



AGENDA

CALGARY PLANNING COMMISSION

March 7, 2019, 1:00 PM
IN THE COUNCIL CHAMBER
Members Present

Director M.Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Councillor E. Woolley
Commissioner M. Foht
Commissioner P. Gedye
Commissioner L. Juan
Commissioner A. Palmiere
Commissioner K. Schmalz
Commissioner J. Scott
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 February 21
5. CONSENT AGENDA
 - 5.1 Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224, CPC2019-0296
6. POSTPONED REPORTS
(including related/ supplemental reports)
None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2140 - 16 Street SW, LOC2018-0110, CPC2019-0125

7.2.2 Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 – 3 Avenue NW, LOC2018-0251, CPC2019-0292

7.2.3 Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 – 41 Avenue NE, LOC2018-0278, CPC2019-0242

7.2.4 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223, CPC2019-0203

7.2.5 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254, CPC2019-0259

7.3 MISCELLANEOUS ITEMS

7.3.1 Enabling Urban Agriculture and Local Food Sales, CPC2019-0291

8. URGENT BUSINESS

9. ADJOURNMENT



INDEX FOR THE 2019 MARCH 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



CONSENT AGENDA

ITEM NO.: 5.1

Stephanie Loria

COMMUNITY:

Ogden (Ward 9)

FILE NUMBER:

LOC2018-0224 (CPC2019-0296)

PROPOSED REDESIGNATION:

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

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

MUNICIPAL ADDRESS:

6404 – 18A Street SE

APPLICANT:

Sara Karimiavval

OWNER:

2131595 Alberta Inc (Logan Dominion Ltd)

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Tom Schlodder
(Referred back to Administration from 2018 August 23
CPC Meeting)

COMMUNITY:

Bankview (Ward 8)

FILE NUMBER:

LOC2018-0110 (CPC2019-0125)

PROPOSED POLICY AMENDMENTS:

Amendment to the Bankview Area Redevelopment Plan

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Grade Orientated
(M-CG) District

MUNICIPAL ADDRESS:

2140 - 16 Street SW

APPLICANT:

TC Design & Consulting

OWNER:

SecurFund Capital Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Giyan Brenkman

COMMUNITY:

Sunnyside (Ward 7)

FILE NUMBER:

LOC2018-0251 (CPC2019-0292)

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Grade-Oriented
(M-CGd72) District

To: DC Direct Control District to accommodate multi-
residential development with density bonus

MUNICIPAL ADDRESS:

932, 934 and 936 – 3 Avenue NW

APPLICANT:

O2 Planning and Design

OWNER:

Robert Frank Froese
Lesleigh Sturge

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Madeleine Krizan

COMMUNITY:

Greenview Industrial Park (Ward 4)

FILE NUMBER:

LOC2018-0278 (CPC2019-0242)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: DC Direct Control District to accommodate the
additional use of Vehicle Sales – Major

MUNICIPAL ADDRESS:

715 – 41 Avenue NE

APPLICANT:

Mercedes-Benz Country Hills

OWNER:

Telus Communications Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Brad Bevill

COMMUNITY:

Crescent Heights (Ward 7)

FILE NUMBER:

LOC2018-0223 (CPC2019-0203)

PROPOSED POLICY AMENDMENT:

Amendment to the Crescent Heights Area
Redevelopment Plan

PROPOSED REDESIGNATION:

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

To: Commercial - Corridor 1 (C-COR1f2.0h14)
District

MUNICIPAL ADDRESS:

1109 Edmonton Trail NE

APPLICANT:

Horizon Land Surveys

OWNER:

2142585 Alberta Ltd (Yuli Song)

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5

Melanie Horkan

COMMUNITY:

Albert Park/Radisson Heights (Ward 9)

FILE NUMBER:

LOC2018-0254 (CPC2019-0259)

PROPOSED REDESIGNATION:

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

To: Multi-Residential – Contextual Grade-Oriented
(M-CGd58) District

MUNICIPAL ADDRESS:

1305 and 1313 - 36 Street SE

APPLICANT:

Inertia

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Kristi Peter Snider

COMMUNITY:

City Wide

FILE NUMBER:

CPC2019-0291

PROPOSED:

Amendments to the Land Use Bylaw 1P2007 (Enabling Urban Agriculture and Local Food Sales)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION



MINUTES

CALGARY PLANNING COMMISSION

**February 21, 2019, 1:30 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director M. Tita, Chair
Director R. Vanderputten, Vice-Chair
Councillor G. Chahal
Commissioner P. Gedye
Commissioner L. Juan
Commissioner K. Schmalz

ALSO PRESENT: Principal Planner I. Cope
Acting CPC Secretary J. Dubetz
Legislative Assistant G. Chaudhary

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:30 p.m.

Moved by Councillor Chahal

That the Calgary Planning Commission approve the revised start time of 1:30 p.m. for today's meeting.

MOTION CARRIED

2. **OPENING REMARKS**

RECOGNITION

On behalf of the Calgary Planning Commission, Director Tita offered recognition and appreciation to Ian Cope, Principal Planner for The Calgary of Calgary, who was in attendance at his last meeting of the Commission before retirement.

Peter McKenzie, former Principal Planner, addressed members of the Commission and citizens present in the gallery. Mr. McKenzie reflected on Principal Planner Cope's influence on the Planning community and his dedicated service to The City for 24 years.

3. **CONFIRMATION OF AGENDA**

Moved by Commissioner Gedye

That the Agenda for the 2019 February 21 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 February 07

Moved by Commissioner Juan

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2019 February 07, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Director Vanderputten

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

MOTION CARRIED

- 5.1 Land Use Amendment in Capitol Hill (Ward 7) at 2115 – 12 Street NW, LOC2018-0268, CPC2019-0143
- 5.4 Land Use Amendment in Silver Springs (Ward 1) at 7222 Silver Mead Road NW, LOC2018-0222, CPC2019-0138

MOTION CARRIED

- 5.2 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW, LOC2018-0266, CPC2019-0093

Moved by Councillor Chahal

That with respect to Report CPC2019-0093, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan, **after correction to Attachment 2, Page 1, Section 1 (a) by deleting the words “Amend Figure 2” at the beginning of the sentence, and by substituting with the words “Amend Map 2”;**
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.12 hectares ± (0.29 acres ±) located at 2137 – 31 Avenue SW (Plan 4479P, Block 52, Lots 21 to 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

INTRODUCTION

Director Tita introduced a group of students from St. Pius School in Ward 7, along with their teacher, Danielle Gentile.

- 5.3 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2806 Richmond Road SW, LOC2018-0264, CPC2019-0188

Moved by Commissioner Juan

That with respect to Report CPC2019-0188, the following be approved, **after amendment:**

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

1. ADOPT, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (**Attachment 2**); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 2806 Richmond Road SW (Plan 56610, Block 52, Lots 22 and 23) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Kingsland (Ward 11) at 7711 Macleod Trail SW, DP2018-2692, CPC2019-0209

Alvin Fritz addressed Commission with respect to Report CPC2019-0209.

The following documents were distributed with respect to Report CPC2019-0209:

- A revised Attachment 3, Conditions of Approval; and
- A document summarizing clerical corrections to Report CPC2019-0209, as follows:

On Page 8 of 14: Site Access and Parking

Paragraph two, line four, change “and three visitor parking stalls” to “and five visitor parking stalls”.

On Page 12 of 14: Bylaw relaxation table

Under “Residential Motor Vehicle Parking”, change “305 Residential Motor Vehicle Parking” to “266 Residential Motor Vehicle Parking”.

On Page 13 of 14: Bylaw relaxation table

- Under “Commercial Motor Vehicle Parking Stalls”, change “186 Commercial Motor Vehicle Parking Stalls Required” to “124 Commercial Motor Vehicle Parking Stalls Required; and
- Under “Visitor Parking Stalls”, change “37 Visitor Parking Stalls Required” to “41 Visitor Parking Stalls Required”

Moved by Commissioner Juan

That with respect to **Corrected** Report CPC2019-0209, the following be approved:

That Calgary Planning Commission APPROVE the proposed development permit DP2018-2692 for a New: Multi-Residential Development, Office, Retail and Consumer Service (3 buildings), Sign – Class B (11), Sign – Class C (1) at 7711 Macleod Trail SW (Plan 9210959, Block A, Lot 1), with conditions (**Revised Attachment 3**).

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment (City Initiated) in Cornerstone (Ward 5) at 23 Cornerstone Circle NE, LOC2018-0259, CPC2019-0155

Moved by Councillor Chahal

That with respect to Report CPC2019-0155, 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 0.29 hectares \pm (0.71 acres \pm) located at 23 Cornerstone Circle NE (Plan 1612130, Block 10, Lot 9MR) from Residential – Low Density Mixed Housing (R-G) District to Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.2 Land Use Amendment in Stoney 3 (Ward 5) at 3730 – 108 Avenue NE, LOC2018-0247, CPC2019-0206

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0206, 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 1.214 hectares \pm (3.00 acres \pm) located at 3730 – 108 Avenue NE (Plan 1512086, Block 1, Lot 7) from DC Direct Control District to Industrial – Business (I-B f1.0) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.3 Land Use Amendment in Sunnyside (Ward 7) at 810 – 9A Street NW, LOC2018-0215, CPC2019-0195

Moved by Commissioner Gedye

That with respect to Report CPC2019-0195, 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 0.04 hectares \pm (0.10 acres \pm) located at 810 – 9A Street NW (Plan 24480, Block 6, Lots 2 and 3) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate multi-residential development with density bonus, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at Multiple Properties, LOC2018-0183, CPC2019-0159

Copies of the following documents were distributed with respect to Report CPC2019-0159:

- A revised Attachment 2; and
- A document summarizing a clerical correction to Report CPC2019-0159, as follows:

On page 8 of 9

In the section 'Bankview Area Redevelopment Plan (Statutory - 1981)', delete the first paragraph and substitute with the words:

"The subject parcels are located within the Medium Low Density on Figure 2 – Land Use Policy of the *Bankview Area Redevelopment Plan* (ARP). The Medium Low Density area is intended to accommodate primarily townhousing and stacked townhousing. To accommodate this land use redesignation as well as the proposed development permit application (Attachment 3), minor amendments are required to Figure 2 of the ARP to identify appropriate parcels as Neighbourhood Mid-Rise policy area, which is a land use category that has been recently added to the ARP (2017 July 31), to accommodate the scale of development proposed by this application, as follows:"

Moved by Commissioner Gedye

That with respect to **Corrected** Report CPC2019-0159, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (**Revised Attachment 2**);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 2604, 2608, 2610 – 17A Street SW (Plan 1717FW, Block 10, Lots 4 to 6) from Multi-Residential – Contextual Grade-Oriented (M-CG) District to Multi-Residential – Contextual Medium Profile (M-C2) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.5 Land Use Amendment in Glenbrook (Ward 6) at 2815 – 43 Street SW, LOC2018-0271, CPC2019-0095

Moved by Commissioner Juan

That with respect to Report CPC2019-0095 the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2815 – 43 Street SW (Plan 2736HS, Block 1, Lot 20) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to the proposed Bylaw.

MOTION CARRIED

7.2.6 Policy Amendment - Banff Trail Station Area Redevelopment Plan - Mobility Network Implementation Updates (Ward 7), CPC2019-0197

Moved by Director Vanderputten

That with respect to Report CPC2019-0197, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0197) to the 2019 March 18 Combined Meeting of Council to the public hearing portion of the Agenda; and
2. Recommend that Council hold a Public Hearing; and
 - a. ADOPT, by bylaw, the proposed amendments to the Banff Trail Station Area Redevelopment Plan (Attachment 1); and
 - b. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.7 Land Use Amendment in Cliff Bungalow/Mission (Ward 11) at 1716 Centre Street SE, LOC2018-0107, CPC2019-0139

A document containing a summary of clerical corrections to the Report, Attachment 2 and Attachment 4 was distributed with respect to Report CPC2019-0139, as follows:

In Report CPC2019-0139

Delete the height modifier of the existing land use district “f3.0h26”, and substitute with the height modifier “f3.0h46” in the following locations:

- On page 1 of 8: Executive Summary, fourth line & first bullet;
- On page 1 of 8: Administration Recommendation 2a; and
- On page 5 of 8: last sentence under Land Use section.

In Attachment 2

On page 2 of 2, under the heading ‘Proposed Use: Overnight Kennel’, subheading ‘Walks’ by deleting the last bullet in its entirety.

In Attachment 4

In row (i), column “Kennel – Urban (Proposed DC District)”, by deleting the words “In addition: Implements recommendations from a Sound Isolation Assessment submitted at the time of development”.

Moved by Commissioner Juan

That with respect to **Corrected** Report CPC2019-0139, the following be approved:

That the Calgary Planning Commission:

1. Direct this report (CPC2019-0139) to the 2019 March 18 Combined Meeting of Council to the public hearing portion of the Agenda, **after correction to the Report, Attachment 2 and Attachment 4, as contained in the distribution**; and
2. Recommends that Council hold a Public Hearing; and
 - a. ADOPT, by bylaw, the proposed redesignation of 0.23 hectares ± (0.57 acres±) located at 1716 Centre Street SE (Plan 0210992, Block 4, Lot 41) from Commercial – Corridor 2 f3.0h46 (C-COR2 f3.0h46) District and Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate an additional use (Kennel – Urban), with guidelines (Attachment 3); and
 - b. Give three readings to the proposed redesignation bylaw.

MOTION CARRIED

7.2.8 Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elkton Drive SW, LOC2018-0233, CPC2019-0154

Elvin Karpovich addressed the Commission with respect to Reports CPC2019-0154 and CPC2019-0184.

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0154, 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 2.03 hectares \pm (5.01 acres \pm) located at 7550 Elkton Drive SW (Plan 2370IB; Block 2; Lot 12 and 13) from DC Direct Control District to Residential – One / Two Dwelling (R-2) District; and
2. Give three readings to the proposed redesignation bylaw.

Against: Councillor Chahal

MOTION CARRIED

- 7.2.9 Outline Plan in Springbank Hill (Ward 6) at 7550 Elkton Drive SW, LOC2018-0233 (OP), CPC2019-0184

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0184, the following be approved:

That the Calgary Planning Commission APPROVE the proposed outline plan, located at 7550 Elkton Drive SW (Plan 2370IB; Block 2; Lot 12 and 13) to subdivide the 2.03 hectares \pm (5.19 acres \pm), with conditions (Attachment 2).

Against: Councillor Chahal

MOTION CARRIED

General consent, recess at 3:28 p.m. and reconvened at 3:46 p.m. with Director Tita in the Chair.

- 7.2.10 Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0153

The following documents were distributed with respect to Report CPC2019-0153:

- A letter dated October 15, 2017 written by Pete Steenaerts, Sage Hill Community Association, and submitted today by the applicant; and
- A letter dated February 14, 2019 from Kathy Oberg, B&A Planning Group.

Ajith Karunasena addressed the Commission with respect to Report CPC2019-0153.

Moved by Commissioner Juan

That the Calgary Planning Commission receive the correspondence as distributed.

MOTION CARRIED

Moved by Commissioner Juan

That with respect to Report CPC2019-0153 the following be approved:

That the Calgary Planning Commission refer the proposed Land Use Amendment (Report CPC2019-0153) to Administration for further discussion with the applicant, and to consider:

- reduced commercial;
- reduced auto-oriented design; and
- additional mixed-use building forms;

And return to the Calgary Planning Commission no later than 2019 May.

MOTION CARRIED

7.2.11 Land Use Amendment in Kingsland (Ward 11) at Multiple Addresses, LOC2018-0158, CPC2019-0156

David Symes addressed the Commission with respect to Report CPC2019-0156.

Moved by Commissioner Juan

That with respect to Report CPC2019-0156 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 1.92 hectares \pm (4.75 acres \pm) located at 517, 531, and 612 – 67 Avenue SW and 6711 Macleod Trail SW (Plan 4910AK, Block 6, Lots 1 to 10; Plan 9913221, Block 4, Lot 1; Plan 1152JK, Block Z) from Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – High Density High Rise (M-H3h70) District and DC Direct Control District to accommodate mixed-use mid and high-rise development with guidelines (Attachment 3); and
2. Give three reading to the proposed bylaw.

MOTION CARRIED

7.2.12 Policy Amendment and Land Use Amendment in Douglasdale/Douglasglen (Ward 12) at 10808 - 18 Street SE, LOC2018-0248, CPC2019-0150

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0150 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 Barlow Area Structure Plan as contained in Attachment 2 to this report;
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 3.94 hectares \pm (9.74 acres \pm) located at 10808 – 18 Street SE (Plan 0112475, Block 9, Lot 3) from Industrial – Business f1.0h24 (I-B f1.0h24) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

7.3.1 Chinook Station Area Redevelopment Plan Update (Verbal Report), CPC2019-0194

Moved by Director Vanderputten

That with respect to Verbal Report CPC2019-0194 the following be approved:

That the Calgary Planning Commission receive the Chinook Station Area Redevelopment Plan Verbal Update for information.

MOTION CARRIED

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Juan

That this meeting adjourn at 5:35 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 MARCH 18 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment - Banff Trail Station Area Redevelopment Plan - Mobility Network Implementation Updates (Ward 7) , CPC2019-0197
- Land Use Amendment in Cliff Bungalow/Mission (Ward 11) at 1716 Centre Street SE, LOC2018-0107, CPC2019-0139

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 APRIL 08 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Capitol Hill (Ward 7) at 2115 – 12 Street NW, LOC2018-0268, CPC2019-0143

- Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2137 – 31 Avenue SW, LOC2018-0266, CPC2019-0093
- Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2806 Richmond Road SW, LOC2018-0264, CPC2019-0188
- Land Use Amendment in Silver Springs (Ward 1) at 7222 Silver Mead Road NW, LOC2018-0222, CPC2019-0138
- Land Use Amendment (City Initiated) in Cornerstone (Ward 5) at 23 Cornerstone Circle NE, LOC2018-0259, CPC2019-0155
- Land Use Amendment in Stoney 3 (Ward 5) at 3730 – 108 Avenue NE, LOC2018-0247, CPC2019-0206
- Land Use Amendment in Sunnyside (Ward 7) at 810 – 9A Street NW, LOC2018-0215, CPC2019-0195
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at Multiple Properties, LOC2018-0183, CPC2019-0159
- Land Use Amendment in Glenbrook (Ward 6) at 2815 – 43 Street SW, LOC2018-0271, CPC2019-0095
- Land Use Amendment in Springbank Hill (Ward 6) at 7550 Elton Drive SW, LOC2018-0233, CPC2019-0154
- Land Use Amendment in Kingsland (Ward 11) at Multiple Addresses, LOC2018-0158, CPC2019-0156
- Policy Amendment and Land Use Amendment in Douglasdale/Douglasglen (Ward 12) at 10808 - 18 Street SE, LOC2018-0248, CPC2019-0150

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

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0296

Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Sara Karimiavval on 2018 October 11 on behalf of the landowner 2131595 Alberta Inc (Logan Dominion Ltd). The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

This proposal is in compliance with the applicable policies of the *Municipal Development Plan* (MDP) and the *Millican-Ogden Community Revitalization Plan*.

A development permit has not been submitted at this time.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.16 acres ±) located at 6404 – 18A Street SE (Plan 2515AM, Block 3, Lots 27 and 28) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

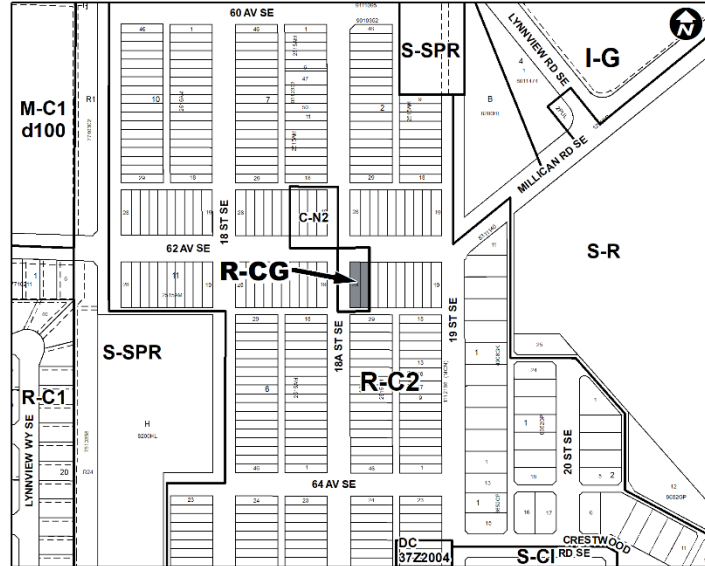
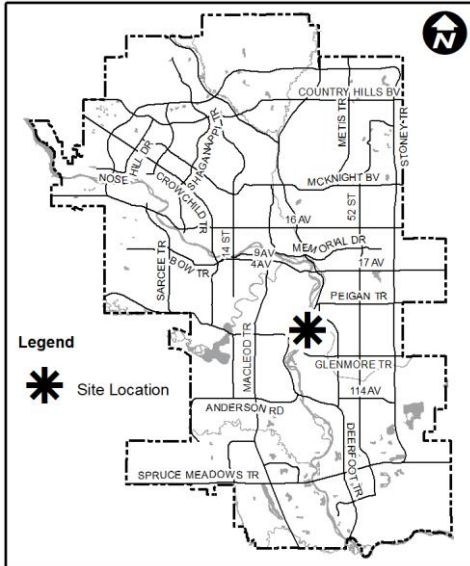
On 2018 October 11, the application was submitted by Sara Karimiavval on behalf of the landowner 2131595 Alberta Inc. (Logan Dominion Ltd), proposing to redesignate the lands, presently designated Residential – Contextual One / Two Dwelling (R-C2) District, to the Multi-Residential – Contextual Medium Profile (M-C2) District. Before circulation of the application, the proposed redesignation was amended to the Multi-Residential – Contextual Low Profile (M-C1) District. After the issuance of the first and only detailed team review document, the applicant identified that their desired outcome was achievable under the R-CG District, and the application was amended to reflect this change.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0296

Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224

Location Maps



Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224

Site Context

The site, comprising approximately 664 square metres, is located in a low density residential setting in the southeast community of Ogden. A single detached dwelling and a two car garage built in 1962 presently occupies the land, which also comprises a number of mature trees, including a number of public trees along the 40 metre frontage to 18A Street SE, as well as the 17 metre frontage to 62 Avenue SE.

Single detached dwellings exist to the north, east and west on land designated as R-C2. To the northwest, the parcel on the corner of 18A Street SE and 62 Avenue SE was redesignated to Commercial – Neighbourhood 2 (C-N2) District on 2017 February 16. The site continues to be occupied by Ridge Mart Grocery, the operative business for as long as city records show. The adjacent lands to the south comprise a semi-detached dwelling constructed in 1965.

The site is located approximately 400 metres southwest of the future Lynnwood/Millican LRT Station, which will be located at the junction of Ogden Road SE and Millican Road SE.

As identified in *Figure 1*, Ogden reached a peak population in 1982, with 11,548 residents. As of 2017, the community had 8,558 residents.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2017 Current Population	8,558
Difference in Population (Number)	-2,990
Difference in Population (Percentage)	-26%

Additional demographic and socio-economic information may be obtained online through the [Ogden](#) 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. This specific site has been identified for intensification of this nature by the *Draft Millican-Ogden Area Redevelopment Plan*, 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 Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single detached dwellings, semi-detached dwellings and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments.

Secondary suites do not count against allowable density.

Development and Site Design

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

- ensuring contextually sensitive development;
- provision of adequate parking stalls located on-site;
- retention of mature, public trees; and
- mitigation of overlooking/privacy concerns.

Environmental

Public trees have been identified surrounding the parcel. Retention of the public trees will be addressed at the development permit stage.

Transportation

A Transportation Impact Assessment (TIA) and Parking Study was not required for the proposed land use at this time.

Vehicular access to the parcel is available and anticipated to continue from the lane.

The area is well served by public transit via routes 24, 36, 41 and 75, located within approximately 100 metres of the subject parcel, as well as within 400 metres of the future Lynnwood/Millican LRT station.

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At the time of redevelopment, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment.

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 storm water management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online through Planning and Development Map (PDMAP).

Prior to submission of the application, the applicant met with the Millican-Ogden Community Association Board of Directors for a closed meeting in order to discuss the proposed land use amendment and answer any questions. After receiving feedback from the Board of Directors, the applicant delivered flyers one block in each direction of the site, notifying residents of his upcoming presentation at the monthly community meeting on 2018 December 04. Administration was present at this meeting to observe the conversations and feedback from the community and it was deemed that additional City-led engagement was not required.

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map (PDmap) or by contacting the planner directly by mail, phone, or email. In response to the notice posting, letters to adjoining owners and applicant-led engagement, 25 letters were received regarding the proposed development, as well as comments from the Millican-Ogden Community Association (Attachment 2). Comments received included two letters of support and 23 letters of objection. A petition objecting to the initial proposed redesignation to M-C1 was also received with 118 signatures.

The two letters of support indicated that this type of development will kick start more interesting housing in the future.

The main reasons for opposition that were received by Administration in the 23 letters of objection were related to:

- existing parking / traffic congestion;
- the potential loss of mature trees;
- the precedent that the application could set;
- how the allowable building envelope of M-C1 would negatively affect the streetscape and the community; and
- the desire to maintain a single detached dwelling community.

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Administration considered the relevant planning issues specific to the proposed redesignation and provided feedback on community concerns to the applicant, resulting in the application being amended to propose the R-CG District instead of the M-C1 District.

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

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)

In accordance with the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP), the subject site is identified as being located within the Developed Residential Area – Established Area. The land use policies in Section 3.5.3 state that in Established Areas, modest redevelopment should be encouraged.

The MDP's City-wide policies, Section 2 and specifically Section 2.2 Shaping a More Compact Urban Form, provides direction to encourage transit use, make optimal use of transit infrastructure, and improve the quality of the environment in communities. The intent of these policies is to direct future growth of the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The site is located less than 400 metres from the future Lynnwood/Millican LRT Station. As such, the proposed modest increase in density will allow for better use of this future transit infrastructure.

Millican/Ogden Community Revitalization Plan (Statutory - 1999)

In accordance with the *Millican/Ogden Area Redevelopment Plan*, which forms part of the *Millican/Ogden Community Revitalization Plan*, the site is identified as Low Density Conservation. The objectives of the residential area speak to the community as a viable, safe and livable residential community that provides for a variety of housing types to accommodate

Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224

differences in age, family size and income. The policy encourages transit supportive development, while recognizing and preserving the historic character of the community.

Residential policies intend to maintain stability in the community and to protect existing residential character as well as the quality of the neighbourhood. The policy states that R-1 and R-2 land use designations should continue. Administration supports the proposed land use redesignation to R-CG without the need for an amendment to the policy, specifically as the policy supports low density residential uses. Further, within the ARP, “should” is not interpreted as mandatory language.

It is noted that the *Draft Millican-Ogden Area Redevelopment Plan* identifies the site for modest intensification, classifying the site as Neighbourhood - Low Rise, which may have a built form of a multi-residential building with up to 4 storeys in accordance with the Developed Areas Guidebook.

Social, Environmental, Economic (External)

The proposed land use amendment will implement policy goals of providing more compact, compete communities with a diversity of housing, while allowing for modest redevelopment that reflects the surrounding context. Further, the proposal provides the opportunity for slightly higher density within 400 metres of the future Lynnwood/Millican LRT Station, promoting ridership.

Financial Capacity

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATION:

This application for a land use amendment from R-C2 to R-CG will allow for modest intensification of a corner site that is in proximity to a future LRT Station. The proposed redesignation will allow for a variety of housing types that are capable of increasing ridership of the future LRT Station while accommodating people with differences in age, family size and income, in accordance with the objectives of the *Millican/Ogden Area Redevelopment Plan*.

ATTACHMENTS

1. Applicant's Submission
2. Comments from Millican-Ogden Community Association

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.

1. A well serviced, well located, transit orientated development

- The subject property is a corner lot, located on 62nd Ave SE (Millican Rd) & 18A St SE- a corridor which is identified for increased density and commercial development in the Final Draft Millican-Ogden ARP
- Nearby commercial services include the Ridge Mart Grocery commercial site (currently under a change of use; located kitty-corner from the subject) and Lynnwood Plaza (neighborhood strip retail; located 350 meters west on 62nd Ave)
- Other nearby commercial services include Lynwood Drugs, Medical clinic, and Physiotherapy- within 750 meters
- Schools include Banting and Best (K-3), Sherwood Community School (G4-9), and St. Bernadette Catholic School- within 750 meters
- Recreational services include Jack Setter Arena, Outdoor Pool, and MOCA Community Centre; baseball, football, soccer fields and playgrounds are all located on the nearby school site- within 750 meters
- Ogden House Seniors Club is also walking distance, located adjacent to Jack Setter Arena/ MOCA Community Association Building
- Beaver Dam Flats, Old Refinery Park, and future Millican Ridge Park provide excellent access to public outdoor spaces as well as the Bow River Pathway network
- Transportation:
 - 62nd Ave/ Millican Rd is the collector road for the neighborhood of Lynnwood/ Millican
 - Both 62nd Ave and 18A St are well treed and all streets in the area are laned, including the subject;
 - The future Pop Davies Greenline C-Train Station will be located approximately 450 meters from the subject property
 - The route #24 bus travels along 62 Ave SE on its way to downtown Calgary; there is a stop directly out front of the subject parcel

2. Contextually sensitive density, supportive of future LRT expansion

- The subject re-designation is seeking to transition the subject to a 'RC-G' land-use in accordance with the Draft ARP for Millican Ogden (reference S3.3.4)
- RCG land use would provide for a contextually sensitive development with a building height not greater than 11 meters (approx 36 ft); for context, the neighborhood is substantially R-2 zoned with the vast majority of homes being raised bungalows including the homes directly adjacent to the subject (ie- existing stock is 1.5 storey's tall or approx 20 ft to top of roof)
- being a corner lot and a laned parcel, overlooking concerns are limited to the east property line, providing a good reference for residents concerned with redevelopment
- Modern renditions of peaked roof truss design, lap siding, board and batton accents, and related trim details will diversify housing in the area, while complimenting the traditional architectural features of the existing stock, and maintaining the current feel of the community

Comments from Millican Ogden Community Association

Please check the corresponding box below and forward any comments to the above sender.

☐

No Objection

☒

Comments Attached

Name: ROBERT HASLAM for

Date: DEC. 5 '2018

Organization: MILICAN OGDEN COMMUNITY ASSOC.

Comments Due By:

November 17, 2018

(if representing an organization)

CIVIC AFFAIRS

FURTHER TO LAST NIGHTS MEETING, A PRIMARY CONCERN IS PARKING. UNCONVINCED THAT THE # OF STALLS REQUIREMENT CAN BE MET WITH ON STREET PARKING ON 18A ST. AND STILL MAINTAIN A SAFE/REQUIRED SET BACK FROM THE ALLEY ENTRANCE AND STOP SIGN ON 18A ST. & 62 AVE.

Planning & Development Report to
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2019 March 07

ISC: UNRESTRICTED
CPC2019-0125

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

EXECUTIVE SUMMARY

This application for policy and land use amendment was originally submitted on 2018 May 11 by TC Design and Consulting, on behalf of the landowner, SecurFund Capital Corporation. The application was presented to the Calgary Planning Commission (CPC) on 2018 August 23, where it was referred back to Administration with direction requiring:

- Applicant-led engagement with the Bankview Community Association, and,
- The submission of a concurrent development permit (DP).

Since the CPC meeting of 2018 August 23, the applicant has undertaken the required engagement and prepared a development concept (not a DP) to bring back to CPC for consideration. The development concept is proposed by the applicant as an alternative to a concurrent DP, based on applicant concerns that a concurrent DP is not feasible at this time due to financing issues and market conditions. The development concept consists of a site plan and two building elevation drawings. These drawings provide an easily understood representation of the intended type and scale of development, without other details that would be expected on development permit drawings, including floor plans, dimension lines, materials lists or landscape planting details. These concept drawings allow for further iterative discussions regarding stakeholder expectations without the applicant having to go through the time and expense associated with creating development permit-ready drawings for each iteration. The applicant has undertaken this approach in consultation with and support from both the Community Association and the Ward 8 office.

This application proposes to change the designation of the subject parcel from Residential Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Oriented (M-CG) District parcel to allow for:

- Multi-residential buildings (e.g. townhouses, fourplexes) in addition to single detached and semi-detached dwellings;
- A maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- A maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units), based on a density of 111 dwelling units per hectare; and
- The uses listed in the proposed M-CG designation.

This proposal is compatible with the applicable policies identified in the *Municipal Development Plan* and meets many of the criteria within the *Location Criteria for Multi-Residential Infill* guidelines. A minor amendment to the *Bankview Area Redevelopment Plan* is required to accommodate this land use amendment application.

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

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to Bankview Area Redevelopment Plan (Attachment 3);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2140 – 16 Street SW (Plan 261L, Block 11, Lots 22 and 23) from Residential - Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade Orientated (M-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COMMITTEE DIRECTION / POLICY

At the 2018 August 23 Calgary Planning Commission meeting, the following motion was brought forward by Councillor Woolley and carried by the Calgary Planning Commission:

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

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

BACKGROUND

This land use amendment application was submitted by TC Design & Consulting, on behalf of the landowner, SecurFund Capital Corporation, on 2018 May 11. As noted in the Applicant's Submission (Attachment 1) and Engagement Summary (Attachment 2), the applicant has identified their intent to pursue a development permit application a Multi-residential development on the subject site in the future.

This policy and land use amendment application presented to Calgary Planning Commission on 2018 August 23 with a recommendation from Administration for approval. At this meeting, following a formal presentation and questions, CPC referred the report back to Administration, directing the applicant to engage with the Bankview Community Association and for Administration to bring the application back to CPC with a concurrent development permit, no later than Q1 2019. The previous report is included (Attachment 4) to provide background.

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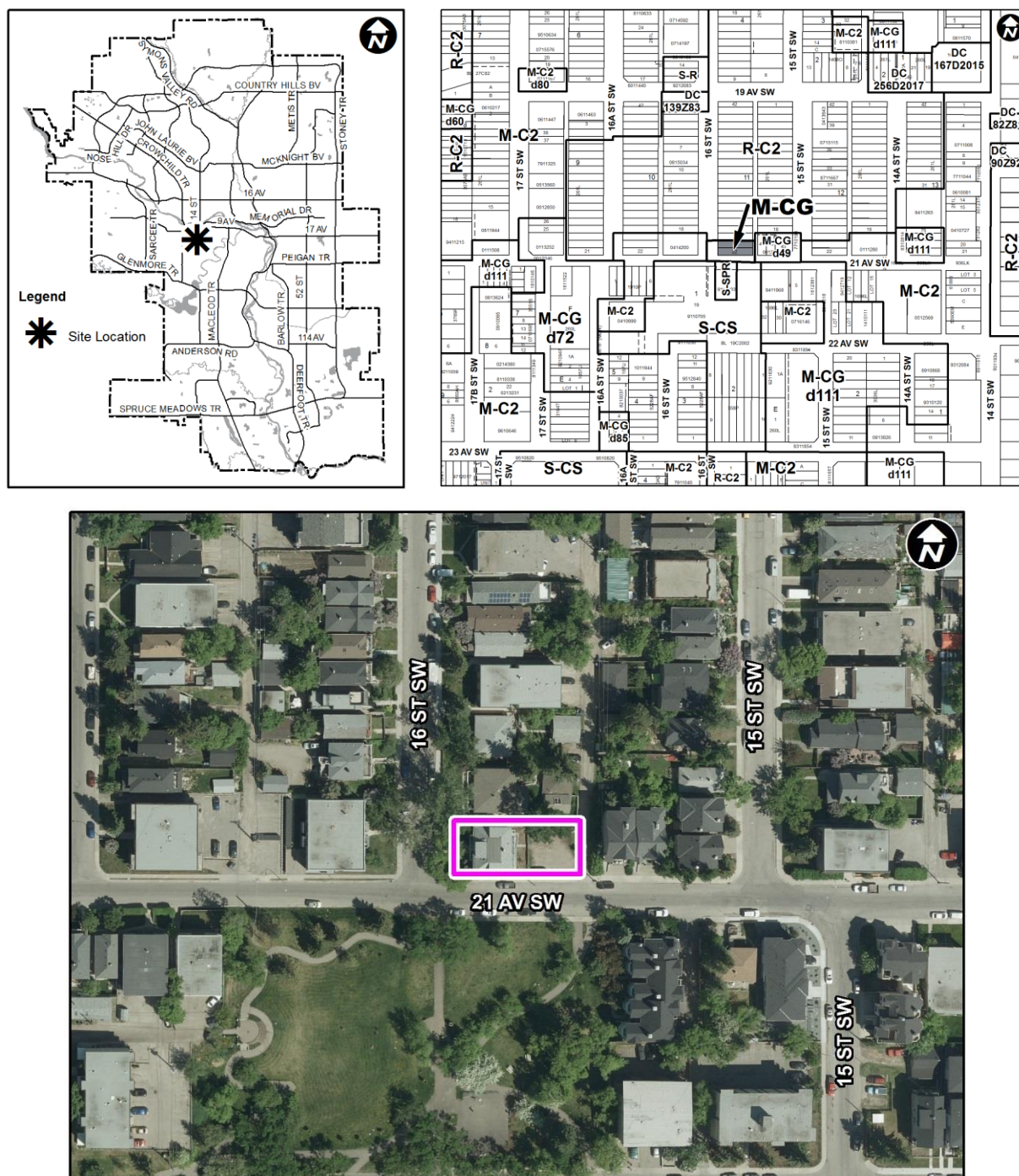
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**Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2140 - 16
Street SW, LOC2018-0110**

The applicant has since engaged with the Bankview Community Association's Development Committee (BDC) and a summary of the applicant-led engagement has been provided by their consultant (Attachment 2). The ground-orientated row housing / townhomes that are conceptually shown in the development concept drawing (Attachment 2) are a representation of what the applicant intends to build. This development concept is subject to changes that may occur with further input from the BDC and the development permit review process. Further, the applicant has been in contact with the Ward 8 office and reached an understanding that a conceptual drawing of the future potential development would be suitable for CPC to consider instead of a concurrent development permit application. The concurrent DP was substituted for a development concept due to applicant concerns that a concurrent DP was not feasible at this time due to financing issues and market conditions. The development concept will be made available during the presentation of this report, and has not been included in this report, as it is for illustrative purposes pursuant to the applicant-led engagement, and has no official application status at this time.

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

Location Maps



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

Site Context

The subject site, which is approximately 15 metres by 36 metres, is located in the community of Bankview, north of 21 Avenue SW and east of 16 Street SW. To the east, there is a three storey semi-detached building on a parcel designated Multi-Residential – Contextual Grade Orientated (M-CGd49) District with a density modifier of 49. To the north, there is a one storey bungalow with detached garage on a parcel designated Residential Contextual One / Two Dwelling District (R-CG). To the south, there is Buckmaster Park and Bankview Community Garden on parcels designated as Special Purpose – Community Service (S-CS) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. To the west, there is a three storey apartment building on a parcel designated as Multi-Residential - Contextual Medium Profile (M-C2) District. Mount Royal Junior High School is located approximately three blocks east of the site.

The subject site is currently developed with a pre-1950s, multi-residential apartment with six units and is two and a half storeys in height. The site is relatively flat but the rear lane is significantly lower in grade than the site itself.

As identified in Figure 1, the community of Bankview has experienced a population decline from its peak in 1981.

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5590
2017 Current Population	5090
Difference in Population (Number)	-500
Difference in Population (Percent)	-9%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2018 May 11, a land use amendment application was submitted that proposes the redesignation of a single residential parcel (the “subject site”) to Multi-Residential - Contextual Grade Oriented (M-CG) District. During the review, Administration determined that this application aligned with the *Municipal Development Plan* (MDP) and the *Location Criteria for Multi-Residential Infill*. The existing local area policy, the *Bankview Area Redevelopment Plan* (ARP), identifies this parcel as part of the Conservation land use area, which allows for a maximum of two dwellings units per parcel. Such policy does not align with the current *Municipal Development Plan* as it does not allow for any increase in density within an established area. A minor amendment to the land use map contained within this ARP is required to show the parcel as part of the Medium Low Density Redevelopment area.

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CPC2019-0125

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

Planning Considerations

Land Use

The existing Residential Contextual One / Two Dwelling (R-C2) District allows for contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings and single detached dwellings. This application proposes to redesignate the subject site to Multi-Residential - Contextual Grade Oriented (M-CG) District, which would allow for:

- Multi-residential buildings (e.g. townhouses, fourplexes) in addition to single detached and semi-detached dwellings;
- A maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- A maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units), based on a density of 111 dwelling units per hectare; and
- The uses listed in the proposed M-CG designation.

The proposed district is appropriate for this area as it is located on a corner parcel, adjacent to a number of important amenities and in close proximity to 14 Street SW, which is an MDP Neighborhood Main Street corridor. Further details regarding this evaluation are contained in subsequent sections of this report.

Development and Site Design

The rules of the proposed Multi-Residential – Contextual Grade Oriented (M-CG) District will provide basic guidance for the future site development including appropriate uses, height, building massing, landscaping and parking.

To align with the general understanding reached between the applicant and the Bankview Community Association's Development Committee, proposed future development on this parcel will include up to 5 residential units and may include rolled curbs and a curb bulb-out on 21 Avenue SW, intended to provide a safer pedestrian connection to the adjacent park.

Environmental

No environmental issues have been identified at this time.

Transportation

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use application at this time. Access is anticipated to be from the lane but will be determined at the Development Permit stage, along with any proposed traffic-calming features and non-standard curb treatments. Transit service routes 6, 7 and 414 are within close proximity of the subject parcel (200 – 350 metres).

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

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

Communications

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

No citizen comments were received by the CPC report submission date. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Applicant-led engagement

As a result of CPC's motion arising to engage with the Bankview Community Association, the applicant retained Quantum Developments to assist with public engagement. The applicant met with the Bankview Community Association's Development Committee (BDC) on 2018 September 18 to introduce the project and discuss their concerns. The applicant and their consultant met with the BDC again on 2018 October 30 to:

- Review several development concept drawings based on the feedback from the previous meeting; and
- Discuss the applicant's planning rationale and the potential development impacts of various development forms.

As a result of this engagement, there was a general agreement by the BDC and the applicant that five units on this site would better achieve BDC objectives, including unit affordability and minimal impacts on the streetscape. A summary of the applicant-led engagement has been provided by their consultant (see Attachment 2). Below is a summary of the overall engagement process since the initial application was received:

<u>Date</u>	<u>Project Phase</u>	<u>Details</u>
2018 June 18 - 2018 July 6	Setup Engagement	Applicant made unsuccessful attempts to connect and engage with community association.

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

2018 July 11	Setup Engagement	Applicant decided to proceed to CPC without having engaged with Community Association.
2018 August 23	CPC Meeting	CPC referred application back to Administration for applicant-led engagement and concurrent development permit submission/review.
2018 September 18	Engagement Phase 1	Applicant met with community association to introduce application and collect feedback.
2018 October 30	Engagement Phase 2	Applicant team presented concept changes to community association based on previous phase of engagement and discussed further.
2018 December 11	Ward 8 Office discussion	Applicant and Ward 8 office discussed feasibility for a concurrent DP; agreed that a development concept would suffice, provided the Community Association engagement was satisfactory.
2019 January 22	Engagement Phase 2	Community Association provided updated comment letter (Attachment 5) confirming satisfactory applicant-led engagement thus far and they're no longer opposed to this application.

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 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.

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

Municipal Development Plan (Statutory - 2009)

The subject site is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies regarding respecting and enhancing neighborhood character, general developed residential areas and established areas land use.

Bankview Area Redevelopment Plan (Statutory - 1986)

The subject site is identified as a Conservation land use area, which allows a maximum of two dwelling units per parcel. This application; requires a minor amendment to the Land Use Policy (Figure 2) to show this site as part of the Medium Low Density Redevelopment area (Attachment 3). This ARP amendment is consistent with *Municipal Development Plan* policies, as described in the previous section.

Location Criteria for Multi-Residential Infill (Non-Statutory -2014)

The subject site meets the majority of the guideline criteria for consideration of multi-residential infill. The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The site satisfies multiple criteria, namely being located on a corner parcel, within 400 metres of a transit stop, adjacent to a multi-unit development (across 16 Street SW and the eastern adjacent parcel), is adjacent to open space, has direct lane access and is in close proximity to a planned corridor (the 14 Street SW Main Street).

The site does not satisfy the criteria of being within 600 metres of the primary transit network and does not front onto a higher standard roadway.

Social, Environmental, Economic (External)

The recommended land use amendment will provide for a moderate increase in residential density, allowing for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms.

No environmental issues have been identified at this time.

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Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0125

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

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Bankview Area Redevelopment Plan*, meets many of the *Location Criteria for Multi-Residential Infill*, and is consistent with the intent of the Multi-Residential – Contextual Grade Oriented District of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant's Submission
2. Summary of Applicant led engagement & preferred development concept
3. Proposed amendment to the Bankview Area Redevelopment Plan
4. CPC Report (CPC2018-0986) heard at 2018 August 23 CPC Meeting
5. Community Association Letters

Applicant's Submission

Summary

QuantumPlace Developments Ltd. (QPD), on behalf of the property owners of 2140 16 Street SW, are applying for a land use redesignation from Residential – Contextual Two Dwellings (R-C2) to Multi-Residential – Context Grade-Oriented (M-CG) to facilitate the development of a 5 unit row-house. The subject lot, occupies the northeast corner of 16 Street SW and 21 Avenue SW in the community of Bankview. To the east are townhomes on a parcel designated M-CG and an apartment on a parcel designated M-C2 to the west. To the north are semi-detached dwellings within a R-C2 district. Directly south of the site is Buckmaster Park.

There is an existing non-conforming 6-unit apartment building on the parcel. The R-C2 land use was likely a result of the district transition from Bylaw 2P80 to 1P2007. The purpose of the proposed land use redesignation to M-CG is to allow for an increase in density and uses in keeping with the objectives of the Bankview Community Association (BCA) and the ARP, to realize increased family style housing.

Application History

The application went before Calgary Planning Commission (CPC) on August 23, 2018. CPC referred the application back to Administration so that a joint Land Use and Development Permit application could be submitted and for the Applicant to further engage with the BCA. The land owner representative was present but did not understand the CPC process or request. It was only after the CPC meeting that the request was understood. The land owner cannot pursue the concurrent Land Use and Development Permit application due to market conditions and financing. Upon discussion with Administration and the Ward Councillor it was agreed that the BCA should be better consulted and further engagement conducted.

Engagement

Since the initial CPC meeting, the Applicant has met with the BCA twice, with the intention to meet once again before the second CPC meeting. At the first meeting with the BCA, the land owner listened to what the BCA would like to see on the parcel. The BCA provided examples of good development within their community and discussed community concerns related to pedestrian realm, creation of family-style units, and community oriented development with engagement with the street and/or eyes on the street for community building and safe streets.

In the second meeting the Applicant sat down with the BCA to go over several different site plans to develop an understanding of the site constraints and discuss aspects the BCA likes and doesn't like for the subject parcel. Five units, four with driveways and one with a garage accessed off the lane was the preferred site plan. The Applicant is committed to help create safer streets while working with City Administration to get their input/approval for rolled curbs, and encourage the installation of a traffic bulb to facilitate a better pedestrian connection to the park across 21 Avenue SW. These details will be considered at the Development Permit stage, in discussion with Transportation. The Applicant intends to meet a third time with the BCA to get feedback on the conceptual elevations. The Applicant also commits to working with the BCA during the Development Permit application process.

We kindly request both CPC and Council support for this land use redesignation.

Applicant-led Engagement Summary



Bankview Community Association
2418 17 Street SW
Calgary, AB T2T 4M8

November 8, 2018

Dear Bankview Community Association Board Members,

Re: 2140 – 16 Street SW Land Use Redesignation Application, Presentation and Discussion Follow-up

Thank you for sharing your time last week during your Community Association meeting and allowing us to discuss our project in your community. We value your feedback and unique considerations regarding our site at 2140 16 Street SW and look forward to our continued communication.

Summary of Previous Meeting (September 18, 2018)

In September, Mr. Bergmann attended a previous meeting of your board to discuss the project and presented high-level hand drawings showing a proof-of-concept for the site. At the time, there were discussions about similar projects in the area that should have been explored as case-studies and examples, and many other considerations (such as access and materials) were discussed. Mr. Bergmann and his team committed to returning to the Bankview Community Association to continue discussions following the exploration of the alternatives and case studies suggested by the Board.

Summary of October 30, 2018 Meeting

To follow up on the previous meeting, Mr. Bergmann retained Quantum Place Developments to assist in public engagement and planning and attended the Bankview Community Association Board meeting on October 30, 2018. At this meeting, attendees reviewed the work completed prior to and since the previous meeting and discussed the planning rationale and development impacts of various development forms. The intent was to clarify what is being considered, what the proposed land use redesignation would allow for, and what is likely to occur at the next stage. A more detailed summary of topics discussed is attached as an appendix to this letter.

Using conceptual site plans prepared by Tricor Design Group, we explored various development footprints (including those representative of the case-studies requested at the previous Board meeting). While many were ultimately determined to not be feasible on the site (due to the laneway slope or lot depth). A lengthy discussion was held

Applicant-led Engagement Summary

regarding the trade-off between four larger units and five somewhat more modest units on this site, including the impact of driveways and the estimated cost-per-unit.

We believe there was general agreement that five units on this site would better achieve the objectives of the Bankview Community Association, including affordability and minimal impacts on the streetscape, while still affording a sensitive development large enough for young families. Efforts to minimize impacts to the streetscape and pedestrian realm, such as rolled curbs and tapered driveways were discussed, as was support for traffic calming initiatives (such as curb extensions).

Next Steps

The current land use redesignation proposal, LOC2018-0110, that is anticipated to return to Calgary Planning Commission for comment soon would allow for up to five townhouse units on this site and a maximum height of 12-metres. This is in alignment with the discussions held on October 30, 2018. At this time, we believe the land use related concerns of the Bankview Community Association have been addressed. As no development permit is currently being considered, we are committed to a continued relationship with the Bankview Community Association to ensure the project is completed to a high-standard and meets the objectives of the community.

To that end, we would request that the Bankview Community Association support our land use redesignation through a letter to the Calgary Planning Commission. Your support would help us progress quickly through the redesignation stage and allow us to move ahead together and begin planning for the Development Permit stage to address many of the considerations raised by the Board, such as quality of materials and architectural styles.

Once again, we would like to thank you for your time, valuable feedback and support. We look forward to working with you further on this project as we move through the land use and development process. If you have any additional thoughts or comments regarding the project, please do not hesitate to contact Ian Harper, Planning and Development Coordinator at Quantum Place Developments, at ian.harper@quantumplace.ca or by phone at 587-350-5172.

Sincerely,
Ian Harper
Planning & Development Coordinator
QuantumPlace Developments Ltd.

cc: Paul Bergmann, Bill Lister, Jessica Karpas, Mike Borkristil, Tom Schlodder

Proposed Amendment to the Bankview Area Redevelopment Plan

1. The Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled 'Land Use Policy', by changing 0.05 hectares \pm (0.12 acres \pm) located at 2140 – 16 Street SW (Plan 261L, Block 1, Lots 22 and 23) from 'Conservation' to 'Medium Low Density Redevelopment' as generally shown in the sketch below:

Bankview Area Redevelopment Plan

Fig. 2

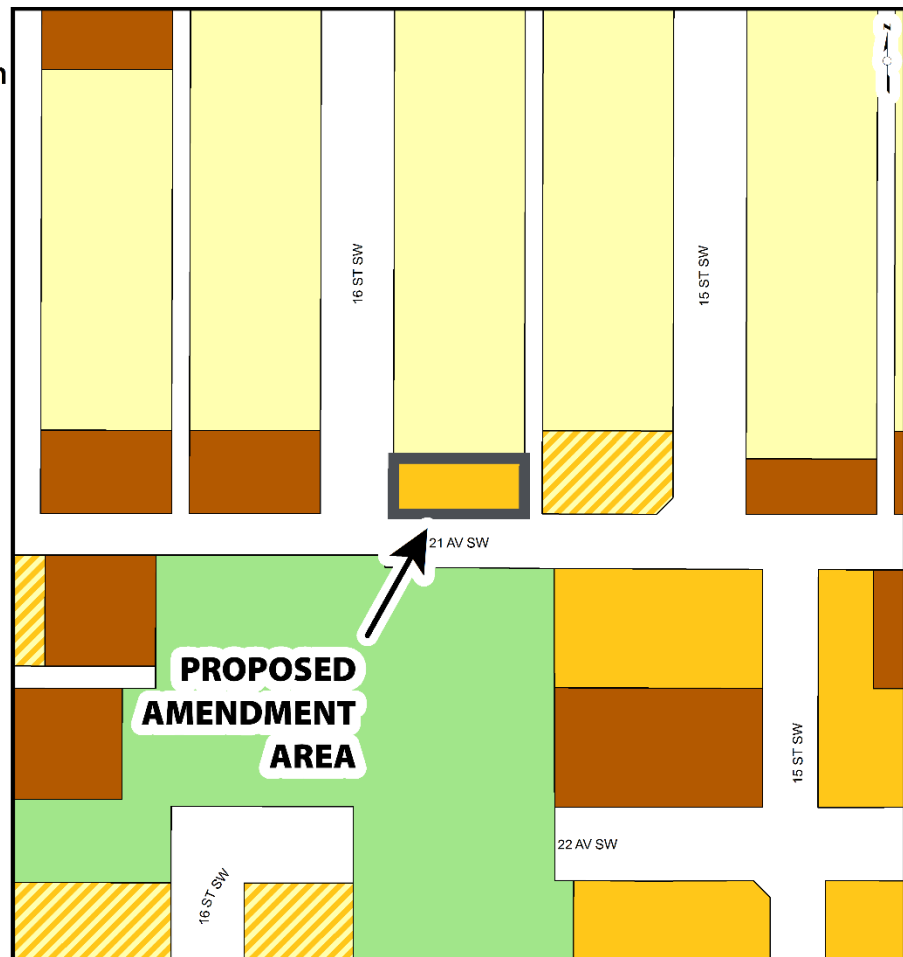
Land Use Policy

Legend

-  Conservation
-  Conservation and Infill
-  Medium Low Density
-  Medium Density
-  Park School and Recreation

0 50
Metres

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



CPC Report (CP2018-0986) Heard August 23, 2018

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

EXECUTIVE SUMMARY

On 2018 May 11, a land use amendment application was submitted by TC Design and Consulting, on behalf of the landowner, SecurFund Capital Corporation. This application proposes to change the designation of the subject parcel from Residential Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Orientated (M-CG) District parcel to allow for:

- Multi-residential buildings (e.g townhouses, fourplexes);
- A maximum building height of 12 metres (an increase / a decrease from the current maximum of 10 metres);
- A maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units), based on a density of 111 dwelling units per hectare; and
- The uses listed in the proposed M-CG designation.

This proposal is compatible with the applicable policies identified in the *Municipal Development Plan* and meets many of criteria within the *Location Criteria for Multi-Residential Infill* guidelines. However, an amendment to the *Bankview Area Redevelopment Plan* is required to accommodate this land use amendment application.

No development permit has been submitted at this time. If this redesignation application is approved by City Council, the building design, number of units, and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

ADMINISTRATION RECOMMENDATION:

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

1. ADOPT, by bylaw, the proposed amendment to Bankview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2140 - 16 Street SW (Plan 261L, Block 22, Lots 22 and 23) from Residential Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade Orientated (M-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Approval(s): **S. Lockwood** concurs with this report. Author: **T. Schlodder**

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

BACKGROUND

This land use amendment application was submitted by TC Design and Consulting, on behalf of the landowner, SecurFund Capital Corporation on 2018 May 11. While no development permit application has been submitted at this time, the applicant has indicated the intent to pursue a rowhouse or a cluster type of development in the future, as indicated in the Applicant's Submission (Attachment 1).

Approval(s): S. Lockwood concurs with this report. Author: T. Schlodder

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

Location Maps



Approval(s): S. Lockwood concurs with this report. Author: T. Schlotter

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

Site Context

The subject site is located in the community of Bankview, north of 21 Avenue SW and east of 16 Street SW. A three storey semi-detached building is located to the east on a parcel designated Multi-Residential – Contextual Grade Orientated District with a density modifier of 49 (M-CGd49). A one storey bungalow with detached garage is located to the north on a parcel designated Residential Contextual One/Two Dwelling (R-CG) District. Buckmaster Park and Bankview Community Garden are located to the south on parcels designated as Special Purpose – Community Service (S-CS) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. A three storey apartment building is located to the west on a parcel designated as Multi-Residential Contextual Medium Profile (M-C2) District. Mount Royal Junior High School is located approximately three blocks east of the site.

The subject site is currently developed with a pre-1950s, multi-residential building with six units and is two and a half storeys in height. The site is relatively flat but the rear lane is significantly lower in grade than the site itself.

As identified in Figure 1, the community of Bankview has experienced a population decline from its peak in 1981.

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5590
2017 Current Population	5090
Difference in Population (Number)	-500
Difference in Population (Percent)	-9%

Source: *The City of Calgary 2017 Civic Census*

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

Approval(s): S. Lockwood concurs with this report. Author: T. Schlodder

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2018 May 11, a land use amendment application was submitted that proposed to change the designation of a single residential parcel (the "subject site") to Multi-Residential Contextual Grade Orientated (M-CG) District. During the review, Administration determined that this application aligned with the *Municipal Development Plan* (MDP) and the *Location Criteria for Multi-Residential Infill*. The existing local area policy, the *Bankview Area Redevelopment Plan* (ARP), identifies this parcel as part of the Conservation land use area, which only allows for a maximum of two dwellings units per parcel. Such policy does not align with the current *Municipal Development Plan* policies in that it does not allow for any increase in density within an established area. To allow for this land use to be approved, a minor amendment to the land use map contained within this ARP will be required to show the parcel as part of the Medium Low Density area.

Planning Considerations

Land Use

The existing Residential Contextual One / Two Dwelling (R-C2) District allows for contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings and Single Detached Dwellings. This application proposes to redesignate the subject site to Multi-Residential Contextual Grade Orientated (M-CG) District, which would allow for:

- Multi-residential buildings (e.g townhouses, fourplexes);
- A maximum building height of 12 metres (an increase / a decrease from the current maximum of 10 metres);
- A maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units), based on a density of 111 dwelling units per hectare; and
- The uses listed in the proposed M-CG designation.

The proposed district is appropriate for this area as it's located on a corner parcel, adjacent to a number of important amenities and in close proximity to a planned corridor. Further details regarding this evaluation is contained in subsequent sections of this report.

Residential – Contextual Grade Orientated (R-CG) District was not contemplated as an alternative.

Development and Site Design

The rules of the proposed Multi Residential - Contextual Grade Orientated (M-CG) District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered as part of a future development permit review process include:

- Ensuring the future building design utilizes high quality finishing materials;

Approval(s): S. Lockwood concurs with this report. Author: T. Schlodder

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

- Adequate on-site parking is provided, with access from the rear lane;
- Ensure the corner lot's "visibility triangle" is protected, thereby improving the traffic and pedestrian safety at the intersection of 16 Street and 21 Avenue SW;
- Explore other potential improvements to pedestrian safety along 21 Avenue SW; and
- Explore building design solutions that address the building height transition with adjacent parcels.

Transportations Networks

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use application at this time. Access is anticipated to be from the lane and transit service is within close proximity of the subject parcel.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

The Bankview Community Association was circulated as part of as Administration's standard practice. In their response, they stated that their support is dependent on how the future building design is approached. They requested that the Applicant consult with them further regarding future building design concepts and suggested the Applicant submit a concurrent Development Permit application to provide these details, allowing them to provide more specific comments. The community association also requested that as a condition of approval, The City provide traffic calming features on 21 Avenue SW, including wider sidewalks and a reduction in on-street parking near the intersection with 16 Street SW. The complete letter is attached to this report (Attachment 2)

No citizen comments were received by the CPC report submission date.

Administration considered the concerns expressed by the Community Association in the review of this proposed land use amendment application. Review and discussion surrounding the potential building design on this site would be addressed as part of a future development permit application. In response to the community association's request for further consultation, Administration has strongly encouraged the Applicant to contact the Bankview Community Association to engage with them regarding potential building design. Details regarding the outcome of this engagement are detailed in the Engagement section below. Improvements to the road network will be considered at the development permit stage when specific details such as proposed unit density and potential traffic generation are available.

Approval(s): S. Lockwood concurs with this report. Author: T. Schlodder

CPC Report (CP2018-0986) Heard August 23, 2018

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

Administration encouraged the applicant to contact the Bankview Community Association to discuss the issues expressed in their circulation response letter. The applicant contacted the Community Association on several occasions between 2018 June 18 and 2018 July 06 to introduce themselves and setup a meeting to discuss the application. On 2018 July 11, the applicant indicated that they were unable to setup an initial meeting with the Community Association and would like to move forward with the application process.

No additional City led engagement was undertaken as part of this application.

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

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies regarding respecting and enhancing neighborhood character, general developed residential areas and established areas land use.

Bankview Area Redevelopment Plan (Statutory – 1986)

The subject site is identified as a Conservation land use area, which only allows a maximum of two dwelling units per parcel. If this application is to be approved, a minor amendment to the Land Use Policy (Figure 2) will be required to show this site as part of the "Medium Low Density" area (see Attachment 3.) This ARP amendment is consistent with *Municipal Development Plan* policies, as described in the previous section.

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

The subject site meets the majority of the guideline criteria for consideration of multi-residential infill. The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

Approval(s): S. Lockwood concurs with this report. Author: T. Schlodder

CPC Report (CP2018-0986) Heard August 23, 2018

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

The site satisfies multiple criteria, namely being located on a corner parcel, within 400 metres of a transit stop, adjacent to a multi-unit development (across 16 Street SW and the eastern adjacent parcel), is adjacent to open space, has direct lane access and is in close proximity to a planned corridor (the 14 Street SW Main Street).

The site does not satisfy the criteria of being within 600 metres of the primary transit network and does not front onto a higher standard roadway.

Social, Environmental, Economic (External)

The recommended land use amendment will provide for a moderate increase in residential density, allowing for a more efficient use of existing public infrastructure. In addition, this proposal would encourage an increase in socio-economic diversity within the area by providing a variety of housing types and forms.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Bankview Area Redevelopment Plan*, meets many of the *Location Criteria for Multi-Residential Infill* and is consistent with the intent of the Multi-Residential – Contextual Grade Orientated District of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant's Submission
2. Letter from the Bankview Community Association
3. Proposed amendment to, Bankview Area Redevelopment Plan

Approval(s): S. Lockwood concurs with this report. Author: T. Schlodder

CPC Report (CP2018-0986) Heard August 23, 2018

CPC2018-0986
Attachment 1

Applicant's Submission

The Purpose of the rezoning is encouraging more families to move into the area, increasing the density, and bringing a build form that will enhance the corner parcel with entrances on both street faces. The build form intended could be row-house or cluster type form. The intended number of units will comply with bylaw density requirements. The units will provide a 2 bedrooms or 3 bedrooms. This type of building form adds to the residential appearance of side street and allows to keep design patterns prevalent in the neighborhood.

We feel that The proposed re-designation meets some or most of the MDPs and ARPs policies, as well as Location Criteria for Multi-Family residential Infill.

CPC Report (CP2018-0986) Heard August 23, 2018

CPC Report (CP2018-0986) Heard August 23, 2018

CPC2018-0986
Attachment 2

Letter from the Bankview Community Association

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

Tel. (403) 244-2544



Date: June 8, 2018

To: Tom Schlodder
By email to: tom.schlodder@calgary.ca

File Reference: LOC2018-0110
Subject Address: 2140 16 SW

Dear Mr. Schlodder,

The Bankview Community Association Development Committee has received the above noted land use redesignation and we submit our comments herewith.

Our support of re-designation is dependent on how the design is approached. For this reason, the BCADC insists that the applicant submit concurrent LOC and DP applications. We will not accept an uninspired development at this prominent location (directly across from Buckmaster Park on a street featuring century homes).

If the developer wishes to have community support for this project, advance consultation with CA is required. We don't understand what the developer would like to do here, and without a concurrent application, the BCADC has determined that M-CG zoning is not appropriate for this site. After all, the current 6 units are non-conforming (grandfathered in), and set a low standard in terms of form and function.

Is the client name on the site plan the developer? We have concerns around a spec home builder accustomed to horizontal and custom single-family homes doing the design / build for a project like this. We would like to see a portfolio before moving forward. We stress that QUALITY is of utmost importance.

The design must incorporate high quality materials – select brick similar to precedent examples on 16ST SW (e.g. No. 2129, 1818 or 2128). We believe that a modern block would be appropriate if the materials are of high quality. The subject site is reminiscent of a project in Sunnyside (another end-of-block parcel, rezoned to M-CG). Please see the Sunnyside Village Townhomes project, which can be viewed at <https://www.sunnysideliving.ca/contact>. Importantly, the Bankview site is smaller than the Sunnyside site, so the same density is not achievable. We find the aesthetics of the Sunnyside design appropriate for the subject site (not the number of units).

The applicant notes that a purpose of this development is to attract families to Bankview. If that is the case, the configuration of the proposed units should be offered for review. It is unclear how family-sized units will be provided at the density proposed on a site this size in a way which respects the immediate context. We encourage the developer and File Manager to visit the location and take note of the rowhouse example fronting the NE corner of Buckmaster Park for inspiration (1611 21 AV SW). We challenge the developer to surpass the quality and sensitivity to context seen at 1611 21 AV SW. The site notice indicates that the re-designation would increase the height of the building from 10m to 12m and the development would comprise up to 6 units. This is not apparent on the LOC application details but should certainly be stated somewhere so that the CA can comment on it. If M-CG maximum density is applied to the site area of 0.0573 Ha, the maximum yield would be 6.37 dwellings. This MUST be rounded down with a density modifier to allow a MAXIMUM of 4 units OR zoned RC-G.

CPC Report (CP2018-0986) Heard August 23, 2018

CPC2018-0986
Attachment 2

Letter from the Bankview Community Association

The existing building provides off-street parking at the rear. The new development must also provide off-street parking accessible from the laneway. 1 stall per dwelling unit is required including visitor stalls. A row of garage doors facing the street is not community friendly or in character with the neighborhood (even if there is lazy precedent for it).

If the developer wishes to have community support for the development, advance consultation with CA is required.

Finally, increased density without amenity does not lead to quality. The site fronts a prominent neighbourhood community space, and it would be negligent to approve any project here without addressing existing public safety issues at this location.

The intersection of 16 ST SW and 21 AV SW experiences regular near-miss incidents involving traffic, pedestrians and parked cars, especially in winter with eastbound cars travelling down the 21 AV SW hill towards 14 ST SW. Major public safety issues at this location necessitate a design intervention to be initiated by the City. To enhance public safety, as well as the residential experience of the "families" living in the proposed units, the City must introduce new traffic calming measures on 21 AV SW. We would like to see the introduction of wider sidewalks and reduced on-street parking on all sides of this intersection and along the front of the proposed development (on 21 AV SW). Please see attached sketch for details.

We appreciate a formal response from the File Manager and Councillor Evan Woolley regarding action taken to initiate this intervention. As the City intensifies development in Bankview, it is imperative that the City also maintain and enhance public realm infrastructure to support our growing population. Mr. Schlodder and Councillor Woolley - We greatly appreciate the assistance that you can provide on this front.

Thank you for inviting our feedback. We look forward to understanding what the applicant would like to do here.

Respectfully,
Bankview Community Association

Jennifer Miller
Director, Development Committee

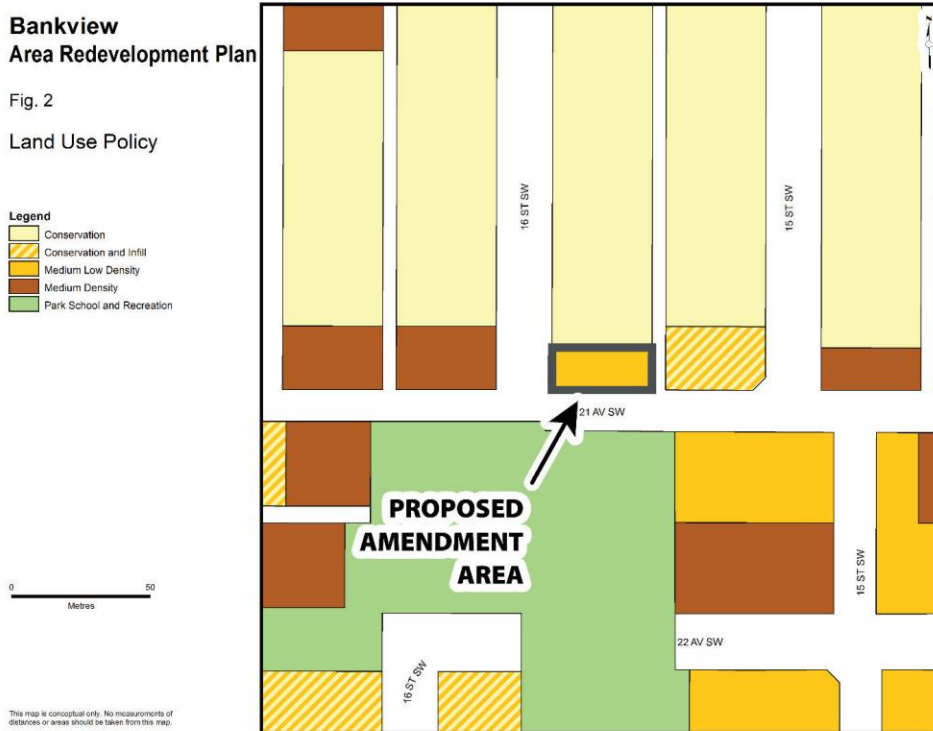
Cc:
Cllr. Evan Woolley, evan.Woolley@calgary.ca, eaward8@calgary.ca
Nathan Berko, President, Bankview Community Association, president@bankview.org
Bankview Development Committee Members

CPC Report (CP2018-0986) Heard August 23, 2018

CPC2018-0986
Attachment 3

Proposed Amendment to the Bankview Area Redevelopment Plan

1. The Bankview Area Redevelopment Plan attached to and forming part of Bylaw 13P81, as amended, is hereby further amended as follows:
 - (a) Amend Figure 2 entitled "Land Use Policy", by changing 0.05 hectares \pm (0.12 acres \pm) located at 2140 - 16 Street SW (Plan 261L, Block 22, Lot 23) from "Conservation" to "Medium Low Density" as generally shown in the sketch below:



Community Association Letters

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

Tel. (403) 244-2544



January 22, 2019

To: Tom Schlodder
By email to: tom.schlodder@calgary.ca

File Reference: LOC2018-0110

Subject Address: 2140 16 SW

To Whom it May Concern,

The Bankview Development Committee (BOC) is writing to provide information regarding the redesignation 2140 16 St SW, Calgary LOC2018-0110. Quantum Place has applied for a rezoning and will follow with a development permit at the aforementioned address. During their process they have engaged with the Development Committee and attended 2 meetings in 2018. During the meetings they have worked with the Committee to thoroughly explain their vision and understand the feedback provided by the BOC.

To this point the consultation has gone well and the Bankview Development Committee does not oppose the proposed LOC application to MC-G. In addition Quantum Place has made reasonable efforts to engage with the committee and has listened to the thoughts and opinions of the members.

Respectfully,
Bankview Development Committee

Community Association Letters

Bankview Community Association

2418 17th Street Southwest, Calgary, Alberta T2T 4M8

Tel. (403) 244-2544



Date: June 8, 2018

To: Tom Schlodder

By email to: tom.schlodder@calgary.ca

File Reference: LOC2018-0110

Subject Address: 2140 16 SW

Dear Mr. Schlodder,

The Bankview Community Association Development Committee has received the above noted land use redesignation and we submit our comments herewith.

Our support of re-designation is dependent on how the design is approached. For this reason, the BCADC insists that the applicant submit concurrent LOC and DP applications. We will not accept an uninspired development at this prominent location (directly across from Buckmaster Park on a street featuring century homes).

If the developer wishes to have community support for this project, advance consultation with CA is required. We don't understand what the developer would like to do here, and without a concurrent application, the BCADC has determined that M-CG zoning is not appropriate for this site. After all, the current 6 units are non-conforming (grandfathered in), and set a low standard in terms of form and function.

Is the client name on the site plan the developer? We have concerns around a spec home builder accustomed to horizontal and custom single-family homes doing the design / build for a project like this. We would like to see a portfolio before moving forward. We stress that QUALITY is of utmost importance.

The design must incorporate high quality materials – select brick similar to precedent examples on 16ST SW (e.g. No. 2129, 1818 or 2128). We believe that a modern block would be appropriate if the materials are of high quality: The subject site is reminiscent of a project in Sunnyside (another end-of-block parcel, rezoned to M-CG). Please see the Sunnyside Village Townhomes project, which can be viewed at <https://www.sunnysideliving.ca/contact>. Importantly, the Bankview site is smaller than the Sunnyside site, so the same density is not achievable. We find the aesthetics of the Sunnyside design appropriate for the subject site (not the number of units).

The applicant notes that a purpose of this development is to attract families to Bankview. If that is the case, the configuration of the proposed units should be offered for review. It is unclear how family-sized units will be provided at the density proposed on a site this size in a way which respects the immediate context. We encourage the developer and File Manager to visit the location and take note of the rowhouse example fronting the NE corner of Buckmaster Park for inspiration (1611 21 AV SW). We challenge the developer to surpass the quality and sensitivity to context seen at 1611 21 AV SW. The site notice indicates that the re-designation would increase the height of the building from 10m to 12m and the development would comprise up to 6 units. This is not apparent on the LOC application details but should certainly be stated somewhere so that the CA can comment on it. If M-CG maximum density is applied to the site area of 0.0573 Ha, the maximum yield would be 6.37 dwellings. This MUST be rounded down with a density modifier to allow a MAXIMUM of 4 units OR zoned RC-G.

Community Association Letters

The existing building provides off-street parking at the rear. The new development must also provide off-street parking accessible from the laneway. 1 stall per dwelling unit is required including visitor stalls. A row of garage doors facing the street is not community friendly or in character with the neighborhood (even if there is lazy precedent for it).

If the developer wishes to have community support for the development, advance consultation with CA is required.

Finally, increased density without amenity does not lead to quality. The site fronts a prominent neighbourhood community space, and it would be negligent to approve any project here without addressing existing public safety issues at this location.

The intersection of 16 ST SW and 21 AV SW experiences regular near-miss incidents involving traffic, pedestrians and parked cars, especially in winter with eastbound cars travelling down the 21 AV SW hill towards 14 ST SW. Major public safety issues at this location necessitate a design intervention to be initiated by the City. To enhance public safety, as well as the residential experience of the "families" living in the proposed units, the City must introduce new traffic calming measures on 21 AV SW. We would like to see the introduction of wider sidewalks and reduced on-street parking on all sides of this intersection and along the front of the proposed development (on 21 AV SW). Please see attached sketch for details.

We appreciate a formal response from the File Manager and Councillor Evan Woolley regarding action taken to initiate this intervention. As the City intensifies development in Bankview, it is imperative that the City also maintain and enhance public realm infrastructure to support our growing population. Mr. Schlodder and Councillor Woolley - We greatly appreciate the assistance that you can provide on this front.

Thank you for inviting our feedback. We look forward to understanding what the applicant would like to do here.

Respectfully,
Bankview Community Association

Jennifer Miller
Director, Development Committee

Cc:
Cllr. Evan Woolley, evan.Woolley@calgary.ca, eaward8@calgary.ca
Nathan Berko, President, Bankview Community Association, president@bankview.org
Bankview Development Committee Members

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0292

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 – 3 Avenue NW, LOC2018-0251

EXECUTIVE SUMMARY

This application was submitted by O2 Planning and Design on 2018 November 16 on behalf of Robert Frank Froese and Lesleigh Sturge. The application proposes the land use redesignation of three parcels from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to allow for:

- multi-residential buildings (e.g. townhouses, apartment buildings);
- a maximum building height of 16 metres (an increase from the current maximum of 12 metres);
- a maximum building floor area of approximately 1,837 square metres based on a building floor to parcel area ratio (FAR) of 2.5;
- the implementation of the density bonus provisions in the *Hillhurst/Sunnyside Area Redevelopment Plan*; and
- the uses in the Multi-Residential – Contextual Medium Profile (M-C2) District.

The subject site is situated in the Transit Oriented Development - Medium-Density area of the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP) and the redesignation proposal will allow for the continuous low-density residential use of the site with the intent for redevelopment to a medium density in the future.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares \pm (0.18 acres \pm) located at 932, 934 and 936 – 3 Avenue NW (Plan 2448O, Block 8, Lots 28 to 30) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to DC Direct Control District to accommodate multi-residential development with density bonus, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
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ISC: UNRESTRICTED
CPC2019-0292

**Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW,
LOC2018-0251**

BACKGROUND

This redesignation application was submitted by O2 Planning and Design on 2018 November 16 on behalf of Robert Frank Froese and Lesleigh Sturge. As noted in the Applicant's Submission (Attachment 1), the applicant identified the following potential development proposals on the subject site:

- 932 – 3 Avenue NW – retain the existing single detached dwelling and add a potential Secondary Suite and Backyard Suite to the site; and
- 934 – 3 Avenue NW – develop the vacant parcel with a back-to-back up/down four-plex with a total of four new dwelling units testing modular construction methods ; and
- 936 – 3 Avenue NW – retain the existing single detached dwelling and explore the potential for the addition of secondary suites; or
- redevelop the entire site (three parcels) with a multi-residential development in line with the proposed land use designation and the policies of the *Hillhurst/Sunnyside Area Redevelopment Plan*.

Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW, LOC2018-0251

Site Context

The subject site is situated to the east and directly adjacent to the Sunnyside LRT Station on 3 Avenue NW. The site is surrounded by medium density multi-residential developments to the north, east and south of the site, while the 10 Street NW (Kensington) retail/commercial area is situated to the west within walking distance.

As identified in *Figure 1*, the community of Sunnyside reached peak population in 2017.

Figure 1: Community Peak Population

Sunnyside	
Peak Population Year	2017
Peak Population	4,206
2018 Current Population	4,206
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of residential uses within the existing and proposed developments as well as for the future comprehensive redevelopment of the site with medium density multi-residential development. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

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

Land Use

The current land use district for the site is Multi-Residential – Contextual Grade-Oriented (MCGd72) District. This would allow for a multi-residential building on the site with a building height of 12 metres or approximately three storeys. The current maximum density of 72 units per hectare within the district would allow for approximately five units on the site.

The proposed land use district is a DC Direct Control District based on the Multi-Residential – Contextual Medium Profile (M-C2) District (Attachment 2).

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Section 20 of the Land Use Bylaw indicates that DC Direct Control Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC Direct Control District has been used for this application to allow for specific density bonus provisions in the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). The DC District further allows for a Secondary Suite and a Basement Suite, with no parking requirements, on the same parcel as a Single Detached Dwelling.

Development and Site Design

The rules of the proposed DC, based on the M-C2 District, will provide basic guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking.

Given the specific context of this site, additional items that will be considered through the development permit process for a future comprehensive redevelopment include, but are not limited to:

- ensuring an engaging built interface along the 3 Avenue NW frontage;
- emphasizing individual at-grade entrances;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height and transitioning of massing;
- site appropriate vehicular access, parking and garbage pickup; and,
- consideration of the *Bow to Bluff Urban Design Framework* in relation to pedestrian connectivity, parks and public realm design guidelines.

Environmental

There are no environmental concerns associated with the site or this proposal. The subject site lies within the Flood Fringe and as such must conform to Land Use Bylaw 1P2007, Part 3, Division 3.

Transportation

The subject site is well served by public transportation with the Sunnyside LRT station situated directly adjacent to the west of the site. Tenth Street NW is part of the City's Primary Transit Network with several transit stops within 150 metres of the subject site.

Parking is allowed on 3 Avenue NW and 9 Street NW, but restricted to 2 hours. No Transportation Impact Assessment was required as part of this development proposal. Direct vehicular access to the subject parcel shall be via the lane only.

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Utilities and Servicing

Water and sanitary mains are available on 3 Avenue NW, but storm sewers are unavailable. Low impact development measures, a temporary drywell/catch basin system or a main extension may be designed for the site at the Development Site Servicing Plan stage. The subject site may require a storm sewer connection (main extension) and is within the storm re-development levy area.

Stakeholder Engagement, Research and Communication

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

The Hillhurst Sunnyside Planning Committee (HSPC) was circulated as part of this application. A letter was submitted by the HSPC, which indicated general support for the land use amendment (Attachment 3). No comments were received from the general public or any of the surrounding residents.

Although no public meetings were held by the applicant or Administration, the applicant presented the proposal at a Community Association meeting that was open to members of the public. The applicant also presented their vision to approximately 40 participants on a community walk hosted by the Hillhurst/Sunnyside Community Association.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate, both in the interim development being contemplated and the future redevelopment. Compliance with relevant policies and bylaws, as well as design compatibility of discretionary uses with respect to the surrounding neighbourhood context, traffic and access will be reviewed at the development permit stage.

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

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* which directs population growth in the region to Cities and Towns, which promotes the efficient use of land.

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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 situated on the boundary between the Neighbourhood Main Street typology along 10 Street NW and the Residential Developed Inner City typology as designated on Map 1 – Urban Structure of the *Municipal Development Plan*.

The area where the subject site is located is seen as a transition zone between areas designated for higher densities, such as neighbourhood main streets, and developed inner city residential areas. Transition zones are earmarked for modest intensification and should remain in context to the character of the existing neighbourhood. Densities in the transition zone for Sunnyside, where the subject site is situated, has been determined through the *Hillhurst/Sunnyside Area Redevelopment Plan*.

Hillhurst/Sunnyside Area Redevelopment Plan (Statutory - 1988)

The *Hillhurst/Sunnyside Area Redevelopment Plan* provides the land use framework for the redevelopment of the subject site, which consists of three legal parcels for individual development or as a larger site. The subject site is situated next to the Sunnyside LRT Station and as such, the policies of Part II – Transit Oriented Development Area of the ARP apply.

The ARP designated the subject site for development of medium density, with an FAR of 2.5 and a building height of 16.0 metres through the Multi-Residential – Contextual Medium Profile (M-C2) District. The proposal complies with both the MDP and the ARP policies and can therefore be supported for approval.

The ARP also contains Density Bonus Provisions in Section 3.1.5 of the ARP. The current land district of Multi-Residential – Contextual Grade-Oriented (M-CGd72) translates into an FAR of 0.72, which is the base density for the purposes of calculating the density bonus contributions. A DC Direct Control District is required on the subject site to implement the density provisions and will be based on the Consumer Price Index of Calgary in 2019.

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**Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 - 3 Avenue NW,
LOC2018-0251**

Social, Environmental, Economic (External)

The recommended land use district will continue to allow for a variety of residential uses to function on the site; low-density residential development in the immediate future with the potential for medium density residential redevelopment at a later 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 land use amendment does not trigger capital infrastructure investments and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATION:

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Sunnyside Area Redevelopment Plan*. The proposed DC Direct Control District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density and height increase of an inner city parcel of land and allows for both interim and ultimate development that has the ability to be compatible with the character of the existing neighbourhood context.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Community Association's Comments

Applicant's Submission

02

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

T 403 228 1336
E info@o2design.com
W o2design.com



November 16, 2018

APPLICANT'S SUBMISSION

On behalf of Robert Froese, O2 Planning + Design is submitting this application to redesignate the parcels located at 932, 934, and 936 3 Avenue NW from M-CGd72 Multi-Residential - Contextual Ground Oriented District, to a Direct Control based on the Multi-Residential Contextual Medium Profile (M-C2) district.

This application is required to facilitate near term development on the vacant parcel located at 934 3 avenue while applying a land use district that is in alignment with the Hillhurst/ Sunnyside ARP. A Direct Control (DC) district is required to accommodate the Density Bonus Provisions of the ARP.

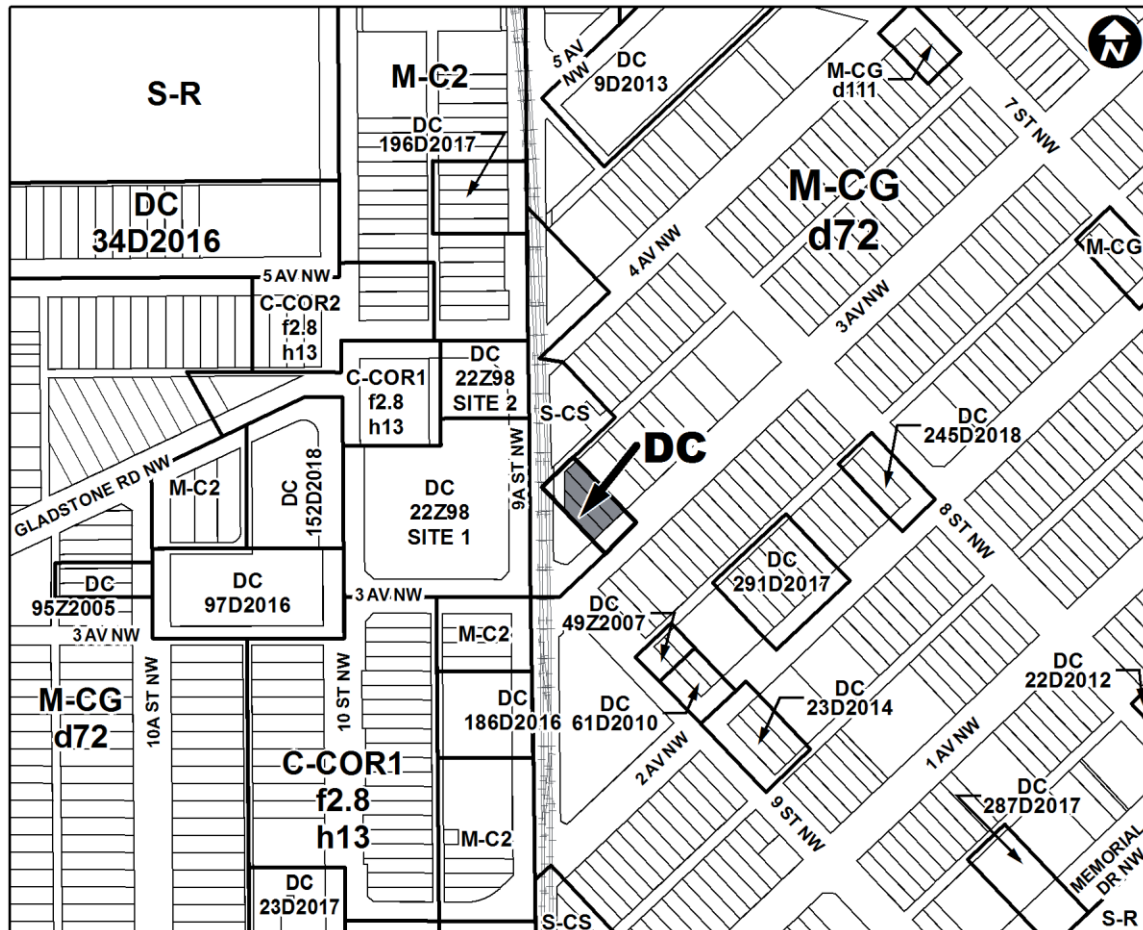
The intention of the near term development is to provide densification that is respectful to neighbours and the context of homes in the immediate area. The proposed development for 934 3 avenue consists of back-to-back up/down duplexes for a total of four units and a total height of two stories. This development will also be testing the feasibility of several construction methods and ability to activate the back lane.

The development's re-designation is appropriate given the site's proximity to transit (steps away from the Sunnyside LRT Station), the development proposal presents an opportunity to develop the parcels in a transit oriented manner, promoting the pedestrian friendly nature of the neighbourhood. This proximity also supports the ARP's intention to accommodate small-scale urban infill development that fit within the neighbourhood's existing character. The proposal also promotes the Hillhurst / Sunnyside ARP land use and density concepts, the parcels lie within the ARP's "Medium Density" Area; representing a modest increase in density compared to the existing densities and permit a broader range of small-scale residential development opportunities. The proposal aims to activate the back lane, and the medium-density area of the ARP encourages innovation in design.

Throughout the application process, Robert Froese, along with O2 Planning + Design, will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Hillhurst/Sunnyside. Anticipated public engagement activities include focused meetings with the Community Association along with a public open house.

Proposed Direct Control Guidelines

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for medium **density** low-rise urban infill **development** in compliance with the policies of the Hillhurst/Sunnyside Area Redevelopment Plan;
 - (b) implement the **density** bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan; and
 - (c) provide for a **Secondary Suite** and a **Backyard Suite** on the same parcel and in conjunction with a **Single Detached Dwelling**.

Compliance with Bylaw 1P2007

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

Proposed Direct Control Guidelines

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 0.72.
- (2) The **floor area ratio** may be increased to 2.5 in accordance with the **density** bonus provisions contained in section 8 of this Direct Control District.

Density Bonus

- 8 (1) For the purpose of this section: “Cash Contribution Rate” means: \$18.14 per square metre for the year 2019. The Cash Contribution Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
- (2) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:
- Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the base **floor area ratio** of 0.72.
- (3) A **density** bonus may be earned by the provision of an urban design improvement in accordance with Part II, section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:
- Allowable bonus floor area = Total construction cost of the improvement / Cash Contribution Rate.
- Total Construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a **development permit** for a **development** equal to or less than a **floor area ratio** of 0.72. Details of the construction cost will be determined through the **development permit** process.

Proposed Direct Control Guidelines

Number of Secondary Suites and Backyard Suites on a Parcel

- 9 (1) The maximum number of **Secondary Suites** located on a *parcel* is one.
- (2) The maximum number of **Backyard Suites** located on a *parcel* is one.
- (3) A **Secondary Suite** and a **Backyard Suite** may be located on the same *parcel*.

Motor Vehicle Parking Stalls Requirements for Secondary Suites and Backyard Suites

- 10 There is no minimum *motor vehicle parking stalls* required for **Secondary Suites** and **Backyard Suites**.

TEXT FOR DISCUSSION ONLY

Hillhurst Sunnyside Community Association Letter



December 24, 2018

Circulation Control
Planning and Development
P.O. Box 2100 Station M
The City of Calgary
IMC 8201

Emailed to: Giyan Brenkman, File Manager

RE: LOC2018-0251 | 932, 934 & 936 3 Avenue NW | Land Use Amendment from Multi-Residential Contextual Grade Oriented (M-CGd72) to Direct Control/Multi-Residential – Contextual Medium Profile (DC/M-C2)

Dear Mr. Giyan Brenkman,

The Hillhurst Sunnyside Planning Committee (HSPC) would like to offer comments on the above application for the “*near-term*” use of the vacant site at 934 3 Avenue NW. The applicant has kept the HSPC informed of their project over the years and they also presented their *near-term* and *long-term* vision for the site at a recent community planning meeting.

Hillhurst Sunnyside Area Redevelopment Plan (ARP)

This parcel as a part of the Medium-density area, which allows for modest increases to density, including small-scale infill residential development and multi-residential buildings up to the 16 metre and 2.5 FAR maximum, provided that new development fits into the existing fabric of the area. The ARP encourages affordable and family-oriented housing. We are generally supportive of redevelopment that support the ARP and welcome a diverse demographic of neighbours as most of the newer infills and condo redevelopments built to date cater to higher income singles and couples.

Bow to Bluff

The objectives of the 2012 Bow to Bluff Urban Design Framework describe the need for individual development in the area to form a cohesive part of the 9A Street/LRT corridor. Bow to Bluff promotes developments that strengthen pedestrian connections and public realm recommendations. As with previous applications in close proximity to the Bow to Bluff corridor, we again request that City Council honour its commitment to funding this project.

Mobility and Parking

We recognize the challenges with the irregularly shaped lot to the west and that it does not have access from the alley and its immediate access to the Sunnyside C-Train Station. We recognize that the current intended demographic may be less inclined to own vehicle(s), but would like to request that the Calgary

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ISC: UNRESTRICTED
CPC2019-0242

Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 – 41 Avenue NE, LOC2018-0278

EXECUTIVE SUMMARY

This application was submitted by Mercedes-Benz Country Hills on 2018 December 27 on behalf of the landowner, Telus Communications Inc. The application proposes to change the designation of this property from Industrial – General (I-G) District to DC Direct Control District based on the Industrial – General (I-G) District to allow for the additional discretionary use of Vehicle Sales – Major.

The proposal is compatible with surrounding land uses and is in alignment with the applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 2.02 hectares \pm (4.99 acres \pm) located at 715 – 41 Avenue NE (Plan 8740HR, Block Q, Lot 2) from Industrial – General (I-G) District **to** DC Direct Control District to accommodate the additional use of Vehicle Sales – Major, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

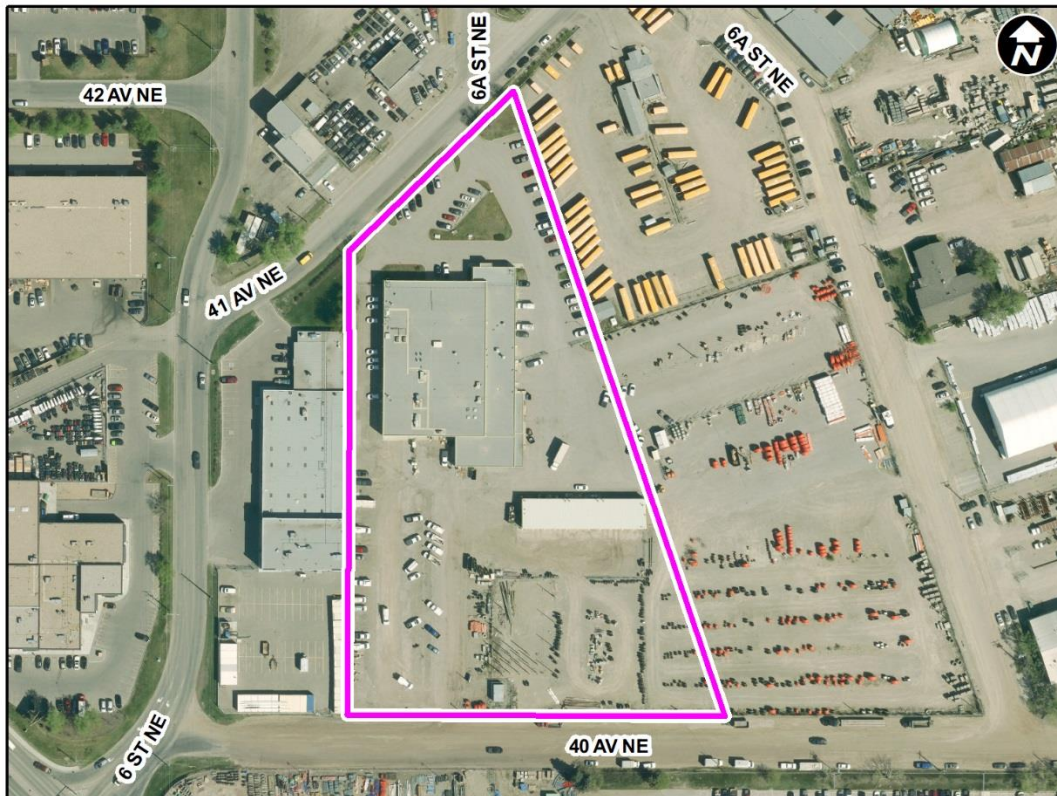
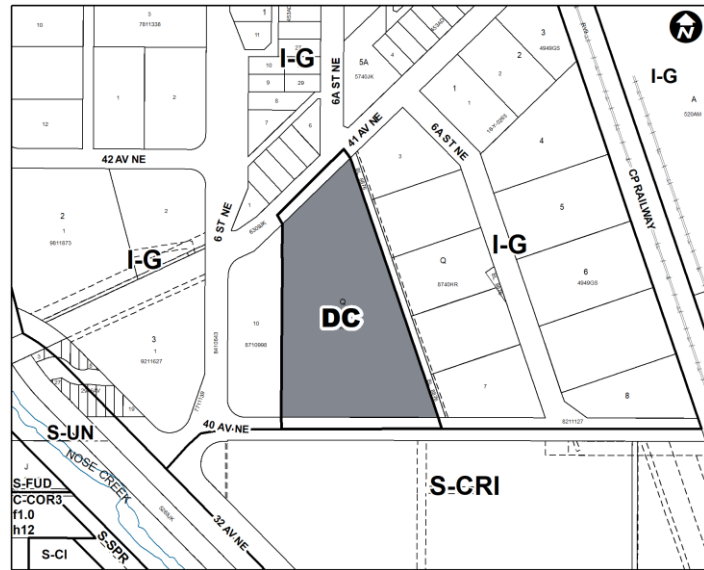
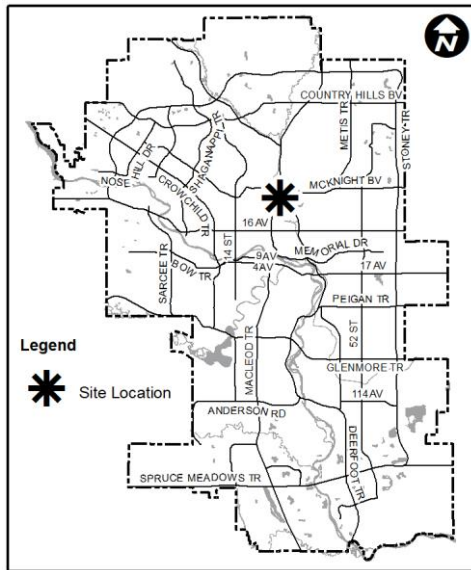
This redesignation application was submitted to The City of Calgary by Mercedes-Benz Country Hills on 2018 December 27 on behalf of the landowner, Telus Communications Inc. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop a used car dealership. The existing building will be refurbished to accommodate the majority of the vehicle sales inside.

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Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 - 41 Avenue
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Location Maps



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Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 - 41 Avenue NE, LOC2018-0278

Site Context

The subject site is located in the community of Greenview Industrial Park, north of 40 Avenue NE and east of 6 Street NE. The site is approximately 2.02 hectares in size and is currently developed with a one-storey office / warehouse and an accessory building. Surrounding development is characterized by a broad mix of general industrial uses with supporting commercial, including school bus storage to the east; passenger vehicle storage and minor auto service, a small restaurant, and manufacturing to the north; a place of worship, instructional facility, self-storage, and bakery to the west; and a municipal works depot to the south. The predominant land uses in this area are Industrial – General (I-G) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for the protection of industrial lands, while permitting the additional use of Vehicle Sales – Major, which has the ability to be compatible with and complementary to existing uses in the area.

Planning Considerations

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

Land Use

The existing Industrial – General (I-G) District is an industrial designation that is for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The I-G District allows for a maximum building height of 16 metres and a maximum floor area ratio of 1.0.

The proposed DC Direct Control District is based on the I-G District with the additional discretionary use of Vehicle Sales – Major, allowing for more than five vehicles to be available for sale or lease. The I-G District allows for a range of similar and compatible uses to Vehicle Sales – Major, including Vehicle Sales – Minor (five or less vehicles for sale or lease), Auction Market – Vehicles and Equipment (includes the auctioning of passenger vehicles), Vehicle Storage – Passenger, in addition to multiple vehicle repair and service uses.

Development and Site Design

The rules of the I-G District, which the proposed DC Direct Control District is based on, will provide basic guidance for future site development including landscaping, parking and access.

Environmental

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

Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 - 41 Avenue NE, LOC2018-0278

Transportation

Vehicular access to the site is available from 40 Avenue NE and 41 Avenue NW. No sidewalks exist in the area. The area is served by Calgary Transit bus service (Route 38) with stops located approximately 300 metres walking distance on 32 Avenue NE providing service to the Brentwood LRT station and the Whitehorn LRT station. On-street parking adjacent to the site is prohibited. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

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 of support from the Thorncliffe / Greenview Community Association and no objections from the Highland Park Community Association (Attachment 2). No letters from nearby landowners were received in response to the application.

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 builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 - 41 Avenue NE, LOC2018-0278

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Industrial – Employee Intensive area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage industrial uses, including manufacturing, warehousing, and mixed industrial / office developments that have high labour concentrations and require access to the Primary Transit Network, while allowing for support uses.

Specifically, Section 3.7.2 (a) states Industrial – Employee Intensive Areas should achieve a minimum intensity threshold of 100 jobs per gross developable hectare. While the applicant anticipates approximately 50 new jobs created at this location, for an intensity of 25 jobs per hectare, this is consistent with the Industrial – General (I-G) District, which averages 20 to 30 jobs per hectare.

While the proposal does not achieve the intensity target on its own, the area as a whole should be considered when looking at alignment with the target. The proposal maintains the average intensity seen in the I-G District and aligns with the policies of the MDP.

There is no local area plan.

Social, Environmental, Economic (External)

The recommended land use allows for the industrial character of the area to be maintained, while supporting business and investment in the area, and local job creation.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed DC Direct Control District is compatible with and complementary to the existing uses in the area, and maintains the industrial character of the area.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2019-0242

**Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 - 41 Avenue
NE, LOC2018-0278**

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letters
3. Proposed Direct Control Guidelines

Applicant's Submission

January 9, 2019

Re: LOC2018-0278

Direct Control (DC) Applicants Submission / Supporting Document

Dear Sir / Madam:

I am submitting this letter in order to explain as to why none of the existing land use districts will support our proposed use. All land use designations, except for I-C, do not allow for "Vehicle Sales Major". The current I-G zoning only allows for "Vehicle Sales Minor" which is not sufficient based on our anticipated volume of vehicle sales. We have outgrown our flagship facility next to Varsity Chrysler near McKnight Blvd. Our new concept is to have the majority of our used vehicles for sale located indoors. The new, larger location at 715-41st Ave. N.E. will allow us to create approximately 50 new full-time jobs.

The variance we are requesting, is that the current zoning of I-G will stay in place to keep the integrity of this zoning throughout the area, by adding D-C to this zoning, it will then meet our needs for our proposed use "Vehicle Sales Major" (discretionary). I have also spoken with the councillor (Sean Chu) for this area (Ward 4) and he supports the proposed use as well as the DC designation.

We feel that our proposed use is conducive to the area and the existing types of businesses currently located in the area. The immediate businesses located north, east, west and south of the site include; to the north, the City of Calgary bus barns, to the west, Cycle Works Calgary 4127-6th Street, east and next door is the Southland Transportation bus lot and directly across the street is Trucksport Inc. 716-41st Ave which sells used light Trucks and sports and racing automotive parts. (Trucksport has been in this location for numerous years).

By way of background, Automaxx Calgary has been in business in the city for over 16 years, with several locations. We are a part of a large auto group that has dealerships that have operated in the city for over 35 years. These include, Mercedes Benz Country Hills, the South Trail Auto Mall, Eastside Dodge, Varsity Chrysler, Royal Oak Nissan, just to name a few. In total we have 12 dealerships in the city and have over 1,300 full-time employees.

Sincerely,

Rick Bowie

Community Association Letters

The Thorncliffe/Greenview Community Association fully supports DP2018-0278

thanks
marvin quashnick
TGCA

Community Association Letters

The Highland Park Community Association has No Objection to this land use redesignation application

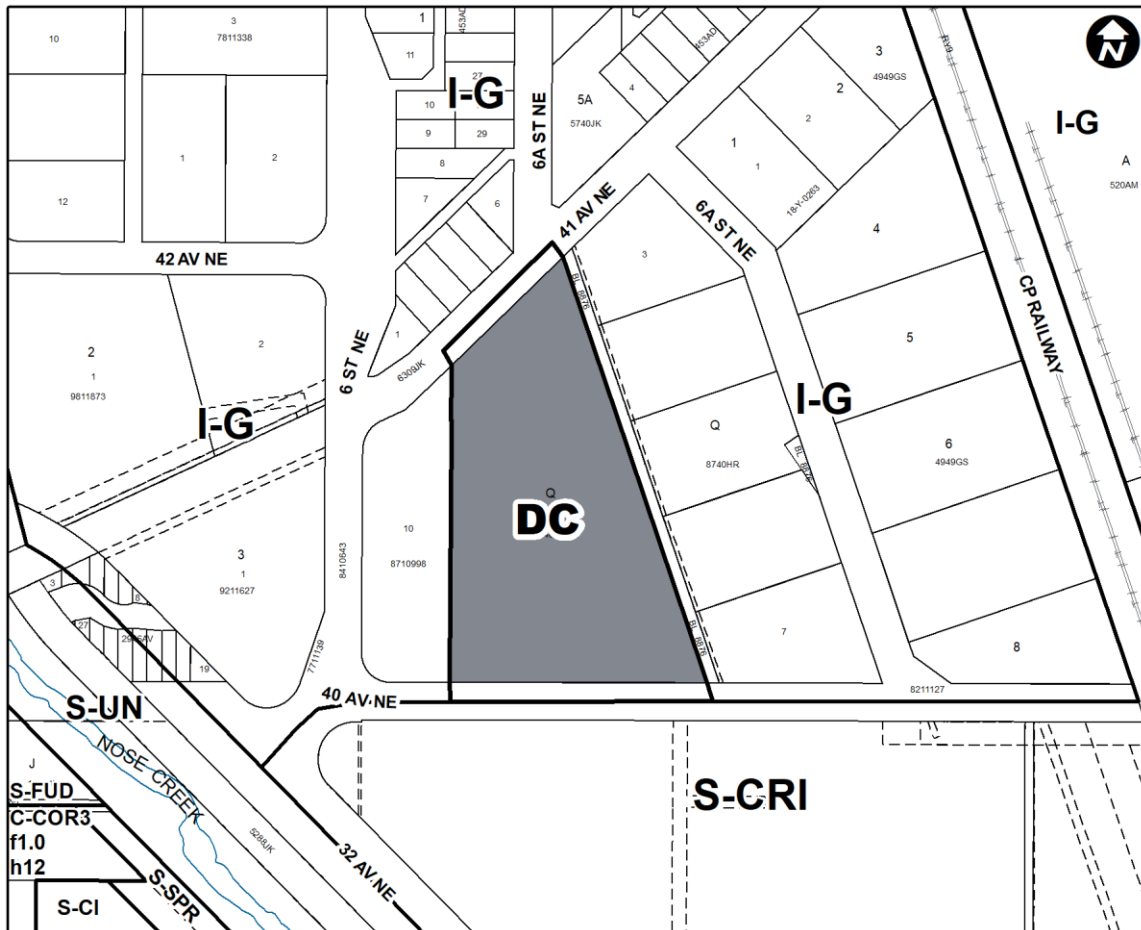
D. Jeanne Kimber
Highland Park Community Association

On Thu, Jan 24, 2019 at 10:04 AM Jeanne Kimber
wrote:

We would like to add that having additional commercial retail services within that portion of Greenvue Industrial could help provide both greater balance between industrial and commercial land uses, and an economic activity that is not open only the typical 8am - 5pm business hours.

D. Jeanne Kimber
on behalf of Highland Park Community Association

Proposed Direct Control Guidelines



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate the additional **use** of **Vehicle Sales – Major**.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

Proposed Direct Control Guidelines

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

(a) **Vehicle Sales – Major.**

Bylaw 1P2007 District Rules

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

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2019 March 07

ISC: UNRESTRICTED
CPC2019-0203

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

EXECUTIVE SUMMARY

This application has been submitted by Horizon Land Surveys on behalf of the land owner, 2142585 Alberta Ltd (Yuli Song), on 2018 October 09.

This land use and policy amendment application seeks to redesignate one parcel located at 1109 Edmonton Trail NE in the community of Crescent Heights. The application proposes to redesignate the parcel from the Multi-Residential – Contextual Low Profile (M-C1) District to the Commercial – Corridor 1f2.0h14 (C-COR1f2.0h14) District to allow for:

- commercial storefronts along a continuous commercial block face with opportunities for residential and office development on the upper floors;
- a maximum building height of 14 metres (maintaining the existing height);
- a maximum floor area ratio of 2.0, allowing approximately 1,300 square metres of building floor area; and
- the uses in the C-COR1 District.

The proposal aligns with the applicable policies of the *Crescent Heights Area Redevelopment Plan*, as amended and the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 3);
2. Give three readings to the proposed Bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1109 Edmonton Trail NE (Plan 470P, Block 29, Lots 4 and 5) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial - Corridor 1f2.0h14 (C-COR1f2.0h14) District; and
4. Give three readings to the proposed Bylaw.

Planning & Development Report to
Calgary Planning Commission
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ISC: UNRESTRICTED
CPC2019-0203

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at
1109 Edmonton Trail NE, LOC2018-0223**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

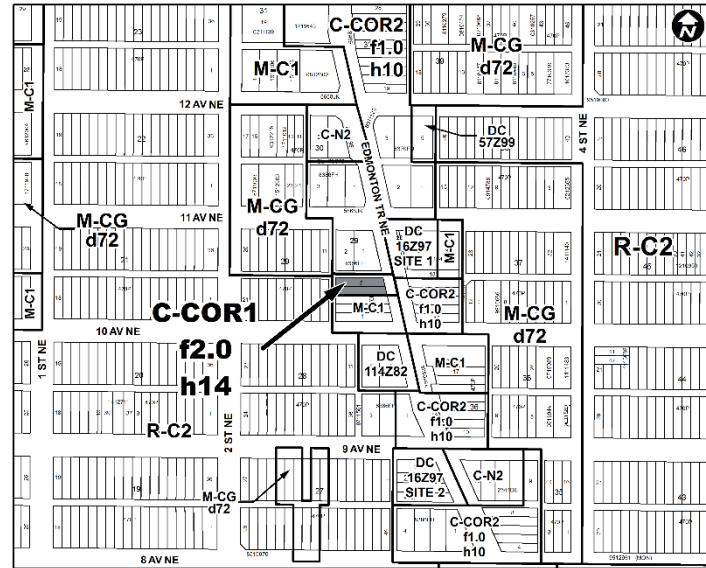
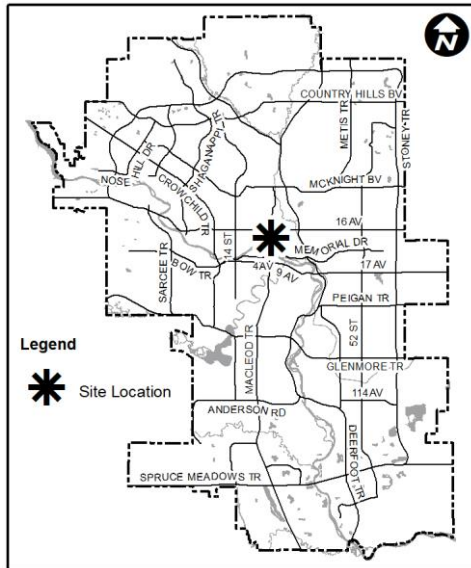
This application was submitted by Horizon Land Surveys on 2018 October 09. While no development permit application has been submitted at this time, the applicant has indicated their intent to develop a street fronting commercial building with the possibility of residential on the upper floors as referenced in the submitted Applicant Submission (Attachment 1).

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CPC2019-0203

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at
1109 Edmonton Trail NE, LOC2018-0223

Location



Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Site Context

Crescent Heights, and specifically Edmonton Trail NE is a community with a mix of housing types ranging from single detached dwellings to large multi-residential developments as well as commercial uses, mixed use and stand-alone commercial uses along the Edmonton Trail NE and Centre Street N corridors.

The subject site, 1109 Edmonton Trail NE, is located along the identified Main Street of Edmonton Trail NE, between the two major intersections on this portion of Edmonton Trail NE - 8 Avenue NE and 12 Avenue NE. The site has approximately 15.5 metres of frontage along Edmonton Trail NE and is currently developed with a single detached dwelling with lane access along the west and north property lines of the parcel.

Immediately to the north and east of the site is the Commercial – Corridor 2 (C-COR2) District. The predominant land use along this portion of the Edmonton Trail NE corridor is the C-COR2 District with various modifiers on height and floor area ratio as well as pockets of the Multi-Residential – Contextual Low Profile (M-C1) District. Northbound transit is located directly across Edmonton Trail NE from the site and southbound transit is located 100 metres to the south on Edmonton Trail NE.

As identified in *Figure 1*, the community of Crescent Heights has seen a slight decrease in population since the peak in 2015.

Crescent Heights	
Peak Population Year	2015
Peak Population	6,380
2017 Current Population	6,197
Difference in Population (Number)	-183
Difference in Population (Percent)	-3%

Source: The City of Calgary 2017 Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed C-COR1f2.0h14 District represents a commercial land use that allows for the opportunity to develop a stand-alone commercial development along an identified Main Street with the opportunity to develop dwelling units or offices on the upper floors.

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Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Initially, the application was submitted with a district modifier of 1.0 FAR and a maximum height modifier of 12 metres. Administration advised the applicant that the location along the Edmonton Trail NE Main Street warranted a higher intensity of land use on the site and recommended increasing the height at a minimum to the height of the existing district of 14 metres and to increase the FAR to 2.0 to allow for the opportunity for residential or office uses above any future grade oriented commercial uses.

Administration and the applicant explored the option of amending the application to make a joint application with the two parcels to the south directly adjacent to the subject site in order to assemble a more substantial development parcel with the Mixed Use - Active Frontage (M-U2) District, however the adjacent land owners were not interested in pursuing this proposal.

Administration also explored the option to deem the lane which runs along the north property line of the subject site surplus and close and sell it to the applicant in order to make a more substantial development parcel and eliminate a pedestrian/automobile conflict point along the Edmonton Trail NE pedestrian realm. This was also not feasible as there are utilities located within the lane and these would be prohibitively expensive to relocate.

Planning Considerations

As part of the review of this application, several key factors were considered by Administration including the alignment with relevant policies, and the appropriateness of the land use district. The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Multi-Residential - Contextual Low Profile (M-C1) District is intended to provide for multi-residential development of low height and medium density within close proximity to low density residential. No commercial uses are allowed within the M-C1 District.

Given that the subject site is relatively narrow and constrained, a district that would allow for a stand-alone commercial development with the option to add a mix of residential or office uses on the upper floors was chosen to accommodate future redevelopment. The proposed Commercial – Corridor 1f2.0h14 (C-COR1f2.0h14) District is intended for street fronting commercial developments with parking located behind the buildings. The district also includes modifiers that allow for the establishment of a maximum FAR of 2.0 which equates to approximately 1,300 square metres of development on the site. The proposed district also proposes a maximum height of 14 metres which maintains the same height of the existing M-C1 District - approximately four storeys of development.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

Development and Site Design

The proposed redesignation is intended to accommodate the development of street fronting commercial development with parking located in the rear and the possibility of dwelling units or offices on the upper floors of the building.

There currently exists a bylaw road widening setback on the property fronting onto Edmonton Trail NE that requires any future development to setback and additional 5.182 metres from Edmonton Trail NE to protect for any future road widening.

At the development permit stage, key factors that will be important to address include:

- Addressing Edmonton Trail NE with an appropriate interface, active street front that includes permeable commercial access and glazing facing the commercial street;
- Automobile parking facilities located behind the street façade of the building;
- Appropriate treatment of the east, north and south facades, as these are highly visible facades; and
- Ensuring that active uses are located on the main floor of the buildings.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns on the parcel or in the immediate area.

Transportation

The parcel is located along Edmonton Trail NE which is classified as an Urban Boulevard in the Calgary Transportation Plan. A Transportation Impact Assessment was not requested as part of this application. Transit is located approximately 100 metres from the site to the south along Edmonton Trail NE with the Max Orange BRT stop located 600 metres to the north at Edmonton Trail NE and 16 Avenue NE. A future Greenline station will be located approximately 800 metres to the northwest at Centre Street N and 16 Avenue N.

Utilities and Servicing

Water, sanitary and sewer services are available to service the site. Sanitary capacity and storm water management will be evaluated with the future development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site with a large notice posting sign facing Edmonton Trail NE. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public open houses were held for this application.

Administration received a letter of support from the Crescent Heights Community Association for this application. They did however point to some key factors at the development permit stage

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CPC2019-0203

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223

they would like to be addressed including the location of businesses within the future development, underground parking, as well as ensure a visually pleasing and well-designed building.

No comments had been received from adjacent land owners or community members at the time of writing this report.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and date of 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 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 policy and 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 Urban Main Street area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of the population. The proposed redesignation complies with the policies of the MDP.

Crescent Heights Area Redevelopment Plan (Statutory - 1997)

The *Crescent Heights Area Redevelopment Plan* (ARP) identifies the subject parcel as located within the Medium Density Multi Dwelling typology. This typology is intended to accommodate multi-residential development without the option for a commercial component in the development. The ARP must be amended to accommodate the proposed land use district. An amendment to the ARP is included in this application to amend the site on Map 2 - Land Use Policy to the Local Commercial typology in order to accommodate the proposed C-COR1f2.0h14 District and subsequent redevelopment (Attachment 3).

Amending the ARP to the Local Commercial typology will align the site with other C-COR sites along the Edmonton Trail NE corridor and allow for a stand-alone commercial development as well as a mixed use development.

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ISC: UNRESTRICTED
CPC2019-0203

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at
1109 Edmonton Trail NE, LOC2018-0223**

Social, Environmental, Economic (External)

The proposed land use district allows for a wide range of pedestrian oriented commercial uses with office and residential opportunities on the upper floors. The addition of these uses to the community will attract more users to the Edmonton Trail NE Urban Main Street, bringing more services within walking distance to the local 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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Crescent Heights Area Redevelopment Plan*, as amended. Given that Edmonton Trail NE is identified as a Main Street, the proposed district allows for the opportunity to utilize an under-developed parcel in the inner city for a higher use while still respecting the low density context immediately adjacent to the site.

ATTACHMENT(S)

1. Applicant Submission
2. Crescent Heights Community Association Response
3. Proposed Amendment to the Crescent Heights Area Redevelopment Plan

Applicant Submission

On behalf of the landowner, please accept this application to redesignate a +/-0.16 acre (+/-0.065 hectare) site from M-C1 to C-COR1 f1.0h12, to accommodate a small-scale street-oriented and pedestrian-oriented developments that better optimizes the opportunity and advantages offered by this prime urban main street location and the gateway into the downtown core.

Site Context

The subject site is located in the community of Crescent Heights in Ward 7, on Edmonton Trail NE between 10 Avenue NE and 11 Avenue NE. Lands to the north and east are designated under the commercial district C-COR1 f1.0h10. Lands to the south is designated under DC Direct Control District (Bylaw 114Z82) which list office building as the permitted use. Residential-Contextual One (R-C2) District sites exist to the west of the subject parcel. Current use of the parcel is a residential bungalow.

Development and Site Design

The proposed build form of this area is a small-scale street-oriented and pedestrian-oriented developments with building entrances that front onto Edmonton Trail NE. More specially, the landowner is planning to build a three to four storey building with Massage, Physiotherapy, Nails Salon etc. businesses and possible office space and residential units on upper floors at a compatible scale to nearby residential areas. Parking will be located at the rear of the building and vehicular access to the site is from the rear lane.

Transportation Networks

Edmonton Trail NE is classified as an Urban Boulevard street type. Calgary Transit bus stops for routes 5 and 69 northbound and routes 4 and 69 southbound are located on Edmonton Trail NE within 100 meters walking distance of the parcel. The planned 16 Avenue N Green Line Light Rail Transit station will be approximately 1.0 kilometer walking distance from the parcel. City Hall Light Rail Transit station is approximately 2.0 kilometers walking distance from the parcel. Bridgeland Light Rail Transit station is approximately 2.2 kilometers walking distance from the parcel.

Strategic Alignment

The site is located within the city, Town area of the Schedule C:South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal is consistent with the policies on land use patterns.

Also, the site is located within an Urban Main Street area, according to Urban Structure Map (Map 1) of the Municipal Development Plan (MDP). Urban Main Streets are intended to provide for a high level of residential and employment intensification along an Urban Boulevard street type, as defined in the Calgary Transportation Plan (CTP). The Urban Boulevard is a multi-modal street with a strong focus on walking, cycling, and transit, though it continues to accommodate moderately high traffic volume. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The listed uses of the C-COR1 District include commercial and residential uses and rules that result in street-oriented and pedestrian-oriented building designs. While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

The subject site is also located within a Local Commercial area, according to the Land Use Policy Map (Map 2) of the Crescent Heights Area Redevelopment Plan (CHARP). The purposes of the Local Commercial area is to encourage successful commercial development which will serve commuters and the local community, ensure a high standard of commercial development and minimize its impact on nearby housing. Development in the Local Commercial area is encouraged to improve the pedestrian environment along Edmonton Trail NE and Centre Street NE and support the transit corridor concept for the major roads by providing transit supportive designs, employment and residential uses. The listed uses of the C-COR1 district include commercial uses that serve commuters and the local community and rules that result in street-oriented, pedestrian-oriented, and transit-oriented building designs with heights and setbacks that minimize impact on nearby housing.

Crescent Heights Community Association Response

Date: Thu, Nov 1, 2018 at 4:55 PM
Subject: LOC2018-0223; 1109 Edmonton Trail NE; change M-C1 to C-COR1fh12
To: Brad C. Bevill <Brad.Bevill@calgary.ca>

Hello Brad,
Thank you for inviting the Crescent Heights Planning committee to comment on this LOC.

We support this land use amendment. Our objective is to encourage vibrancy and business development and this LOC supports our goals in that direction. Residences on the upper floors will increase density to support local businesses and add vibrancy. This building also supports our goal of locating the height in our community on Edmonton Trail, Centre St. and 16th Ave. and not in the residential areas.

This is not a unanimous decision but all of us agree that the concerns raised by our more cautious members must be communicated in our response. The concerns are:

1. The lot is small for a 12 meter high building and the mix of tenants and businesses could cause significant parking issues for the residences in the area. We prefer a building of this height to have underground parking.
2. While we understand that the Mainstreets program may be cancelled for budgetary reasons, it is essential precisely for this LOC situation. The Mainstreets program would determine the proper zoning and building profile for this whole section of Edmonton Trail. Instead, we are approaching this LOC as an ad hoc, partial solution without reference to an all-encompassing Mainstreets plan. Some of our members want to withhold support of this LOC until it complies within the context of a Mainstreets plan - hence to not support it until there is a Mainstreets plan for this area.
3. There is concern that the type of businesses that will operate in this building may not be ones that add to the vibrancy that we seek. The businesses listed in the LOC are more likely suited for upper levels of the building. We are seeking businesses that encourage on-street parking as well as walking and bicycle traffic. If the applicant could situate these types of businesses at street level, it will be appreciated.
4. We want all developments to add value to our area and be attractive. On a small lot, a 12 meter high building could be an architectural challenge to be both attractive and functional. We ask the applicant to consider seriously our perspective on this issue at the design phase of the project.

We await the DP with cautious anticipation and hope that our concerns will be considered and addressed at that point.

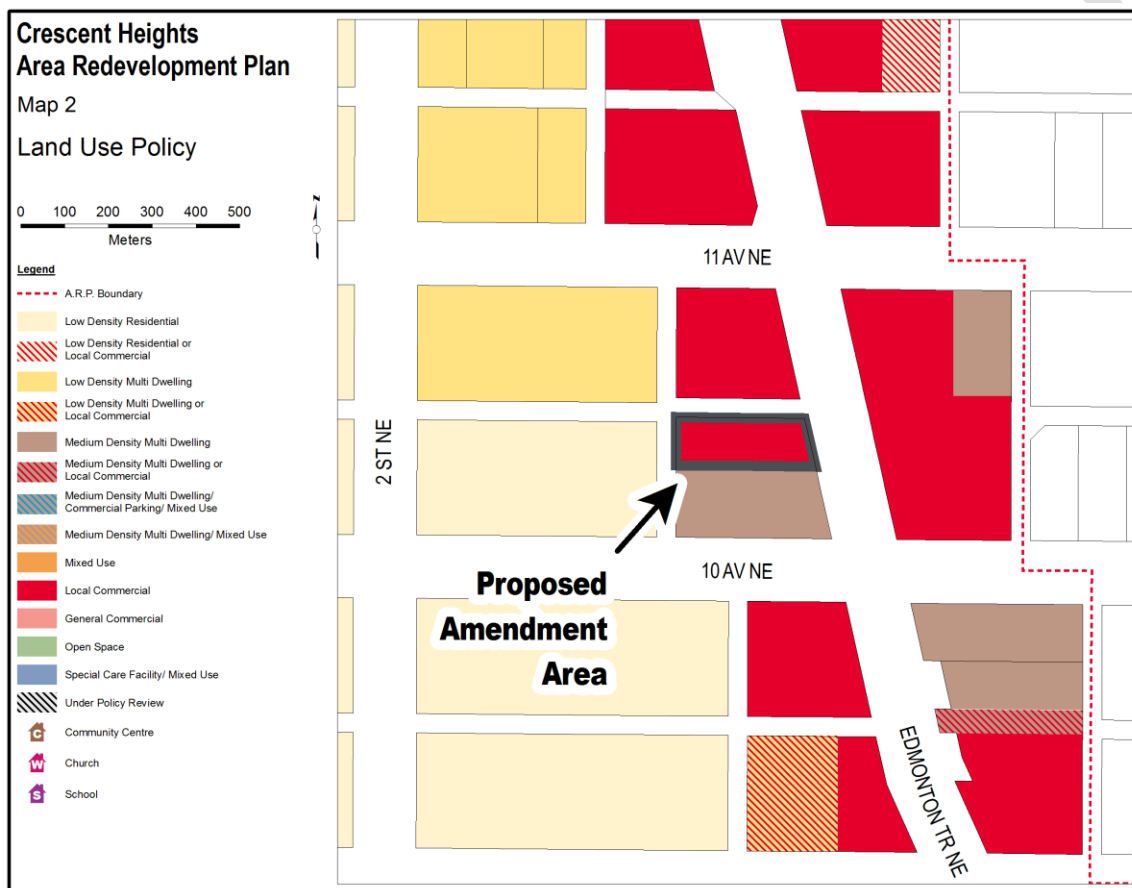
Should you have questions please call me at 403-807-7257 or by email.

Sincerely,

Dennis Marr, Director, Planning, CHCA

Proposed Amendment to the Crescent Heights Area Redevelopment Plan

1. The Crescent Heights Area Redevelopment Plan attached to and forming part of Bylaw 17P96, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.07 hectares \pm (0.16 acres \pm) located at 1109 Edmonton Trail NE (Plan 470P, Block 29 Lots 4 and 5) from 'Medium Density Multi Dwelling' to 'Local Commercial' as generally illustrated in the sketch below:



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2019 March 07

ISC: UNRESTRICTED
CPC2019-0259

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 November 16 by Inertia, on behalf of Habitat for Humanity and with authorization by the City of Calgary. The application proposes to change the designation of 1305 and 1313 - 36 Street SE from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd58) District to allow for:

- multi-residential buildings (e.g. townhouses, four-plexes, apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 15 dwelling units (an increase from the current maximum of four dwelling units over the two parcels); and
- the uses listed in the M-CG District.

The proposal is in keeping with the applicable policies identified in the *Municipal Development Plan (MDP)* and the *Albert Park/Radisson Heights Area Redevelopment Plan (ARP)*.

A development permit application for a Multi-Residential Development, comprising of two, fourplex buildings has been submitted and is under review by Administration. A density modifier of 58 units per hectare is proposed to limit the density on the parcel to a maximum of eight units.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 1305 and 1313 - 36 Street SE (Plan 5498T; Block 5, Lots 23 to 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd58) District; and
2. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

In 2016 July, Council approved “Foundations for Home”, Calgary’s Corporate Affordable Housing Strategy, which identified “Leverage City Land” as 1 of 6 objectives and included a target to dispose of five parcels per year of City land at below-market value for non-market housing projects in 2017 and 2018.

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2018-0254

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36
Street SE, LOC2018-0254**

At the 2017 April 24 Regular Meeting of Council, Council provided Administration with authorization to target market seven parcels of City owned land to the affordable housing sector, including the subject parcel.

A full process of submission, evaluation, awarding and sale authorization was undertaken for each of the parcels. Applicants were evaluated on several different criteria, including their experience in operating affordable housing, experience in developing affordable housing in the past, capital funds in place, development timeline and potential partnerships. Habitat for Humanity was selected as the successful applicant for the subject site with the sales authorization approved by the Management Real Estate Review Committee on 2018 February 08.

BACKGROUND

This land use amendment application was submitted by Inertia on 2018 November 16 on behalf of Habitat for Humanity (Attachment 1). A development permit application for a Multi-Residential Development consisting of two, fourplex buildings (DP2018-5406) has been submitted and is under review (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2019 March 07

ISC: UNRESTRICTED
CPC2018-0254

Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254

Site Context

The subject site is located in the southeast community of Albert Park/Radisson Heights, on the western side of 36 Street SE, to the south of the 12 Avenue SE intersection. The site comprises two parcels and is approximately 38 metres wide by 34 metres in depth and is currently developed with one bungalow style single detached dwelling with lane access on 1313 - 36 Street SE, whilst 1305 - 36 Street SE is vacant.

The immediate area consists mostly of bungalow style detached dwellings. There have been two recent Multi-Residential – Contextual Grade-Oriented (M-CG) District land use amendment applications approved by Council on 2018 February at 1302 - 34 Street SE and on 2018 March at 3412 - 12 Avenue SE, to the west of the subject site. The subsequent development permit applications approved six and four unit multi-residential buildings respectively. There are a variety of retail and service amenities located in close proximity along 17 Avenue SE, to the south of the parcel.

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

Figure 1: Community Peak Population

Albert Park/Radisson Heights	
Peak Population Year	2017
Peak Population	6,745
2017 Current Population	6,745
Difference in Population (Number)	-0
Difference in Population (Percent)	-0%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Albert Park/Radisson Heights](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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 the technical planning analysis conducted by Administration.

**Planning & Development Report to
Calgary Planning Commission
2019 March 07**

**ISC: UNRESTRICTED
CPC2018-0254**

**Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36
Street SE, LOC2018-0254**

Land Use

The current Residential – Contextual One / Two Dwelling (R-C2) District is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the City. The district allows for a maximum of four dwelling units (across the two parcels) and a maximum building height of 10.0 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd58) District is intended to facilitate development where some or all of the units have direct at-grade access and is of low height and low density within the developed area of the city. The maximum permitted building height is 12.0 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

The proposed density modifier of 58 units per hectare would allow for up to eight units on the parcel. Other land use designations, such as Residential – Grade-Oriented Infill (R-CG) District, were not considered due to the applicant's desire to provide a fourplex format of development.

Development and Site Design

The rules of the proposed M-CGd58 District will provide guidance for the future site development including appropriate uses, number of units, height and building massing, landscaping and parking. Given the mid-block location of the parcels, additional design considerations that are being taken into account through the development permit process include:

- emphasizing individual at-grade entrances;
- defining front and rear amenity spaces; and
- privacy, overlooking and any other impacts on adjacent residential uses.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

The site is located on the Primary Transit Network (36 Street SE), with several bus stops located within 300 metres of the property. Thirty-sixth Street SE is classified as an arterial street and connects two major roads (17 Avenue SE and Memorial Drive SE) and two transit systems (Northeast LRT and the 17 Avenue SE BRT).

Utilities and Servicing

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. A storm sewer extension may be required as part of the development permit application process.

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Stakeholder Engagement, Research and Communication

Communications

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

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

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

Applicant-led Engagement

In addition to Administration's standard practices, Habitat for Humanity undertook a public engagement process in 2018 August, and met with the Albert Park/Radisson Heights Community Association in order to discuss and request feedback regarding the proposed land use amendment and development permit applications. See Attachment 3 for a summary and response from the Community Association. Due to the low participation, there were no key items/findings that were noted.

City-led Engagement

In response to the notice posting, and circulation of the land use amendment application, Administration received one letter of objection regarding the proposed land use amendment application and the proposed development permit application (DP2018-5406). The reasons given for objection were:

- parking will increase;
- noise will increase;
- the lane is likely to be blocked; and
- the height is likely to block light to adjacent dwellings.

Concerns related to development that were raised through the public engagement process, such as parking, lane access and loss of light will be addressed through the development permit process.

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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 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 in the Residential-Developed - Established Area as identified on Map 1, Urban Structure of the *Municipal Development Plan* (MDP). The Established Area land use policies encourage modest redevelopment, appropriate densities and pedestrian-friendly environments. In this case, the proposed M-CGd58 District would allow for a development of a modest 8 units, with each unit having direct at-grade access to 36 Street SE.

The proposal also aligns with the MDP's city-wide policies that encourage the efficient use of land, transit-supportive land uses, housing diversity and choices and complete communities policies. Section 2.3.1 (a) (ii) of the MDP notes that diverse neighbourhoods include a range of housing choices in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

Notwithstanding the above, section 1.4.4 of the MDP states that Area Redevelopment Plans (in this case the *Albert Park/Radisson Heights 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.

Albert Park/Radisson Heights Area Redevelopment Plan (Statutory - 1989)

The subject parcel is located within the 'Low Density Residential' area as identified on Map 1 of the ARP and forms part of Area 2, which is intended to contain a mix of single and semi-detached dwellings, rowhouses and fourplexes, and encourage compatible infill developments. The proposed land use has the ability to meet these goals and objectives, specifically as it will allow for modest intensification that is compatible with the existing residential development, whilst allowing housing revitalization within the community.

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

Council adopted the *Location Criteria for Multi-Residential Infill* to assist with the evaluation of land use amendment applications when considering multi-residential developments in low density residential areas. The proposed land use aligns with the majority of the criteria as the site is within 400 metres of a transit stop; within 600 metres of an existing or planned primary transit stop; on a collector or higher standard roadway on at least one frontage; along or in close proximity to an existing or planned corridor or activity centre and has direct lane access.

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 will better accommodate the housing needs of different age groups, lifestyles and demographics in Albert Park/Radisson Heights.

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:

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, the *Albert Park/Radisson Heights Area Redevelopment Plan* and the *Location Criteria for Multi-Residential Infill*. The proposal will result in a more efficient use of land due to its close proximity to key transportation corridors and commercial development. Furthermore, the proposed M-CGd58 District would allow for a development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Development (DP2018-5406) Summary
3. Applicant Led Engagement Summary

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.

Site Address: 1305 & 1313 36 ST SE
Land Use Redesignation from R-C2 to M-CG

Design Intent and Context:

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.139 ha. We are proposing a development with two four-unit rowhouse buildings. Parking would be provided at grade in individual, parking spaces accessed from the rear lane.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi Residential – Contextual Grade Oriented District.

The Land Use Bylaw describes the M-CG district as follows:

The Multi-Residential – Contextual Grade Oriented District is intended to apply to the Developed Area has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings ; has Multi- Residential Development designed to provide some or all units with direct access to grade; provides for Multi-Residential Development in a variety of forms; has Multi-Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

The site has specific attributes which make it ideal for an increase in intensity:

- The site is on 36 ST SE, which is a designated Main Street.
- The site is only 10 minutes' walk to Holy Family School.
- The site is only 10 minutes' walk to Father Lacombe High School.
- The site is less than 5 minutes' drive to local shops and mercantiles.
- The site is located at a transit stop
- The site is 3 blocks from 17 Avenue SE

Applicant's Submission

Policies (and Variations):

Municipal Development Plan (MDP):

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community

Albert Park / Radisson Heights (ARP):

The ARP's objective is to stabilize and improve the existing residential character of the community by:

1. correcting inconsistencies between existing land uses and land use district designations;
 2. encouraging a compatible relationship between existing dwellings and infill development by means of residential infill guidelines;
 3. discouraging commercial uses from intruding into the residential sectors of the community.
- locates this parcel in a Conservation area, where the policy is to retain the existing neighbourhood quality and character. Our modest four-unit project is a good transitional form between the existing low-density housing stock to the south and east, and the four-storey apartment blocks across the street to the west and north.

Our proposal is fundamentally a grade-oriented, low density form, and maintains the family-oriented character of this block.

Bylaw (and Relaxations):

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Subdivision:

A subdivision plan will be submitted concurrently with this Land Use Redesignation application to consolidate the proposed parcels.

Engagement:

The Albert Park / Radisson Heights will be consulted as this application and the Development Permit application progress.

Applicant Led Engagement Summary

Habitat for Humanity

Engagement Participation Summary Report for Radisson Heights/Albert Park Developments



What We Did

From August 7 - August 27, 2018 Habitat for Humanity Southern Alberta undertook a public engagement process to better understand the public's perspective on concepts for new housing at the 1523 to 1527 36th Street and 1305 to 1313 36th Street SE lots and their proposed duplex and four-plex developments, respectively.

Community Participation



35

of Total
Participants

3

of Weeks of
engagement

This summary report reflects participation in the engagement of two neighbourhood housing site changes.

Due to low participation uptake there was not conclusive evidence to identify key themes or findings.

Applicant Led Engagement Summary



Albert Park Radisson Heights
Community Association
2636 12 Avenue SE
Calgary, Alberta
T2A 0G5

To whom it may concern.

Re: Development Permit: DP2018-2532

On October 17, 2018 Bill Brunton gave a presentation to the Board of Albert Park Radisson Heights Community Association about the proposed Habitat for Humanity Project on 36 Street SE. We were very impressed with this presentation about the two four-plexes that are planned. Along with the description of the proposed buildings, Mr. Brunton told us about how Habitat for Humanity makes home ownership affordable to many who would not otherwise ever own their own home.

The Albert Park Radisson Heights Community Association supports this development proposed by Habitat for Humanity Southern Alberta.

Ann Craig
Vice President
Albert Park Radisson Heights Community Association
403-252-6795

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Calgary Planning Commission
2017 March 07

ISC: UNRESTRICTED
CPC2019-0291

Enabling Urban Agriculture and Local Food Sales

EXECUTIVE SUMMARY

As Calgary grows, demand for local food production, food processing, grocery stores, restaurants, and farmers' markets grows as well. This in turn creates jobs and helps build strong local businesses and attractive opportunities for both small business entrepreneurs and larger agribusiness investment in the city. Urban food production provides many benefits such as improved biodiversity, green infrastructure, making use of under-utilized spaces and producing food closer to home.

The Council-endorsed vision of the CalgaryEATS! Food System Assessment and Action Plan encourages different types and scales of urban food production and distribution. The CalgaryEATS! Food Action Plan identified a need for The City of Calgary to support an increase in local food production and an increase in consumption of local food as part of building a more sustainable and resilient food system for all Calgarians. This report continues the implementation of The City of Calgary actions within the CalgaryEATS! Food Action Plan that began in 2016 with a review of the Land Use Bylaw to identify opportunities for increasing local food production and consumption. In 2017 September, Council approved amendments that accommodated indoor food production.

Proposed amendments to the Land Use Bylaw (Attachment 1) and the adoption of *Urban Agriculture Best Practices for Growing and Selling Local Food* (The Best Practices) (Attachment 2) provide opportunities for small-scale outdoor urban agriculture and food distribution throughout the city. The amendments propose a new "Urban Agriculture" use for growing food outdoors for commercial sale and will enable vacant land to be utilized for business opportunities. The amendments will also increase opportunities for businesses in the agribusiness sector and promote building a diversified economy that attracts a range of business investment. The Best Practices set the framework for the development of these activities while mitigating impacts to surrounding neighbourhoods. They indicate the intention of the use and will include best practice standards on siting, design and operation.

Further, this report proposes minor refinements to the Brewery, Winery and Distillery use to accommodate current trends and business models. These will ensure that the types of ancillary activity that is needed for these businesses to succeed is able to occur.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission receive the presentation and this report, and forward Calgary Planning Commission's comments to the SPC on Planning and Urban Development for information.

PREVIOUS COUNCIL DIRECTION / POLICY

No Previous Council Direction. This report relates to the implementation of the CalgaryEATS! Food Action Plan. Details of previous reports linked to the implementation of the CalgaryEATS! Food Action Plan are contained in Attachment 3.

Enabling Urban Agriculture and Local Food Sales

BACKGROUND

The City of Calgary Food Action Plan – CalgaryEATS! is a shared plan between The City of Calgary (The City) and community partners and contains both City-led actions and community-led actions. The CalgaryEATS! Food Action Plan (the Food Action Plan) goals focus on increasing urban and regional food production and consumption, ensuring access to healthy and nutritious food for all Calgarians, and ensuring a secure supply of food for all Calgarians. Calgary's food system consists of food produced locally, regionally and from afar, and food system activities are comprised of the growing of food, food processing, food distribution, food retail, consumption, or waste management.

Greater attention is now being paid to food production within the urban area. Existing growing methods have improved and new methods of growing food in urban areas have emerged. In 2017, there were more than a dozen farm businesses growing food at sites across Calgary. In 2016, Alberta's food and beverage processing sales totaled a record \$14.6 billion and the sector employed more than 22,400 Albertans, while small scale local food sales in direct-to-consumer channels (farmers' markets, restaurants and retail) have more than doubled since 2008 and are expected to exceed \$1.2 billion in 2017. Calgary has experienced strong growth in beverage manufacturing, namely breweries and distilleries, and Calgary Economic Development (CED) has played a pivotal role in connecting agri-food entrepreneurs with financial investors which has helped to advance the level of interest in commercial food system activities in Calgary.

Urban agriculture differs from gardening as it is a commercial food production activity. Benefits of urban agriculture include supporting green infrastructure such as increasing natural areas that provide habitat, flood protection, cleaner air, and cleaner water, improving biodiversity, utilizing vacant land and shortening the food supply chain. As well, urban agriculture creates employment opportunities in food retail and distribution which supports the local economy.

As part of the implementation of the Food Action Plan, a review of the Bylaw was conducted to identify opportunities to increase local food production and consumption. In 2017 September, bylaw amendments were approved by Council to enable indoor models of food production such as aquaponics and vertical farms in urban areas. The amendments provided new economic opportunities for both small and large-scale indoor food growing businesses in the commercial and industrial districts. As part of the 2018 City Wide Planning Policy Work Plan, the Bylaw review continued with the proposed amendments enabling urban agriculture in this report. The Bylaw amendments also provide an implementation mechanism to realize the local food and urban agriculture policy statements in the Municipal Development Plan (MDP) under Complete Communities, Strong Residential Neighbourhoods, and Green Infrastructure.

This report also provided an opportunity to make some minor refinements to the Brewery, Winery and Distillery definition. The definition of Brewery, Winery and Distillery accommodates breweries and other manufacturers of alcoholic beverages in both the commercial and industrial districts. It also accommodates manufacturers that operate their businesses in different ways. The use Brewery, Winery and Distillery, and its rules, clarify that breweries and other manufacturers of alcoholic beverages can provide a small drinking area available to the general public for consumption of beverages made on the premises, as well as tasting areas for organized tours, and can retail the beverages made on the premises. Some manufacturers will

Enabling Urban Agriculture and Local Food Sales

operate in a traditional way, producing beverages, packaging and shipping the product to a distributor or a retailer for sale and eventual consumption by the consumer. Other manufacturers may operate similar to the brew pub format, where beverages are manufactured and sold for consumption on the premises, with some also being sold in bottles, cans or filled into reusable growlers and consumed off the premises. Over the past 18 months we have heard from Industry that for some businesses, onsite consumption provides an important revenue stream. The proposed amendments address this opportunity.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Allowing outdoor commercial urban agriculture in more areas would provide more opportunities for local food production. However, any expansion of commercial urban agriculture needs to consider impacts on neighbours and surrounding land uses that may come with an increase in intensity of agricultural activities. Accordingly, supportive policies need to be in place that enable more outdoor urban agriculture opportunities while ensuring responsible growing and farming practices in the city. Other cities throughout Canada and North America have enabled urban agriculture through various regulatory approaches. A brief summary of the methods used by other cities is outlined in Attachment 4.

Urban Agriculture

Context

Commercial food production is currently managed by the Bylaw through the Extensive Agriculture, Intensive Agriculture and Food Production uses. These are typically intended to be large scale commercial operations like crop and hay production or indoor vertical farms. In other cases, smaller food growing businesses are accommodated through the Home Occupation – Class 2 use, where a resident can grow food to sell from their parcel, as long as it is contained within a building (such as a garage). Existing uses within the Bylaw do not accommodate small outdoor urban agriculture businesses that would like to take advantage of leftover spaces, outside, on existing parcels, such as rooftops or landscaped areas, or under-utilized vacant land within the urban area, particularly in the commercial and industrial districts.

Urban Agriculture is where plants are grown outdoors (vacant parcels, rooftops) for a commercial business. These plants are then sold, to be consumed by someone other than the grower. It does not include the raising of animals, nor does it include the growing of food as a hobby or for personal consumption, known as gardening, which is a usual and customary use of land.

Bylaw Amendment Recommendation

Administration recommends creating a new use definition called “Urban Agriculture” to enable commercial outdoor food growing as a use in all multi-residential, commercial, industrial, special, centre city, commercial residential and mixed-use districts. (See Attachment 5).

Enabling Urban Agriculture and Local Food Sales

Development Permit Requirement

1. It is recommended that Urban Agriculture be exempt from needing a development permit where there is:
 - No required landscaping being removed;
 - No local food sales on-site; and
 - A maximum of one ancillary building that is 10 square metres or less in area (i.e. a small shed that does not require a building permit).
2. Greenhouses are key to extending the growing season. Where a greenhouse is larger than 10 square metres, a development permit and a building permit will be required.

Finally, Administration has developed Urban Agriculture Best Practices for Growing and Selling Local Food (The Best Practices) to inform the development and operation of safe, neighbourly and productive Urban Agriculture uses in Calgary (Attachment 2). The Best Practices will create a consistent approach to urban farm inquiries, clarify City of Calgary process and provide best practice guidance.

Outcome

The new Urban Agriculture use increase opportunities for local food production and consumption of local food for all Calgarians. Calgary follows other cities across Canada (Edmonton, Vancouver, Victoria, Toronto, Montreal and Halifax) and North America (Denver, Baltimore, Boston, Portland and San Francisco) in adopting similar enabling regulations for Urban Agriculture.

Local Food Sales

Context

An important aspect of promoting Urban Agriculture and the consumption of local food is providing more opportunities for urban growers to distribute their produce and more places for Calgarians to purchase local food. Small local producers often have limited market opportunities to sell their vegetables due to the scale of what they produce. Pathways to market traditionally include selling direct to restaurants, at community markets, or through produce box subscriptions. Local food sales provide small businesses needed pathways to market while at the same time enabling more healthy food to be sold directly to Calgarians.

Bylaw Amendment Recommendation

Administration recommends creating a new definition “Local food sales” to create an opportunity for local food producers to operate a temporary outside stand to sell their produce either on the parcel where it was grown, or on City-owned land with permission. Interesting, has the city-group that will need to provide permission reviewed this report and is okay with it?

Enabling Urban Agriculture and Local Food Sales

Development Permit Requirement

1. When occurring as part of the new Urban Agriculture use, the location, hours of operation and other policies of an outside stand located on the urban agriculture parcel (whether privately or publicly owned) and the selling of food grown on the parcel will be managed through the development permit process. This process will give adjacent landowners and the neighbourhood the opportunity to provide input on these aspects of the development.
2. The amendments propose that “local food sales” should be exempt from a development permit when occurring on select City-owned land or at City-owned facilities, and only with permission by The City. In this case, the location and hours of operation and other policies will be managed through the permission process.

Business License Requirement

1. The Chief License inspector has some abilities to waive licensing requirements where they are satisfied that other steps are in place which assure public safety and compliance. Administration has consulted with The Chief License inspector and recommends that the licensing requirement be waived for local food sales of whole fruits and vegetables occurring on City-owned land with permission from The City. This enables and supports small local food growers the opportunity to incubate their businesses while at the same time providing more local healthy food to Calgarians.

Outcome

Administration believes that a new “local food sales” definition applied to specific uses in The Bylaw will increase opportunities for economic incubation and development in the important agribusiness sector. Calgary follows other cities like Toronto, Vancouver and Victoria in providing more opportunities for small-scale local food sales throughout the city.

Amendments to Park use

Context

Introducing a new Urban Agriculture use prompts the need to differentiate between food growing for commercial purpose and food growing for communal benefit.

Bylaw Amendment Recommendation

Community gardens have always been allowed as part of the Park use. However, Administration recommends the definition of Park should be amended to specifically acknowledge that parks can be used for community gardens, as long as they are for social, educational and community purposes and not commercial purposes. Commercial growing of food should not be done on Reserve land (as defined by section 671 of the Municipal Government Act), as the land is restricted for the uses of a public park, recreation area or school board purposes.

Enabling Urban Agriculture and Local Food Sales

Outcome

The amendment to the Park use will provide clarity for the development and use of community gardens in parks and differentiates the use from Urban Agriculture and Food Production where the primary purpose is commercial.

Amendments to Food Production use

Context

Administration has worked closely with CED to follow agribusiness trends and to ensure that The City regulations align and enable emerging opportunities in agribusiness. Insect farming is a new sector to agriculture in Canada with only two farms currently in operation; a \$30 million facility in Balzac, Alberta set to open Spring 2019, and the Midgard Cricket Farm facility currently in full operation in Nova Scotia. This new type of food production business involves the raising of insects, such as larvae, which are used as a protein supplement or a feed ingredient for the fish, poultry and pet food industry. This type of high protein feed is sometimes used to replace soybean and fish meal. The existing Food Production use does not include the raising of livestock, such as chickens, cattle or pigs, as such activities are considered Intensive Agriculture, and due to their potential impacts, require a Council-approved land use specific to the site (Direct Control District) to accommodate them.

Bylaw Amendment Recommendation

Administration recommends that this activity, the raising of insects, be added to the “Food Production” use in the Industrial – General (I-G) and Industrial – Heavy (I-H) districts.

Development Permit Requirement

The Food Production use is a discretionary use and a Development Permit is required.

Outcome

This will enable more opportunities for businesses in Calgary in the important agribusiness sector.

Amendments to Brewery, Winery and Distillery use

Context

Council adopted the Brewery, Winery and Distillery use in 2016 to accommodate, manage and promote the increased interest in small brewery businesses. At that time, the new rules accommodated an unlimited private hospitality area, direct retail sales to the public, a 75.0 square metre public area for consumption of beverages made at the business, and the preparation and sale of food.

Enabling Urban Agriculture and Local Food Sales

Bylaw Amendment Recommendations

As the number of Brewery, Winery and Distillery uses has increased considerably, Administration recommends several refinements to the use. These are in response to the way the use has evolved and feedback from operators.

Firstly, many of these uses, in addition to manufacturing alcoholic beverages, are including public areas for onsite consumption, along with the sale of food. Administration recommends the use be amended to allow a public area of 10 square metres to provide entertainment. This is the same area allowed in restaurants.

Secondly, Administration recommends the maximum public area should be enlarged from 75.0 square metres to 150.0 square metres. This new maximum public area is the same as a Restaurant: Neighbourhood, and it would allow a Brewery, Winery and Distillery to expand to a larger size without need of an additional development permit.

Finally, Administration recommends the use should be amended to clarify that the sale of alcoholic beverages made off-site during an initial start-up period or made in collaboration with a different Brewery, Winery and Distillery should be allowed.

Outcome

These amendments will allow Calgary's craft beverage industry to continue to expand and thrive by providing potential for additional revenue streams.

Conclusion

City-led initiatives contribute towards the Food Action Plan vision of providing all Calgarians with access to local, healthy and a secure supply of food, while ensuring the food system is environmentally sustainable and supporting economic development. Departments across the corporation have collaborated on initiatives and the next progress report on the implementation of the Food Action Plan will go to Council in 2021. However, as opportunities and issues arise, interim reports such as this may be presented to Council.

Stakeholder Engagement, Research and Communication

Throughout 2017 and 2018, Administration convened several stakeholder engagements and discussions with The New Urban Farm Partnership; a non-profit organization dedicated to increasing local farms and food production in Calgary, and YYC Growers; a cooperative of more than 25 urban and peri-urban farmers. Administration also heard from industry stakeholders a need for The City to provide legitimacy to the urban farming sector for commercial food growing and sales by including this activity in the Bylaw. This would provide the stability to grow an emerging sector.

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**ISC: UNRESTRICTED
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Enabling Urban Agriculture and Local Food Sales

Administration met with the Calgary Economic Development (CED) Agribusiness Advisory Committee to receive advice and feedback on the proposed Bylaw amendments in 2017, and again in 2018. The CED Agribusiness Advisory Committee supports the amendments to broaden opportunities for growing food in Calgary.

In 2017, more than 300 Calgarians, as well as community and industry stakeholder groups were invited to two public open houses held in old city hall in 2016 November. The engagement was positioned to gather input on thirteen themes that were developed collaboratively with industry stakeholders, and the proposed amendments constituted two phases of work. The engagement covered discussions regarding the need to be flexible with requirements for Urban Agriculture in a variety of land use districts, as well as the need to accommodate more space for local commercial food growing.

In early 2016 internal consultation and best practice research was undertaken in conjunction with meetings with external stakeholders. A public online survey was undertaken from 2016 March 03 to March 18. Finally,

Based on the comments received at the open house and those received directly from stakeholders, there was strong support to legitimize urban farm operations in The Bylaw and to put policy in place that would enable urban farms and farmers to prosper. Attachment 6 contains letters of support from Industry.

Strategic Alignment

The City of Calgary has a goal to increase urban food production and consumption. imagineCALGARY contains three targets on increasing urban food production and consumption: By 2036 Calgarians support local food production; by 2036 Calgary increases sustainable urban food production to five percent of total food flow; and the consumption of urban and regional food produced for Calgarians to 30 percent.

Two objectives of the MDP are to create a city attractive to people and business. The Plan's policies include providing "...safe and healthy communities with a variety of housing choices, employment opportunities, local retail and services and mobility options" (MDP Policy 2.1.1 a.) and attracting and retaining "...suitable business and industry in Calgary by fostering economic diversification and providing a climate that supports and enhances economic activity (MDP Policy 2.1.2 a.). Urban Agriculture and local food sale opportunities will contribute to community economic development.

Finally, CED identified agribusiness as one of five key areas for economic diversification in *Building on Our Energy; An Economic Strategy for Calgary* (November 2014). CED recognizes the agri-food sector as a major element of Calgary's food system, contributing to the production of food that Calgarians eat while also providing key employment and economic growth opportunities through domestic sale and export and value-added processing.

Enabling Urban Agriculture and Local Food Sales

Social, Environmental, Economic (External)

Social

Local food sales and small-scale urban agriculture provide opportunities for education, place-making and community building. Increasing access to healthy local food in neighbourhoods is an important outcome.

Environmental

Benefits of urban agriculture include green infrastructure such as increasing natural areas that provide habitat, flood protection, cleaner air, and cleaner water, improving biodiversity, utilizing vacant land and shortening the food supply chain.

Economic

Urban Agriculture and local food sales will provide increased employment and business opportunities for small scale-urban food production and sales. The amendments will also increase opportunities for businesses in the agribusiness sector and promote building a diversified economy that attracts a range of business investment.

Financial Capacity

Current and Future Operating Budget

No impacts have been identified.

Current and Future Capital Budget

No impacts have been identified.

Risk Assessment

Not providing opportunities for urban agriculture and mechanisms for small growers to distribute their products will mean that Calgary may not be able to achieve the goals of the MDP, imagineCALGARY and the Food Action Plan.

Growing food in an urban environment can pose risk if proper measures are not taken to ensure urban impacted soils are safe for food growing. Administration encourages all urban farms use raised beds with clean imported soil and a geo-textile cloth barrier for growing food. This aligns with existing procedure under the Parks Community Garden program and with best practices from other municipalities across Canada.

Expanding opportunities for urban agriculture could cause impacts to neighbours and surrounding land uses due to an increase in intensity of agricultural activities or local food sales. The Best Practices document is intended to provide specific information to businesses that will support responsible growing and farming practices in the city. Administration recognizes that

Enabling Urban Agriculture and Local Food Sales

with a new use, there is a need for ongoing monitoring, assessment, and adaptation. As such, any issues or impacts that this activity may have will inform future recommendations for amendments or policy suggestions.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of the amendments to the Land Use Bylaw because:

1. Urban agriculture provides numerous health, environmental, economic and social sustainability benefits through improved access to local food, employment opportunities, enhanced biodiversity, green infrastructure and increased social cohesion through educational opportunities and face-to-face interactions between farmers and consumers.
2. The proposed Urban Agriculture use and Brewery, Winery and Distillery use amendments support Municipal Development Plan policy that promotes opportunities for businesses to help build a diverse and resilient economy, and supports the CalgaryEATS! objective to promote and build a sustainable and resilient local food system.
3. The other minor food-related amendments support enhanced opportunities for the Brewery, Winery and Distillery and Food Production uses, helping to support Calgary's food and beverage, and agribusiness industries.

ATTACHMENT(S)

1. Proposed Amendments to Land Use Bylaw 1P2007
2. Proposed Urban Agriculture Best Practices for Growing and Selling Local Food
3. Previous Council Direction Land Use Bylaw Amendments
4. Outdoor Food Growing Rules in Other Cities
5. Food Production, Brewery, Winery and Distillery, and Urban Agriculture Uses – District Listings
6. Letters of Support from Industry

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Insert the following subsection in section 13:

“(83.1) “**local food sales**” means the temporary sale of locally grown and made food that does not include permanent structures.”
 - (b) Delete subsection 25(1)(p)(iv) and (v) and replace with the following:

“(iv) water, sewage and storm water lines and facilities;

(v) landscaping projects, parks, public tennis courts and street furniture; and

(vi) **local food sales** on **City** owned land where approved by or on behalf of the **City**.”
 - (c) Delete “and” in 25.1(f).
 - (d) Delete “City.” and replace with “City; and” in 25.1(g).
 - (e) Insert the following subsection in section 25.1:

“(h) **Urban Agriculture** where:

 - (i) trees and shrubs required by on the parcel in conjunction with an approved **development permit**, are retained;
 - (ii) there are no **local food sales**; and
 - (iii) there is a maximum of one ancillary **building** 10.0 squares metres or less in area for the purposes of storage.”
 - (f) Delete 156.1(a)(v), 156.1(a)(vi) and 156.1(a)(vii) and insert the following in subsection 156.1(a):

“(v) that may include a public area of 150.0 square metres or less where beer, wine, spirits and other alcoholic beverages manufactured on the premises are sold to the general public for consumption on the premises;

(vi) that may include the retail sale for consumption off the premises, and sale for consumption on the premises, of alcoholic beverages made off the premises for one year after commencement of the **use**, or those beverages made in collaboration with another **Brewery, Winery and Distillery**;

(vii) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;

- (viii) where the private hospitality area and the **public area** may be separate floor areas or may occur in the same floor area, but whether these activities are combined or separate, the **public area** may not exceed the maximum area in subsection (a)(v) unless combined with another **use** as contemplated in subsection (c); and
- (ix) that may include the preparation and sale of food for consumption on the premises to private groups in the private hospitality area and to the general public in the **public area**.”
- (g) Delete “and” in subsection 169(a)(ii).
- (h) Insert the following subsections in 169(a):
 - “(iv) where approved facilities are temporarily used to process and prepare locally-grown food with permission by, or on behalf of, the **City**;
 - (v) that may include **local food sales**; and
 - (vi) that include the temporary sale of whole food and locally made processed food, as well as food available for immediate consumption, as a community social activity;”
- (i) Delete subsection 198.1(a)(iv) and replace with:
 - “(iv) that may include aquaculture and raising insects for food only when the **use** is in the I-G or I-H Districts;”
- (j) Delete subsection 249(a) and replace it with the following:
 - “(a) means a **use**
 - (i) where open space is set aside for recreational, educational, cultural or aesthetic purposes;
 - (ii) that may be improved for the comfort of park users; and
 - (iii) may include land or **buildings** used to grow food and ornamental plants for recreational, social, educational and community purposes; and may include:
 - (A) sheds, compost bins, greenhouses or other structures used to grow food;
 - (B) raised beds, cold frames and temporary hoop enclosures; and
 - (C) washrooms and sheds for maintenance equipment and materials.”

- (k) Insert the following section:

“320.1 “Urban Agriculture”

- (a) means a **use** where plants are grown outdoors for a commercial purpose;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be accessory to another use;
- (d) may include raised beds, cold frames and temporary hoop enclosures that are 1.5 metres or less in height, and which are used only to extend the growing season;
- (e) may include the use of ancillary **buildings**;
- (f) may include **local food sales** of food grown on site;
- (g) must not include permanent outside storage of goods, materials or supplies;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1 or class 2.**”

- (l) Insert the following subsections in sections 552, 1102 and 1148:

“(2.1) Landscaped areas may include Urban Agriculture.”

- (m) Delete the “and” at the end of subsection (u) in the following sections 578(1), 588(1), 597(1) and 1134(3).

- (n) Insert the following new subsection in sections 578(1), 588(1), 597(1) and 1134(3):

“(u.1) Urban Agriculture; and”

- (o) Delete the “and” in subsection (p) of section 607 and insert the following new subsection in section 607:

“(p.1) Urban Agriculture; and”

- (p) Delete the “and” in subsection (q) of sections 618 and 627 and insert the following new subsection in sections 618 and 627:

“(q.1) Urban Agriculture; and”

- (q) Delete the “and” in subsection (bb) of sections 637(1), 670(1), and 680(1) and insert the following new subsection in sections 637(1), 670(1), and 680(1):
- “(bb.1) **Urban Agriculture**; and”
- (r) Delete the “and” in subsection (dd) of sections 648(1) and 659(1), and insert the following new subsection in sections 648(1) and 659(1):
- “(dd.1) **Urban Agriculture**; and”
- (s) Add the following new subsection to sections 691, 899 and 1015:
- “(6) ***Soft surfaced landscaped areas*** may include **Urban Agriculture**.”
- (t) Delete the “and” in subsection (t) of section 703(3), and add the following new subsection to section 703(3):
- “(t.2) **Urban Agriculture**; and”
- (u) Insert the following new subsection in section 723(3):
- “(z.2) **Urban Agriculture**,”
- (v) Insert the following new subsection in section 740(3):
- “(ff.2) **Urban Agriculture**,”
- (w) Insert the following new subsection in section 759(3):
- “(kk.2) **Urban Agriculture**,”
- (x) Delete the “and” in subsection (hh) of section 778(3) and 1181(3) and insert the following new subsection in sections 778(3) and 1181(3):
- “(hh.1) **Urban Agriculture**; and”
- (y) Insert the following new subsection in section 798(3):
- “(qq.1) **Urban Agriculture**,”
- (z) Insert the following new subsection in section 815(3):
- “(pp.2) **Urban Agriculture**,”
- (aa) Insert the following new subsection in section 830(4):
- “(k.2) **Urban Agriculture**,”

- (bb) Insert the following new subsection in section 845 and 908(2):
“(dd.1) **Urban Agriculture**,”
- (cc) Insert the following subsection in sections 863(3) and 882(3):
“(ee.2) **Urban Agriculture**,”
- (dd) Insert the following new subsection in section 924(2) and 955(2):
“(bb.1) **Urban Agriculture**,”
- (ee) Insert the following new subsection in section 939(2):
“(v.1) **Urban Agriculture**,”
- (ff) Insert the following new subsection in section 969:
“(ff.1) **Urban Agriculture**,”
- (gg) Insert the following new subsection in section 984(1):
“(f.1) **Urban Agriculture**,”
- (hh) Delete subsection 1014(2) and replace with:
“(2) **Extensive Agriculture, Natural Area, Park and Urban Agriculture** do not require *landscaped areas*.”
- (ii) Insert the following new subsection in section 1035:
“(o.1) **Urban Agriculture**,”
- (jj) Insert the following new subsection in section 1043(1):
“(r.1) **Urban Agriculture**,”
- (kk) Insert the following new subsection in section 1055(1):
“(aa.1) **Urban Agriculture**,”
- (ll) Insert the following new subsection in sections 1068(1) and 1279:
“(m.1) **Urban Agriculture**,”
- (mm) Insert the following new subsection in section 1076(2):
“(r.2) **Urban Agriculture**,”

- (nn) Delete the “and” in subsection (n) of section 1124(1) and insert the following new subsection in section 1124(1):
- “(n.1) **Urban Agriculture**; and”
- (oo) Insert the following new subsection in section 1164(3):
- “(oo.1) **Urban Agriculture**,”
- (pp) Add the following new subsection to section 1231:
- “(6) **Landscaped areas** may include **Urban Agriculture**.”
- (qq) Insert the following new subsection in sections 1245(3) and 1255(3):
- “(aaa.1) **Urban Agriculture**,”
- (rr) Delete the word “and” in subsections 1255(3) (aaa) and 1273(1)(v).
- (ss) Insert the following new subsection in section 1261(3):
- “(kk.1) **Urban Agriculture**,”
- (tt) Insert the following new subsection in section 1267(3):
- “(jj.1) **Urban Agriculture**; and”
- (uu) Delete the word “and” in subsection 1267(3)(jj).
- (vv) Delete the word “and” in subsection 1279(m) and insert the following new subsection in section 1279:
- “(m.1) **Urban Agriculture**; and”
- (ww) Add the following new subsection to section 1295:
- “(7) **Landscaped areas** may include **Urban Agriculture**.”
- (xx) Delete subsection 1273(1)(w) and replace with:
- “(w) **Special Function - Class 2**; and”
- (yy) Insert the following new subsection in section 1273:
- “(x) **Urban Agriculture**,”
- (zz) Insert the following new subsection in sections 1307(3) and 1377(3):
- “(pp.1) **Urban Agriculture**,”

(aaa) Insert the following new subsection in section 1346(7):

“(7) *Soft surfaced landscaped areas* may include **Urban Agriculture.”**

(bbb) Insert the following new subsection in section 1367(3):

“(ff.1) **Urban Agriculture;**

TEXT FOR DISCUSSION
ONLY



Objectives

The purpose of the Urban Agriculture Best Practices for Growing and Selling Local Food (The Best Practices) is to inform the development and operation of safe, neighborly and productive Urban Agriculture uses in Calgary. The Best Practices create a consistent approach to urban farm inquiries, information on approvals and regulations, and provide best practice guidance.

Guidelines

WHAT IS URBAN AGRICULTURE?

Urban Agriculture is the outdoor growing of fruits and vegetables for sale. Urban Agriculture does not include the raising of animals, nor does it include the growing of products regulated by the *Controlled Drug and Substances Act*.

Urban Agriculture involves many different activities such as planting, maintaining, watering, harvesting and storing of fruits and vegetables.

WHERE CAN YOU START AN URBAN FARM IN CALGARY?

Small-scale commercial urban agriculture is possible in all districts. Urban agriculture can take place on vacant lots, in landscaped areas, or on rooftops. However, The City of Calgary does have Best Practice guidelines for urban agriculture that apply and for some operations a Development Permit or a Building Permit may be required.

Consideration of the location and siting of an urban farm involves several important factors:

- history and previous use of the parcel;
- compatibility with neighboring land uses;
- location of nearby amenities; and
- water, solar exposure, soil and topography.

Once you have identified a parcel of land, you will need to do some initial background research about the site to determine the land use district and previous uses. You will need the parcel address to do this.

WATER ACCESS

A reliable water source is necessary for urban farm productivity. If your site does not have established water access, The City of Calgary provides the following options for water servicing:

1. Connecting services to the City system: If you are willing to invest more in the infrastructure of your farm, you can connect to the city water main.
2. Accessing The City's water services through a Hydrant Control Unit.
3. Accessing water through a City-approved Bulk Water Supply – Urban farm would pay a deposit, water consumption and monthly service charges.

FENCING

Fencing can improve farm security and can prevent animals from foraging on crops. In most situations, a fence does not need a Building Permit, however if your design or location does not meet land use bylaw specifications, then you will require a Development Permit.



Proposed Urban Agriculture Best Practices For Growing and Selling Local Food

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ATTACHMENT 2

FARM MANAGEMENT

Urban agriculture operators must adhere to the following City of Calgary policies and regulations:

- i. Urban agriculture operators must obtain the appropriate Development Permit from The City of Calgary Development Authority;
- ii. Cold frames and temporary hoop enclosures that are 1.5 metres in height may be used to extend the growing season;
- iii. Ancillary buildings (greenhouses and sheds) greater than 10 metres squared require a Building Permit in accordance with The City of Calgary Building Approvals.
- iv. Urban agriculture operators are encouraged to obtain liability insurance prior to occupancy of any site;
- v. The Urban Agriculture use is intended for the growing of fruits and vegetables only;
- vi. No additional food processing shall be allowed onsite unless in combination with appropriate permits;
- vii. Urban agriculture operators must maintain the site according to City of Calgary regulations in the [Community Standards Bylaw \(5M2004\)](#) which include regulations on noise, odors, smoke, hours of operation, and accumulation of refuse and waste;
- viii. Outdoor storage shall be limited to the materials or equipment associated with the Use;
- ix. The operation of tools, machinery and power equipment shall be limited to regulations contained in the [Community Standards Bylaw \(5M2004\)](#).
- x. Onsite Local Food Sales are limited to produce grown onsite.

FARM PRACTICES

- i. Pest Management – Farms must follow The City of Calgary's Integrated Pest Management Plan which minimizes the use of chemical control agents by utilizing holistic land management practices.
- ii. Fertilizers – Farms are encouraged to use organic fertilizers and compost to nourish plants and help build healthy soil.
- iii. Compost – The composting of waste and the preparation of other soil amendments for on-site use is permitted.
- iv. Water Conservation – Water is a public resource carefully managed by The City of Calgary. Farmers are expected to follow basic water conservation practices where applicable, including the use of drip irrigation, irrigating during appropriate times of the day to minimize evaporation, and mulching.
- v. Waste Management – Farmers must dispose of all waste, garbage, refuse and other debris generated by their activities. Farmers are expected to comply with The City of Calgary's Waste Management Plan which includes providing receptacles for waste, recycling and organic waste not suitable for on-site compost production.
- vi. Bees – The City of Calgary does not have jurisdiction over bees.
- vii. Bees or beekeeping. Beekeeping is governed by the [Provincial Bee Act](#), which provides guidelines regarding the collection, care and registration of bees.

HEALTH REGULATIONS & FOOD SAFETY

- i. Urban Agriculture includes the growing of fruits and vegetables only. Alberta Health Services recognizes whole fruits and vegetables as low risk.
- ii. Urban Agriculture does not include food processing activities. Food processing requires additional permits from Alberta Health Services.



Proposed Urban Agriculture Best Practices For Growing and Selling Local Food

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ATTACHMENT 2

- iii. It is the responsibility of the farm business to ensure that all products meet Alberta Health Services standards and that appropriate permits are in place.

SOIL SAFETY

- i. It is the responsibility of the farm business to ensure soil is safe for growing food. All Urban Agriculture operations are encouraged to conduct soil testing.
- ii. The use of raised-bed cultivation methods with clean imported soil and geo-textile cloth barrier is recommended.

PLANTING, HARVESTING AND HANDLING PRODUCE

PLANTING

- Test the soil
- Use raised-bed cultivation method
- Locate compost pile away from the growing beds

HARVESTING

- Remove as much soil as possible before selling
- Ensure staff wash hands and clothing
- Thoroughly clean tools and containers prior to harvest

HANDLING PRODUCE

- Wash produce thoroughly
- Do not allow washed produce to contact the floor or soil
- Ensure storage areas are clean and pest free
- Ensure proper hand washing and hygiene practices are followed to avoid food contamination

WHERE CAN I SELL THE FRUITS AND VEGETABLES I GROW?

If you are an urban farmer, growing food either indoors or outdoors to sell commercially, you can sell your produce either onsite at the location of your farm or offsite at farmers markets, community markets, to restaurants or retailers.

SELLING ONSITE AT A FOOD STAND:

- i. Only fruits and vegetables that were grown onsite are permitted to be sold;
- ii. Sales are limited to whole fruits and vegetables only unless applicable permits from Alberta Health Services are obtained;
- iii. Food Stand Hours of Operation 8am – 8pm;
- iv. You will require a Business License: Food Service-Premises.

SELLING OFFSITE TO A RESTAURANT OR RETAILER:

- i. If you are selling offsite to a restaurant or retailer, you will require a Business License: Food Service-No Premises.

LOCAL FOOD STAND DESIGN STANDARDS

- i. Food Stands do not require a Building Permit;
- ii. A food stand can be made of tables, baskets, bins, canopy tents or similar temporary removable shade structure;
- iii. A food stand can have one portable sign or one sign attached to the stand.



Proposed Urban Agriculture Best Practices For Growing and Selling Local Food

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ATTACHMENT 2

You can also apply for permission to set up a temporary local food stand at select City-owned facilities. More information can be found [here](#).

DRAFT



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Previous Council Direction/Policy

At the 2017 December 18 Regular Meeting of Council, it was moved that Council receive the CalgaryEATS! Progress Report (CPS2017-1128) for information.

At the 2017 September 11 Combined Meeting of Council, it was moved that the Calgary Planning Commission recommendations contained in Report CPC2017-313 (Land Use Bylaw Amendments to Accommodate Food Production Uses), be adopted, as follows:

“That Council:

1. Adopt the proposed amendments to Land Use Bylaw 1P2007, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 49P2017.”

At the 2015 July 27 Regular Meeting of Council, it was moved by Councillor Woolley, seconded by Colley-Urquhart, that the SPC on Community and Protective Services recommendation in Report CPS2015-0535 be adopted, as follows:

“That Council receive this report for information, and direct Administration to:

1. Return to Council through the SPC on Community & Protective Services no later than December 2017 and every four years thereafter in advance of the business planning cycle with a progress report that reflects both The City of Calgary and community’s actions with respect to the CalgaryEATS! Food System Assessment and Action Plan; and
2. Align the CalgaryEATS! Progress Report with City of Calgary Results Based Accountability practices; as they develop before 2017.”

At the 2014 December 15 Regular Meeting of Council, the recommendations of the SPC on Community and Protective Services contained in Report CPS2014-0732 (Calgary Food System Assessment and Action Plan Status/Progress Report) were moved by Council to receive the report for information, and direct Administration to:

- “1. Establish a regular monitoring and reporting cycle on progress towards the CalgaryEATS! Action Plan and report back in advance of each City business planning cycle to the Standing Policy Committee on Community and Protective Services, no later than 2015 July:
2. Continue to support the community in implementing the CalgaryEATS! Food System Assessment and Action Plan;
3. Examine opportunities to include food related policies more firmly into planning policies and practice; and
4. Explore opportunities to match or offset The City’s funding to support food system actions.”



Details on Previous Council Direction
Linked to CalgaryEATS! Food Action Plan.

CPC2019-0291
ATTACHMENT 3

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At the 2013 December 16 Regular Meeting of Council, it was moved that the recommendation of the SPC on Community and Protective Services in Report CPS2013-0695 be adopted, as follows:

“...that Council approve Administration’s request to defer the report on CalgaryEATS! Food System Assessment and Action Plan Progress/Status Report to no later than 2014 December.”

At the 2012 June 25 Regular Meeting of Council, CPS2012-0087 (Calgary Food System Assessment and Action Plan) it was moved that Council:

- “1. Receive for information ‘CalgaryEATS!’ Summary of a Food System Assessment and Action Plan for Calgary (Attachment 10) and Calgary Food System Assessment and Action Plan Engagement Process Summary (Attachment 2);
2. Endorse the vision and principles of the Calgary Food System Assessment outlined in Attachment 3;
3. Endorse the implementation of the recommended City of Calgary actions in collaboration with appropriate stakeholders as identified in Attachment 4;
4. Direct Administration to return with a progress/status report to Council through the SPC on Community and Protective Services, no later than 2013 December.”



Vancouver has four land use definitions in its Zoning and Development bylaw to manage the growing of food indoors and outdoors, including two definitions of “Urban Farm”.

The definition of Urban Farm – Class A in Vancouver is:

Urban Farm - Class A, which means the use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale;

Urban Farm – Class A or B is a listed use in the residential, commercial and fourteen of the fifteen industrial districts.

Edmonton’s Zoning Bylaw includes a use definitions of “Urban Outdoor Farms”. The definition is:

Urban Outdoor Farms means the cultivation and harvesting of plant and/or animal products in urban areas, primarily as an interim Use on idle or under-used land for the primary purpose of wholesale or retail sales. Cultivation and harvesting may occur within unenclosed structures primarily lit by natural light and used for the extension of the growing season, such as cold frames and hoop houses. Accessory structures may include Hen Enclosures or those used for the operation of the Site. Accessory activities may include on-Site sales, composting of plants grown on-Site, or outdoor storage. This Use does not include Livestock Operations, Rural Farms, Recreational Acreage Farms, Urban Indoor Farms, Urban Gardens, or Cannabis Production and Distribution, unless operating pursuant to a registration certificate issued by the Federal Government for personal production or designated personal production for medical Cannabis.

Urban Outdoor Farms is listed in all residential, commercial and industrial districts and seven of sixteen urban service zones.

Victoria’s Zoning bylaw defines “Small Scale Commercial Urban Food Production” as:

- (a) cultivating and harvesting plants or fungi;
- (b) beekeeping and harvesting honey;
- (c) keeping poultry to collect eggs; and
- (d) sorting, cleaning and packaging the items noted above for retail purposes, as well as selling and storing harvesting products on the premises.

“Small-scale commercial urban food production” is a listed and permitted use in all districts in the city.

Finally, Portland in the state of Oregon lists the growing of food using various definitions in all its commercial, employment and industrial zones in its zoning code. “Market Gardens” are defined as:

A site where food is grown to be sold. The food may be sold directly to consumers, stores or other buyers, or at Farmers Markets.

Market Gardens in Portland can include structures and are listed in all commercial, industrial and employment zones with rules managing the sale of value-added products.



District	Urban Agriculture	Food Production	Brewery
M-CG	D	N/A	N/A
M-C1	D	N/A	N/A
M-C2	D	N/A	N/A
M-G	D	N/A	N/A
M-1	D	N/A	N/A
M-2	D	N/A	N/A
M-H1	D	N/A	N/A
M-H2	D	N/A	N/A
M-H3	D	N/A	N/A
M-X1	D	N/A	N/A
M-X2	D	N/A	N/A
C-N1	D	D	D
C-N2	D	D	D
C-COR1	D	D	D
C-COR2	D	D	D
C-COR3	D	D	D
C-O	D	D	N/A
C-R1	D	D	N/A
C-R2	D	D	D
C-R3	D	D	D
I-G	D	P1	P
I-B	D	P2	D
I-E	D	D	D
I-C	D	P2	D
I-R	D	P	P
I-O	D	D3	N/A
I-H	D	N/A	D
S-CS	D	N/A	N/A
S-R	D	N/A	N/A
S-CI	D	N/A	N/A
S-CRI	D	N/A	N/A
S-URP	D	N/A	N/A
CC-MH	D	N/A	N/A
CC-MHX	D	N/A	N/A
CC-X	D	D	D
CC-COR	D	D	D
CC-ET	D	D	D
CC-EIR	D	D	D
CC-EMU	D	D	D
CC-EPR	D	D	D
CC-ERR	D	D	D
CC-ER	N/A	N/A	N/A
CR20-C20/R20	D	D	D
MU-1	D	D	D
MU-2	D	D	D



Urban Agriculture, Food Production and Brewery,
Winery and Distillery Uses – District Listings

CPC2019-0291
ATTACHMENT 5

P = Permitted Use

D = Discretionary Use

P1 = Permitted except in new buildings on major streets or expressways, then discretionary

P2 = Permitted in existing buildings, otherwise discretionary

D3 = Discretionary only when the use is already existing

Calgary Economic Development's
collaborative energy makes us a
conduit, connector, catalyst and
storyteller for Calgary.

February 14, 2019

City Council
City Hall
800 Macleod Trail SE
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5

Dear Mayor Nenshi and members of Council,

Re: Support for Amendments to Calgary's Land Use Bylaw

On behalf of Calgary Economic Development, I am pleased to submit a letter of support for the Phase 2 Proposed Land Use Bylaw Amendments.

As was stated in the Economic Strategy for Calgary, *Calgary in the New Economy*, agribusiness is part of the fabric of our community. One of the emerging trends that is influencing the agribusiness industry is conscious consumerism, which is driving a demand for food quality, safety, transparency, and supply chain management.

The proposed amendments, particularly the new Urban Agriculture use, will support further growth and diversification of this "right to win" sector. Urban agriculture complements an established base of traditional farming and it is an important piece of the Agribusiness cluster. We view urban agricultural and vertical farming as a niche opportunity for Calgary, one which will create jobs, diversify the economy, promote innovation, and inject life into the community.

The new Urban Agriculture use would encourage vertical farming and urban agriculture companies to establish a presence in Calgary. Calgary's strong manufacturing and engineering capabilities position our city well for investment and growing expertise in the manufacturing of key equipment and hardware components of vertical farming, which is part of Calgary Economic Development's agribusiness strategy. We are working with several companies and entrepreneurs looking to Calgary as a base for their urban agriculture projects. One of our successful companies is Deepwater Farms, which is using aquaponics to raise fish and grow leafy greens to bring sustainable local food to Calgary's top restaurants.

The new definition of local food sales will also support our local agribusiness sector, providing a supportive environment for business incubation and allowing local entrepreneurs the opportunity to scale up their business. The new Urban Agriculture use and the new definition of local food sales will also increase the opportunity to use one of our established sectors to activate public spaces throughout the city, embedding agribusiness further in our community's cultural fabric and accelerating urbanization.

The other two proposed amendments, to include the raising of insects as part of the Food Production use and amending the Brewery, Winery and Distillery use, will also help stimulate

calgary economic
development
be part of the energy

731 1st Street SE, Calgary, Alberta, T2G 2G9
Main: (403) 221-7831
Toll-free: 1 (888) 222-5855
Media: (403) 880-7040
calgaryeconomicdevelopment.com

growth in the local economy. These amendments will create new opportunities for urban farmers and local entrepreneurs and will increase the opportunity for local businesses to expand their revenue streams.

In summary, the Proposed Land Use Bylaw Amendments will enable more opportunities for indoor and outdoor urban farm businesses to develop, further securing Calgary as the centre of agribusiness in Canada. Additionally, the amendments will be a great tool for Calgary Economic Development to attract companies and talent to Calgary by promoting a local, secure, healthy and sustainable food supply.

Sincerely,

A handwritten signature in black ink that reads "Mary Moran".

Mary Moran
President & Chief Executive Officer
Calgary Economic Development

February 7, 2019

His Worship Mayor Nenshi
Council - The City of Calgary
Calgary City Hall
800 Macleod Trail SE
Calgary, AB T2P 2M5

Re: Support for Alberta Urban Farming and Land Use Bylaws

Good Day Mayor Nenshi and City Council,

This letter is to support the City of Calgary in implementing the suggested Bylaw amendments to food growing, processing and other components as it relates to urban farming in Calgary.

Our names are Alina Martin and Sean Fillion, we are the Co-Founder of The Harvest Hub here in Calgary, Alberta. We are new-aged tech farmers and serial entrepreneurs. We grow vegetables such as carrots, jalapenos, shallots and unique items such as saffron year-round. We are an indoor, vertically integrated farm and use light spectrum technology, along with a soil composition and a proprietary grow-tub to grow food. We use very little water, have created an oxygenated soil system and are deeply focused on creating food sustainability and growing exceptional quality food and unique ingredients, year-round.

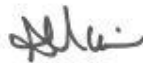
I stand on behalf of entrepreneurs everywhere when I say, "we need your help, so we can help feed you and your families in the future." Building new bylaws and amending old ones, along with creating easier paths to building more sustainable businesses in our city, which in turn bring jobs and new industries, are foundational steps to helping solve this problem.

The world is rapidly growing, and the reality is, so is our population. It's scaling at rate where if we don't as its citizens find deeper, more creative and sustainable ways to grow food - famine is a reality. We don't need more Starbucks, we need more family tables filled with nutritious, local food that was grown using scalable solutions right in the middle of the city of Calgary. We have the ability, and the talent right now to bring a food-focused industry to this city that could change Calgary's trajectory.

We fully support the mayor and the council, and those that are working tirelessly to improve our city for everyone. We want Calgary to be seen as the birthplace for Ag-Tech education and innovation. Our roots are embedded in our agricultural community. It's time we marry our history with agricultural technology innovation.

The Harvest Hub is the farm of the future. The future is now. We need your help.

Sincerely,

A handwritten signature in black ink, appearing to read "Alina & Sean".

Alina Martin & Sean Fillion
Co-Founders of The Harvest Hub
www.theharvesthub.ca
amartin@theharvesthub.ca
sfillion@theharvesthub.ca



YYC Growers and Distributors Cooperative
18 4750 106 Ave SE
Calgary AB T2C 1G1

Feb 18, 2019

Laurie Kimber
Senior Planner
Planning and Development
City of Calgary

Dear Laurie,

Re: Land Use By-law amendments; food growing, processing and distribution

Please accept this letter in support of the proposed amendments to the City of Calgary Land Use By-law, which will advance aspirations set out in the city's food strategy CalgaryEATS that was endorsed by Council in 2012. We hope that you can include this letter in your report to Calgary Planning Commission and subsequently to City Council.

YYC Growers and Distributors is a farmer cooperative made up of urban and rural farms in and around Calgary. We have 15 farms that we support; half of those are growers within city limits that consist of dirt farms, micro green farms, mushroom farms and aquaponics. We have been advocates for local food for the past 5 years and will always be looked upon as one of the faces of local food.

The expansion and clarification of land use by-law provisions related to food production will be instrumental in moving toward a resilient food system. Local food production and associated entrepreneurial opportunities can make a valuable contribution to the wellbeing of citizens offering social, educational, health and economic benefits to Calgarians through job training, creating employment, and community building. This helps also with the food security issue which is included in the CalgaryEATS document.

YYC Growers encourages the Calgary Planning Commission to endorse, and Council to approve, the proposed amendments to the Calgary Land Use by-law that will support a sustainable and resilient food system in the City.

Sincerely,

Dennis Scanland, President and GM
YYC Growers and Distributors Cooperative
403-606-9007
dennis@yycgrowers.com



Cold Garden Beverage Company Ltd.
1100 11 Street SE
Calgary, Alberta T2G 4T3

February 12, 2019

Laurie Kimber
Planning and Development
City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE: Land Use Bylaw amendments to the definition of Brewery, Winery and Distillery

To whom it may concern,

Cold Garden is in full support of amending the existing Land Use Bylaw definition of Brewery, Winery and Distillery (Section 156.1(a)) as follows:

- (v) Increase the areas where patrons can consume beverages and eat food to 150.0 square metres from the current 75.0 square metres;
- (vi) Specifically allow and include collaboration brews and start-up brews; and
- (vii) Allow an entertainment area where live and recorded music can be provided.

These rule changes will foster the growth of existing breweries and provide a better landscape for breweries to start up with different models. This will further diversify the industry allowing for more businesses to start up. We think Council should support the growth of this industry at every opportunity given these businesses directly employ excellent full-time skilled workers. Increasingly, these industrial job opportunities are becoming available within the inner city – lending itself to a more diversified social fabric among these communities. Further, given Calgary's tax challenge, this industry contributes by converting a large portion of industrial buildings to retail uses.

If you have any questions or concerns, please contact Dan Allard at 403.305.6288.

Regards,

A handwritten signature in black ink, appearing to read "Dan Allard", written over a horizontal line.

Dan Allard, Co-founder