relation to the concepts that the Applicant introduces in its external communications for justifying the increased height (<https://www.riverwalkseniors.com/wp-content/uploads/2018/06/18.05.31-Vision-Brief-v.1.0-WEB.pdf>). The Applicant suggests that the site across 25 Avenue SW is a proposed *Future Comprehensive Plan Area*. This is both speculative and misleading, as this appears “self-proposed” and to our knowledge doesn't have policy backing. We genuinely hope that the City does not make planning decisions based on speculative notions raised by developers and we hope that the Applicant is transparent and truthful about the speculative nature of concepts like *Future Comprehensive Plan Areas* when it uses this in conversations with external stakeholders.
- **We value facts:** We are aware that councillors have argued that increased density should be situated around corridors or main streets. It is disingenuous to consider 25 AVE SW as either a corridor or a main street. The City's own traffic studies and Main Streets program confirms this fact.

Going forward

This letter is not meant to suggest broad-based opposition to change or to the proposed use – quite the contrary. We've been welcoming much change in our community in recent years. Much of this change has been within the parameters of community values, reason and the ARP while contributing to the City's objective of densification. We also take this development very seriously – that's why we organized two community-wide workshops for two years in a row – reaching more than 150 community residents in person – with the objective of hearing the community's stance on planning matters like height relaxation. Taking their input, and based on the rationale above, we strongly believe that the proposed development, at 45 meters and an FAR of 7.5, is out of place and harmful.

The MDP is the guiding document of planning for the City of Calgary. In section 2.3.2 it states as its objective: “*Respect and enhance neighbourhood character and vitality. The “sense of place” inherent in Calgary's neighbourhoods is a function of their history, built form, landscape, visual qualities and people. Together, the interaction of these factors defines the distinctive identity and local character of a neighbourhood.*” Currently, the proposed development is surrounded by two to three story residences and businesses. The site also acts as a transition from the commercial area on 4th Street to the east and a gateway into the community from Elbow Drive and 4th Street to medium height residential use. There are strong indications that the scale of the suggested development is not compatible with the surrounding neighbourhood and the objective of the MDP.

³ MDP asks for 100 people + jobs / hectare. Our community currently accounts for 157.

⁴ MDP asks for 100 people + jobs / hectare. Existing zoning allows for 298.

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We welcome conversations with the City and the Applicant to envision collectively what the proposed use could look like, while celebrating and respecting the community context and MDP objectives. For example, if the Applicant is set on a 45 meter building, we would be happy to explore opportunities south of 25 AVE SW (on the Mission side), or as part of policy in the concept plan for the Holy Cross site – areas where the proposed development would be supported by existing zoning and wouldn't present the risk of setting an unintentional precedent.

We would also like to invite you to read our attached community workshop "What we heard" documents, as a testament to our community engagement efforts which figure prominently in imagineCALGARY, the MDP and the Cliff Bungalow ARP.

4. Closure

Thank you for your consideration in this matter,

Sander Jansen, MSc.
Planning & Development Director

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