



AGENDA

CALGARY PLANNING COMMISSION

April 4, 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 March 07
 - 4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 March 21
5. CONSENT AGENDA
 - 5.1 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218, CPC2019-0376
 - 5.2 Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228, CPC2019-0367

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Medicine Hill (Ward 6) at 1879 Na'a Drive SW, DP2018-4439, CPC2019-0373

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069, CPC2019-0380
- 7.2.2 Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188, CPC2019-0379
- 7.2.3 Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016, CPC2019-0362
- 7.2.4 Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267, CPC2019-0417

7.3 MISCELLANEOUS ITEMS

- 7.3.1 Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses, CPC2019-0281

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

- 9.1 Enabling Successful Infill Development - Options for Changes (Verbal), CPC2019-0418
Held confidential pursuant to Sections 24 (advice from officials) and 26 (testing procedures, tests and audits) of the *Freedom of Information and Protection of Privacy Act*.

10. ADJOURNMENT



INDEX FOR THE 2019 APRIL 04 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	Joseph Yun
COMMUNITY:	South Calgary (Ward 8)
FILE NUMBER:	LOC2018-0218 (CPC2019-0376)
PROPOSED POLICY AMENDMENT:	Amendment to the South Calgary/Altadore Area Redevelopment Plan
PROPOSED REDESIGNATION:	From: Residential – Contextual One / Two Dwelling (R-C2) District To: Residential – Grade-Oriented Infill (R-CG) District
MUNICIPAL ADDRESS:	1707 – 31 Avenue SW
APPLICANT:	TC Design and Consulting
OWNER:	Chandan Homes Ltd
ADMINISTRATION RECOMMENDATION:	APPROVAL

ITEM NO.: 5.2	Calvin Chan
COMMUNITY:	Section 23 (Ward 12)
FILE NUMBER:	LOC2018-0228 (CPC2019-0367)
PROPOSED CLOSURE:	1.015 hectares \pm (2.50 acres \pm) of road adjacent to 8620 – 68 Street SE
PROPOSED REDESIGNATION:	From: Undesignated Road Right-of-Way To: Special Purpose – Future Urban Development (S-FUD) District
MUNICIPAL ADDRESS:	Adjacent to 8620 – 68 Street SE
APPLICANT:	McElhanney Consulting Services
OWNER:	The City of Calgary
ADMINISTRATION RECOMMENDATION:	APPROVAL

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1

Wendy Koo

COMMUNITY:

Medicine Hill (Ward 6)

FILE NUMBER:

DP2018-4439 (CPC2019-0373)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (14 buildings with 71 townhouse units)

MUNICIPAL ADDRESS:

1879 Na'a Drive SW

APPLICANT:

NORR Architects Engineers Planners

OWNER:

Trinity Hills Calgary GP Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Fazeel Elahi

COMMUNITY:

Bankview (Ward 8)

FILE NUMBER:

LOC2018-0069 (CPC2019-0380)

PROPOSED POLICY AMENDMENT:

Amendment to the Bankview Area Redevelopment Plan

PROPOSED REDESIGNATION:

From: Multi-Residential – Contextual Medium Profile
(M-C2) District

To: Mixed Use – General (MU-1f3.8h20.8) District

MUNICIPAL ADDRESS:

1437 - 19 Avenue SW and 2103 and 2107 - 14 Street
SW

APPLICANT:

Seika Architecture

OWNER:

Anne Lear
Guy Lear

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Troy Gonzalez

COMMUNITY:

Mount Royal Lower (Ward 8)

FILE NUMBER:

LOC2018-0188 (CPC2019-0379)

PROPOSED REDESIGNATION:

From: Commercial – Corridor 1 (C-COR1 f3.0h23)
District

To: DC Direct Control District to accommodate
mixed-use development

MUNICIPAL ADDRESS:

823 – 17 Avenue SW

APPLICANT:

B&A Planning Group

OWNER:

ASI Royal Park GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.3

Stephanie Loria

COMMUNITY:

Manchester Industrial (Ward 9)

FILE NUMBER:

LOC2019-0016 (CPC2019-0362)

PROPOSED REDESIGNATION:

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

MUNICIPAL ADDRESS:

429 – 58 Avenue SE

APPLICANT:

Tarjan Group Architects & Interior Designers

OWNER:

Spartacus Holdings Ltd

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.4

Angelique Dean

COMMUNITY:

East Shepard Industrial (Ward 12)

FILE NUMBER:

LOC2018-0267 (CPC2019-0414)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: Special Purpose – City and Regional
Infrastructure (S-CRI) District

MUNICIPAL ADDRESS:

12725 – 52 Street SE

APPLICANT:

Stantec Consulting

OWNER:

The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

MISCELLANEOUS ITEMS

ITEM NO.: 7.3.1

Abdul Jaffari

COMMUNITY:

City Wide

FILE NUMBER:

CPC2019-0281

PROPOSED BYLAW AMENDMENTS:

Amendments to Land Use Bylaw 1P2007
(Enabling Pop-up and Interim Uses)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION

**CONFIDENTIAL ITEMS
(CLOSED MEETING)**

ITEM NO.: 9.1

Lisa Kahn

COMMUNITY:

City Wide

FILE NUMBER:

CPC2019-0418

PROPOSED:

Enabling Successful Infill Development (Verbal Report)

ADMINISTRATION RECOMMENDATION:

RECEIVE FOR INFORMATION



MINUTES

CALGARY PLANNING COMMISSION

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

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

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

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:03 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting and introduced a group of grade three and four students from Elbow Park School in Ward 11, along with their teacher.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for today's Meeting be amended by:

- Withdrawing Item 7.2.4 Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 1109 Edmonton Trail NE, LOC2018-0223, CPC2019-0203 from today's Agenda; and
- Adding Item 8.1 Land use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229, CPC20190-329 as Urgent Business.

MOTION CARRIED

Moved by Commissioner Palmiere

That the Agenda for the 2019 March 07 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 February 21

Moved by Commissioner Schmalz

That the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2019 February 21, be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

- 5.1 Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224, CPC2019-0296

Moved by Commissioner Foht

That with respect to Report CPC2019-0296, 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 0.07 hectares \pm (0.16 acres \pm) 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.

MOTION CARRIED

6. POSTPONED 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

A Revised Attachment 2, was distributed with respect to Report CPC2019-0125.

A clerical correction was noted in Attachment 3 , paragraph 1(a) of Report CPC2019-0125 by replacing the term "Medium Low Density Redevelopment" with "Medium Low Density".

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0125, 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 Bankview Area Redevelopment Plan (**Corrected 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.

MOTION CARRIED

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

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0292.

Commissioner Palmiere left the Council Chamber at 1:12 p.m. and returned at 1:29 p.m. after the vote was declared.

Page 2 of the Hillhurst Sunnyside Community Association letter, Attachment 3, was distributed with respect to Report CPC2019-0292.

Speaker Brian Horton addressed Commission with respect to Report CPC2019-0292.

Moved by Councillor Chahal

That the Proposed D.C. Guidelines contained in Attachment 2 of Report CPC2019-0292 be amended on Page 2, Purpose Section 1(a) by replacing the words "In compliance with" to "taking into account".

MOTION CARRIED

Moved by Commissioner Schmalz

That with respect to Report CPC2019-0292, the following be approved **as amended**:

That the 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 **as amended**); and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

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

Moved by Commissioner Scott

That with respect to Report CPC2019-0242, 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 2.02 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.

MOTION CARRIED

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

This Item was withdrawn at Confirmation of the Agenda.

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

A Revised Page 1 of Cover Report CPC2019-0259 was distributed.

Moved by Councillor Chahal

That with respect to Report CPC2019-0259, 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 0.14 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.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

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

The following distributions were made:

- A Revised Page 4 of Report CPC2019-0291
- Comments authored by Commissioner Juan were distributed and read aloud by Commissioner Scott, in Commissioner Juan's absence.

Moved by Commissioner Scott

That with respect to Report CPC2019-0291, the following be approved:

That the Calgary Planning Commission:

Postpone Item 7.3.1, Corrected Report CPC2019-0291 to the 2019 March 21 Regular Meeting of the Calgary Planning Commission; and

Direct Administration to prepare and distribute Commission member comments as supplementary information for the 2019 March 21 agenda.

MOTION CARRIED

8. URGENT BUSINESS

- 8.1 Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229, CPC2019-0329

Report CPC2019-0329 titled "Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229" and attachment was distributed.

Moved by Councillor Woolley

That with respect to Report CPC2019-0329, the following be approved:

That Calgary Planning Commission:

1. Direct this report to the 2019 April 08 Combined Meeting of Council to the public hearing portion of the agenda; and
2. Recommends that Council hold a Public Hearing, and
 - a. **RESCIND** Bylaw 62D2019;
 - b. **ADOPT**, by bylaw, the proposed redesignation of 3.91 hectares \pm (9.66 acres \pm) located at 190 – 8835 Macleod Trail SW, 250 – 8835 Macleod Trail SW, 450 – 8835 Macleod Trail SW, 8710 Horton Road SW, 8740 Horton Road SW, 8850 Horton Road SW, 8855 Macleod Trail SW and 8880 Horton Road SW (Plan 0713615, Block 6; Plan 1010380, Block 753; Condominium Plan 0914953; Condominium Plan 0812824; Plan 0713615 Blocks 2, 3 and 5; Condominium Plan 1010380) from Commercial – Community 2 (C-C2) to Commercial – Community 2 f4.0h80 (C-C2f4.0h80) District; and
 - c. Give three readings to the proposed bylaw.

MOTION CARRIED

9. ADJOURNMENT

Moved by Councillor Chahal

That this Meeting adjourn at 2:26 p.m.

MOTION CARRIED

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

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2018-0229, CPC2019-0329

**THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO
THE 2019 April 29 COMBINED MEETING OF COUNCIL:**

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Ogden (Ward 9) at 6404 - 18A Street SE, LOC2018-0224, CPC2019-0296
- Policy Amendment and Land Use Amendment in Bankview (Ward 8) at 2140 - 16 Street SW, LOC2018-0110, CPC2019-0125
- Land Use Amendment in Sunnyside (Ward 7) at 932, 934 and 936 – 3 Avenue NW, LOC2018-0251, CPC2019-0292
- Land Use Amendment in Greenview Industrial Park (Ward 4) at 715 – 41 Avenue NE, LOC2018-0278, CPC2019-0242
- Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 1305 and 1313 - 36 Street SE, LOC2018-0254, CPC2019-0259

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 March 21.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY



MINUTES

CALGARY PLANNING COMMISSION

**March 21, 2019, 1:00 PM
IN THE COUNCIL CHAMBER**

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

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

1. **CALL TO ORDER**

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

2. **OPENING REMARKS**

No opening remarks were provided at today's Meeting.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for today's meeting be amended by bringing forward item 7.3.1, Report CPC2019-0198 to be dealt with following item 7.1.1, Report CPC2019-0298.

MOTION CARRIED

Moved by Commissioner Foht

That the Agenda for the 2019 March 21 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended**.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

None

5. CONSENT AGENDA

- 5.1 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 2525 and 2527 – 16A Street NW, LOC2018-0199, CPC2019-0330

Moved by Commissioner Juan

That with respect to Report CPC2019-0330, 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 North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2525 and 2527-16A Street NW (Plan 3800A); Block 1; Lots 12 and 13) 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

6. POSTPONED REPORTS

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

A Clerical correction was noted on the Cover Report, Page 10 under the List of Attachments to add "Attachment 7 – CPC Member Comments" following Attachment 6.

Moved by Commissioner Juan

That with respect to **Corrected** Report CPC2019-0291, the following be approved:

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.

MOTION CARRIED

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Cliff Bungalow (Ward 8) at 528 – 25 Avenue SW and 2412R – 5 Street SW, DP2018-3498, CPC2019-0298

Speakers:

1. Jason Curtis

2. John Kuharchuk
3. David White

Moved by Director Vanderputten

That the following Conditions of Approval be added to Attachment 3:

Prior to Release, the Applicant is to work with Administration to evaluate the replacement of Class 1 bicycle storage with horizontal bicycle racks. The proposed configuration contains vertically mounted bicycle racks which may not be suitable for all users. Amend the Plan to the satisfaction of the Director, Transportation Planning.

Prior to Release, consider the relocation of the proposed accessible motor vehicle stalls closer to the elevator core to minimize conflicts and travel distance. Amend the Plan to the satisfaction of the Director, Transportation Planning.

MOTION CARRIED

Moved by Commissioner Scott

That with respect to Report CPC2019-0298, the following be approved:

That the Calgary Planning Commission:

1. RECEIVE AND ACCEPT this report and attachments for information; and
2. Recommend the Development Authority, without having to return to Calgary Planning Commission, APPROVE the proposed Development Permit application DP2018-3498 of a New: Assisted Living, Residential Care (1 building), located at 528 - 25 Avenue SW and 2412B - 5 Street SW (Condominium Plan 0210275, Units 1 to 36; Plan 38450, Block 16, Lot 13), with conditions (Attachment 3, **as amended**)

MOTION CARRIED

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020 – 6 Street NW, LOC2018-0270, CPC2019-0236

Moved by Commissioner Gedye

That with respect to Report CPC2019-0236, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 3); and
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 2020 – 6 Street NW (Plan 2934O, Block 19, Lots 21 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.2 Land Use Amendment in Hillhurst (Ward 7) at 1702 - Kensington Road NW, LOC2018-0139, CPC2019-0321

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0321. Commissioner Palmiere left the Council Chamber at 4:01 p.m. and returned at 4:08 p.m., after the vote was declared.

The following distributions were made with respect to Report CPC2019-0321:

- A summary of clerical corrections to the Cover Report, Page 4, as well as to Attachment 2, Proposed Direct Control District Guidelines Sections 4, 5, 7, 10(1) and 14; and
- A revised Attachment 1, Applicant's Submission.

Moved by Commissioner Foht

That with respect to **Corrected** Report CPC2019-0321, 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 (0.11 acres \pm) located at 1702 Kensington Road NW (portion of Plan 6219L, Block 13; Lot 40) from Residential - Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate a small scale mixed use development, with guidelines (**corrected** Attachment 2); and
2. Give three readings to the proposed Bylaw.

MOTION CARRIED

7.2.3 Policy Amendment and Land Use Amendment in Residual Sub - Area 02K (Ward 2) at 14555 Symons Valley Road NW, LOC2017-0232, CPC2019-0311

With respect to Report CPC2019-0311 and Report CPC2019-0310, a document titled "Symons Valley Ranch, Farmer's Market Lands Redevelopment" by IBI Group on behalf of Capexco was distributed.

Moved by Commissioner Juan

That with respect to Report CPC2019-0311, 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 Glacier Ridge Area Structure Plan (Attachment 4); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 12.44 hectares± (30.74 acres±) located at 14555 Symons Valley Road NW (Plan 1643JK, Block A) from DC Direct Control District to Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate the future development of a Community Activity Centre, with guidelines (Attachment 3).
4. Give three readings to the proposed bylaw.

MOTION CARRIED

7.2.4 Outline plan in Residual Sub-Area 02K (Ward 2) at 14555 Symons Valley Road NW, LOC2017-0232(OP), CPC2019-0310

With respect to CPC2019-0310, the following corrections were made to Attachment 1, Conditions of Approval:

- Clerical corrections to Conditions 1, 28 and 46; and
- Remove Condition 11, and renumber following numbers accordingly.

Moved by Commissioner Juan

That with respect to Report CPC2019-0310, the following be approved:

That the Calgary Planning Commission APPROVE the proposed outline plan located at 14555 Symons Valley Road NW (Plan 1643JK, Block A) to subdivide 12.44 hectares ± (30.74 acres ±) with conditions (~~corrected~~ Attachment 1).

MOTION CARRIED

7.2.5 Land Use Amendment in Springbank Hill (Ward 6) at 2117, 2209 and 2219 - 81 Street SW, LOC2017-0383, CPC2019-0304

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0304, 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 2.84 hectares ± (7.02 acres ±) located at 2117, 2209, and 2219 – 81 Street SW (Plan 2747HB, Block 29; Plan 1310482, Block 25, Lot 1; Plan 3056AC, Block 25) from DC Direct Control District to Special Purpose – Urban Nature (S-UN) District, Special Purpose – Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control

- District to preserve natural and open areas and accommodate multi-residential development, with guidelines (Attachment 2); and
2. Give three readings to the proposed redesignation bylaw.

MOTION CARRIED

- 7.2.6 Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1831, 1835 and 1839 - 33 Avenue SW, LOC2018-0242, CPC2019-0309

Moved by Commissioner Palmiere

That with respect to Report CPC2019-0309, 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 South Calgary/Altadore Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. ADOPT, by bylaw, the proposed redesignation of 0.17 hectares \pm (0.43 acres \pm) located at 1831, 1835, and 1839 - 33 Avenue (Plan 4479P, Block 67, Lots 21 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.0h20) District; and
4. Give three readings to the proposed bylaw.

MOTION CARRIED

- 7.2.7 Land Use Amendment in Manchester Industrial (Ward 9) at 4632 - 1 Street SE, LOC2018-0274, CPC2019-0232

Moved by Commissioner Scott

That with respect to CPC2019-0232, 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 0.51 hectares \pm (1.26 acres \pm) located at 4632 - 1 Street SE (Plan 5831GN, Block B, Lots 7 and 8) site from Industrial – General (I-G) District to Industrial – Business f1.0 (I-B f1.0) District; and
2. Give three readings to the proposed bylaw.

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

- 7.3.1 Policy Amendments in Beltline (Wards 8 and 11) – Beltline Area Redevelopment Plan and Land Use Bylaw 1P2007 Amendments – Phase 1, CPC2019-0198

Following Item 7.1.1, Report CPC2019-0298, the Calgary Planning Commission considered item 7.3.1., Report CPC2019-0198.

Distributions with respect to Report CPC2019-0198:

- A letter from Jim Laurendeau, Calgary Stampede, dated March 15, 2019,
- A letter from Tyson Bolduc, Beltline Neighbourhoods Association, dated March 19, 2019; and
- Proposed Calgary Planning Commission Member Questions and Comments dated March 21, 2019 to be reviewed and approved by Calgary Planning Commission Members.

Moved by Director Vanderputten

That the Calgary Planning Commission:

Postpone Report CPC2019-0198, to be continued following Item 7.3.2, Report CPC2019-0239; and

Direct Administration to prepare and distribute Commission member comments as supplementary information to the postponed report.

MOTION CARRIED

By general consent, and pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Calgary Planning Commission suspended Section 78(2)(b) in order to complete questions of clarification prior to the scheduled recess.

Moved by Commissioner Gedye

That the Calgary Planning Commission reconsider its previous decision in order to hear from a speaker.

MOTION CARRIED

Moved by Director Vanderputten

That the Calgary Planning Commission:

Postpone Report CPC2019-0198, to be continued following Item 7.3.2, Report CPC2019-0239; and

Direct Administration to prepare and distribute Commission member comments as supplementary information to the postponed report.

MOTION CARRIED

The Calgary Planning Commission recessed at 3:30 p.m. and reconvened at 3:45 p.m. with Director Tita in the Chair.

Moved by Director Vanderputten

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.

MOTION CARRIED

- 7.3.2 Investigation of Potential City-initiated Redesignations in Banff Trail and Capitol Hill (Verbal Report), CPC2019-0239

Moved by Director Vanderputten

That with respect to CPC2019-0239, the following be approved:

That the Calgary Planning Commission receive the verbal presentation for information and direct Administration to attach Calgary Planning Commission Member comments to Report PUD2018-0819 being prepared for a future SPC on Planning and Urban Development meeting.

MOTION CARRIED

8. URGENT BUSINESS

None

9. ADJOURNMENT

Moved by Commissioner Juan

That this Meeting adjourn at 5:29 p.m.

MOTION CARRIED

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO
THE 2019 APRIL 29 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 2525 and 2527 – 16A Street NW, LOC2018-0199, CPC2019-0330
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 2020 – 6 Street NW, LOC2018-0270, CPC2019-0236
- Land Use Amendment in Hillhurst (Ward 7) at 1702 - Kensington Road NW, LOC2018-0139, CPC2019-0321
- Policy Amendment and Land Use Amendment in Residual Sub - Area 02K (Ward 2) at 14555 Symons Valley Road NW, LOC2017-0232, CPC2019-0311
- Land Use Amendment in Springbank Hill (Ward 6) at 2117, 2209 and 2219 - 81 Street SW, LOC2017-0383, CPC2019-0304
- Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1831, 1835 and 1839 - 33 Avenue SW, LOC2018-0242, CPC2019-0309
- Land Use Amendment in Manchester Industrial (Ward 9) at 4632 - 1 Street SE, LOC2018-0274, CPC2019-0232

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 April 4.

CONFIRMED BY COMMISSION ON

CHAIR

ACTING CPC SECRETARY

UNCONFIRMED

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0376

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 – 31 Avenue SW, LOC2018-0218

EXECUTIVE SUMMARY

This application was submitted by TC Design and Consulting on behalf of Chandan Homes Ltd on 2018 September 28. This land use amendment proposes the redesignation of two contiguous parcels totalling 0.12 hectare \pm (0.29 acre \pm), located at 1703 and 1707 – 31 Avenue SW, in the inner city community of South Calgary. The redesignation is from the Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. The R-CG District is a residential district that primarily accommodates rowhouses but also allows for single detached, semi-detached, and duplex homes that may include a secondary suite. This application was originally submitted proposing redesignation to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. It has subsequently been amended to address comments from various stakeholders. A development permit has not been submitted.

An amendment to the *South Calgary / Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. The amendment changes the land use category for the site, from Residential Conservation to Residential Low Density as shown in Map 2 of the *South Calgary / Altadore ARP* (Attachment 2).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the South Calgary / Altadore Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.12 hectares \pm (0.29 acre \pm) located at 1703 and 1707 – 31 Avenue SW (Plan 4479P; Block 48; Lots 37 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

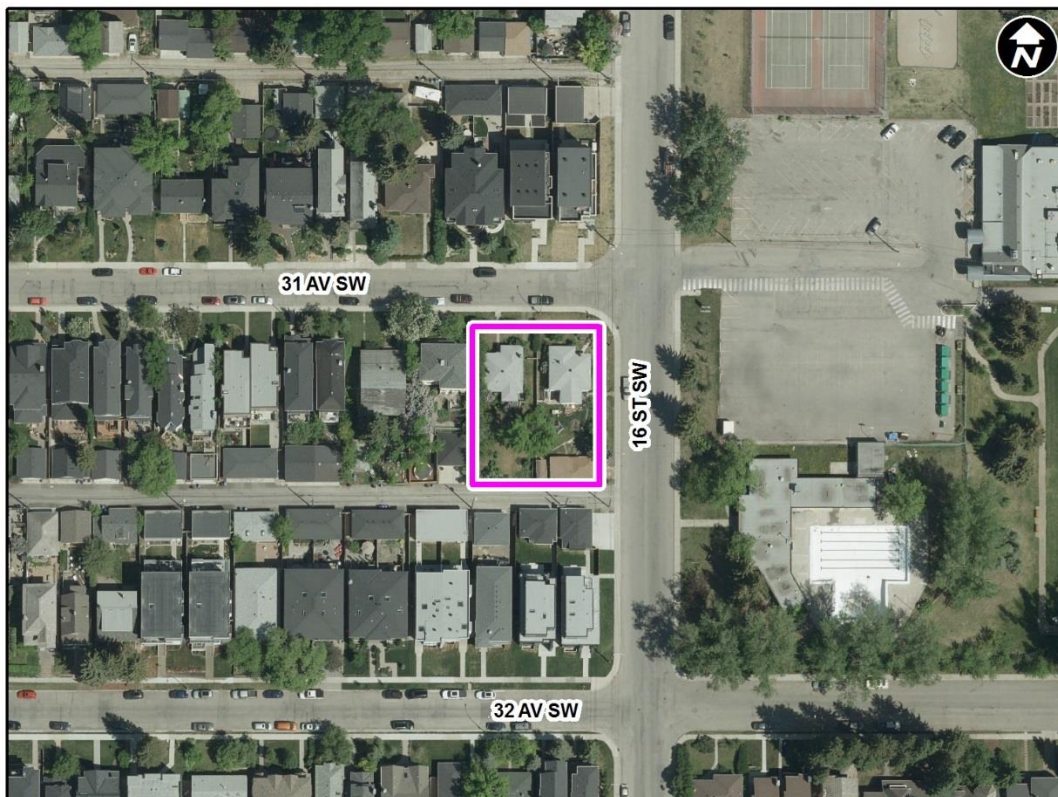
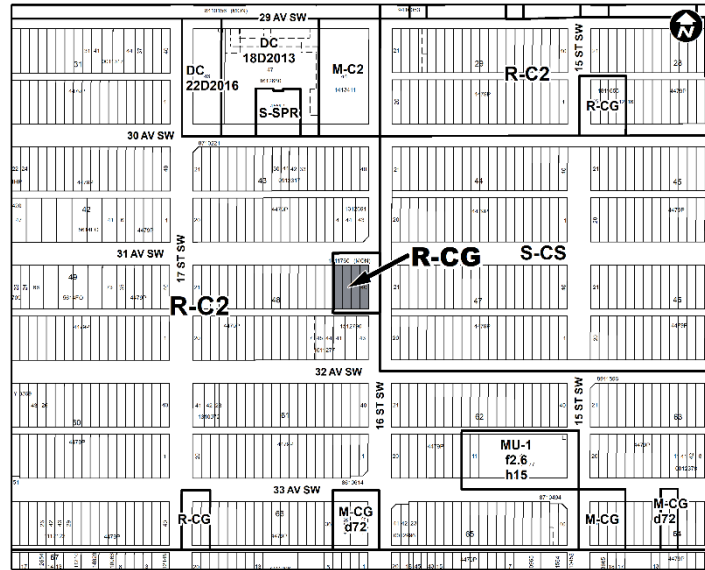
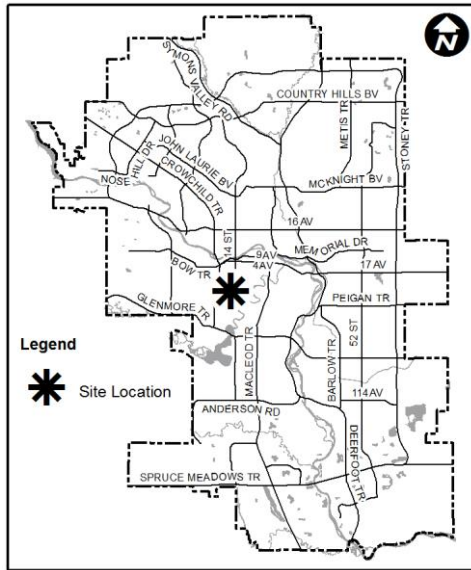
TC Design and Consulting, on behalf of Chandan Homes Ltd, submitted the subject application to The City on 2018 September 28, and has provided a summary of their proposal in the Applicant's Submission (Attachment 1).

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0376

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703
and 1707 - 31 Avenue SW, LOC2018-0218

Location Map



Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 - 31 Avenue SW, LOC2018-0218

Site Context

The subject site is located at 1703 and 1707 - 31 Avenue SW, in the community of South Calgary. Building forms within its immediate context is comprised primarily of single and semi-detached housing. The site, which is approximately 30.5 metres width by 38 metres depth, is generally flat and has no significant topographical features. A single detached dwelling exists on each parcel. A rear detached single garage accessed from 16 Street SW is associated with the corner parcel. There is no garage on the adjoining parcel.

As identified in Figure 1 (below), the population of the South Calgary community peaked in 2018 at 4,154.

Figure 1: Community Peak Population

South Calgary	
Peak Population Year	2018
Peak Population	4,154
2018 Current Population	4,154
Difference in Population (Number)	N/A
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 [South Calgary](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration. Administration reviewed the application with respect to applicable policies including but not limited to the *Municipal Development Plan* and the *South Calgary / Altadore Area Redevelopment Plan*.

Administration's review also included an evaluation by the Corporate Planning Applications Group (CPAG) as well as circulation to internal and external stakeholders including the Marda Loop Community Association.

An important consideration of this review examined how the proposed increase in density would align with the *South Calgary / Altadore Area Redevelopment Plan*.

Land Use

The subject site is currently designated Residential – Contextual Two Dwelling (R-C2) District. The R-C2 District is intended to accommodate existing residential development in the form of a duplex, semi-detached or single detached dwellings in developed areas of the city.

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 - 31 Avenue SW, LOC2018-0218

The Residential – Grade-Oriented Infill (R-CG) District is intended to:

- accommodate existing residential development;
- accommodate grade-oriented development in the form of a rowhouse, duplex, semi-detached dwellings or cottage housing clusters;
- accommodate secondary and backyard suites within new and existing residential development;
- provide flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing forms over time; and
- accommodate site and building designs that are adaptable to the functional requirements of evolving household needs.

The Residential – Grade-Oriented Infill (R-CG) District would provide additional low density infill housing forms along with potential for secondary suites, at a maximum density of 75 units per hectare (uph). A maximum eight residential units is possible within the subject site, simply considering the total site area and maximum density to be implemented. Ultimately, the feasibility of eight units on the subject site is contingent upon a comprehensive development permit review by Administration in accordance with applicable rules of Land Use Bylaw 1P2007.

Site and Development Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District would provide guidance for the development of the site including density, height, building setbacks, landscaping and parking.

A concurrent development permit application did not accompany the review of the proposed land use amendment. The applicant intends to submit a development permit application upon Council's adoption of the proposed policy and land use amendment.

Environmental

An Environmental Site Assessment was not required for this application; there are no other environmental considerations or significant issues.

Transportation

The *South Calgary / Altadore ARP* designates 16 Street SW as a Collector Street, while 31 Avenue SW is designated as a Local Road.

Transit service via Route 7 is available from 33 Avenue SW, with stops within 300 metres of the subject site.

On-street parking is available on both streets. The subject site is located within a residential parking permit zone that ends on the west side of 16 Street SW. On-street parking along 31 Avenue SW is not restricted.

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Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 - 31 Avenue SW, LOC2018-0218

A parking study or Transportation Impact Assessment was not required due to the smaller scope of the subject application.

Utilities and Servicing

Public water, sanitary and storm mains are available to accommodate future development without the need for off-site improvements at this time.

Further requirements will be assessed upon submission of a development permit application.

Stakeholder Engagement, Research and Communication

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

Comments and feedback were received during the internal and external circulation period from various stakeholders. A total of 27 public submissions expressing opposition were received. The comments and feedback received are based on the applicant's initial proposal to redesignate the subject site to the Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The Marda Loop Community Association provided comments (Attachment 3) suggesting further discussions between the City and its stakeholders, regarding the suitability of the proposed M-CG District.

The applicant has responded to these concerns by amending the proposed redesignation to the R-CG District. The proposed R-CG District is generally in-line with recent amendments within the South Calgary community where previously designated Residential Conservation areas have been amended to accommodate development with site-specific redesignations to the R-CG District.

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

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 - 31 Avenue SW, LOC2018-0218

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* on its principles 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 Residential Developed – Inner City area found in the *Municipal Development Plan* (MDP) that supports moderate intensification that respects the community context. In general, these policies encourage redevelopment of the Inner City area in a manner that is similar in scale and built forms to existing development, contributing to a greater variety of housing types. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities and transit.

South Calgary / Altadore Area Redevelopment Plan (Statutory - 2013)

The subject parcel is located within the area designated Residential Conservation in this ARP. Section 2.2(a) provides Conservation and Infill policies for the subject parcel and surrounding areas. The intent of this policy is as follows:

- improve existing neighbourhood quality and character;
- permitting low profile infill development compatible with surrounding dwellings;
- existing structures in good repair should be conserved;
- structures in poor repair should be rehabilitated or replaced; and
- narrow lot (7.5 metres or 25 foot) infill dwellings should be of a design that would encourage families with children to move into them.

The proposed redesignation of the site to Residential – Grade-Oriented Infill (R-CG) District complies with this policy. The proposal would accommodate infill development with a moderate increase in density, allowing for a variety of low profile housing forms compatible with the immediate context. Rowhouse buildings are not available in the Residential – Contextual Two Dwelling (R-C2) District.

Planning & Development Report to
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CPC2019-0376

Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1703 and 1707 - 31 Avenue SW, LOC2018-0218

The redesignation of the site to Residential – Grade-Oriented Infill (R-CG) District is to be supported through a site specific minor amendment to Map 2 (Land Use Policy) of the *South Calgary / Altadore ARP* that amends the site from the Residential Conservation to the Residential Low Density policy area (Attachment 2).

Social, Environmental, Economic (External)

The proposed amendment would accommodate additional housing forms while addressing contextual element of building forms to respect existing development adjoining the site.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no known risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is found to accommodate moderate intensification as intended for in developed areas of the City. The proposal complies with land use policies of the *Municipal Development Plan* and with the objectives of the *South Calgary / Altadore Area Redevelopment Plan*. The proposed redesignation would accommodate rowhouse buildings that would provide infill development in similar scale with existing building forms within the site's immediate and larger contexts.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment - South Calgary/Altadore Area Redevelopment Plan
3. Marda Loop Communities Association Letter

Applicant's Submission

This Land Use Amendment Application has been amended from the original submission. The amended application now proposes redesignation of the site to the Residential – Grade-Oriented Infill (R-CG) District. This district provides development in similar forms and scale found within the South Calgary Community.

Upon meeting with the Marda Loop Community Association, it was determined that a redesignation to the R-CG district would be more appropriate than the originally proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Our intent is to submit a Development Permit Application upon Council's Adoption of the Land Use Amendment.

Proposed Amendment – South Calgary/Altadore Area Redevelopment Plan

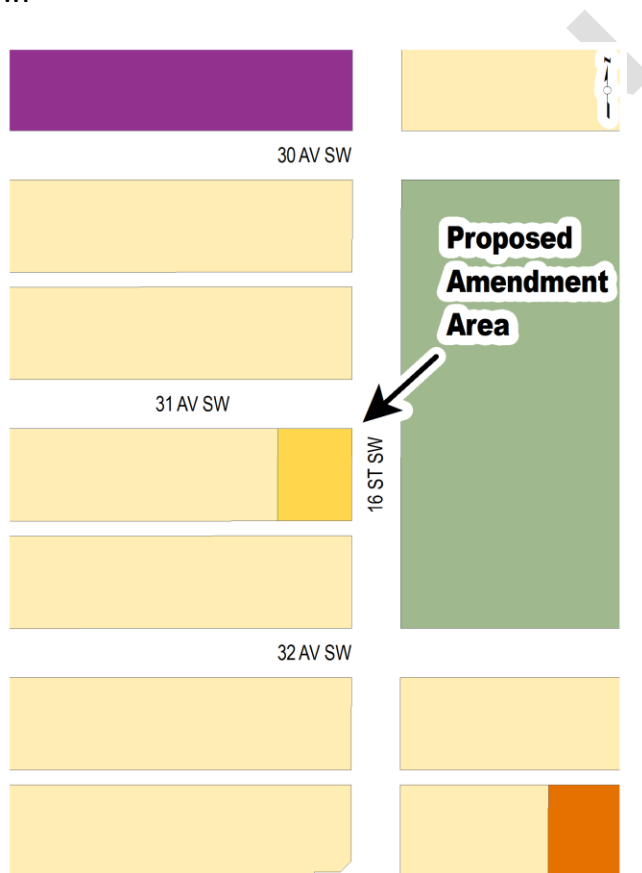
1. The South Calgary/Altadore Area Redevelopment Plan attached to and forming part of Bylaw 13P86, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.12 hectares \pm (0.29 acre \pm) located at 1703 and 1707 – 31 Avenue SW (Plan 4479P; Block 48; Lots 37 to 40) from 'Residential Conservation' to 'Residential Low Density' as generally illustrated in the sketch below:

Map 2

Land Use Policy

Legend

- ■ — Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space



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

Marda Loop Communities Association Letter



3130 16 Street SW
Calgary, AB, T2T 4G7

October 26, 2018

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

Attn: Joseph Yun, joseph.yun@calgary.ca

SENT BY EMAIL

Dear Mr. Yun;

RE: Community Association Feedback for LOC2018-0218

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities.

This application proposes a change from two R-C2 parcels to one M-CG, with the applicant expressing the desire for 8-12 units on these parcels. Although 8-12 units on two sites may seem modest in comparison to larger multi-residential developments, it presents the possibility for a significant change to the localized context.

Because the parcels are located in an area of the community currently undergoing the later stages of the Mainstreets initiative, the Committee has concerns about the process regarding this proposed land-use change. Should the higher-level zoning proposed in the most recent Mainstreets plan be approved, this application would be appropriate within those proposed surrounding contextual land-uses.

However, absent of the formalization of these higher-level changes at the time of this application, the committee reviews these applications based on The City's Guideline Criteria for Multi-residential Infills.

Upon review, this location meets the following criteria:

- (1) Corner parcel;
- (2) Within 400 metres of a transit stop;
- (5) Adjacent to existing or planned non-residential development or multi-unit development;
- (6) Adjacent to or across from an existing or planned open space, park or community amenity;
- (7) Along or in close proximity to an existing or planned corridor or activity centre;

Marda Loop Communities Association Vision:

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

Marda Loop Communities Association Letter

Community Association Feedback for LOC2018-02182
Page 2 of 3

The proposal would sit directly across from a Community Activity Centre, which is comprised of a series of amenities within a large green space, is considered a valuable asset, and generates a significant amount of both local and surrounding community involvement.

- (8) Direct lane access.

Its failure to achieve the purpose statements of the remaining criteria would suggest this location requires further discussion regarding its suitability for the M-CG district:

- (3) Within 600 metres of a proposed or existing primary transit stop: unlikely to occur even long-term, and current local transit does not efficiently connect to a planned or existing primary transit stop;
- (4) On a collector or higher-standard roadway on at least one frontage: 16 Street SW and 31 Avenue SW are local roads at these locations. 31 Ave is the narrower residential street that would bear the majority of the street frontage for this district. 16 St has the physical capabilities to be a more major route in the future but is not identified as one even within the Mainstreets proposal.

The MLCA Planning & Development Committee continues to encourage applicants and developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. *Neither the Committee nor the surrounding neighbours have been contacted by the applicant.*

To date, the MLCA has received written objections from approximately 6 community residents. Concerns related to the land-use include (but are not limited to):

- Upon build-out, potential for severe privacy and shadowing impacts on adjacent, neighbouring properties due to increase of parcel coverage and allowable height;
- Potential for increased pressures on parking and traffic due to the increase in allowable units on parcels;
- Negative impacts to pedestrian safety due to an increase of traffic;
- Inappropriate contextual fit for the community, within the current streetscape and among a lack of possibilities for close proximity, near-future re-development;
- The proposed district does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP). The ARP identifies this area as residential conservation rather than residential low density;
- The properties do not fully meet the location criteria for multi-residential infill.

Community members supportive of the land-use change indicated bringing more people into the neighbourhood (i.e. increasing density) would promote diversity and benefit the community overall.

Marda Loop Communities Association Vision:
An evolving, vibrant, urban community that is engaged, connected, and desirable.

Marda Loop Communities Association Letter

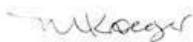
Community Association Feedback for LOC2018-02182
Page 3 of 3

Should this application be approved, the Committee would like to see efforts taken by the applicant and The City to meaningfully engage with affected neighbours and community members.

However, the current pattern of implementing this district on an ad hoc basis continues to cause extreme frustration and uncertainty in the community. Debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved, including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach. The MLCA would request The City be forthcoming of their delivery of the Mainstreets initiative in order to achieve continuity and stability in our community.

If you have any questions regarding these comments, please contact me at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



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



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

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

Marda Loop Communities Association Vision:

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

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0367

Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228

EXECUTIVE SUMMARY

This application was submitted by McElhanney Consulting Services on 2018 October 19 on behalf of Real Estate & Development Services, City of Calgary. The application proposes to close a portion of 86 Avenue SE that exists adjacent to 8620 – 68 Street SE and redesignate to Special Purpose – Future Urban Development (S-FUD) District to allow for consolidation with 8620 – 68 Street SE.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, *Southeast Industrial Area Structure Plan* and the *Southeast 68 Street Industrial Area Structure Plan*.

The road closure and redesignation are required to support a land swap between the City and the landowner of 8620 – 68 Street SE. The land swap is intended to facilitate the construction of the 68 Street SE and Glenmore Trail SE interchange.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 1.02 hectares \pm (2.50 acres \pm) of road (Plan 1910364) adjacent to 8620 – 68 Street SE with conditions (Attachment 3);
2. Give three readings to the proposed closure bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 1.02 hectares \pm (2.50 acres \pm) of closed road (Plan 1910364) adjacent to 8620 – 68 Street SE from Undesignated Road Right-of-Way **to** Special Purpose – Future Urban Development (S-FUD) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

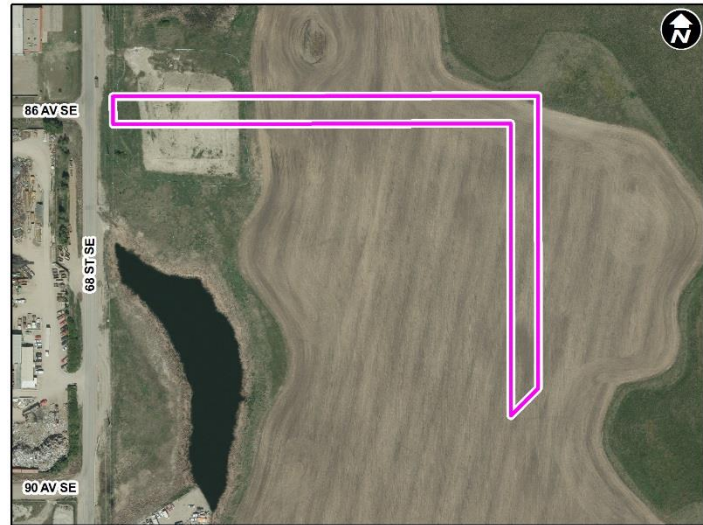
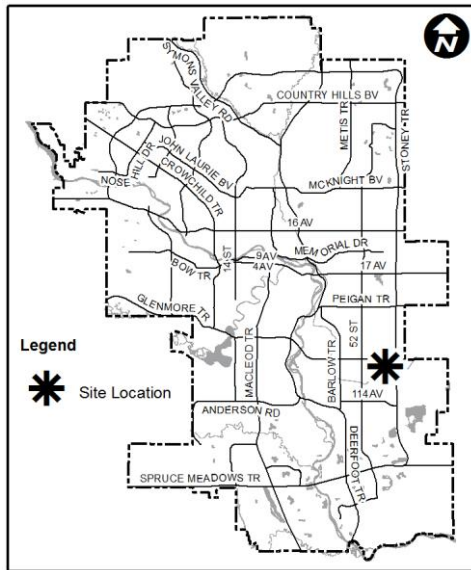
This application was submitted by McElhanney Consulting Services on 2018 October 19 on behalf of Real Estate & Development Services, City of Calgary. A summary of their proposal can be found in Attachment 1. The road closure and redesignation are required to support a land swap between The City of Calgary and the landowner of 8620 – 68 Street SE. The purpose of the application is to facilitate the construction of the 68 Street SE and Glenmore Trail SE interchange.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

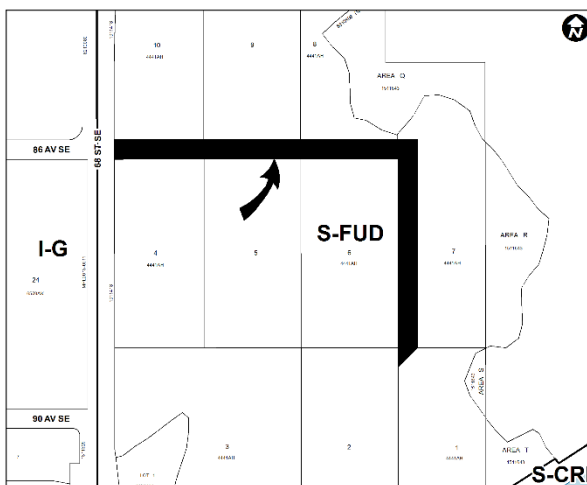
ISC: UNRESTRICTED
CPC2019-0367

Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86
Avenue SE, LOC2018-0228

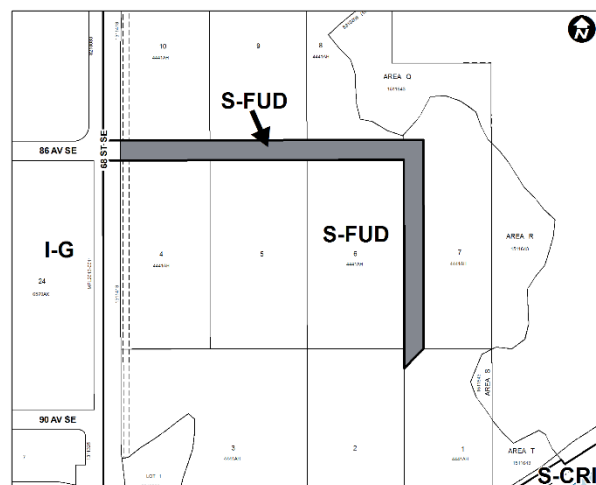
Location Maps



Road Closure Map



Proposed Land Use Map



Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0367

Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228

Site Context

The site is located south of Glenmore Trail SE and west of Stoney Trail SE in a southeast area known as Section 23. The subject road right-of-way has an area of 1.02 hectares \pm (2.50 acres \pm) and is approximately 20 metres in width and 510 metres in length. The road right-of-way is east of the 86 Avenue SE and 68 Street SE intersection and it is currently undeveloped.

Adjacent lands across 68 Street SE are designated Industrial – General (I-G) District. Lands surrounding the road-right-of-way area are designated Special Purpose – Future Urban Development (S-FUD) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The S-FUD District is compatible with the uses and developments in the surrounding area. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

Planning Consideration

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

Road Closure

The application proposes to close the undeveloped road right-of-way adjacent to 8620 – 68 Street SE and redesignate to Special Purpose – Future Urban Development (S-FUD) District. The attached Conditions of Approval for the road closure are found in Attachment 3.

Land Use

The proposed Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting urban development and utility servicing while allowing for a limited range of temporary uses that can easily be removed when future land redesignation for urban development occurs. The district is intended to protect lands for future urban forms of development by restricting premature subdivision and development of parcels of land. The S-FUD District is in keeping with the surrounding land uses.

Development and Site Design

The S-FUD District allows for a limited range of temporary uses that can easily be removed. Further land use redesignation is required for future developments and the built-form will be guided by applicable policies and the land use district at that time.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0367

Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

The existing 86 Avenue SE road alignment conflicts with the future Glenmore Trail SE and 68 Street SE interchange. New road networks serving the land east of 68 Street SE will be required as part of future subdivision or development permit applications.

Utilities and Servicing

Sanitary and storm sewer servicing are not currently available in this area. The Special Purpose – Future Urban Development (S-FUD) District is an appropriate designation until such time as servicing can be extended as part of a comprehensive development plan for the area. Water servicing is available from 68 Street SE, sanitary servicing is available from 64 Street SE, and storm servicing would require an onsite stormwater collection and management facility prior to ultimately discharging to the Shepard Ditch.

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.

No comments received by the CPC report submission date. No public meetings were held by the applicant or Administration for this application.

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

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.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0367

Road Closure and Land Use Amendment in Section 23 (Ward 12) portion of 86 Avenue SE, LOC2018-0228

Municipal Development Plan (Statutory - 2009)

The subject parcel is located within the Industrial – Standard Industrial area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The Standard Industrial area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities.

The proposed S-FUD District aligns with the applicable MDP policies and would provide opportunities for future redesignation to accommodate a broad variety of industrial uses.

Southeast Industrial Area Structure Plan (Statutory - 1996)

The proposed road closure and redesignation is within the Future Industrial / Limited Serviced Industrial category as identified in the *Southeast Industrial Area Structure Plan* (ASP). This category is intended to accommodate a variety of future industrial uses when City services become available.

Southeast 68 Street Industrial Area Structure Plan (Statutory - 2010)

The subject site is also within the Industrial – Light Area of the *Southeast 68 Street Industrial Area Structure Plan* (ASP). The purpose of the Industrial Light Area is to provide a wide variety of general industrial uses within the context of a fully-serviced industrial park.

The proposed S-FUD District is appropriate for the site as the district is intended for lands that are awaiting urban development and utility services. Further redesignation is required to accommodate future industrial development.

Social, Environmental, Economic (External)

The recommended road closure and redesignation would allow for future industrial opportunities. The road closure would facilitate transportation connectivity along 68 Street SE with the future Glenmore Trail SE and 68 Street SE interchange project. The designation would align with the land use of adjacent sites to accommodate future industrial developments.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable policies of the *Municipal Development Plan* and local area plans. The proposed road closure and designation will facilitate the construction of the Glenmore Trail SE and 68 Street SE interchange. The S-FUD District is compatible with the surrounding land use designation which intended for lands awaiting future development.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions

Applicant's Submission



McElhanney



BEST
MANAGED
COMPANIES

800 Macleod Trail S.E.
Calgary, AB
T2P 2M5

October 15, 2018

Attention: City of Calgary
Corporate Planning Applications Group

To Whom It May Concern

Re: Land Use Amendment and Road Closure Submission Form

The applications for Land Use Redesignation (LUR) and Road Closure (RC) are to facilitate a land swap between the City of Calgary and a private land owner. This land swap will facilitate the construction of the interchange at 68 Street SE and Glenmore Trail SE. As the City of Calgary's Land Use Bylaw (LUB) does not apply to road right-of-way (ROW), to complete the land swap McElhanney Consulting Services Ltd. (McElhanney) is submitting the attached LUR and RC on behalf of the City of Calgary Real Estate Development Services.


In keeping with the surrounding land use designations, McElhanney proposes the land use S-FUD. As these applications are to facilitate the construction of an interchange, development is not anticipated at this time. This is consistent with the S-FUD purpose statement which identifies the district for "*lands that are awaiting urban development and utility servicing*" (LUB Section 1085a).

The S-FUD designation will allow these lands to be comprehensively planned with the remainder of the lands east of 68 Street SE at a future time. This is consistent with land use planning best practices and the City of Calgary's policies to encourage comprehensively planned lands.

If you require any additional information or additional copies of the above, please do not hesitate to contact the undersigned.

Sincerely,

McElhanney Consulting Services Ltd.


Megan Mucignat, M.Pl.
Community Planner

Enclosure

- Completed Land Use Redesignation – Application Requirement List
- Completed Land Use Redesignation Application Form
- Completed Street/Lane Closures – Application Requirement List
- Completed Application for Thoroughfare Closure Form
- REDS Letter of Authorization
- Land Use Redesignation Fee and Road Closure Fee
- Colour Photographs of the site
- Completed Site Contamination Statement
- Completed Abandoned Well Declaration
- Completed Applicants Submission form
- Figure 2 – Land Use Redesignation and Road Closure Plan

cc: Jay Peressini, City of Calgary Real Estate Development Services
Irwin Natt, McElhanney Geomatics Engineering Ltd.
Stephanie Gagnon, McElhanney Consulting Services Ltd.

Registered Road Closure Plan

Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands.

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ISC: UNRESTRICTED
CPC2019-0373

Development Permit in Medicine Hill (Ward 6) at 1879 Na'a Drive SW, DP2018-4439

EXECUTIVE SUMMARY

This application was submitted by NORR Architects Engineers Planners (NORR), on 2018 September 17, on behalf of Metropia (developer), who is the residential partner of Trinity Hills Calgary GP Ltd (landowner). The proposed development is the first residential cell to develop in the community of Medicine Hill at the base of the Paskapoo Slopes, in the area known as the Village District. This application proposes:

- a multi-residential development comprised of 14 buildings that will provide a total of 71 townhouse units;
- a publicly accessible pathway through the site from Na'a Drive SW to the existing trail system within Paskapoo Slopes;
- a meditation circle, which serves as a local amenity that reflects the cultural and historic significance of the area, located at the access point to the existing trail system within Paskapoo Slopes; and
- a living street (woonerf) design for a portion of the private road that functions as a potential amenity space for the residents.

Subject to the conditions attached, the proposal represents an appropriate development outcome consistent with good planning and urban design principles and applicable policies as identified in the *Municipal Development Plan* (MDP) and *Canada Olympic Park and Adjacent Lands Area Structure Plan* (ASP).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2018-4439 for a New: Multi-Residential Development (14 buildings with 71 townhouse units) at 1879 Na'a Drive SW (Plan 1612946, Block 2, Lot 13), with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

On 2015 July 31, Council approved a road closure, land use amendments and policy amendments to the ASP to provide direction for the development for the community now known as Medicine Hill. This plan envisioned a 40 ± hectare (100 ± acre) mixed-use development anchored by retail and commercial uses at the west and east perimeters (the Gateway and Commercial Districts), complemented by low and medium density residential development in the central area (the Village District). Since the approval of the land use amendments and associated outline plan, two development permits have been approved: one in the Gateway District (DP2017-2343) and one in the Commercial District (DP2016-4580). On 2018 July 12, the concept plan for the Village District was accepted as information by the Calgary Planning

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Commission (CPC). This application is the first development permit submitted for the Village District and is in alignment with the concept plan.

Date	Approval Details
2015 June 04	CPC approved the outline plan application (LOC2014-0080) and recommended approval to Council for the associated amendments to the Canada Olympic Park and Adjacent Lands Area Structure Plan and Direct Control districts.
2015 July 27	Council approved amendments to Canada Olympic Park and Adjacent Lands Area Structure Plan and 5 Direct Control districts as part of LOC2014-0080.
2016 March 07	Council approved the name Medicine Hill for the new community lands held by the Trinity Development Group.
2018 July 12	The Village Concept Plan is presented and accepted as information by CPC.

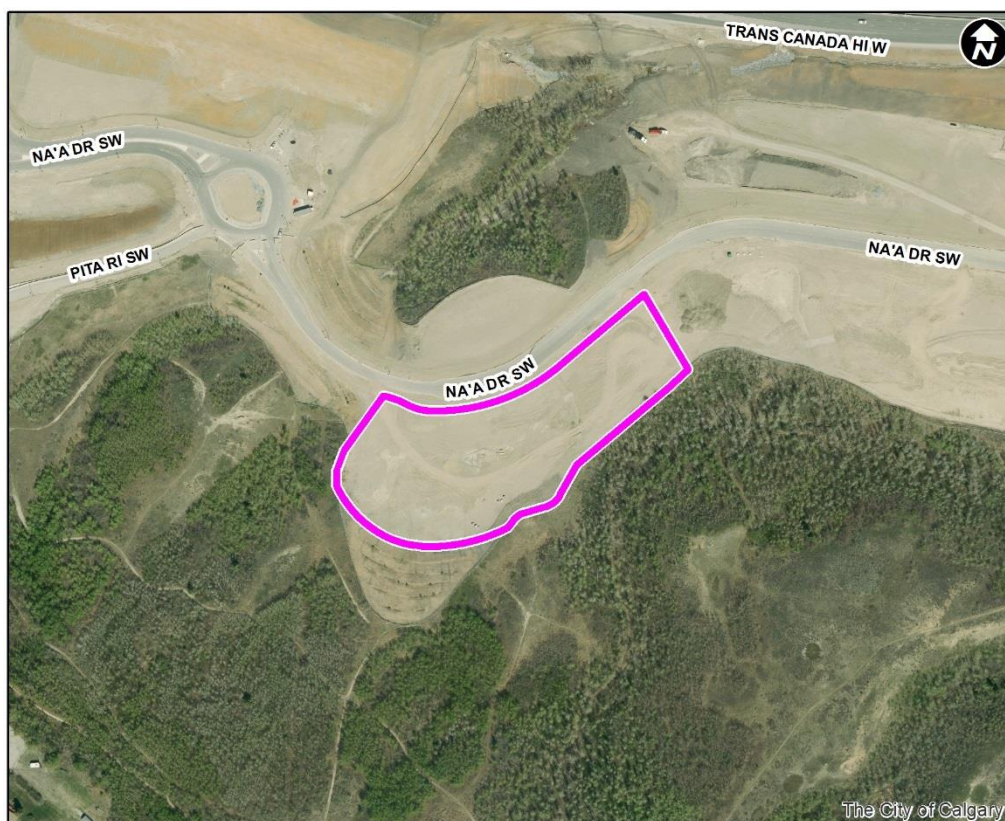
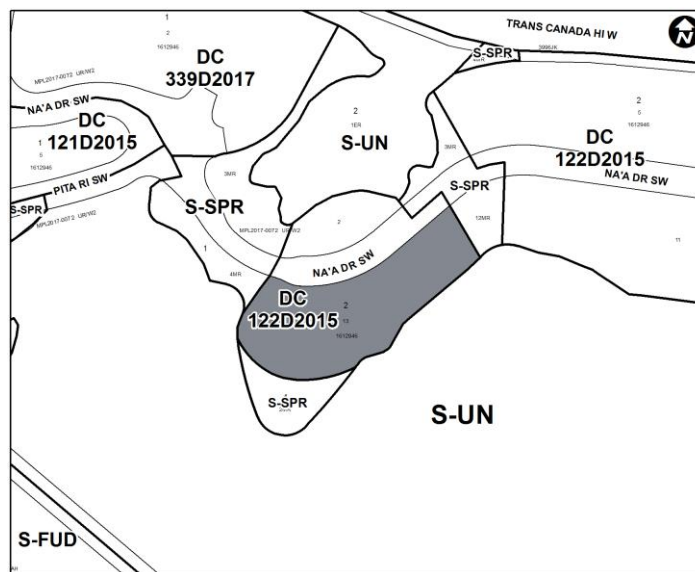
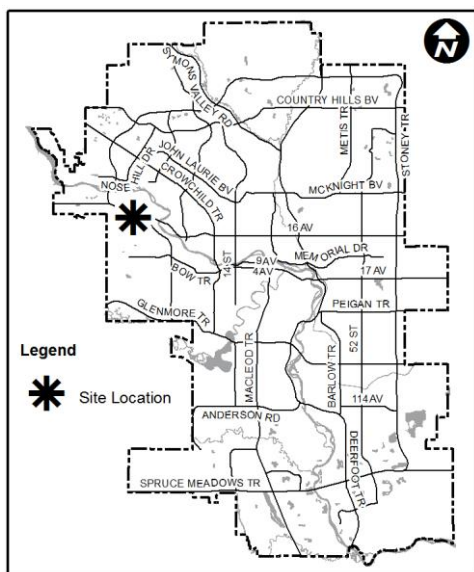
This development permit application (Attachment 2) was submitted by NORR, on 2018 September 17, on behalf of Metropia. The proposal is for a multi-residential development consisting of 14 buildings (71 townhouse units) located at the base of Medicine Hill on the Paskapoo Slopes.

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Development Permit in Medicine Hill (Ward 6) at 1879 Na' a Drive SW, DP2018-4439

Location Maps



Development Permit in Medicine Hill (Ward 6) at 1879 Na' a Drive SW, DP2018-4439

Site Context

The development site is in the community of Medicine Hill in the southwestern quadrant of the City, approximately 20 minutes drive west of Calgary's downtown. The community is bound by the Trans-Canada Highway to the north, Sarcee Trail SW to the east and Canada Olympic Park to the west. The community of Bowness is located across the Trans Canada Highway to the north and the communities of Paskapoo Slopes and Cougar Ridge is directly to the south.

Located at the base of the Paskapoo Slopes between the Gateway and Commercial Districts, the Village District is divided into four development cells, lettered "D" through "G" (Attachment 3). The proposed development is for Cell "E" and encompasses an area of 1.43 hectares (3.5 acres). Cell "J" is associated with the Town Centre District. Much of the development site has been stripped and graded in accordance with approvals previously provided for the preceding outline plan application.

The Paskapoo Slopes are located south of this application and were dedicated to The City of Calgary as open space at the outline plan and subdivision stages. This open space consists of approximately 67 hectares (165 acres) of land, and provides environmental, recreational and cultural amenities.

The overall site is considered unique and special for three key reasons:

- the Blackfoot First Nation's use and history on the site with many archaeological sites that date back several thousand years;
- visibility and location along the south side of the Trans-Canada Highway, which is a gateway into and out of the city; and
- proximity to the adjacent Paskapoo Slopes and Canada Olympic Park.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This development permit application proposes the development of 14 multi-residential buildings for a total of 71 townhouse units (Attachment 2).

Land Use

At the 2015 July 27 Council meeting, Council approved the redesignation of this site to a DC Direct Control District based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District to allow for a range of multi-residential and support commercial uses.

Application Review

This application was submitted on 2018 September 17 by NORR on behalf of Metropia. Following the Urban Design Review Panel (UDRP) meeting on 2018 October 03, a Detailed Team Review (DTR) was provided to NORR on 2018 October 24 and required a response to address the following:

Development Permit in Medicine Hill (Ward 6) at 1879 Na' a Drive SW, DP2018-4439

- engagement with Blackfoot Elders through Calgary Neighbourhood Services in accordance with the protocol established for applications in Medicine Hill, which included investigating opportunities for placemaking with respect to the significance of the area;
- ASP policy concerns such as providing ground floor access for all units facing onto Na'a Drive SW;
- City Wide Urban Design and Urban Design Review Panel comments, including revisions to the design of the units, private road and proposed living street;
- visual impacts from the Trans-Canada Highway and how the site is designed to comply with Improving Calgary's Entranceways guidelines;
- access to and the interface with the Paskapoo Slopes;
- submission of a report from a qualified environmental professional stating that the application meets a high level of environmental standards and practices;
- submission of a geotechnical report; and
- Land Use Bylaw discrepancies.

Engagement was held with a Blackfoot Elder in coordination with Calgary Neighbourhood Services on 2018 November 29 to discuss the design of the meditation circle (an amenity area in the proposal), landscaping on the site and connection of the development with the Paskapoo Slopes. Amended plans were submitted by the applicant on 2018 December 20 that reflected the discussion with the Blackfoot Elder, including the addition of plants traditionally used by the Blackfoot First Nation around the meditation circle, such as sage and sweet grass.

DTR2 was issued on 2019 January 21 in response to required updates to the geotechnical report. The amended plans were submitted on 2019 February 20.

The application addressed Administration's concerns through the amended plan submissions. Outstanding issues, that are minor in nature, are to be addressed through the prior to release conditions of the Development Permit Conditions of Approval (Attachment 1).

City Wide Urban Design

The following comments were raised by City Wide Urban Design during the review period:

- Update the materials used for the site to capture the natural attributes and the Paskapoo Slopes' sense of place;
- Improve pedestrian connectivity to the Paskapoo Slopes and adjacent parcels within the Village;
- Strengthen the design of the proposed living street;
- Improve building façade design to create more distinctions between each residential block;
- Provide amended cross-sections and renderings to illustrate the interface of the townhouses with the living street, Paskapoo Slopes and Na'a Drive SW;
- Consideration for the location of parking underground; and
- Potential for including a children's play area.

Development Permit in Medicine Hill (Ward 6) at 1879 Na' a Drive SW, DP2018-4439

Through the amended plans submitted on 2018 December 20, the applicant was able to address the comments raised by City Wide Urban Design through updates of materials and the provision of illustrative materials and material boards. The design of the townhouses was updated with a material palette that reflects the natural environment and that strengthens the connection between the residential development and the Paskapoo Slopes. These materials are reflected in the pathway through the site, the living street, and the landscaping surrounding the meditation circle. A children's play area is anticipated for the open space (Municipal Reserve) east of the site. The applicant was unable to accommodate locating parking underground as this would have made the development unfeasible.

Urban Design Review Panel

The application was brought before the Urban Design Review Panel (UDRP) on 2018 October 03. UDRP comments, together with the applicant's response, are provided in Attachment 5. In summary, UDRP's comments focus on enhancing sense of place for this residential development, particularly due to its unique location and history. City Wide Urban Design staff were engaged with the initial and subsequent review of the Village, attended the UDRP meeting and were also involved in the engagement with the Blackfoot Elder.

Key comments from the UDRP include:

- Improvement of the proposed woonerf to promote the use of a shared space that links to the meditation circle and the pedestrian access to the Paskapoo Slopes;
- Improvements to the frontages facing Na'a Drive SW, where the proposed end units of the buildings at either end of the cell do not provide at-grade access from the unit to the street; and
- Reinforcing the narrative of the landscape and lands as it relates to the Blackfoot First Nation.

Changes were incorporated into the amended plans submitted on 2018 December 20, including updates to the woonerf to eliminate sidewalks on one side of the private street, proposing stamped concrete with animal footprints that are typical of the area, providing entrances for all units facing onto Na'a Drive SW, and including landscaping materials reflective of traditional plants used by the Blackfoot First Nation. The amended plans satisfied the concerns raised by the UDRP and City Wide Urban Design and reflect appropriate cultural and First Nations references within the design elements of the development. Additional comments on the First Nations engagement are captured under the Public Engagement section of the report. It was determined that a second UDRP review was not required.

Site and Building Design

The design of the development takes into consideration the surrounding natural area and its proximity to recreational amenities. The siting of the 14 buildings with 71 townhouse units also reflects the desire to preserve the views of Calgary and the Paskapoo Slopes. The development integrates residential development with the natural character of the Paskapoo Slopes through

Development Permit in Medicine Hill (Ward 6) at 1879 Na' a Drive SW, DP2018-4439

the selection of materials, height of the buildings and adaptation of the building floor plates and elevations to the topography and slope along Na'a Drive SW.

A pedestrian walkway through the development connects Na'a Drive SW to the Paskapoo Slopes at the highest part of the site near the meditation circle. Municipal Reserve flanks the development to the south, east and west. A living street concept (woonerf) is located to the south of the site that provides an amenity space for the residents of the development. A living street is described in the Applicant's Submission (Attachment 4) as a space that includes a change of surface materials to create a space where people, bicycles and vehicles can share the street.

Parking for each of the units is accessed via the internal road, with private garages for each unit. Units facing onto Na'a Drive SW are directly accessible to the street, with landscaping and patio space that provides a strong, integrated street frontage as envisioned in the ASP.

Landscaping

The landscaping design of the site offers value from a cultural and historical perspective. Through extensive archaeological work dating back to 1990, several sites have been identified in the vicinity that demonstrate large and regionally significant bison kill and processing campsites. Through engagement with a Blackfoot Elder, elements of the development reflect the traditional use of the lands and reinforce the historical significance of the location. This includes the use of stamped concrete showing the footprints of animals that would have traversed the Paskapoo Slopes, as well as vegetation such as sage, sweet grass and lavender surrounding the meditation circle to provide a calming environment at the entrance to the Paskapoo Slopes.

All on-site landscaping requirements within the DC Direct Control District have been met or exceeded, except for the minimum landscaping area of 40.0 per cent as described in the Bylaw Relaxations table.

Site Access and Parking

Vehicular access is provided from two points off Na'a Drive SW onto an internal road. From that internal road, each residential unit will have parking that is provided in a private one- or two-car garage, with visitor parking in three locations on-site. Bicycle parking is also provided on site but is not required for the development permit.

Phasing

The development permit proposes 16 phases. The first phase will be for the work done for the internal road, with the following phases for each of the buildings and landscaping occurring in a non-sequential order at the discretion of the applicant.

Development Permit in Medicine Hill (Ward 6) at 1879 Na' a Drive SW, DP2018-4439

Environmental

A Phase I Environmental Site Assessment was conducted at the time of outline plan and land use amendment application. The Environmental Site Assessment indicated that “no issues of potential significant environmental concern were identified”; therefore, further review was not required for this development permit application.

In accordance with the *Canada Olympic Park and Adjacent Lands Area Structure Plan* policies, the project meets high levels of environmental standards and best practices. A letter was submitted by professional biologists that summarizes the best practices taken into consideration.

Transportation

Vehicular access to the development site is provided through access off Sarcee Trail and the Trans-Canada Highway that links into Na'a Drive SW. Bus stops are proposed on either end of the cell along Na'a Drive SW beside the green space and along the regional pathway. The regional pathway is proposed on either side of Na'a Drive SW, connecting the Village District to the Gateway and Commercial Districts. A Transportation Impact Assessment was not required for this application.

Utilities and Servicing

Water, sanitary and storm water mains are available and can accommodate the proposed development of the application. A development site servicing plan will be required prior to release of this development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and advertised online. Additionally, a large public notice was posted at the roundabout between Canada Olympic Drive SW and Na'a Drive SW.

Engagement

At the time of initial submission on 2018 September 17, development permit plans were circulated to the Coach Hill/Patterson Heights, Bowness and West Springs/Cougar Ridge Community Associations and the Wards 1 and 6 Councillor's offices. A response was received from the Coach Hill/Patterson Heights Community Association in support of the application, citing that the density, building colours and landscaping design have been thoughtfully designed (Attachment 6). No other comments were received by citizens or the other community associations as of the CPC report submission date. No concerns were noted by the Ward 1 and 6 Councillor's offices.

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Blackfoot First Nations Engagement

In conformance with the Indigenous Policy Framework for The City of Calgary, a meeting was held on 2018 November 29 to review the initial submission with Blackfoot Elders with the applicants present. Feedback received in this meeting was incorporated by the applicant team and reflected in the submitted amended plans.

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Planned Greenfield with Area Structure Plan area as identified on Map 1: Urban Structure in the MDP. The proposed development supports key objectives of the MDP and CTP by fostering distinctive, complete communities with a strong sense of place, ensuring a choice of housing forms; and promoting site and building design that contributes to high quality living environments.

Canada Olympic Park and Adjacent Lands Area Structure Plan (Statutory – 2005)

The development site is classified as part of the Village District" within the ASP's Land Use Concept Map. The purpose of this area is to accommodate neighbourhood development with careful site layout and building design that seamlessly integrates with the Paskapoo Slopes Natural Area. Policies include ensuring that buildings are oriented along Na'a Drive SW, that buildings do not exceed six stories, and parking is accommodated within structured parking (garages). The ASP also states that public art, signage and other elements of the Village District should reflect the cultural and historic significance of the area to the Blackfoot people, which is reflected in the design of the meditation circle and the living street, as well as the selection of planting material.

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Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways (Non-statutory – 2012)

This is a non-statutory document providing guidance on the composition and design of sites adjacent to entranceways. As shown in Attachment 7, Visual Impact Statement, a portion of the second floors of the development that step and follow the slope can be seen from the Trans-Canada Highway while driving west and are not visible when driving from the east.

Land Use Bylaw and DC Direct Control District

The subject parcel is governed by DC Direct Control District 122D2015 (Attachment 8). The purpose of the DC Bylaw is to provide for multi-residential development in a variety of forms with opportunities for a limited range of support commercial multi-residential uses. The bylaw also contemplates a limited number of single detached and semi-detached dwellings. The DC Bylaw is based on the Multi-Residential – Medium Profile Support Commercial (M-X2) District, with the addition of district rules for the Residential – Grade-Oriented Infill (R-CG) District that apply only to single and semi-detached dwellings. No maximum floor area ratio is identified in the DC Direct Control District and the maximum building height is 21.0 metres.

The development proposes four relaxations to the DC District guidelines as captured within the Bylaw Relaxation table. Administration is supportive of the proposed relaxations and has provided rationale to support the relaxations. It should be noted that the DC Bylaw provides the Development Authority permission to relax any of the rules contained within this DC Direct Control District if it can be demonstrated that the relaxation does not unduly interfere with the use, value and enjoyment of the adjacent properties.

Bylaw Relaxations		
Regulation	Standard	Provided
683 Density	(1) The minimum density for building designated M-X2 district is 60 units per hectare.	Plans indicate 71 (-15) units provided. <i>Administration supportive of relaxation.</i>
551 Specific Rules for Landscaped Areas	(2) Unless otherwise referenced in section 553, a minimum of 40.0 per cent of the area of a parcel must be a landscaped area.	Plans indicate that 37.19% (-2.81%) or 5322.13m ² (-401.46m ²) of the parcel is landscaped. <i>Administration supportive of relaxation.</i>
557 Amenity Space	(b) have no minimum dimensions of less than 2.0 metres.	Plans indicate multiple units provide amenity space with dimensions ranging from 1.90m (-0.10m) to 1.95m (-0.05m). <i>Administration supportive of relaxation.</i>

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	(2) A patio may be located in a setback area between a street-oriented multi-residential building and a property line shared with a street.	Plans indicate patios located within the North setback area on a non-street oriented development. <i>Administration supportive of relaxation.</i>
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Social, Environmental, Economic (External)

The proposed development contributes to housing diversity, encourages social interaction through an enhanced public realm, and will allow for more efficient use of existing infrastructure.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this application.

REASON(S) FOR RECOMMENDATION(S):

Administration is supportive of the proposed multi-residential development located in the Village precinct of Medicine Hill because the application meets the over-arching objectives set forth in the *Municipal Development Plan* and *Calgary Transportation Plan*. The proposal complies with the *Calgary Olympic Park and Adjacent Lands Area Structure Plan* and non-statutory planning guidelines. The proposal meets the intent of the DC Direct Control District with minor bylaw relaxations.

ATTACHMENT(S)

1. Conditions of Approval
2. Development Permit Drawings
3. Medicine Hill Overall Site Plan
4. Applicant's Submission
5. UDRP Comments and Response by the Applicant
6. Coach Hill/Patterson Heights Community Association Letter
7. Visual Impact Statement
8. Direct Control Bylaw 122D2015

Conditions of Approval

Prior to Release Requirements

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

Planning:

1. Submit a total of 8 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

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

- a. 4 of the plan set(s) shall highlight all of the amendments.
- b. 4 detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

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

2. The owner must execute and register an Access Easement Agreement with the City of Calgary over Plan 1612946, Block 2, Lot 13 for the purpose of pedestrian access from Na'a Drive SW to the Paskapoo Slopes as indicated on the approved plans. The agreement and registerable access right of way plan shall be to the satisfaction of the City. A standard template for the agreement and an Instruction Document will be provided by the CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
3. Revise Area Calculations for the townhouses as shown on DP10-01-01 to reflect the increase in area for Building 1 and update the rest of the table accordingly.
4. Amend all relevant plans to include the stamped design and finishing showing animal footprints for the woonerf ("living street") to the satisfaction of the Development Authority.
5. Amend Phasing Plan to indicate first and subsequent phases of development.

Development Engineering:

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

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Conditions of Approval

Development Site Servicing Plans CARL (requirement list)

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

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

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

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

Transportation:

8. A standard bus shelter is to be provided at cost to the applicant for the bus stop Eastbound Na'a Drive S.W. located to the Northeast of the site, which is not shown within drawing scope. Amend plans to extend scope to show this bus stop, which is located Northeast of the site, at the multi-use pathway crossing. Please contact transit planner at (403) 537-7749 for cost estimate for the bus shelter and amend plans accordingly to show the bus stop.

NOTE: Applicant will be responsible for the cost of shelter as they will be benefiting from the transit service. If applicant is not responsible, then proof of payment is required.

9. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

Roads

- a. Construction of 2 new driveway crossings on Na'a Drive S.W.,
- b. Curb realignment at the proposed West driveway crossing on Na'a Drive S.W.,
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Conditions of Approval

10. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to site frontage (if required).

Parks:

11. Amend the Site and Landscape Plans:
- The limit of construction disturbance line added on DP-L1-01 indicates that the adjacent S-UN – Special Purpose – Urban Nature (ER – Environmental Reserve) will be affected. A LOC (License of Occupation) or LCD (Landscape Construction Drawing) is needed to facilitate this process. Contact the CPAG Parks Generalist to discuss.
 - Indicate, via a label, the adjacent S-SPR – Special Purpose – School, Park and Community Reserve (MR – Municipal Reserve) and S-UN – Special Purpose – Urban Nature (ER – Environmental Reserve).
 - Indicate, via a label, the existing trails on the adjacent MR/ER
 - Indicate, via a label, that the private pathway connection to the existing trail and re-alignment of the trail will be field fit with Parks Urban Conservation and the Parks Coordinator – Development.
12. The Site Servicing Plan (C01.0) Grading Plan (Drawing No. C02.0) shows the construction boundary extending into the adjacent MR/ER. Enter into a LOC (License of Occupation) or LCD (Landscape Construction Drawing) to facilitate this process.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

13. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
14. No changes to the approved plans shall take place unless authorized by the Development Authority.
15. A Development Completion Permit shall be issued for each phase; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.

Conditions of Approval

16. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
17. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
18. Upon completion of the main floor of each building proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
19. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
20. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
21. The Access Easement Agreement for the purpose of pedestrian access shall remain over Plan 1612946, Block 2, Lot 13 to secure access from Na'a Drive SW to the Paskapoo Slopes as shown on the approved plans until such time as required by the Development Authority or extinguished with the consent of the Development Authority obtained through an application in writing to the Development Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.
22. This approval recognizes 16 phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
23. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.
24. The stamped asphalt incorporating images related to the Blackfoot First Nations shall be provided at the final lift stage of asphalt as noted on the Phasing Plan before issuance of the Development Completion Permit. Such stamped asphalt shall be retained throughout the lifetime of the development unless otherwise agreed to in writing by the Development Authority.
25. The landscaping shown on the approved plans shall be provided as shown on the Phasing Plan before issuance of the Development Completion Permit. Any species which die shall be replaced with like for like species the following planting season. Such landscaping shall be retained throughout the lifetime of the development unless otherwise agreed to in writing by the Development Authority.

Conditions of Approval

Development Engineering:

26. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
- Post Grading Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 6458), dated June 30, 2016.
 - Geotechnical Slope Stability Evaluation and Hydrogeological Review Trinity Hills Development, prepared by McIntosh Lalani Engineering Ltd. (File No 6458), dated May 2014.
 - Geotechnical Report, The Village At Medicine Hills – Block E, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8764), dated January 30, 2019.
27. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

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

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

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

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

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary

Conditions of Approval

Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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

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

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

Transportation:

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

Conditions of Approval

Parks:

37. Prior to construction, contact the Parks CPAG Generalist to arrange an on-site meeting with Parks Urban Conservation and the Parks Coordinator – Development to field fit proposed private pathway tie-in to the existing public pathway/trail within the ER.
38. Throughout the development process, adhere to the mitigation measures outlined in the *Trinity Hills Development Lands Biophysical Impact Assessment* by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
39. Any damage to public parks, boulevards, trees or existing Regional/Local pathways or trails resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-4760 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 for an inspection.

40. A 1.2 m high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve/environmental reserve.
41. There shall be no construction access through the adjacent municipal reserve/environmental reserve lands.
42. Public trees located on the municipal reserve/environmental reserve adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
43. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 for an inspection.
44. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.
45. Stormwater or other drainage from the development site onto the adjacent municipal reserve/environmental reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks

Conditions of Approval

and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 for an inspection.

Development Permit Plans

VILLAGE AT MEDICINE HILL - SITE "E"

LEGAL: LOT 13, BLOCK 2, PLAN 161 2946
1879 NA'A DRIVE SW, CALGARY, ALBERTA

ARCHITECTURAL

NORR
SUITE 2300, 411 - 1ST STREET., SE.
CALGARY, AB, T2G 4Y5
P: 403-264-4000
F: 403-269-7215

CIVIL

URBAN SYSTEMS
SUITE 101, 134 11TH AVENUE SE
CALGARY, ALBERTA
T2G 0X5
P: 403-291-1193

LANDSCAPE

NORR
411 - 1ST STREET SE
CALGARY, AB, T2G 4Y5
P: 403-264-4000
F: 403-269-7215

CLIENT

METROPIA
2300 Yonge Street, Suite 807
Toronto, ON, M4P 1E4

DRAWING SET INFORMATION

ISSUED FOR DTR2: 25/02/2019
NORR PROJECT NUMBER: NCCA17-0069

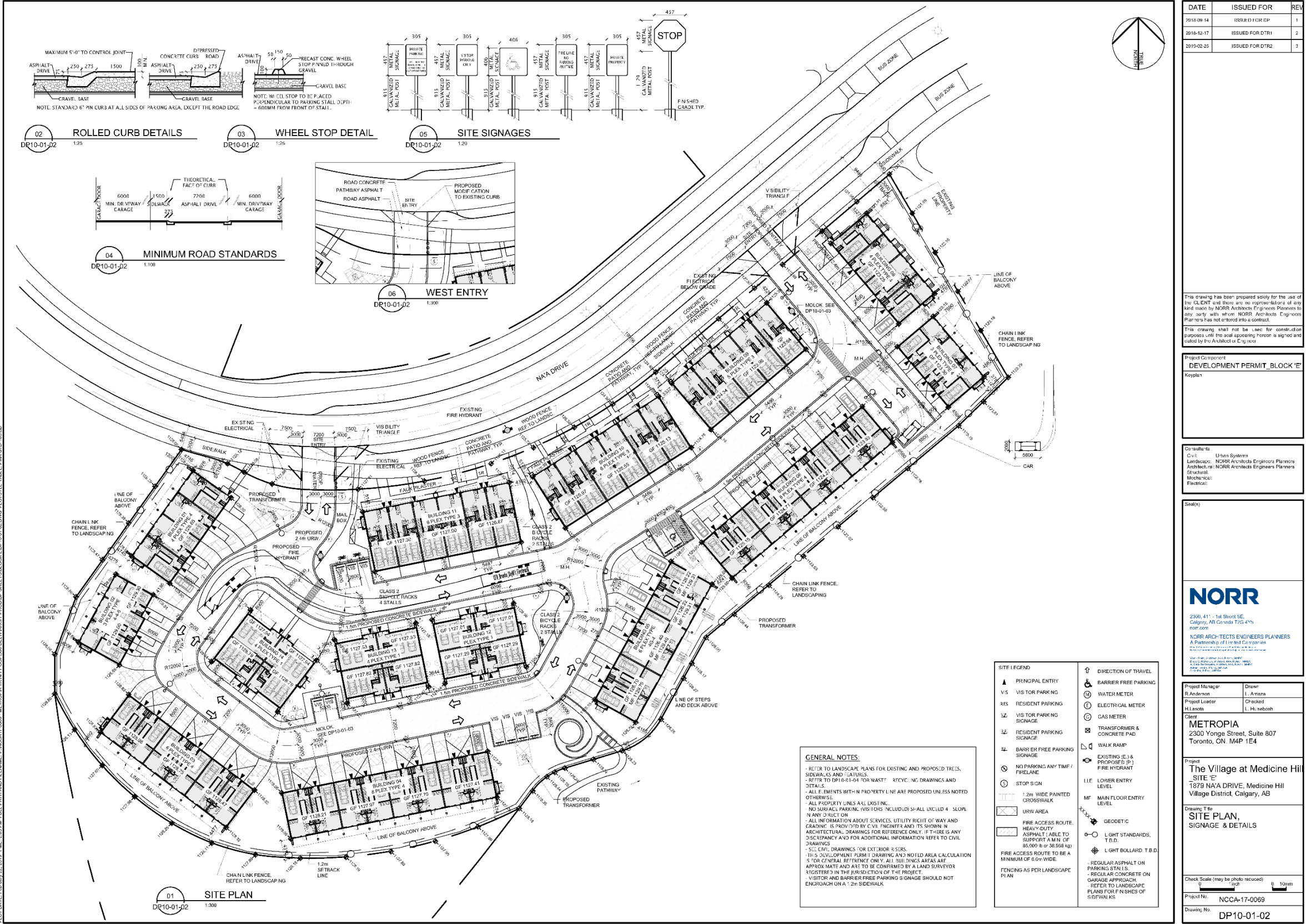
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A. Silvio Basso, Architect, AIA, B.Arch, MAIBC
Adrian Tosiello, P.Eng., APEGA
Chris Pals, P.Eng., APEGA

ARCHITECTURAL			CIVIL		
DP-10-01-01	SITE INFORMATION & STATISTICS, VICINITY PLAN, OVERALL PLAN	DP-20-10-01	BUILDING 10 FLOOR PLANS & ROOF PLAN	DP-30-11-01	BUILDING 11 ELEVATIONS
DP-10-01-02	SITE PLAN, SIGNAGE & DETAILS	DP-20-11-01	BUILDING 11 FLOOR PLANS & ROOF PLAN	DP-30-12-01	BUILDING 12 ELEVATIONS
DP-10-01-04	WASTE & RECYCLING	DP-20-12-01	BUILDING 12 FLOOR PLANS & ROOF PLAN	DP-30-13-01	BUILDING 13 ELEVATIONS
DP-20-01-01	BUILDING 01 FLOOR PLANS & ROOF PLAN	DP-20-13-01	BUILDING 13 FLOOR PLANS & ROOF PLAN	DP-30-14-01	BUILDING 14 ELEVATIONS
DP-20-02-01	BUILDING 02 FLOOR PLANS & ROOF PLAN	DP-20-14-02	BUILDING 14 FLOOR PLANS & ROOF PLAN	DP-45-01-01	UNIT 01 - INT PLANS
DP-20-03-01	BUILDING 03 FLOOR PLANS & ROOF PLAN	DP-30-01-01	BUILDING 01 ELEVATIONS	DP-45-01-02	UNIT 01 - END PLANS
DP-20-04-01	BUILDING 04 FLOOR PLANS	DP-30-02-01	BUILDING 02 ELEVATIONS	DP-45-03-01	UNIT 03 - INT PLANS
DP-20-04-02	BUILDING 04 FLOOR PLAN & ROOF PLAN	DP-30-03-01	BUILDING 03 ELEVATIONS	DP-45-03-02	UNIT 03 - END PLANS
DP-20-05-01	BUILDING 05 FLOOR PLANS & ROOF PLAN	DP-30-04-01	BUILDING 04 ELEVATIONS	DP-45-04-01	UNIT 04 - INT & END PLANS
DP-20-06-01	BUILDING 06 FLOOR PLANS	DP-30-05-01	BUILDING 05 ELEVATIONS	DP-45-04-02	UNIT 04C - INT & END PLANS
DP-20-06-02	BUILDING 06 FLOOR PLAN & ROOF PLAN	DP-30-06-01	BUILDING 06 ELEVATIONS	DP-45-04-03	UNIT 04S - INT & END PLANS
DP-20-07-01	BUILDING 07 FLOOR PLANS & ROOF PLAN	DP-30-07-01	BUILDING 07 ELEVATIONS		
DP-20-08-01	BUILDING 08 FLOOR PLANS & ROOF PLAN	DP-30-08-01	BUILDING 08 ELEVATIONS		
DP-20-09-01	BUILDING 09 FLOOR PLANS & ROOF PLAN	DP-30-09-01	BUILDING 09 ELEVATIONS		
		DP-30-10-01	BUILDING 10 ELEVATIONS		
			LANDSCAPE		
			DP-L0-00	LANDSCAPE STATS PLAN	
			DP-L1-00	OVERALL LANDSCAPE PLAN	
			DP-L1-01	LANDSCAPE PLAN @ MEDITATION CIRCLE	
			DP-L2-00	LANDSCAPE DETAILS	
			DP-L2-01	LANDSCAPE SECTIONS	

Development Permit Plans

Development Permit Plans

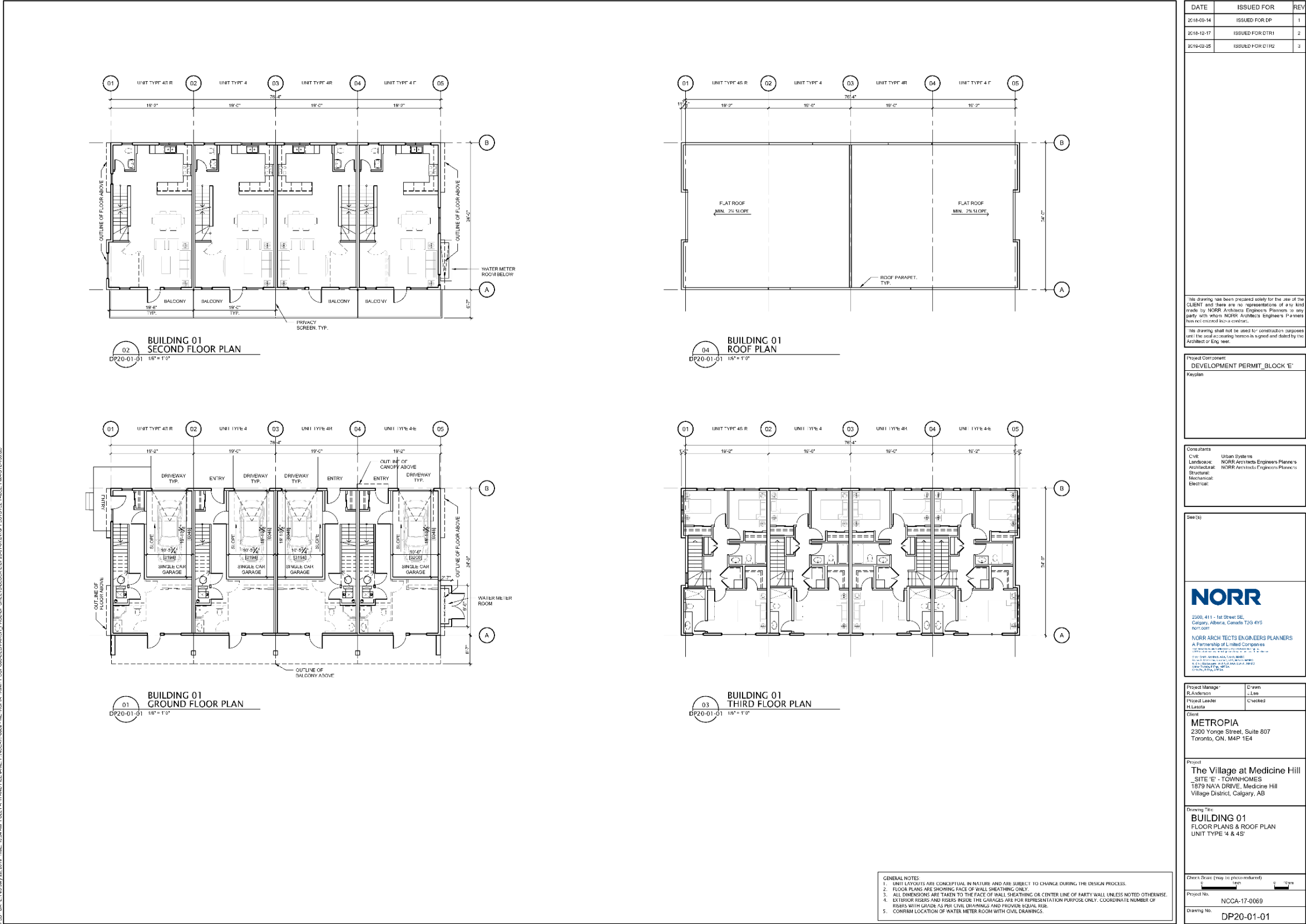


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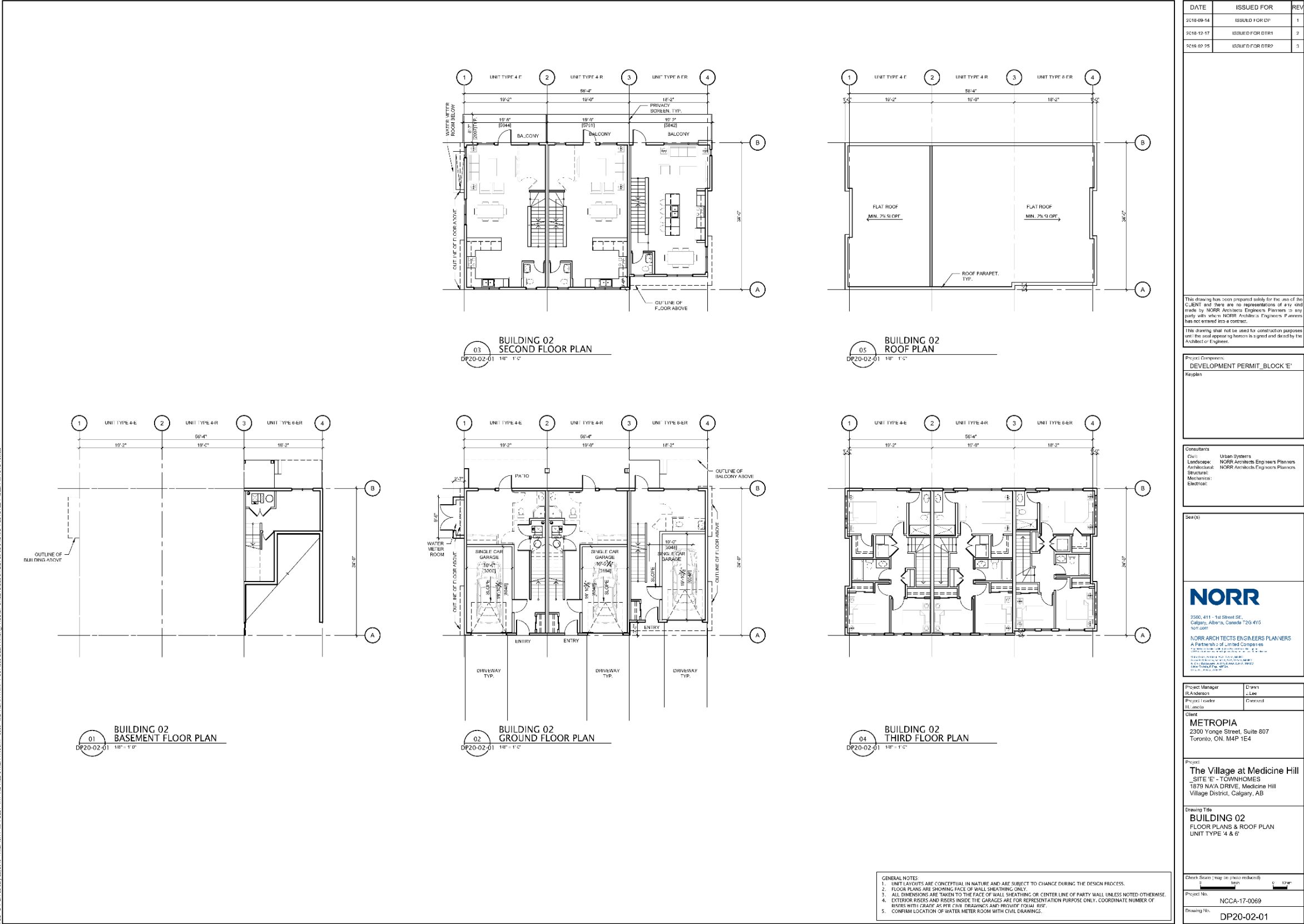


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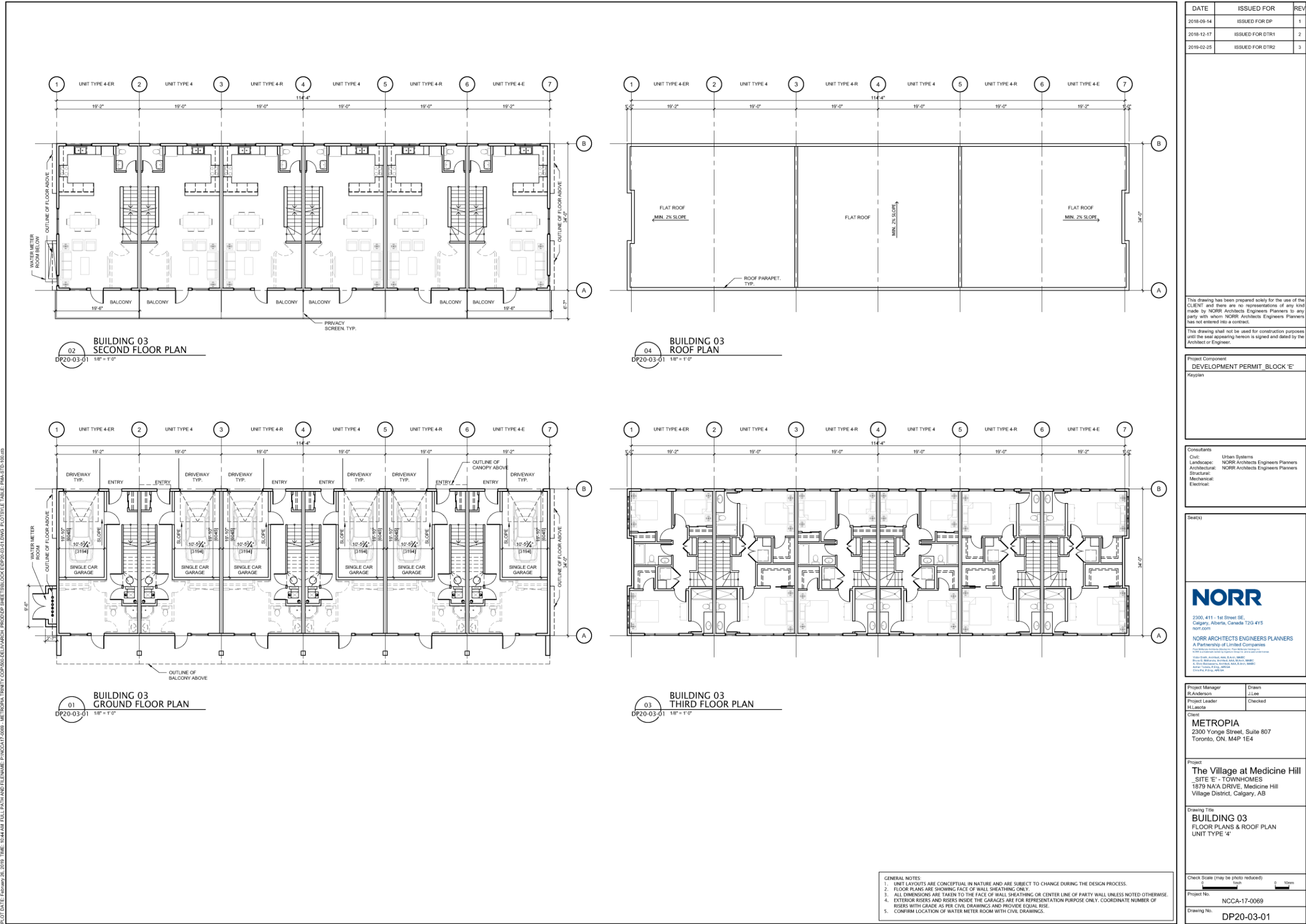
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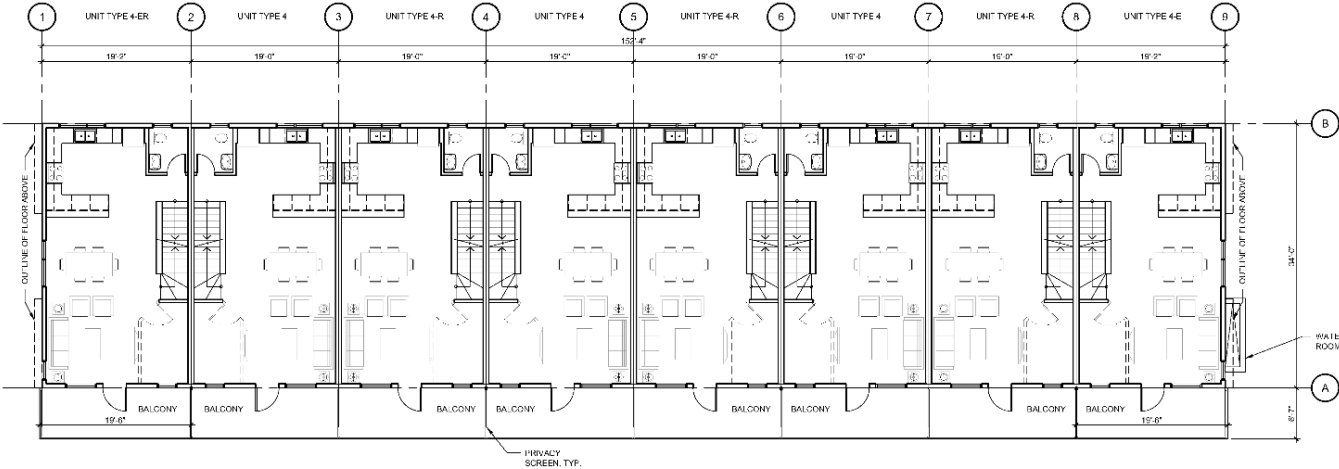
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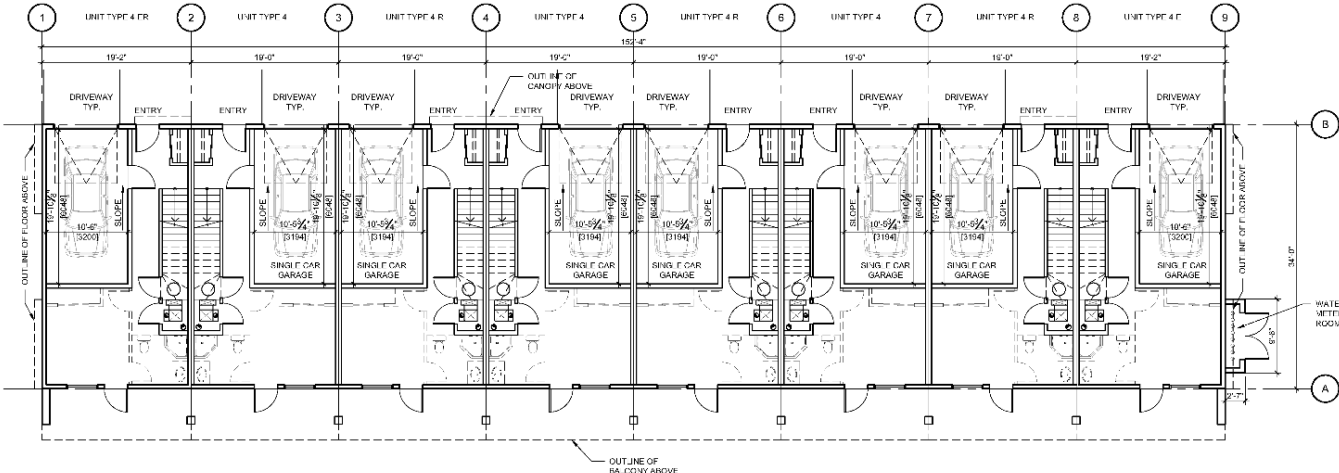
Development Permit Plans



Development Permit Plans



02 BUILDING 04
SECOND FLOOR PLAN
DP20-04-01 1/8" 1" 0"



BUILDING 04
GROUND FLOOR PLAN

- GENERAL NOTES:**
1. UNIT LAYOUTS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE DURING THE DESIGN PROCESS.
 2. FLOOR PLANS ARE SHOWING FACE OF WALL SHEATHING ONLY.
 3. ALL DIMENSIONS ARE TAKEN TO THE FACE OF WALL SHEATHING OR CENTER LINE OF PARTY WALL UNLESS NOTED OTHERWISE.
 4. EXTERIOR RISERS AND RISERS INSIDE THE GARAGES ARE FOR REPRESENTATION PURPOSE ONLY. COORDINATE NUMBER OF RISERS WITH GRADE AS PER CIVIL DRAWINGS AND PROVIDE EQUAL RISER.
 5. CONFIRM LOCATION OF WATER METER ROOM WITH CIVIL DRAWINGS.

DATE	ISSUED FOR	R
2018-09-14	ISSUED FOR DP	
2018-12-17	ISSUED FOR DTR1	
2019-02-25	ISSUED FOR DTR2	

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This drawing shall not be used for construction purposes until the seal appearing hereon is a grid and dated by Architect or Engineer.

Project Components:	DEVELOPMENT PERMIT_BLOCK 'E'
Keyplan	

Civil: Urban Systems
Landscape: NORR Architects Engineers Planners
Architectural: NORR Architects Engineers Planners
Structural:
Mechanical:
Electrical:

See(s)

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Calgary, Alberta, Canada T2G 4Y5
907-6066

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in Planning

Project Manager R.Anderson	Drawn J.Lee
Project Leader H.Lewis	Command

Client
METROPIA
2300 Yonge Street, Suite 807
Toronto, ON, M4P 1E4

Project
The Village at Medicine Hill
_SITE 'E' - TOWNHOMES
1879 NA'A DRIVE, Medicine Hill
Village District, Calgary, AB

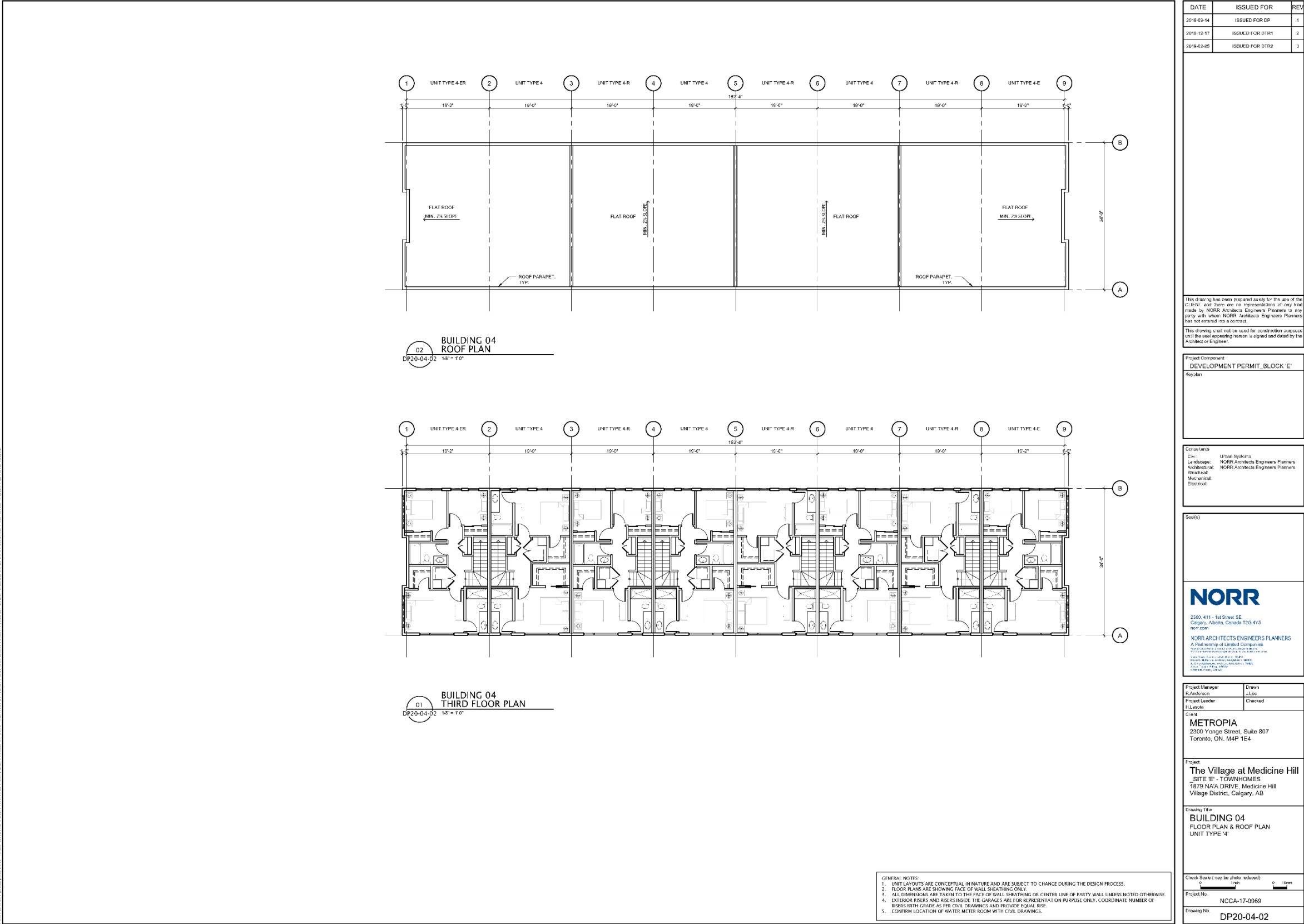
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FLOOR PLANS
UNIT TYPE '4'

Check Strain (may be photo reduced)

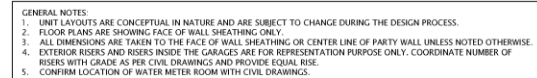
Project No.	NCCA-17-0069
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Drawing No. DP20-04-01

Development Permit Plans

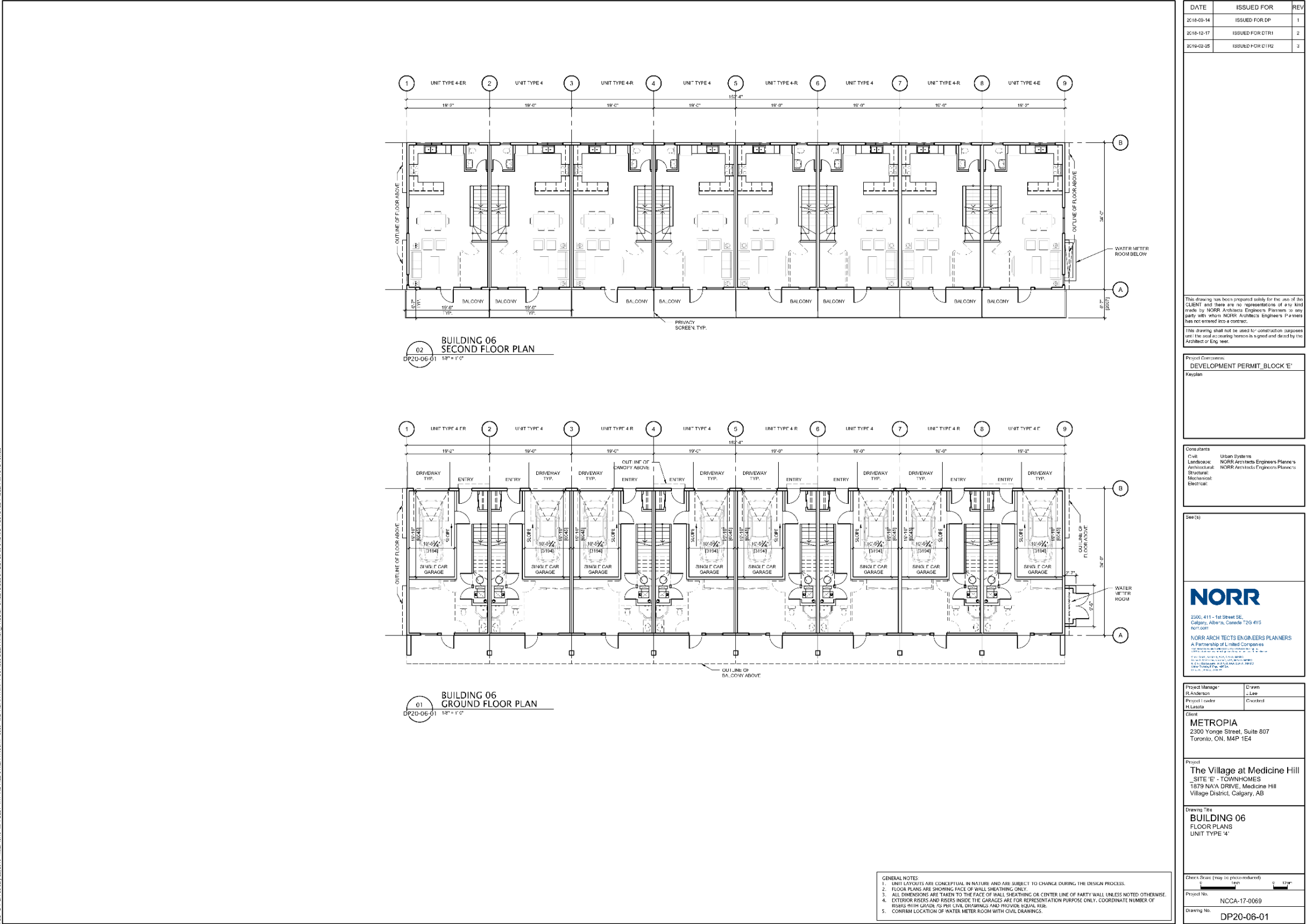


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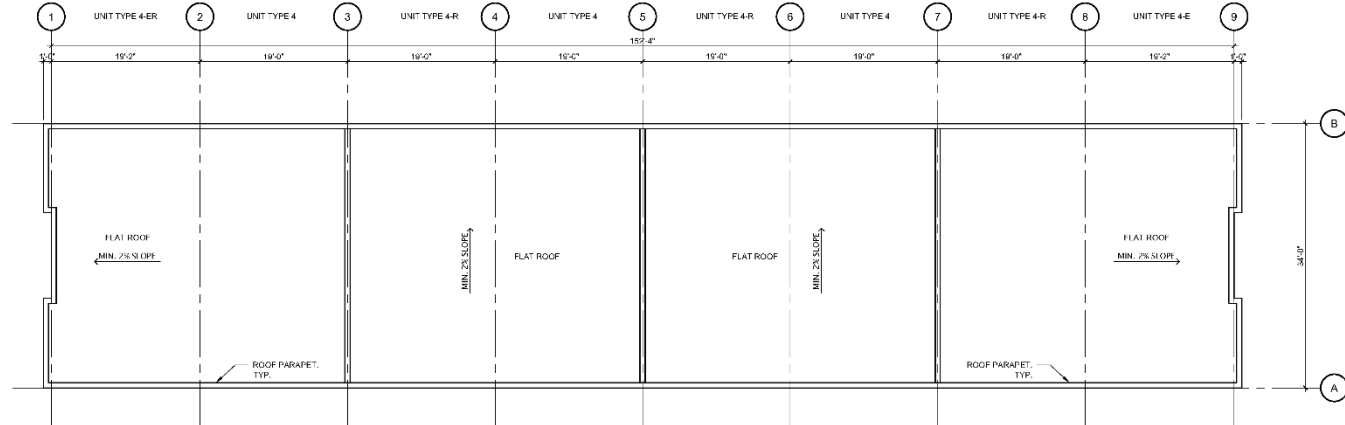


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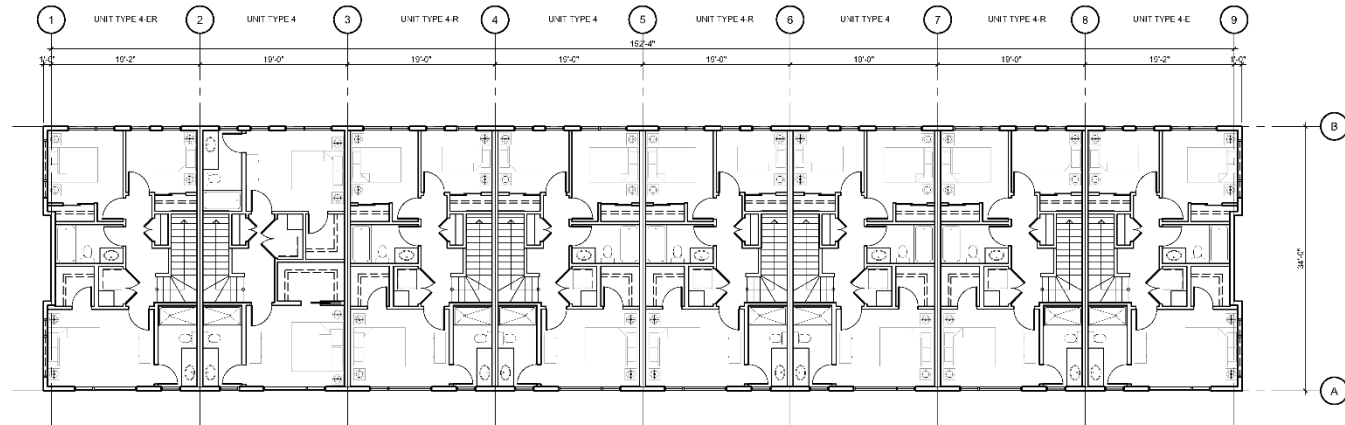
Development Permit Plans



Development Permit Plans



02
DP20-06-02 1/8" = 1' 0"



01
BUILDING 06
THIRD FLOOR PLAN
DB20-06-02 1/8" = 1'-0"

- GENERAL NOTES:
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2019-02-25	ISSUED FOR DTR2	3

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Project Component	DEVELOPMENT PERMIT_BLOCK 'E'
-------------------	------------------------------

Keyolan

Consultants	
Civil:	Urban Systems
Landscape:	NORR Architects Engineers Planners
Architectural:	NORR Architects Engineers Planners
Structural:	
Mechanical:	
Electrical:	

Soul(s)

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Calgary, Alberta, Canada T2G 4Y5
norr.com

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Norm MacLennan, P. Eng., P. Arch., P. Eng. (Canada), P. Eng. (Ontario)
Norm MacLennan is a registered professional engineer and architect in the province of Alberta and Ontario. He has over 20 years of experience in the design and construction of industrial and commercial buildings, process plants, and infrastructure projects.

David Smith, P. Eng., P. Arch., P. Eng. (Canada), P. Eng. (Ontario)
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Project Manager R.Anderson	Drawn J.Lee
Project Leader	Checked

Client
METROPIA
2300 Yonge Street, Suite 807
Toronto, ON. M4P 1E4

Project
The Village at Medicine Hill
_SITE 'E' - TOWNHOMES
1879 NA'A DRIVE, Medicine Hill
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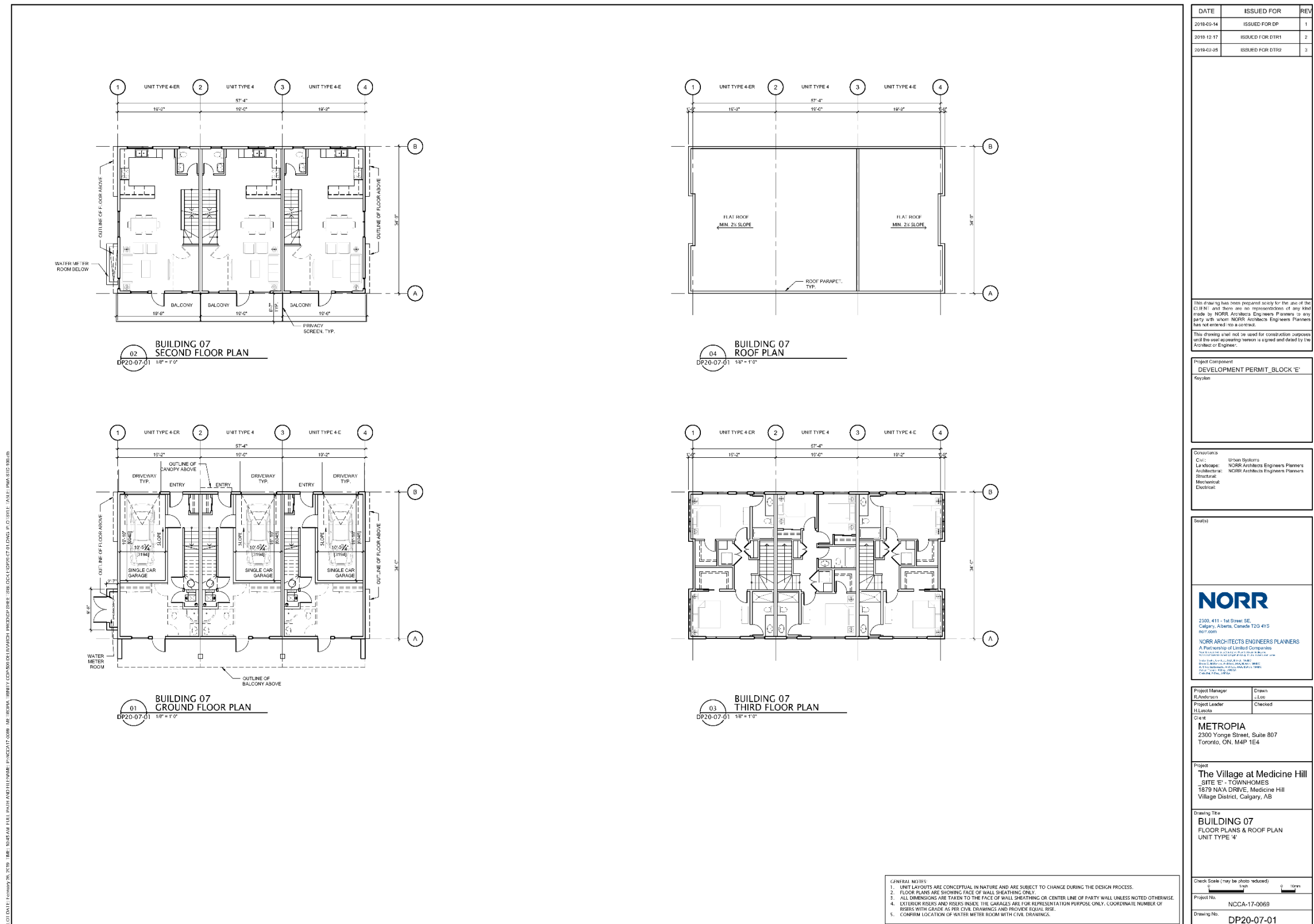
Drawing Title
BUILDING 06
FLOOR PLAN & ROOF PLAN
'UNIT TYPE '4'

Check Scale (may be photo reduced)

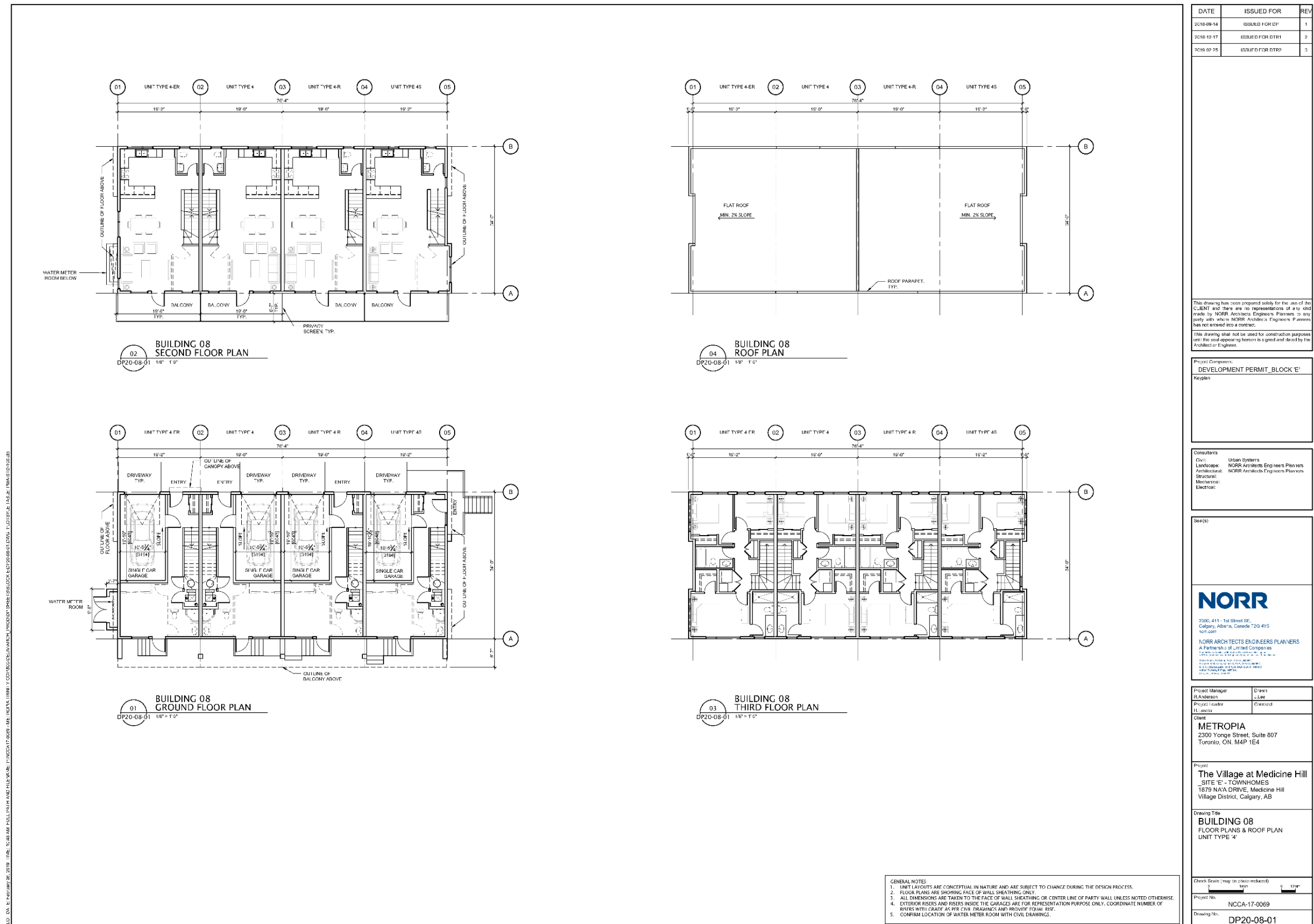
Project No. NCCA-17-0069

Drawing No. DP20-06-02

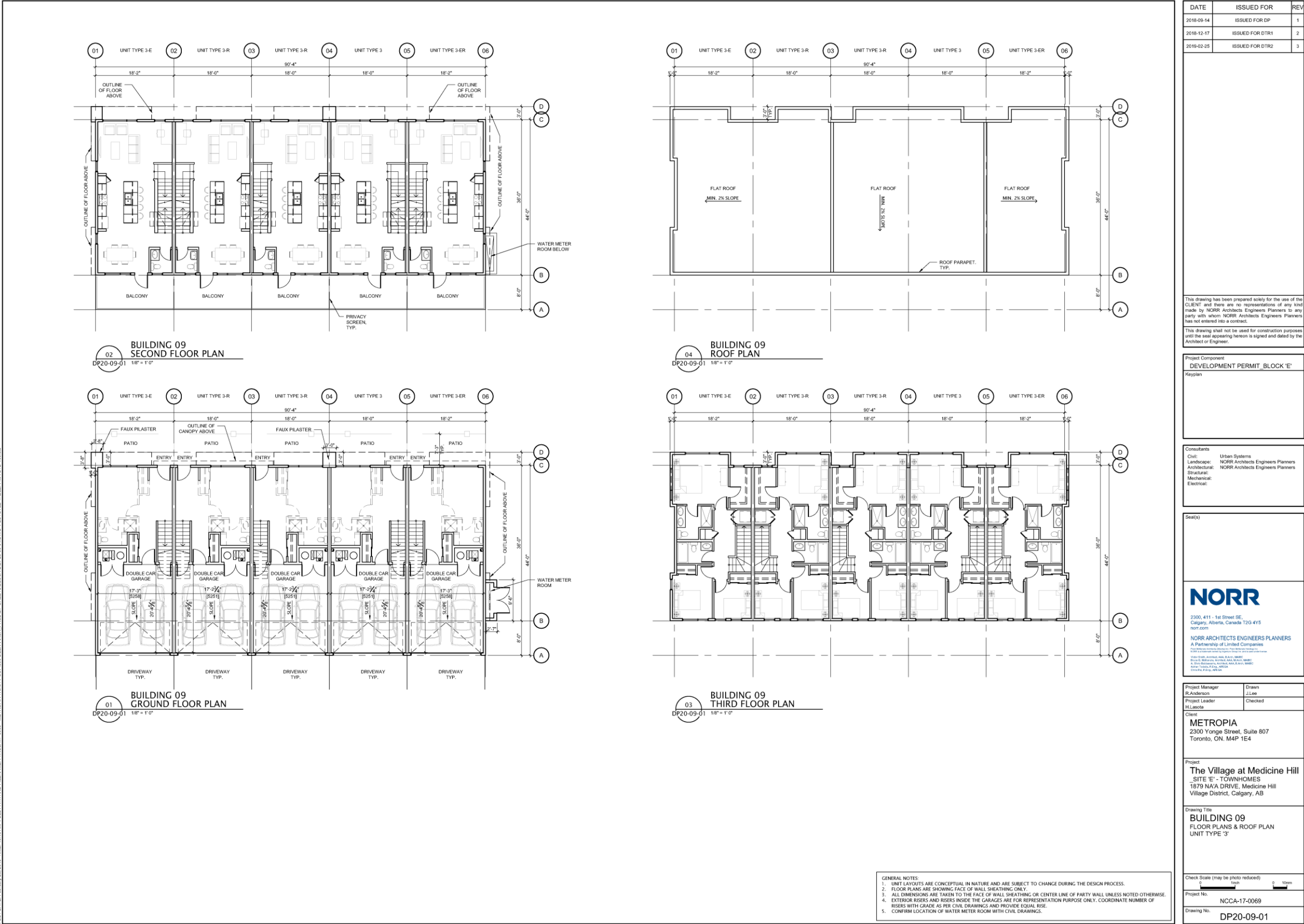
Development Permit Plans



Development Permit Plans



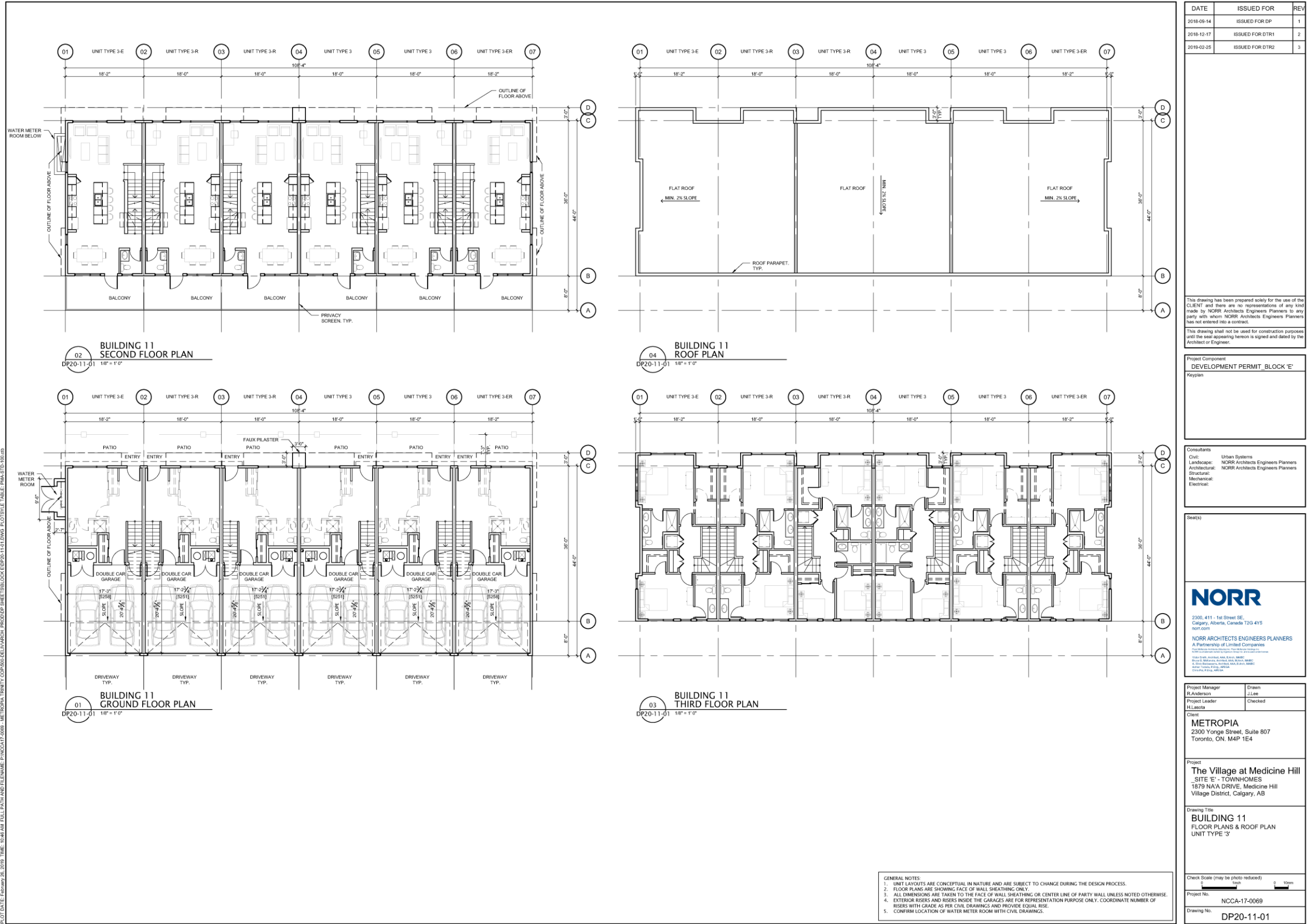
Development Permit Plans



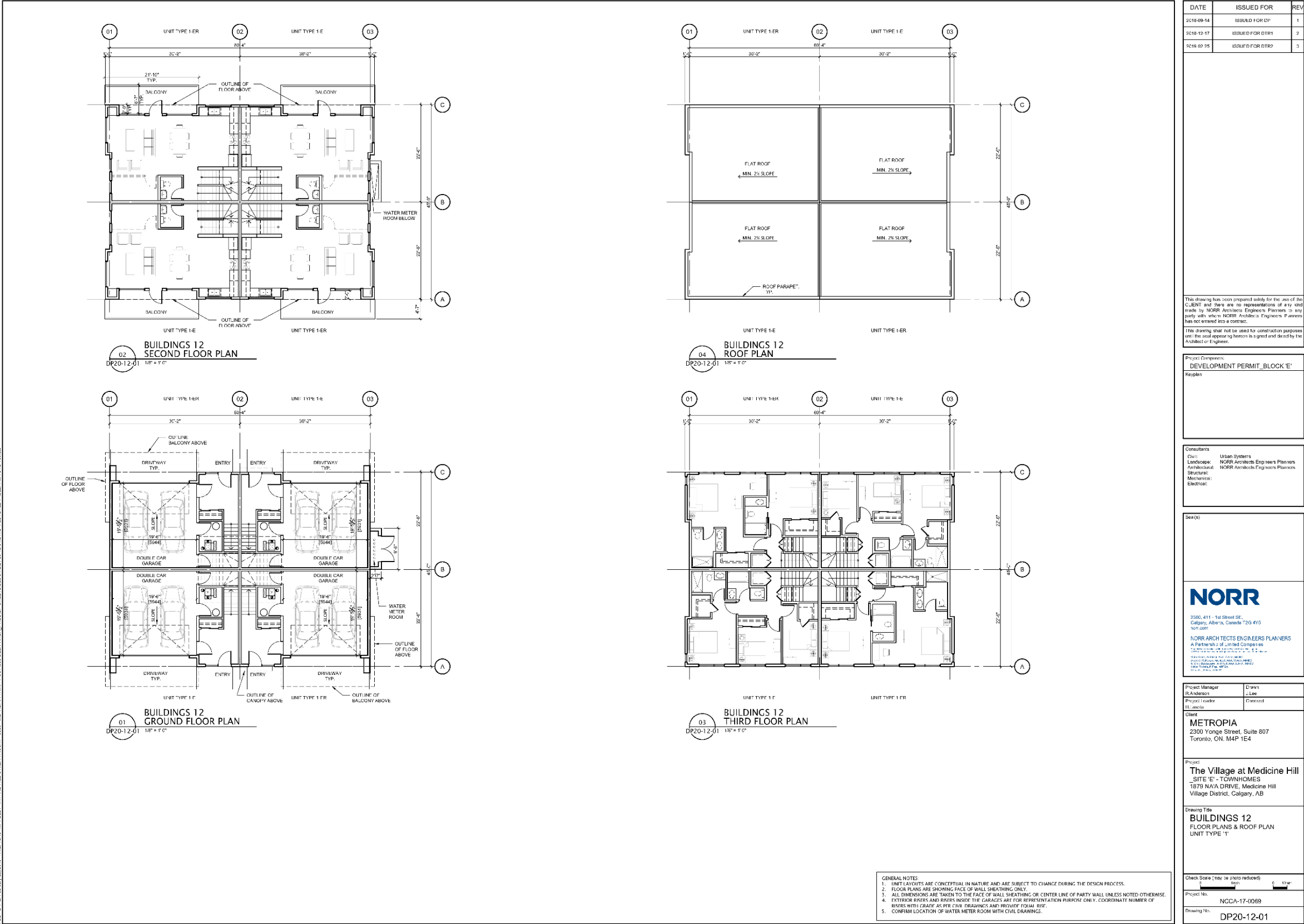
Development Permit Plans



Development Permit Plans



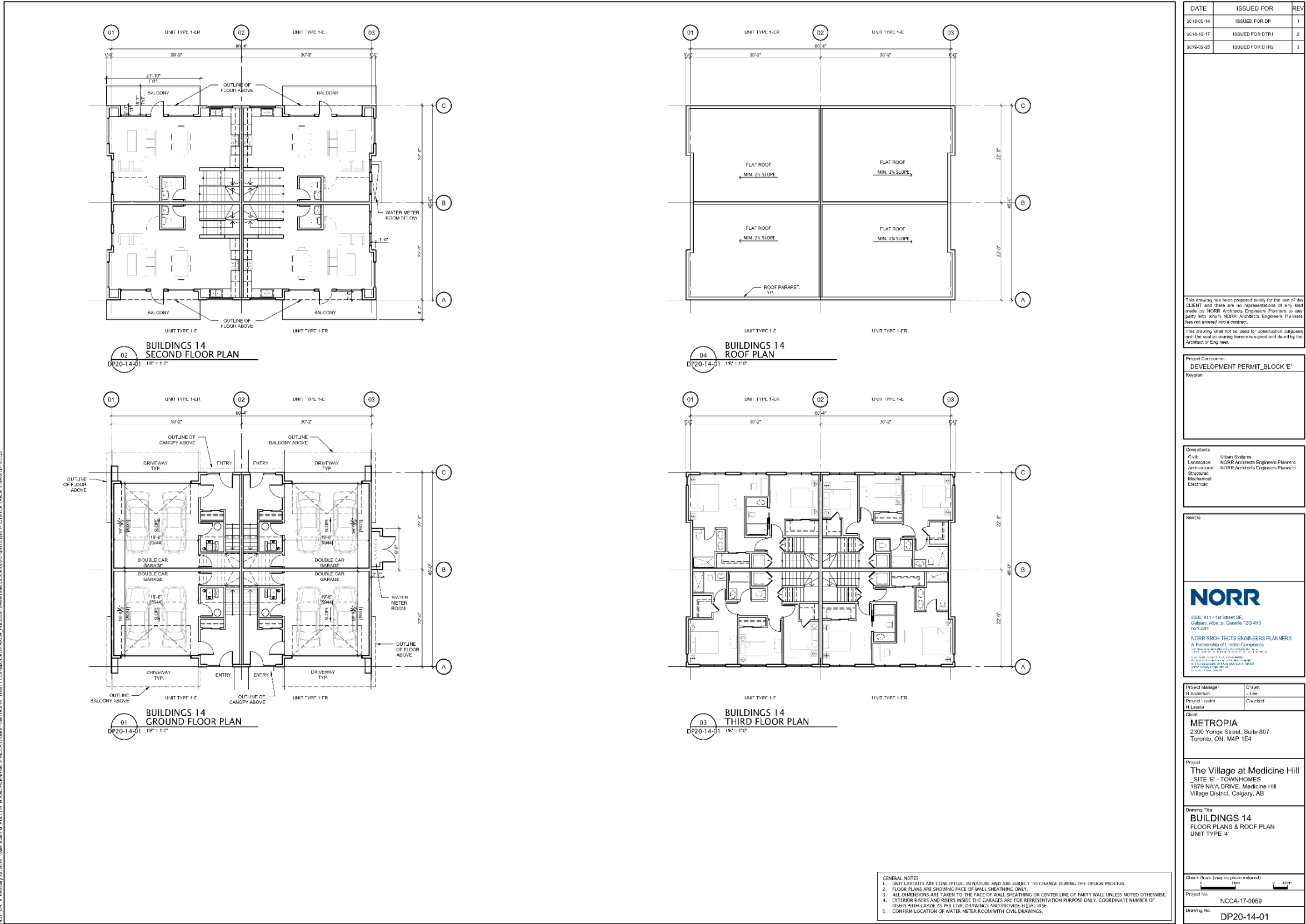
Development Permit Plans



Development Permit Plans



Development Permit Plans



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Development Permit Plans



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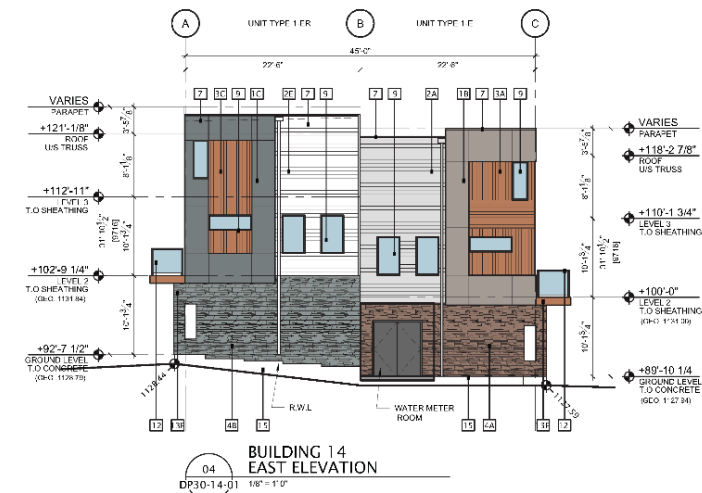
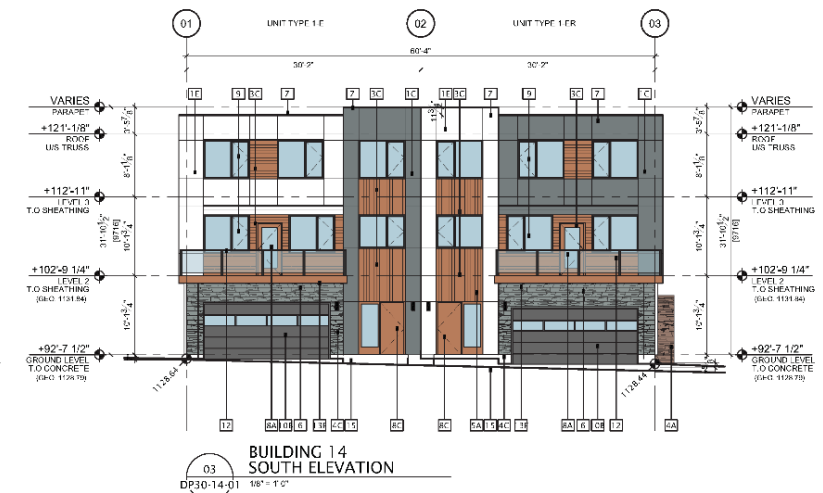
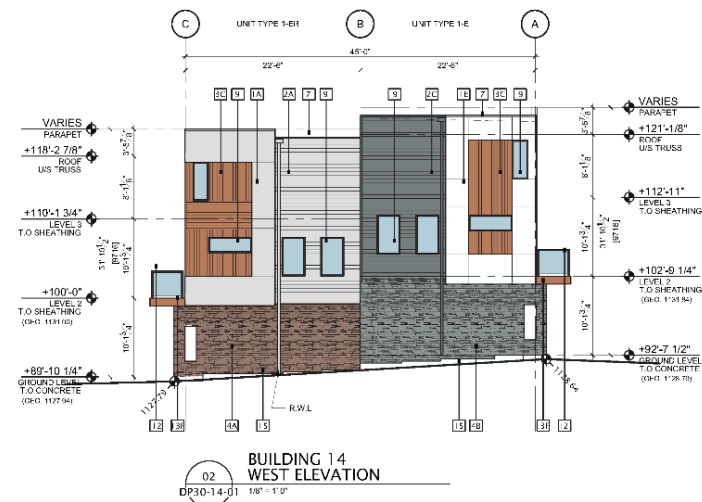
Development Permit Plans



Development Permit Plans



Development Permit Plans



MATERIAL LEGEND			
1	MATERIAL: FIBRE CEMENT PANEL CW EASY TRIM COLOUR: REFER TO LETTER BE-0J	6	MATERIAL: WOOD GRAIN SOFFIT COLOUR: TO MATCH WOOD PANEL
A. LIGHT GRAY		7	MATERIAL: FRP FINISHED METAL FLASING COLOUR: TO MATCH ADJACENT SIDING
B. MEDIUM GRAY		8	MAIN ENTRANCE DOOR COLOUR: REFER TO LETTER BELOW
C. DARK GRAY		A. FAUX WOOD FRAME W/ CLEAR GLAZING	
D. DARK BROWN		B. BLACK FRAME W/ CLEAR GLAZING	
E. WHITE		C. FAUX WOOD FRAME	
2	MATERIAL: FIBRE CEMENT LAP SIDING (SMOOTH) COLOUR: REFER TO LETTER BE-0J	9	WINDOW COLOUR: BLACK FRAME W/ GLAZING
A. LIGHT GRAY		10	HOLLOW METAL CW GARAGE DOOR COLOUR: REFER TO LETTER BELOW
B. MEDIUM GRAY		A. FAUX WOOD W/ FROSTED GLAZING PANELS	
C. DARK GRAY		B. BLACK FRAME W/ FROSTED GLAZING PANELS	
D. DARK BROWN		11	PATIO DOOR COLOUR: REFER TO LETTER BELOW
E. WHITE		A. FAUX WOOD FRAME W/ C. FAR GLAZING	
3	MATERIAL: WOOD GRAIN PANEL COLOUR: REFER TO LETTER BE-0J	B. BLACK FRAME W/ CLEAR GLAZING	
A. FIR		12	BAZOOKY RAILING COLOUR: BLACK METAL FINISH W/ C. FAR GLAZING
B. CEDAR			
C. PECAN		13	MATERIAL: HARDIE BOARD TRIM FASCIA COLOUR: REFER TO LETTER BE-0J
4	MATERIAL: STONE VENEER COLOUR: REFER TO LETTER BE-0J	A. LIGHT GRAY	
A. BITTEROOT		B. MEDIUM GRAY	
B. DRIFTWOOD		C. DARK GRAY	
C. ALPINE		D. DARK BROWN	
5	MATERIAL: WOOD CLAD CANOPY COLOUR: REFER TO LETTER BE-0J	E. WHITE	
A. FAUX WOOD		F. PAUX WOOD	
B. BLACK		14	MATERIAL: HARDIE BOARD COLOUR: REFER TO LETTER BELOW
		A. LIGHT GRAY	
		B. MEDIUM GRAY	
		C. DARK GRAY	
		D. DARK BROWN	
		E. WHITE	
		15	PARGING
		16	PRIVACY SCREEN, TYP.
		17	EXT. LIGHTING, TYP. COLOUR: BLACK

DATE	ISSUED FOR	REV
2018-09-14	ISSUED FOR DP	1
2018-12-17	ISSUED FOR DTR1	2
2019-02-25	ISSUED FOR DTR2	3

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Project Component	DEVELOPMENT PERMIT_BLOCK 'E'
Keyplan	

Consultants	
Civil:	Urban Systems
Landscape:	NORR Architects Engineers Planners
Architecture:	NORR Architects Engineers Planners
Structural:	
Mechanical:	
Electrical:	

Seal(s)

[illegible]

Project Manager R. Anderson	Drawn J. Lee
Project Leader H. Brown	Checked J. Lee

Client:
METROPIA
2300 Yonge Street, Suite 807
Toronto, ON, M4P 1E4

Project
The Village at Medicine Hill
_SITE 'E' - TOWNHOMES
1879 NA'A DRIVE, Medicine Hill
Village District, Calgary, AB

Drawing Title
BUILDING 14
ELEVATIONS

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0 1 inch C 12mm

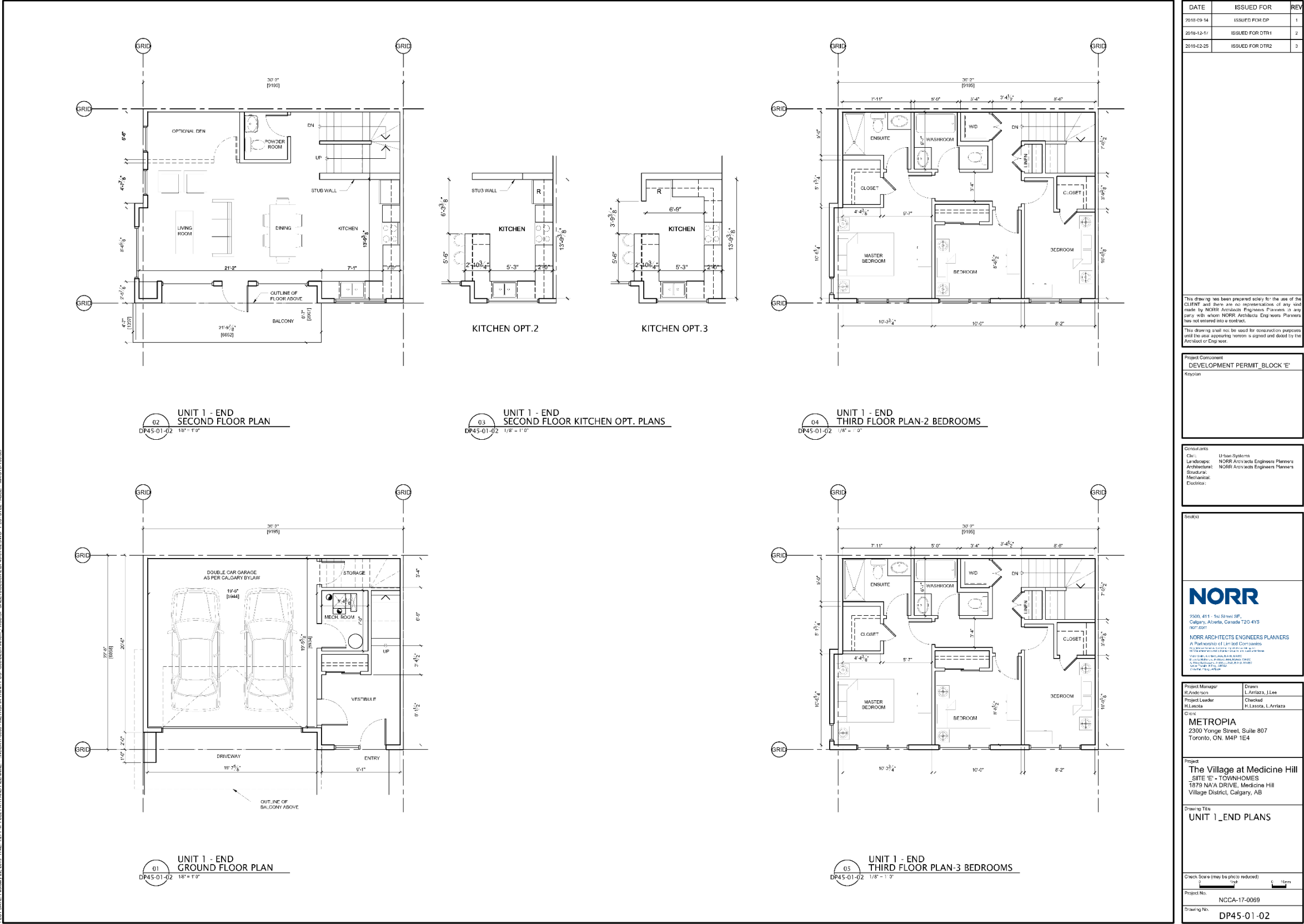
Project No. NCCA-17-0069

Drawing No. DP30-14-01

Development Permit Plans



Development Permit Plans



DATE	ISSUED FOR	REV
2018-09-14	ISSUED FOR DP	1
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Project Component	
DEVELOPMENT PERMIT - BLOCK 'E'	
Koyuan	

Consultants	
Civil:	Urban Systems
Landscape:	NORR Architects Engineers Planners
Architectural:	NORR Architects Engineers Planners
Structural:	
Mechanical:	
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Seal(s)

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Project Manager:	Drawn:
R. Anderson	L. Arriaza, J. Lee
Project Leader:	Checked:
H. Lavoie	H. Lavoie, L. Arriaza

Civil:

METROPIA
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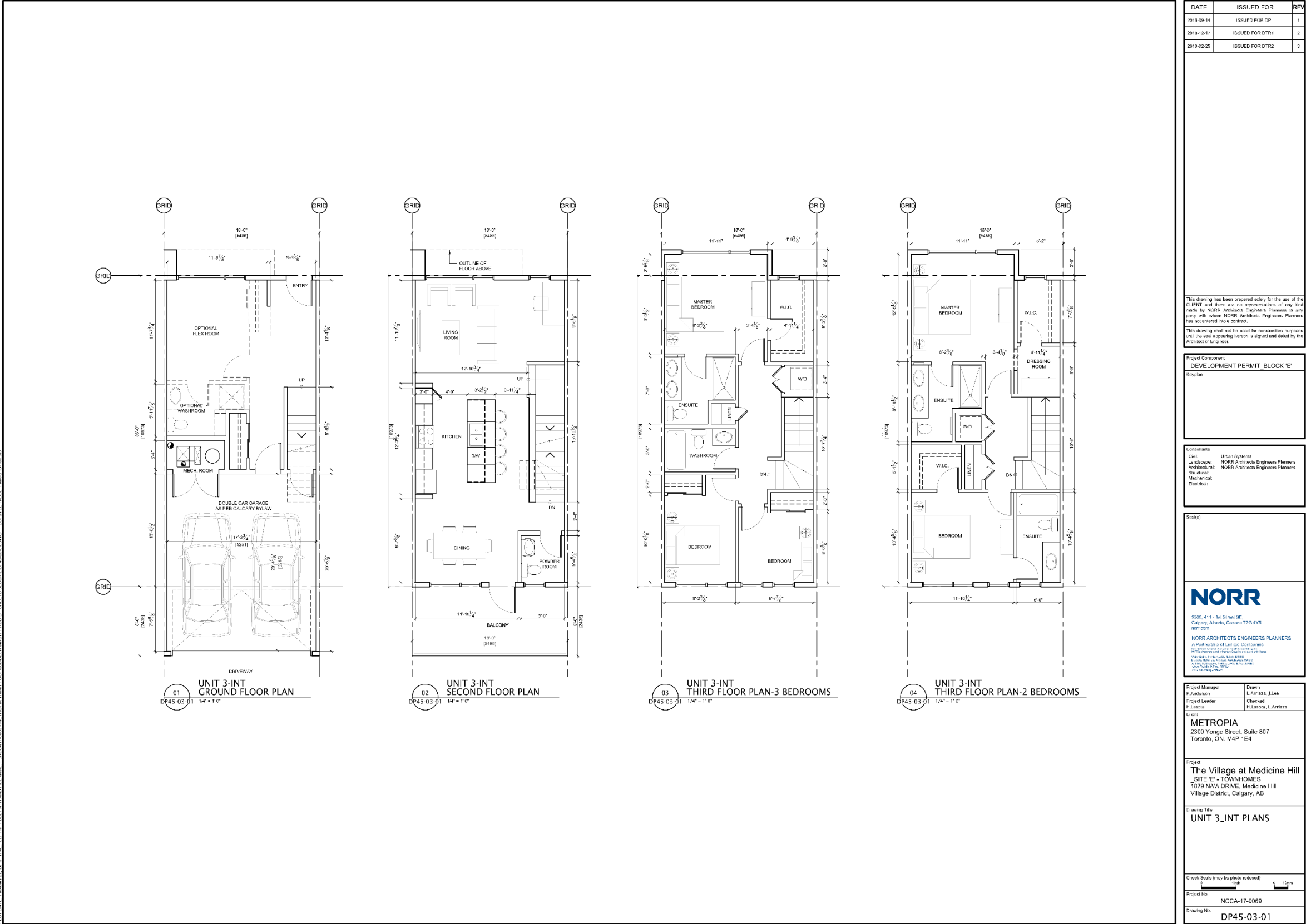
Project	
The Village at Medicine Hill	
SITE 'E' - TOWNHOUSES	
1875 NAVA DRIVE, Medicine Hill	
Village District, Calgary, AB	

Drawing Title	
UNIT 1-END PLANS	

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Project No.	NCCA-17-0069
Drawing No.	DP45-01-02

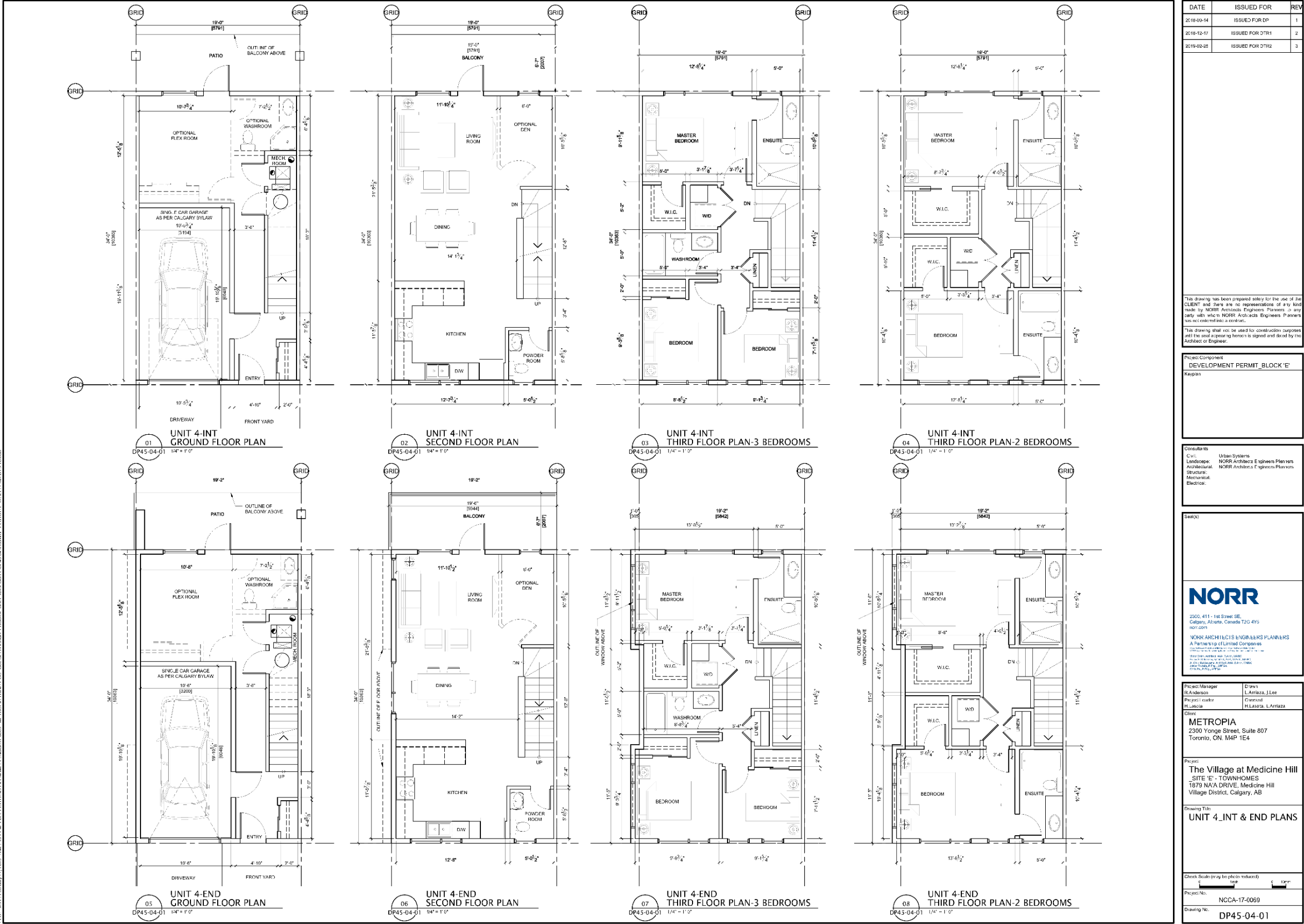
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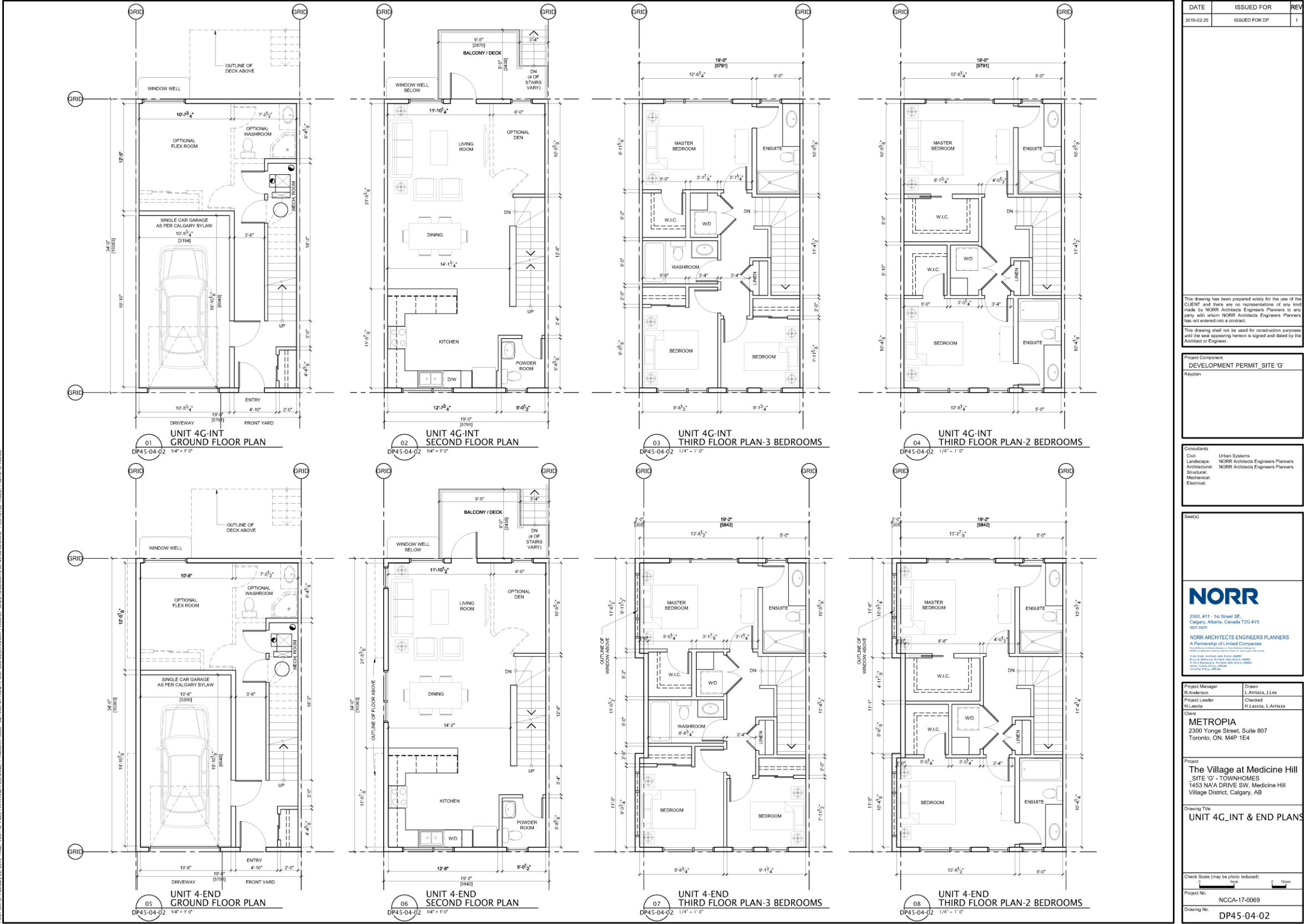
Development Permit Plans



Development Permit Plans



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NOT DATE: 2019-02-25 12:00 PM FULL PATH AND PLANS: 1/4" = 1' 0" METROPIA: 2300 YONGE STREET, SUITE 807 TORONTO, ON M4P 1E4

DATE	ISSUED FOR	REV
2019-02-25	ISSUED FOR DP	1

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Project Component:
DEVELOPMENT PERMIT - SITE 'G'
Keyplan

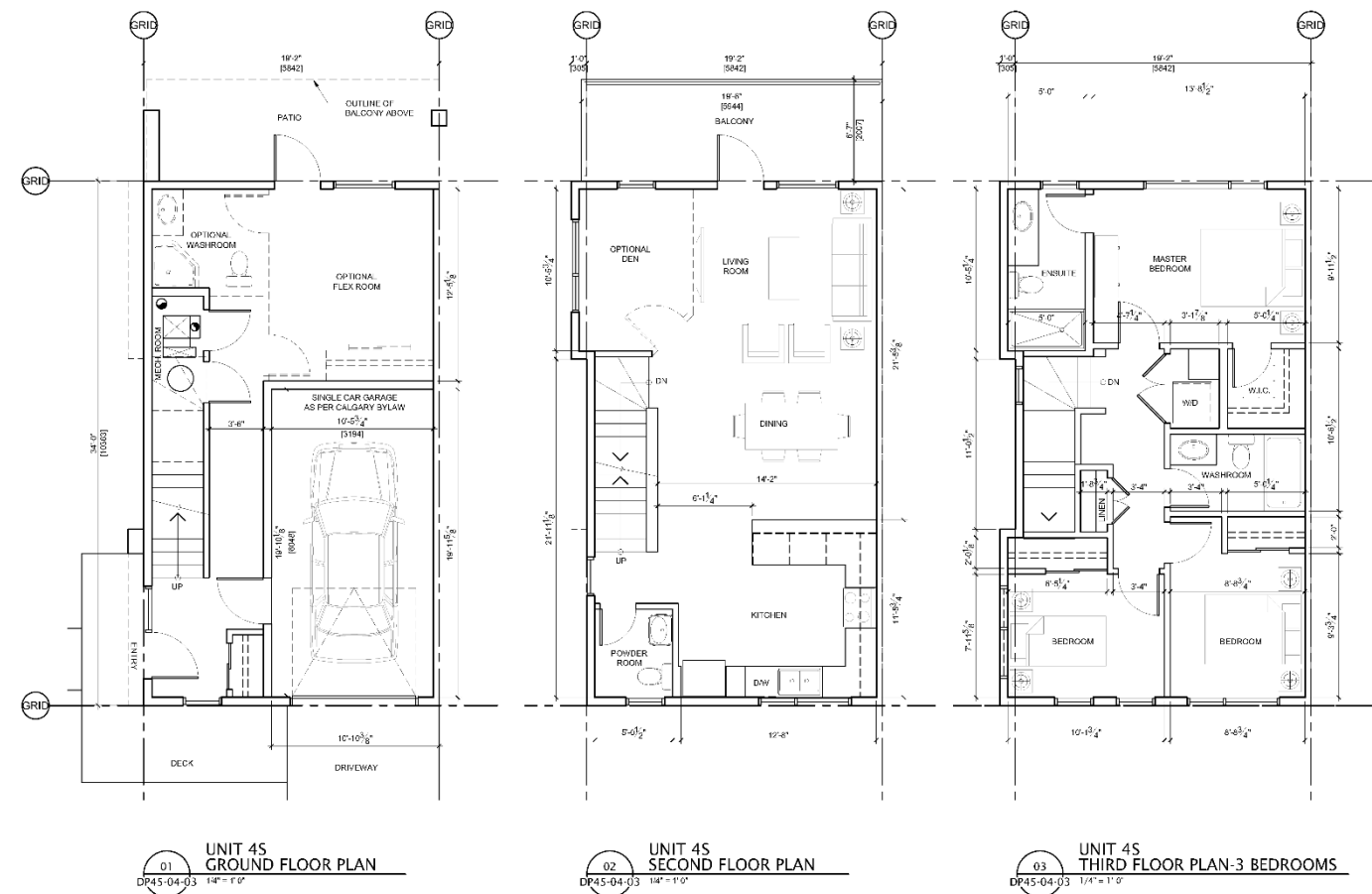
Consultants:
Civil: Urban Systems
Landscape: NORR Architects Engineers Planners
Architectural: NORR Architects Engineers Planners
Structural: NORR Architects Engineers Planners
Mechanical: NORR Architects Engineers Planners
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Project Leader: Checked: H. Lasota, L. Arriaza
Client: METROPIA
2300 Yonge Street, Suite 807
Toronto, ON, M4P 1E4
Project: The Village at Medicine Hill
SITE 'G' - TOWNHOMES
1453 NAVA DRIVE SW, Medicine Hill
Village District, Calgary, AB
Drawing Title: UNIT 4G-INT & END PLANS
Check Scale (may be photo reduced): 1/4" = 1' 0"
Project No.: NCCA-17-0069
Drawing No.: DP45-04-02

Development Permit Plans



DATE	ISSUED FOR	REV
2018-08-14	ISSUED FOR DP	1
2018-12-17	ISSUED FOR DTR1	2
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Project Component	DEVELOPMENT PERMIT_BLOCK 'E'
Keyplan	

Consultants	
Civil:	Urban Systems
Landscape:	NORR Architects Engineers Planners
Architectural:	NORR Architects Engineers Planners
Structural:	
Mechanical:	
Electrical:	

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GEOFFREY D. FINE, LEED AP
214-241-1000, 214-241-1001

Project Manager R.Anderson	Drawn L.Arri z , J.Lee
Project Leader H.Lasota	Checked H.Lasota , L.Arri z

METROPIA
2300 Yonge Street, Suite 807
Toronto, ON, M4P 1E4

Project
The Village at Medicine Hill
SITE 'E' - TOWNHOMES
1879 NA'A DRIVE, Medicine Hill
Village District, Calgary, AB

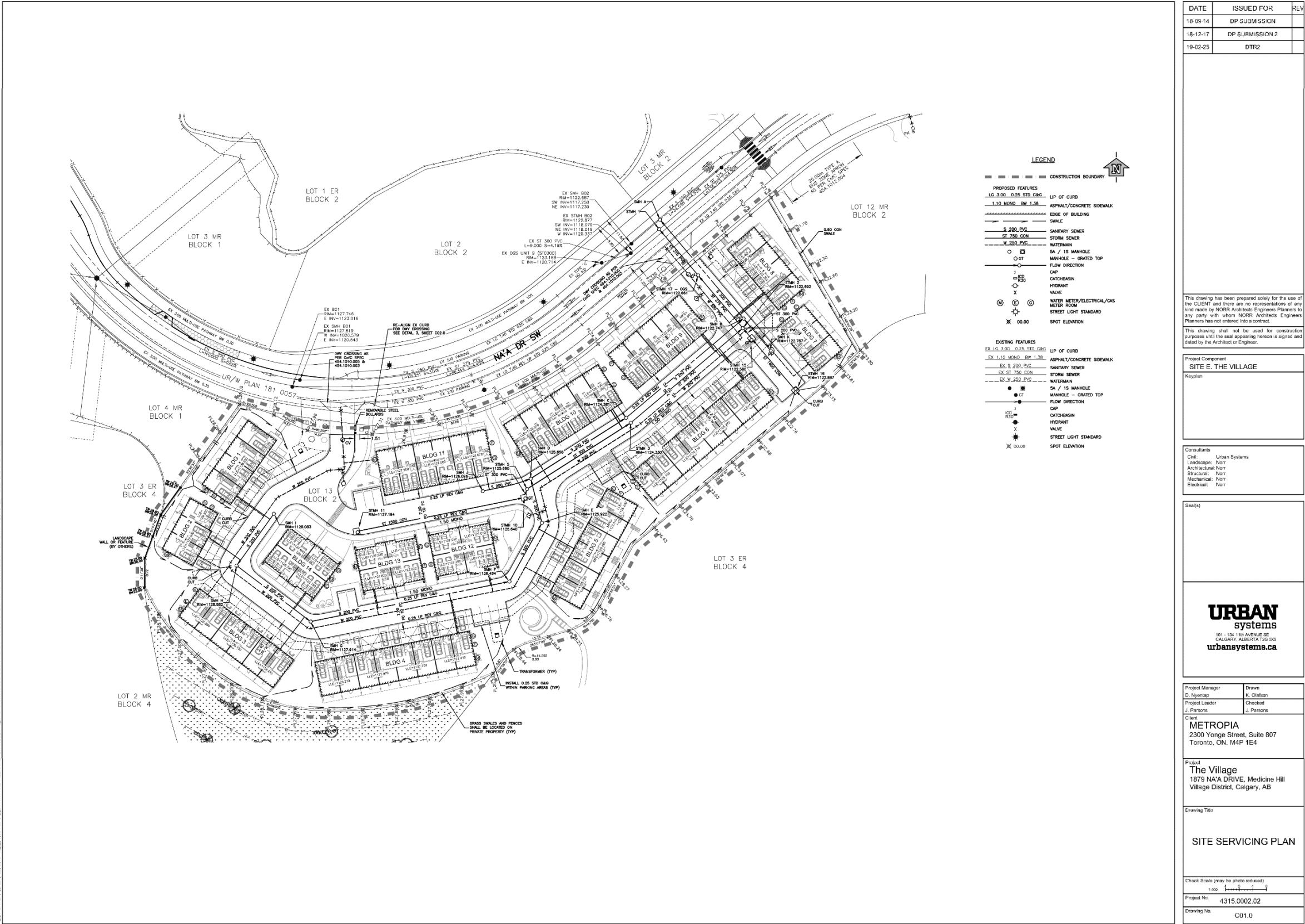
Drawing Title
UNIT 4S PLANS

Check Scale (may be photo reduced)

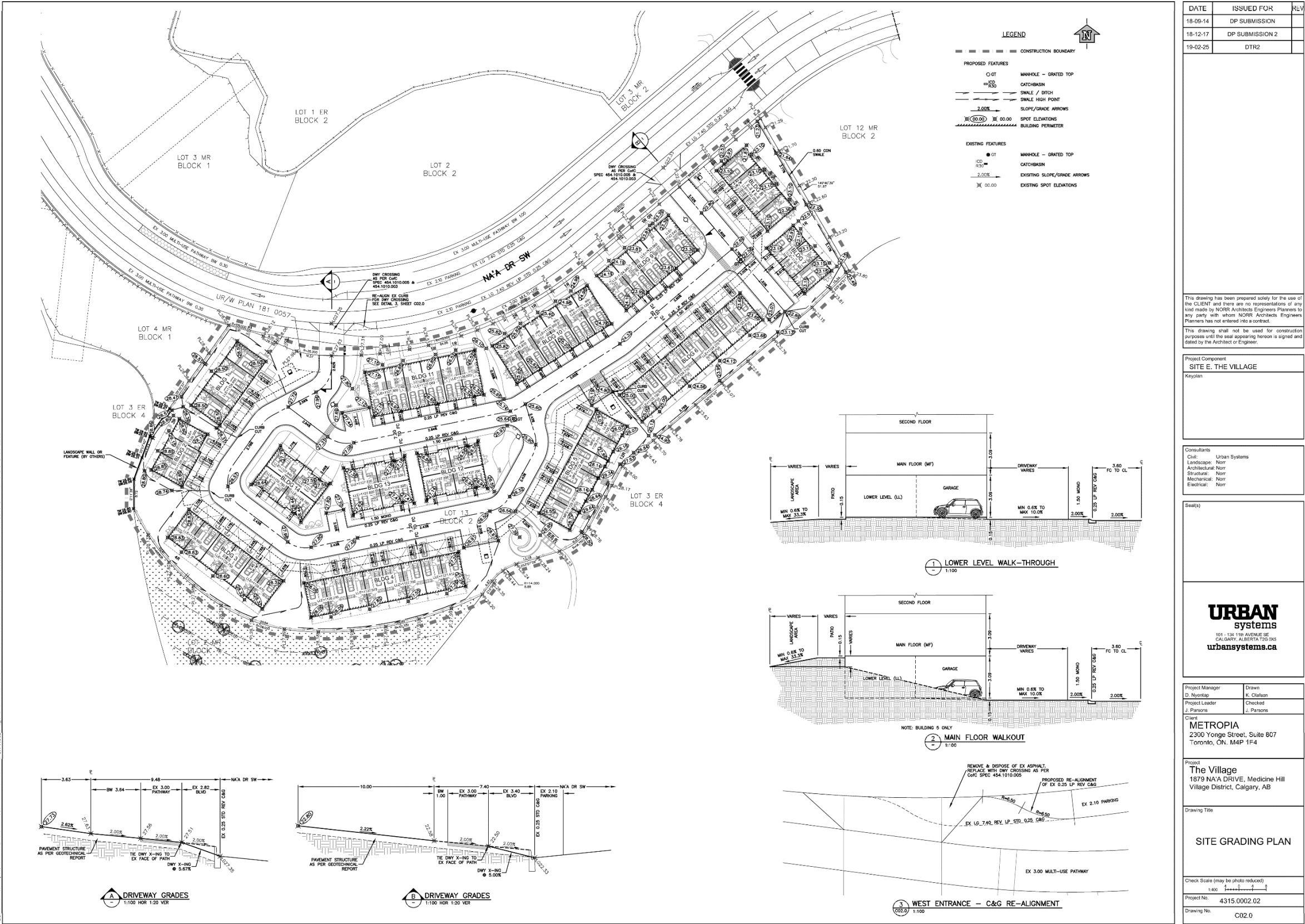
Project No. NCCA-17-0069

Drawing No. **DP45-04-03**

Development Permit Plans



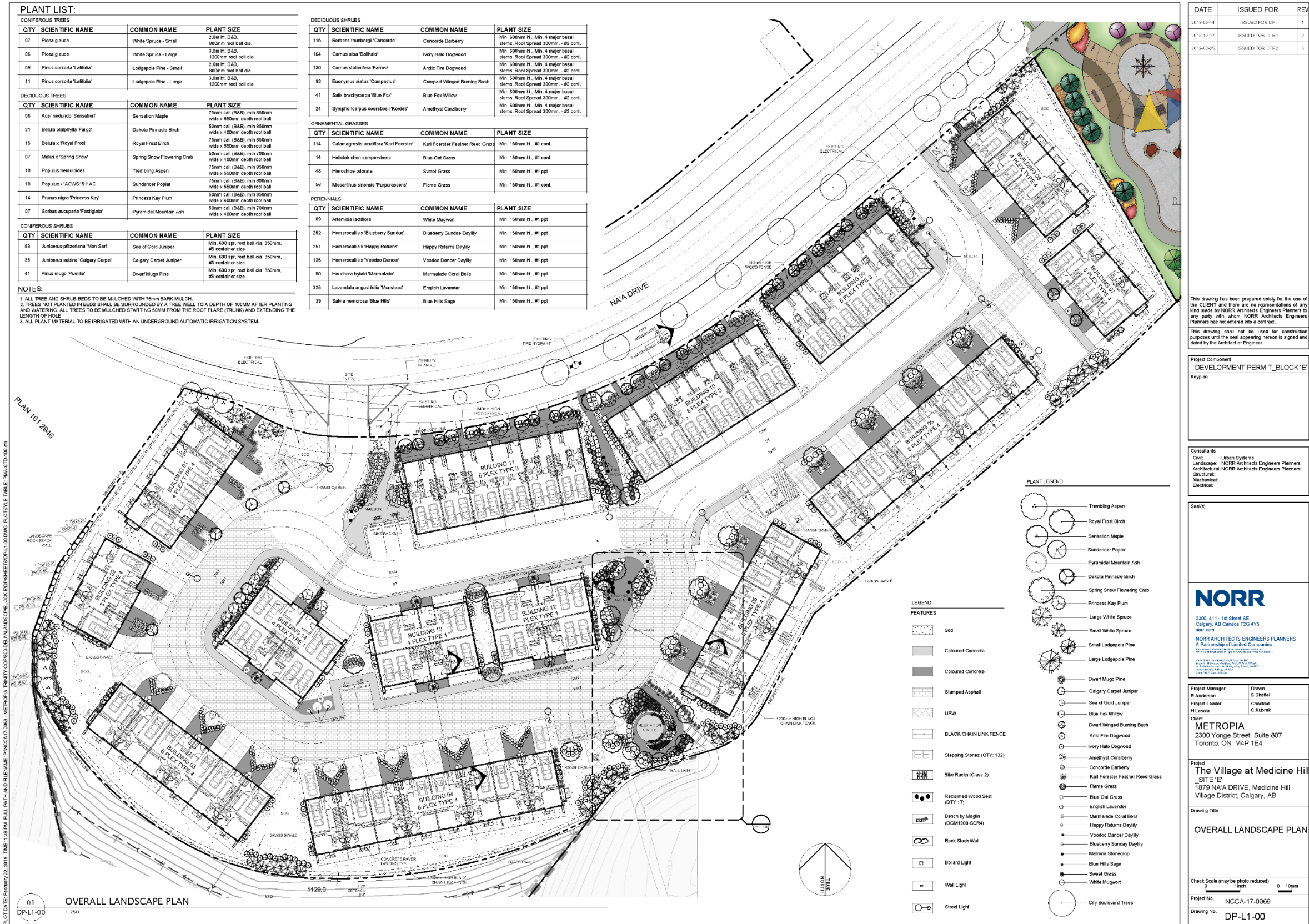
Development Permit Plans



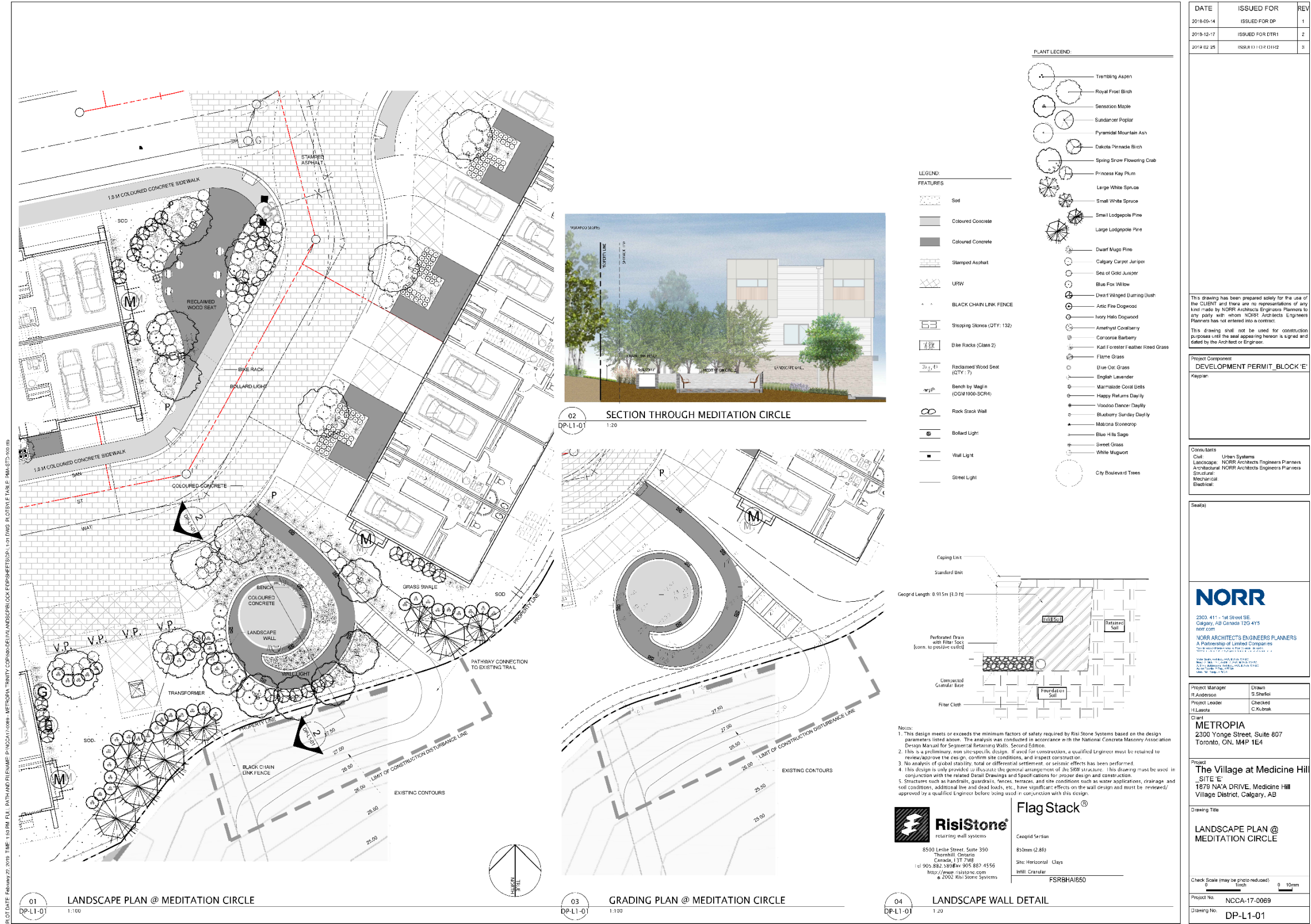
Development Permit Plans



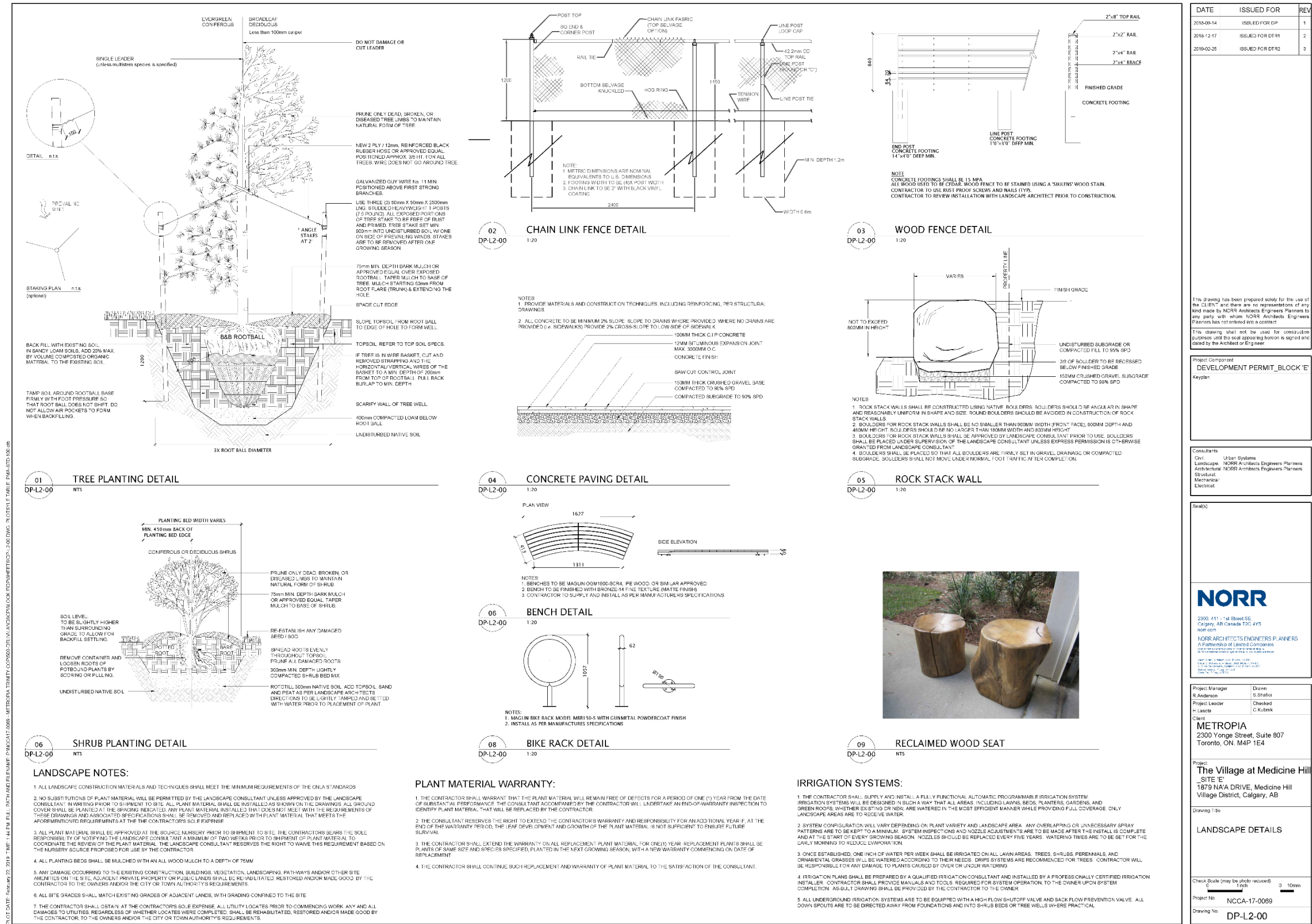
Development Permit Plans



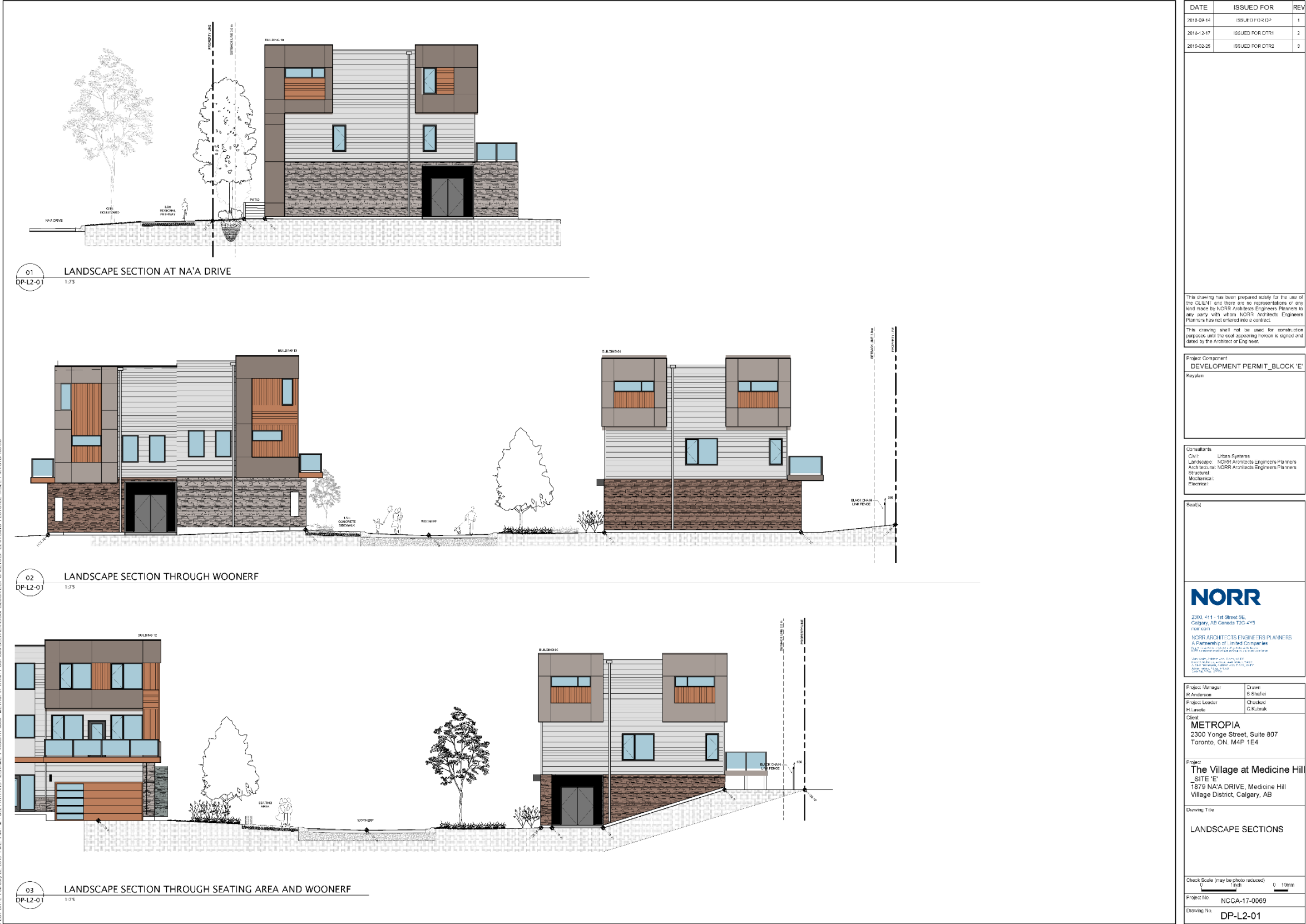
Development Permit Plans



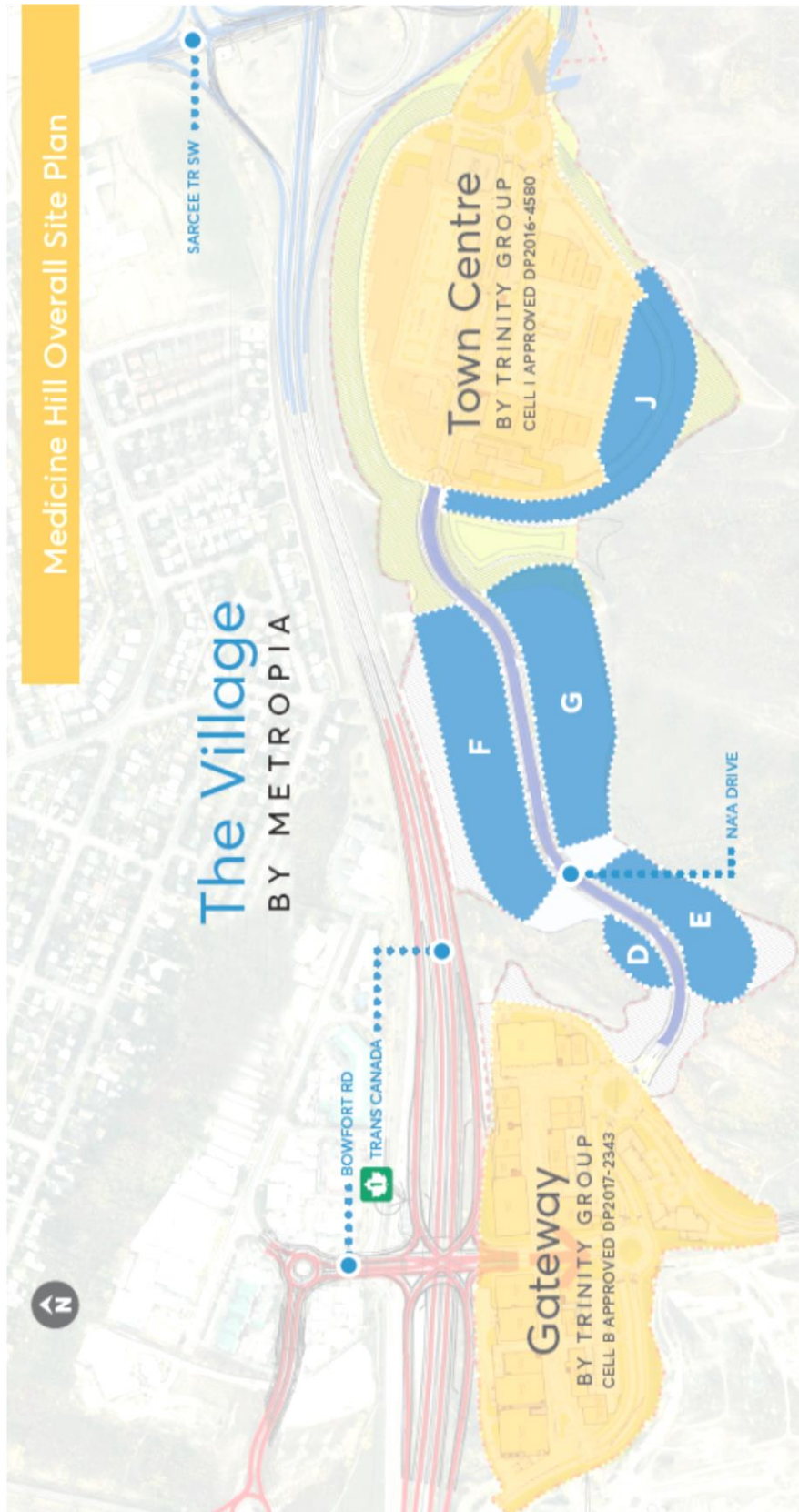
Development Permit Plans



Development Permit Plans



Medicine Hill Overall Site Plan



Applicant's Submission

Introduction

This Development Permit application, on behalf of our Client Metropia, is for a **Mid-Rise Residential, Multi-Family development in Medicine Hill**, located in Cell E of The Village, the project is set within Medicine Hills in the Trinity Hills development. The design approach is to provide townhome units in a variety of forms. The Village is located between two City approved commercial nodes, the Gateway District to the west, and the Town Centre District to the east. Cell E is located just north of the 'Slopes,' a 165 acre natural preserve park. The Trans-Canada Highway to the north of the development is in close proximity by way of the Bowfort Road interchange to the west. Surrounded by the native landscape, and in keeping with the **Blackfoot culture** who lived on these lands, this Medicine Hill site supports **natural, cultural and historical assets**.

Urban Planning

The **placement** or siting of the residential units in Cell E is designed to respect the natural topography, while preserving and enhancing the native landscape. Street-oriented units with direct access to the regional pathway have been strategically located adjacent to Na'a Drive for **interaction with the streetscape** as required by the ASP. Where grades allow, townhomes have been orientated to face natural green areas, maximizing views, orienting the townhome elevations to overlook the open green space they are adjacent to, acting as "bookends". This provides a sense of enclosure, a "Community". These concepts were discussed with Planning and Urban Design during the Pre-App / Concept Plan review stage. Valley views, hill views and Winsport views have also been taken into consideration in planning the site. Encompassing all sites is the overarching mandate to design a community that achieves a sense of **comfort and security** for all future residents.

A "Living Street" is proposed for the upper secondary road way of the site to establish a collective space that will include a change of street surface materials, **creating an area where automobiles, bicycles and pedestrians share the right-of-way**. This area can be used as an integrated pedestrian / vehicular "courtyard" space suitable for neighbourhood block parties etc. Cell E will provide three townhome types ranging from 2-4 bedrooms with sizes varying from 1340 to 1720sf. The townhomes are designed with rooms that can be used as Bedrooms or Flex Rooms, **allowing flexibility for growth or downsizing of the family unit**. Townhome buildings will range from 3-plexes to 8-plexes to provide variation in massing scale. Townhomes along Na'a Drive will be street-oriented with sidewalk **connections** to the public realm. All the buildings will have direct access to grade from their individual units, connecting to a pathway system through the site.

Current building height allowance for Cell E is 16.0m (52.5ft) under the MX-2 zoning district. This DP proposal is to provide two to three storey townhomes with flat roofs. Buildings have been designed to minimize overshadowing of the adjacent housing units and reflect the form of the area. The proposed height will define the **street edge** with a scale that is **comfortable to pedestrians, cyclists, and vehicles alike**. The proposed townhomes have been slope-adapted to meet the surrounding topography, ranging from walk-through units to drive under units.

Architecture

Architecturally, the design theme for this development is one of creating a **relationship between the built environment, natural environment and the pedestrian scale**. The townhomes have been designed with various roof heights and configurations to reduce building mass, providing diversity and

Applicant's Submission

interest. Exterior finishes and building materials will consist of manufactured stone, cement board siding and panels, wood architectural panel, and clear glazing - **materials that are durable and long lasting**. Building elevations will be designed to give **individuality to the homeowners' units** through the use of building material configurations and **multiple colour options**, creating a comfortable and exciting environment. The exterior **palette reflects the slope's natural earth tones**, while creating interest and establishing a sense of place consistent with the architectural strategies put forward in the S9 Architecture Vision Standards (dated March 29, 2017).

The buildings will be constructed with sustainable and green building practices in mind, adhering to the current Codes. Awareness of future maintenance costs, combined with current advances in **technology and sustainability**, have been considered to support future adaptations as needed.

Landscaping

The landscape strategy of the Village focuses on the utilization of the natural landscape and the historical significance of the development. Native plant material has been utilized adjacent to the environmental reserve. Colourful and flowering plant material along the streetscape is provided to enhance the experience for users of the regional pathway. Key factors incorporated include **connecting the community** to adjacent sites and providing functional spaces for recreational uses.

Considerate landscaping results in a strong atmosphere and materiality. Thoughtful landscaping included indigenous plant material, rock material, and the designing of sitting areas. The final result will allow oneself to be immersed into the natural and historical environment of the area.

Pathways and bikeways throughout the Cell / Site are key to ensuring a **connected community**, both to the commercial areas and the natural parks adjacent to The Village. The proposed feature pathway, connecting to the existing pathway system, allows users the experience of "being in the woods", displaying nature and the diverse ecosystem within the natural slopes of the area. A circular sitting area is provided for meditation or conversation with neighbours.

Our project will explore the area as **a dialogue between people and place**.

Conclusion

In conclusion, this proposed Cell E application for The Village is a reflection of the intent and spirit of the Area Structure Plan, Canada Olympic Park and adjacent lands. This multi-residential development complete with its natural landscape setting, and architectural building forms, will seamlessly complement this area.

UDRP Comments and Reponse by the Applicant

Date	October 3, 2018	
Time	1:00	
Panel Members	Present Chad Russill (co-chair) Terry Klassen Bruce Nelligan Jack Vanstone Gary Mundy Amelia Hollingshurst Ben Bailey	Absent Janice Liebe (chair) Glen Pardoe Robert LeBlond Eric Toker Yogeshwar Navagrah Chris Hardwicke
Advisor	David Down, Chief Urban Designer	
Application number	DP2018-4439	
Municipal address	1879 Na'a Dr SW	
Community	Medicine Hill	
Project description	New: Multi-Residential Development	
Review	first	
File Manager	Wendy Koo	
City Wide Urban Design	Angela Kiu	
Applicant	NORR Architects, Engineers, Planners	
Panel Position	Further Review Recommended	

Summary

The Panel acknowledges that this townhome development is somewhat less urban in the nature than it typically reviews, however a few considerations could substantially improve the proposed design in this regard. These include:

- Improvement of the proposed woonerf to utilized shared space principles that truly integrate all transportation modes with a comprehensive public realm design. In this type of design, consideration to eliminate the sidewalks and crossings should be given, as well as a more holistic design narrative which includes all other public spaces.
- Two buildings (east and west ends) currently propose a 'side-on frontage' with Na'a Drive, with little to no additional architectural articulation on the side facades to integrate with the public realm. Greater architectural expression required for these units that face the street as well as diversity of material palette to animate proposed elevations.
- The written presentation focuses on the surrounding native landscape and the history of the lands as part of the Blackfoot culture, however this does not translate through to the proposed design. Applicant to reinforce richness and topography that appears in the narrative.

Applicant Response, December 14, 2018

Pursuant to the above noted UDRP review for the Multi-Residential project in Medicine Hill, please find our responses below for the UDRP review and consideration. NORR responses are indicated in Blue.

UDRP Comments and Reponse by the Applicant

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> Overall project approach as it relates to original ideas or innovation Ability to solve a planning, design or market problem in a new clever manner 	
UDRP Commentary	<p>Applicant responded to the 'soul' of the project being the unique site itself, in relation to the slope of natural setting. The project as reviewed could become more unique as it relates to this thesis, potentially with improved 'duality' of the formal front interface along with a more naturalized southern connection at the rear (concept was discussed though not seen as obvious quality in the project).</p> <p>The presentation alludes to the surrounding native landscape and the indigenous Blackfoot culture, however does not demonstrate how it supports natural, cultural and historical assets. Applicant to reinforce richness and topography that appears in the narrative, or consider an alternative narrative.</p>
Applicant Response	<p>The design approach was to provide Townhome units in a variety of forms. 'The Village' is located between two commercial nodes with this Block E located just north of the 'Slopes' a 165 acre natural preserve park. This site is surrounded by native landscape and importance of the Blackfoot culture who lived on these lands, this Medicine Hill site offers natural, cultural and historical assets.</p> <p>The placement or siting of the residential units in the Block are designed to respect the natural topography while preserving and enhancing the native landscape. The street-oriented units have been located along Na'a Drive for interaction with the streetscape as required by the ASP. The Townhomes where grades allow have been oriented to face natural green areas, in order to maximize views and provide "bookends" to this development. Valley views, hill views were also taken into consideration in planning this site.</p> <p>Further to our meeting with Blackfoot Elder Pablo we have developed the surrounding landscape area to include cultural elements that includes native planting areas around the meditation circle. The plant material in the area includes sage, sweet grass, and lavender. Other native planting recommendations included aspen, pines, white spruce, dogwood and junipers. These recommendations have been included in the planting.</p>
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> Massing relationship, distribution on site, and response to landscape/neighbourhood conditions Shade impact on public realm and adjacent sites 	
UDRP Commentary	<p>Implications of adjacent multi-residential development immediately to the north would be informative to the proposed street section along Na'a Drive. As reviewed, the development is shown to be somewhat of an island to itself, though in reality the adjacent projects could be shown for greater understanding.</p> <p>The panel recognizes the Applicant has adapted the building floor plates and elevations to the topography and slope along the Na'a Drive frontage.</p>
Applicant Response	<p>The future north Block D site when further developed into a design and Development Permit will have a visually and physical connection from the current south Block E. As shown on Block E there is a strong north south pedestrian connection to the 'Slopes'.</p> <p>The placement or siting of the Townhomes are designed to respect the natural topography while preserving and enhancing the native landscape.</p>
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> At-grade built form, street trees and landscaping define street edges to public realm Inclusion of fine-grain architecture and landscaping details, lighting and signage 	
UDRP Commentary	<p>The proposed Woonerf or Shared Space design should be applied to the full extent of the site's interior private streets. Shared Space is defined as a mingling of people walking,</p>

UDRP Comments and Reponse by the Applicant

	<p>cycling and driving in cars – in this type of design there is no need for sidewalks and marked crossings. Success of the Woonerf will be established at a holistic concept in conjunction with the transition from the traditional street to the private internal street. The Woonerf appears to exist only in name currently, with little physical design or elements that are consistent with the principles of shared space.</p> <p>The Panel also suggests the applicant refine massing of the building proportions for an improved fine-grain scale, particularly at the ground level.</p> <p>Variation of townhome range (3-plex to 8-plex) is effective scale attribute.</p>
Applicant Response	<p>Woonerf for Block E has been expanded to include the main pedestrian corridor. These areas will be treated with stamped and coloured asphalt.</p> <p>Sidewalks have been removed from parts of the site to allow for the more traditional approach to the woonerf.</p> <p>Please refer to the new 3D renderings provided in the enclosed Booklet. You will see that the Townhomes are scaled with elevation massing, stone at lower levels, lighter coloured massing materials on upper levels with earth tones, a reflection of the surrounding hills.</p>
<p>Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i></p> <ul style="list-style-type: none"> • Parking entrances and at-grade parking areas are concealed • Weather protection at entrances, winter city response/utilize the positive aspects of local climate • buildings designed to activate pedestrian areas and connections 	
UDRP Commentary	<p>The notion of shared habitat was identified by Applicant however perimeter fencing has adverse effect; the Panel feels removing the requirement of fencing would create a more permeable condition and stronger interface. This would also allow for more native landscaping to filter into the property and create a soft transition from the rear housing into the natural park landscape.</p> <p>In relation to Human Scale section, internal private streets should be based on 8 Shared Space principles that link to specific street activities and positive behaviours, creating streets that function as quality public places.</p>
Applicant Response	<p>Fencing around the perimeter of the site has been kept to ensure the protection of the natural areas surrounding the site. The fencing will be a 1200mm high black chain link fence to provide permeability and a physical barrier from the private property to the Paskapoo Slopes.</p>
<p>Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i></p> <ul style="list-style-type: none"> • Pedestrian first design, walkability, pathways through site, and extension of materials across lanes • Connections to LRT stations, regional pathways and cycle paths • Inviting and connected routes along desire lines for all mobility modes 	
UDRP Commentary	<p>The Panel acknowledges Applicant desire to create walkable site, that could be improved with review of the Woonerf, its relationship with other public space design, and the potential elimination of sidewalks to promote a true shared street experience.</p> <p>The proposed bus stop locations (while not under Applicant control) appear to be located away from the density as opposed to being in greater proximity for reduced duration of pedestrian travel.</p>

UDRP Comments and Reponse by the Applicant

	A pedestrian crosswalk connection across Na'a Drive to Lot D was discussed, however not illustrated in the documentation provided. The Panel suggests incorporating this connection into the overall pedestrian network.
Applicant Response	<p>Woonerf for Block E has been expanded to include the main pedestrian corridor. These areas will be treated with stamped and coloured asphalt.</p> <p>As noted above earlier Block D is not designed at this time. A future connection will be provided in this Development permit application.</p>
Animation Incorporate active uses; pay attention to details; add colour, wit and fun <ul style="list-style-type: none"> Building form contributes to an active pedestrian realm and project porosity Residential units provided at-grade OR commercial pedestrian scale signage, public art, etc Elevations are interesting and enhance the streetscape including corner treatments 	
UDRP Commentary	<p>Greater architectural expression required for the units' side elevation that currently 'front' Na'a Drive. These corner units require greater animation as the interface with the public realm.</p> <p>Three (3) material palettes reviewed, however presented information is difficult to differentiate one palette from the next. Greater distinction between materials is encouraged to animate facades for improved elevation design in conjunction with Applicant's material inspiration.</p>
Applicant Response	<p>Upon further review the Side corner Units elevations have been developed to be street oriented with direct access from their front door to Na'a Drive.</p> <p>The colour material palettes as shown in the updated Booklet enclosed along with new 3D Renderings show the differentness in the proposed earth tone materials.</p>
Accessibility Ensure clear and simple access for all types of users <ul style="list-style-type: none"> Provides democratic, inviting access and movement options Entry definition, legibility 	
UDRP Commentary	No comment.
Applicant Response	No comment, noted.
Diversity Promote designs accommodating a broad range of users and uses <ul style="list-style-type: none"> Retail street variety, at-grade areas, transparency into spaces variety of uses offered that create activity for diverse users through all seasons 	
UDRP Commentary	<p>Applicant to review subtle adjustment to differences at the entries that could reinforce the sense of individuality and overall street diversity. This suggested comment includes review of change in plane that corresponds with topography response.</p> <p>See Animation section as it relates to diversity of material palette.</p>
Applicant Response	The new 3D Renderings provided show more clearly the animation in the Townhome Buildings with colour, massing and individuality in the Townhome units.
Flexibility Develop planning and building concepts which allow adaptation to future uses, new technologies <ul style="list-style-type: none"> Project approach relating to market/context changes or range of uses both now and in the future shared spaces to serve a variety of functions, activities or uses 	
UDRP Commentary	<p>Project type not suited/adequate for anticipation of use-flexibility considerations (inherent in project type). Shared space concept present in the proposed design does contemplate a variety of functions, however greater execution required for intended result (see Human Scale section).</p>
Applicant Response	The Townhome design for this project are diverse, all are designed to range from 2 – 4 Bedrooms with the 4 th bedroom being a Flex space. The family can aged in place, grow the family and or down the size the number of persons in later years living in the Townhome and change the use of the spaces.
Safety Achieve a sense of comfort and create places that provide security at all times <ul style="list-style-type: none"> Safety and security including night time design architecture, landscaping, lighting, furniture elements create a space perceived as safe 	

UDRP Comments and Reponse by the Applicant

UDRP Commentary	Applicant to review perceived safety at the meditation circle. A self-review of the space using CPTED principles would identify positive CPTED attributes and allow areas that are deficient to be rectified.
Applicant Response	The proposed Meditation Circle has been designed with CPTED policies in mind. There are clear site lines along public pathways to the more semi-private Circle. Landscape proposed does not compromise security and allows for clear views.
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none"> Enhance natural views and vistas distinctive hierarchy of streets, spaces and landscapes create natural wayfinding 	
UDRP Commentary	The project orientation does not appear to account for natural views or vistas. Backyards at-grade appear to have a door off the bedroom and not be a distinctive gesture to utilize the space in this location.
Applicant Response	The street-oriented units have been located along Na'a drive for interaction with the street as required by the ASP. The other Units where grades allow have been oriented to face natural green areas, to maximize the views. The Units along the south edge can access the green space by either by the upper balcony with steps from the living spaces or thru the Flex room on grade where grades allow.
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> Site/solar orientation and passive heating/cooling Creates enhanced pedestrian environments and promote walking, cycling and transit use 	
UDRP Commentary	Pedestrian environment was discussed in great length and could be improved through refinements to the woonerf concept. No obvious site design for passive heating/cooling reviewed.
Applicant Response	Woonerf for Block E has been expanded to include the main pedestrian corridor. These areas will be treated with stamped and coloured asphalt. The placement of All the townhomes have south or west exposure for passive sun heating in the winter. Buildings are designed to minimize overshadowing of the adjacent housing Units and reflect the form of the site.
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none"> Use of low maintenance materials and/or sustainable products Project detailed to avoid maintenance issues 	
UDRP Commentary	No comment.
Applicant Response	No comment, is noted,

Coach Hills/Patterson Heights Community Association Letter

Adrienne McGarvey <adrienne.mcgarvey@gmail.com>

✔ Koo, Wendy; ○ eandd@chph.ca ▾

10/28/2018

[EXT] Re: FW: DP2018-4439 (Medicine Hills-Village) circulation You replied to this message on 10/29/2018 3:52 PM.

Hi Wendy

I have thoroughly reviewed the plans and sent out an email to our community members about the DP. The density, building colours, and landscaping design have been thoughtfully designed and do not present a concern for our community.

Thank you for the extension for reviewing the plans.

Many thanks

Adrienne McGarvey
Expansion & Development Chair
Coach Hill & Patterson Heights



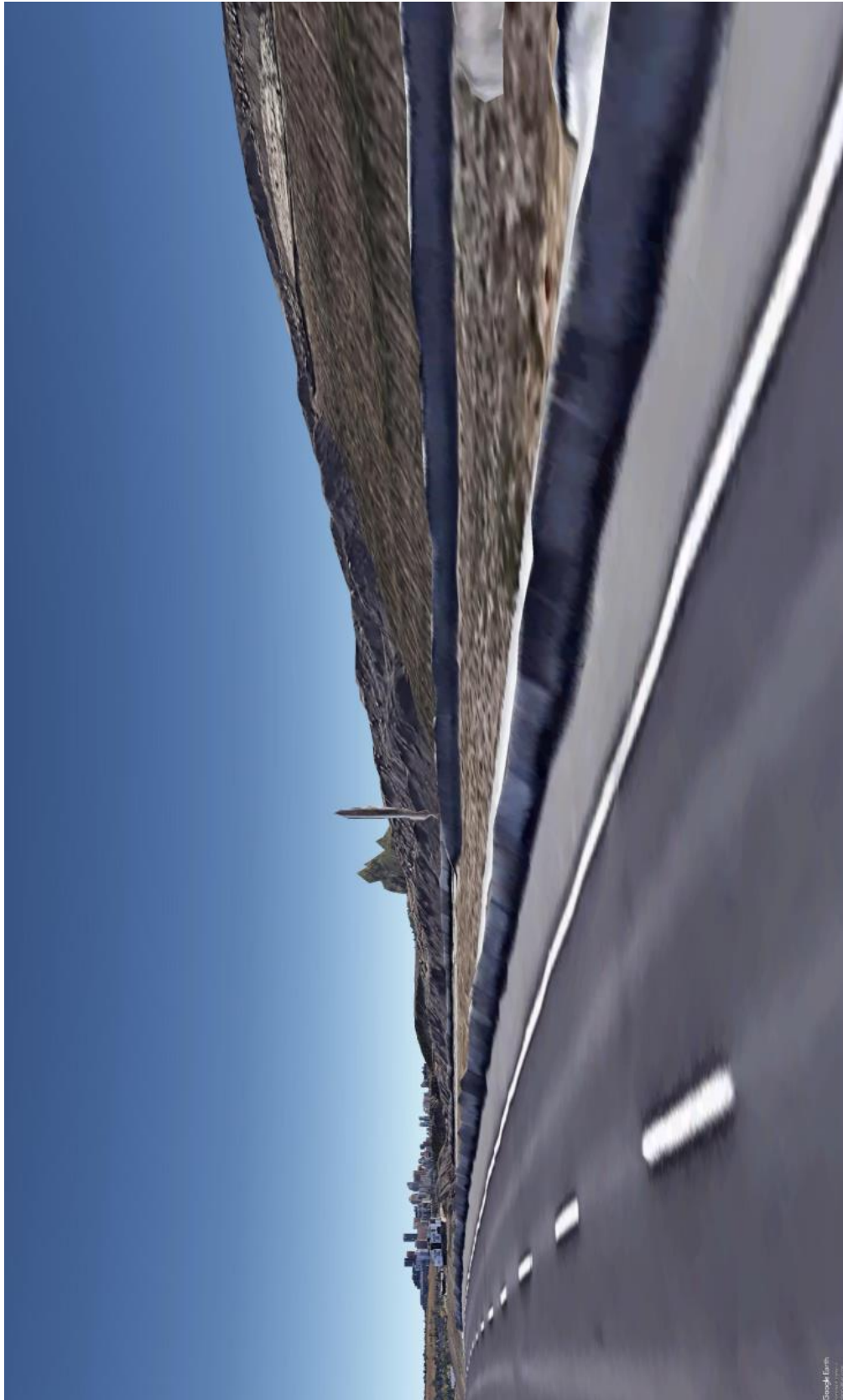
Visual Impact Statement



Visual Impact Statement



Visual Impact Statement



Direct Control District 122D2015

BYLAW NUMBER 122D2015

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2014-0080) *****

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

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

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

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

READ A FIRST TIME THIS 22ND DAY OF JULY, 2015.

READ A SECOND TIME THIS 27TH DAY OF JULY, 2015.

READ A THIRD TIME THIS 27TH DAY OF JULY, 2015.



MAYOR

SIGNED THIS 27TH DAY OF JULY, 2015.



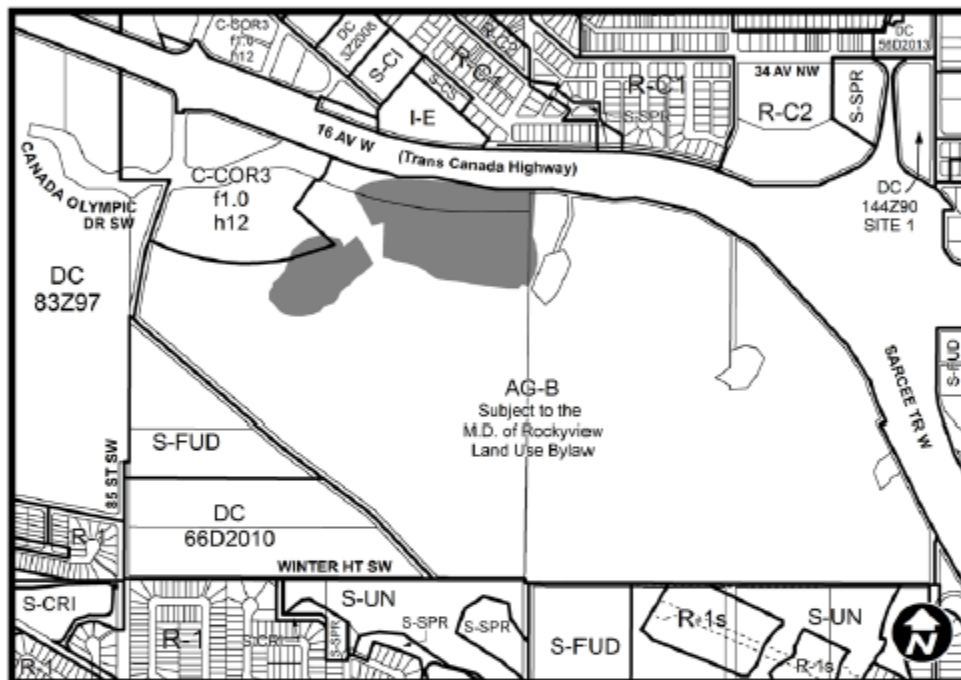
CITY CLERK

SIGNED THIS 27TH DAY OF JULY, 2015.

Direct Control District 122D2015

AMENDMENT LOC2014-0080
BYLAW NUMBER 122D2015

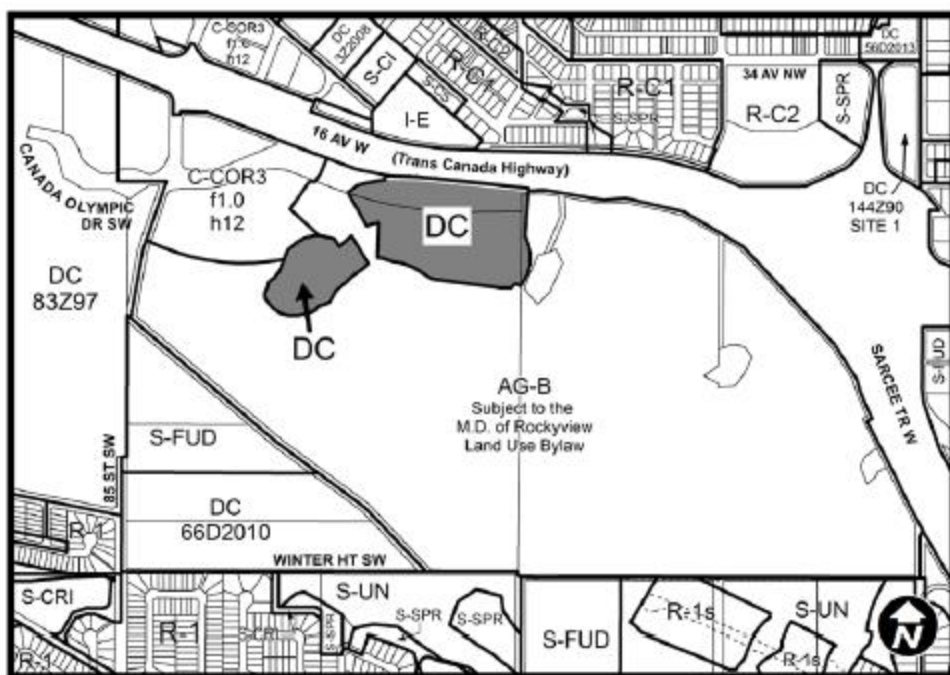
SCHEDULE A



Direct Control District 122D2015

AMENDMENT LOC2014-0080
BYLAW NUMBER 122D2015

SCHEDULE B



Direct Control District 122D2015

AMENDMENT LOC2014-0080
BYLAW NUMBER 122D2015

DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide for:
- (a) **Multi-Residential Development** in a variety of forms;
 - (b) a range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
 - (c) a limited number of **Single Detached Dwellings** and **Semi-detached Dwellings**; and
 - (d) minimum *densities* and maximum *building heights* for **Multi-Residential Development**.

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 the 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 – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the *discretionary uses* in this District Control District with the addition of:
- (a) **Single Detached Dwellings**; and
 - (b) **Semi-detached Dwellings**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified:
- (a) for **Single Detached Dwellings** and **Semi-detached Dwellings** the rules of the Multi-Residential Grade-Oriented Contextual (R-CG) District of Bylaw 1P2007 apply in this Direct Control District;
 - (b) for all other *uses*, the rules of the Multi-Residential – Medium Profile Support Commercial (MX-2) District apply in this Direct Control District.

Floor Area Ratio

- 7 There is no maximum *floor area ratio* in this Direct Control District.

Density

Direct Control District 122D2015

AMENDMENT LOC2014-0080 BYLAW NUMBER 122D2015

- 8 The minimum *density* for *parcels* containing a **Single Detached Dwelling** and **Semi-detached Dwelling** in this Direct Control District is 20.0 *units* per hectare.

Building Height

- 9 (1) For **Single Detached Dwellings** and **Semi-detached Dwellings**, the maximum *building height* is 12.0 metres.
- (2) For all other *uses*, the maximum *building height* is 21.0 metres.

Commercial Multi-Residential Uses

- 10 (1) There is no minimum requirement for *commercial multi-residential uses* in this Direct Control District.
- (2) *Commercial multi-residential uses* are subject to subsections 688(2) to (5) of Bylaw 1P2007.

Relaxations

- 11 The *Development Authority* may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0380

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

EXECUTIVE SUMMARY

This application was submitted by Seika Architecture on 2018 March 27, on behalf of Anne and Guy Lear. The application proposes the redesignation of three residential parcels from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f3.8h20.8) District in the community of Bankview. The application is intended to provide for comprehensive mixed-use development, and increased height and density for a site located along 14 Street SW.

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

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Bankview Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 1437 – 19 Avenue SW and 2103 and 2107 – 14 Street SW (Plan 261L, Block 13, Lots 1 to 4) from Multi-Residential – Contextual Medium Profile (M-C2) District **to** Mixed Use – General (MU-1f3.8h20.8) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

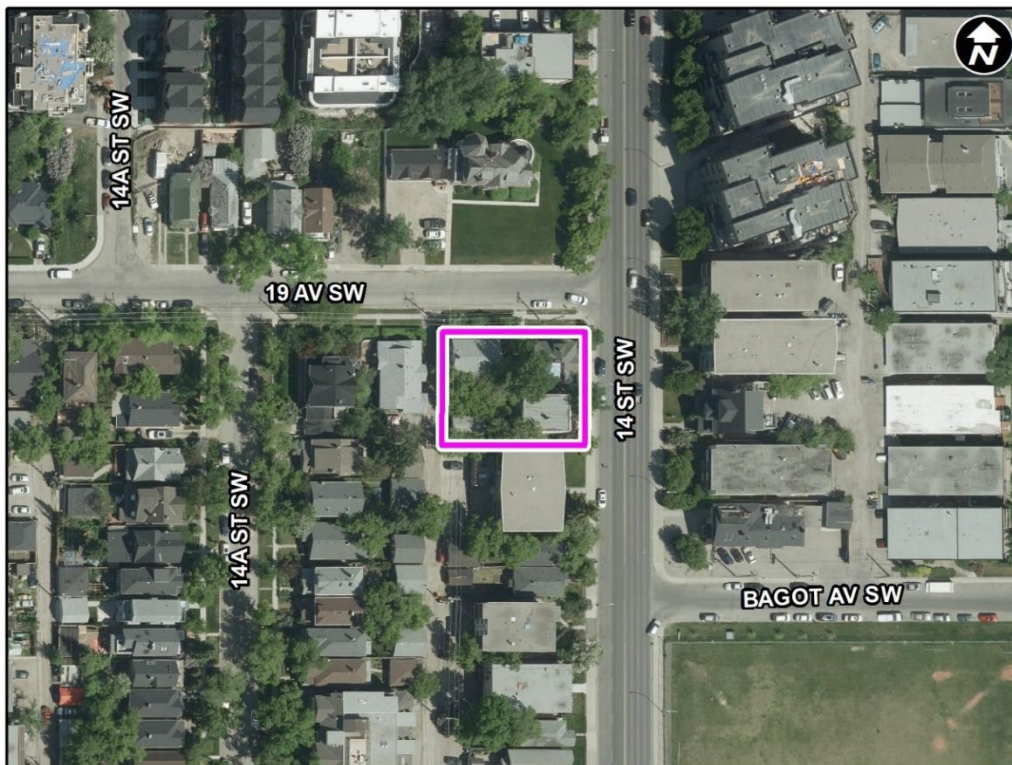
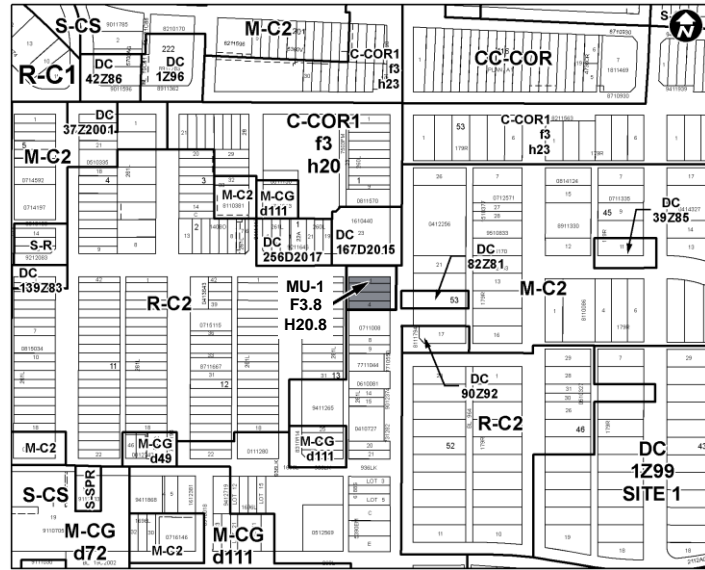
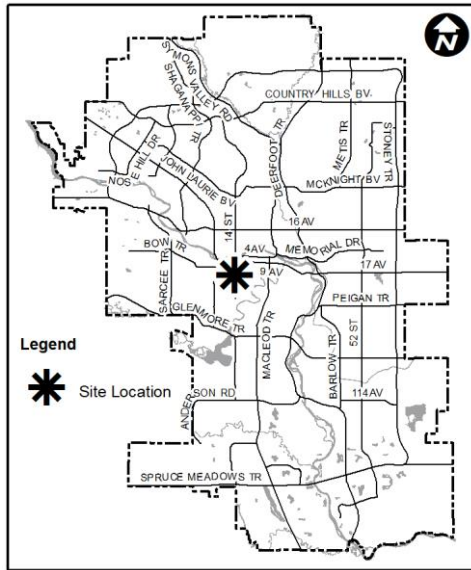
On 2019 January 03, a development permit for a mixed use development consisting of five at-grade retail and consumer service bays, 1,340 square metres of office use, and 16 dwelling units was submitted by Seika Architecture. The development application is currently under review. A decision on the development permit is contingent on the outcome of the proposed policy amendment and land use redesignation. This application, as submitted, is expected to result in an increase to the density and intensity for the area, see Attachment 1.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0380

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple
addresses, LOC2018-0069

Location Maps



Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

Site Context

Three parcels comprise the overall site, located at the southwest corner of 14 Street SW and 19 Avenue SW and measuring 20.46 metres in width by 35.97 metres in length. Two of the three parcels front on to 14 Street SW, which is identified as being a Neighbourhood Main Street on the Urban Structure Map within the *Municipal Development Plan* (MDP). The development site is two blocks south of another prominent Main Street, being 17 Avenue SW. Three separate buildings with a total of 15 dwelling units currently occupy the site with vehicular access provided from an unpaved back lane.

The immediate surrounding area consists entirely of lower density dwellings to the west. Multi-residential apartments are located to the south and east along 14 Street SW, and the historic Nimmons House is located north of the development site across from 19 Avenue SW. Mount Royal Junior High School is located approximately 60 metres, on the south side of Bagot Avenue SW.

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5,590
2018 Current Population	5,211
Difference in Population (Number)	-379
Difference in Population (Percent)	-7%

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

Planning Consideration

The following section highlights the scope of technical planning analysis conducted by Administration.

Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District only allows for multi-residential development as a discretionary use and limits the overall height to 16 metres. The proposed Mixed Use – General (MU-1f3.8h20.8) District with modifiers is intended to be located along commercial streets where both residential and commercial uses are supported facing the street. The proposal, as submitted, will enable the developer to proceed with a comprehensive

Planning & Development Report to
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ISC: UNRESTRICTED
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Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

mixed-use development that offers at-grade commercial uses, offices at the second storey, and up to 16 residential units.

Development and Site Design

The location of the site responds to immediate context and local area by establishing uses that relate to the commercial street interface and are sensitive to the surrounding lower density residential uses located primarily to the west. The subject site is large enough and offers adequate vehicular access to accommodate the proposed mix of uses with an underground parkade providing on-site parking off the backlane.

Environmental

An environmental site assessment was not required for this application.

Transportation

The subject site has an interface with 14 Street SW, which is classified as being a Neighbourhood Boulevard with approximately 12,000 vehicle trips per day, and 19 Avenue SW which is a residential class road with less than 5,000 vehicle trips per day.

The application site is located approximately 135 metres from the northbound and southbound 7 Marda Loop bus stops. The northbound route provides service to the Downtown core, and other LRT (Primary Transit route, 2 kilometres away) and bus routes. The southbound route provides service through Bankview, South Calgary, and Altadore, ending up at a bus loop on 54 Avenue SW just east of Crowchild Trail SW, which provides access to other bus routes 18, 20, 63, 182, and 306 BRT.

The site is located within a residential parking zone with on-street parking restrictions on 14 Street SW between 15:30-18:00 Monday to Friday. Parking on 19 Avenue SW is by permit only.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-ways. Development servicing will be determined at the development permit and development site servicing plan (DSSP) review stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to internal and external stakeholders, and the site was notice posted. Notification letters were sent to adjacent landowners and the application was advertised online. No formal comments were received from the external notification. The Main Streets team responded to the internal circulation by identifying the site as being a Neighbourhood Main Street on the Urban Structure Map within the *Municipal Development Plan* (MDP). Comments from the Main Streets team did not provide a specific timeline on when the 14 Street SW corridor will be further evaluated as part of the

**Planning & Development Report to
Calgary Planning Commission
2019 April 04**

**ISC: UNRESTRICTED
CPC2019-0380**

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

broader project, but acknowledged that the proposed amendment was in alignment with the future vision for 14 Street SW.

Upon submission of the application, Seika Architecture also made efforts to engage the surrounding community through on-site placement of their own signage and delivering nearly 500 postcards to nearby residents and businesses. The intent of the distribution was to build awareness of the application and to establish the vision for the site. The developer's engagement did not result in any formal comments from neighbours and adjacent property owners.

The Bankview Community Association was also formally circulated the application upon submission. The Bankview Community Association Development Committee (BCADC) submitted an opposition letter on 2018 April 23, see Attachment 3. Concerns cited by the committee included:

- change of height from 16 metres to 21 metres;
- increase to the Floor Area Ratio;
- zero lot line setbacks permitted in the MU-1 District; and
- a number of incompatible uses allowed in the MU-1 District that may negatively affect neighbouring residential properties.

Upon reviewing the comments, the applicant along with property owners attended a regularly scheduled BCADC meeting on 2018 August 28 to discuss the project. Planning staff also attended the meeting to understand the issues. The committee meeting concluded with the applicant understanding that a concurrent development permit submission would provide the necessary details to the BCADC and assurances that the overall development vision was in alignment with the community's transition as an inner-city community.

Based on the design process for the development permit drawing submission, the applicant was able to reduce the proposed Floor Area Ratio from 5.0 to 3.8. Consideration was also given to the setbacks west from the back lane, and incompatible uses that can generate higher traffic and odour, such as restaurants, which were excluded as uses from the development permit submission. The applicant's resubmission of the policy and land use amendment responded to the community comments on the height. As referenced within Attachment 1, the need to accommodate underground parking resulted in the maximum allowable height of 20.8 metres.

Administration found the changes made to the land use application that adjusted the modifiers to be entirely reasonable and acceptable. Following the resubmission of the land use amendment application in 2019 January, the BCADC was requested to provide updated comments on the application. A number of attempts were made and five extensions were provided to receive updated comments from the committee. Unfortunately, at the time of writing Administration did not have updated comments from BCADC.

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

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

Strategic Alignment

South Saskatchewan Regional Plan (2014)

This plan establishes a vision for the region using a cumulative effects management approach that requires alignment of local land use decisions with Alberta's long-term economic, environmental and social goals. The proposed redesignation complies with the overall goals of the provincial plan including the Land Use Patterns policies (subsection 8.14).

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory - 2009)

The site is located within areas shown as Neighbourhood Main Street on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, this land use proposal is consistent with MDP policies including the Neighbourhood Main Street policies (subsection 3.4.3), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

The proposed MU-1f3.8h20.8 District allows for development that is sensitive to the existing context and conforms to the relevant policies of the MDP. The subject site is located on a corner parcel, and will allow for a mixed use retail building in the area. For this reason, the proposed redesignation is found to comply with the general goals of the MDP while providing sound rationale to accommodate the minor amendment to the *Bankview Area Redevelopment Plan*.

Bankview Area Redevelopment Plan (Statutory - 1981)

This application was reviewed against the applicable policies of the *Bankview Area Redevelopment Plan*, being the applicable Local Area Plan. The Land Use Policy map of the ARP identifies the parcel as being Medium Density.

The redesignation of the parcel to MU-1f3.8h20.8 District requires a site specific minor amendment to Map 2 of the ARP, see Attachment 2. The ARP amendment to change the classification from Medium Density to Neighbourhood Mid-Rise ensuring alignment with the policy framework. The proposed classification is intended to provide for a comprehensive redevelopment that includes a mix of uses and compact development offering variety in the type of units available in the community. Further, the new typology allows for buildings up to six storeys in height to be developed with a sensitive interface between higher and lower intensity areas.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0380

Policy Amendment and Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2018-0069

Social, Environmental, Economic (External)

The recommended land use allows for an increase in the density, realization of compact development, and a wider range of housing types, and as such, the proposed change accommodates varying needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment is in keeping with the relevant goals and policies of the *Municipal Development Plan* that reinforce a more compact urban form for Calgary by locating a portion of new housing and jobs within higher intensity, and mixed-use areas that are well connected. Such areas along Main Streets will offer a greater variety of housing choices near existing residential communities, allow for higher density residential and employment concentration, and ensure walkable destinations and local gathering places adjacent to communities.

ATTACHMENT(S)

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

Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

March 18th 2019
Planning department
City of Calgary.

Land use Re-Designation – 2107, 14 street SW, 1437 19 avenue SW, 2103 14 Street SW, Calgary, Alberta

Original submission – March 3rd 2018

The subject three sites are seeking to re-designate parcels of lands currently designed as Multi-Residential – Contextual Medium Profile (M-C2) to Mixed Use – General (MU-1 f5h21) to accommodate development of the site.

New submission on March 18th 2019

We had 3 meetings with the community association regarding the above project. We have discussed with the Community association about their concerns of height/ setback / FAR & uses. Based on those discussions, we have revised our land use to MU-1 f3.8 h20.8

Site context based on land use designation.

The area adjacent and close to the subject site consists of lands that are zoned commercial, Multi residential- high density medium rise (M-H1), Urban Market, Multi- Residential – Contextual Medium Profile (M-C2), Residential –one / two dwelling (R-2) District

Site Context-

The total land area is 735.9m²(0.18ac). The North side of the land faces 19 Avenue S.W.. South side of the land faces a Multi residential development. East side of the land faces 14th Street SW & West side of the land faces an avenue.

The corner of 14 street SW & 19Ave SW offers special exposure to the proposed development and increases opportunity for commercial uses.

Site Access & Traffic

The Parkade access will be on a lane. The retail / consumer service units will face 14th street SW, and 19th Avenue SW.

Parking

All of the residence and business owners parking is underground with surface parking for retail uses.

Site servicing for utilities

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time. Adjustments to on-site servicing may be required and will be determined at the development permit stage.

The six story mixed development design is based on following key considerations:
Ground floor small commercial units, 2nd floor furnish office spaces for rent, 3rd floor small scale condo units (450 square feet), 4th floor 2 bedroom condo units, and penthouse 4 units (two level units at 5th & 6th floor). Hence, creating a 6 storey mixed development building.

Based on restricting the building to six stories; capping the height at 20.8 metres; matches with new development at the opposite side of 19th Ave SW (Multi residential- high-density medium rise (M-H1)). Proposed building form enhances the existing character of the context.

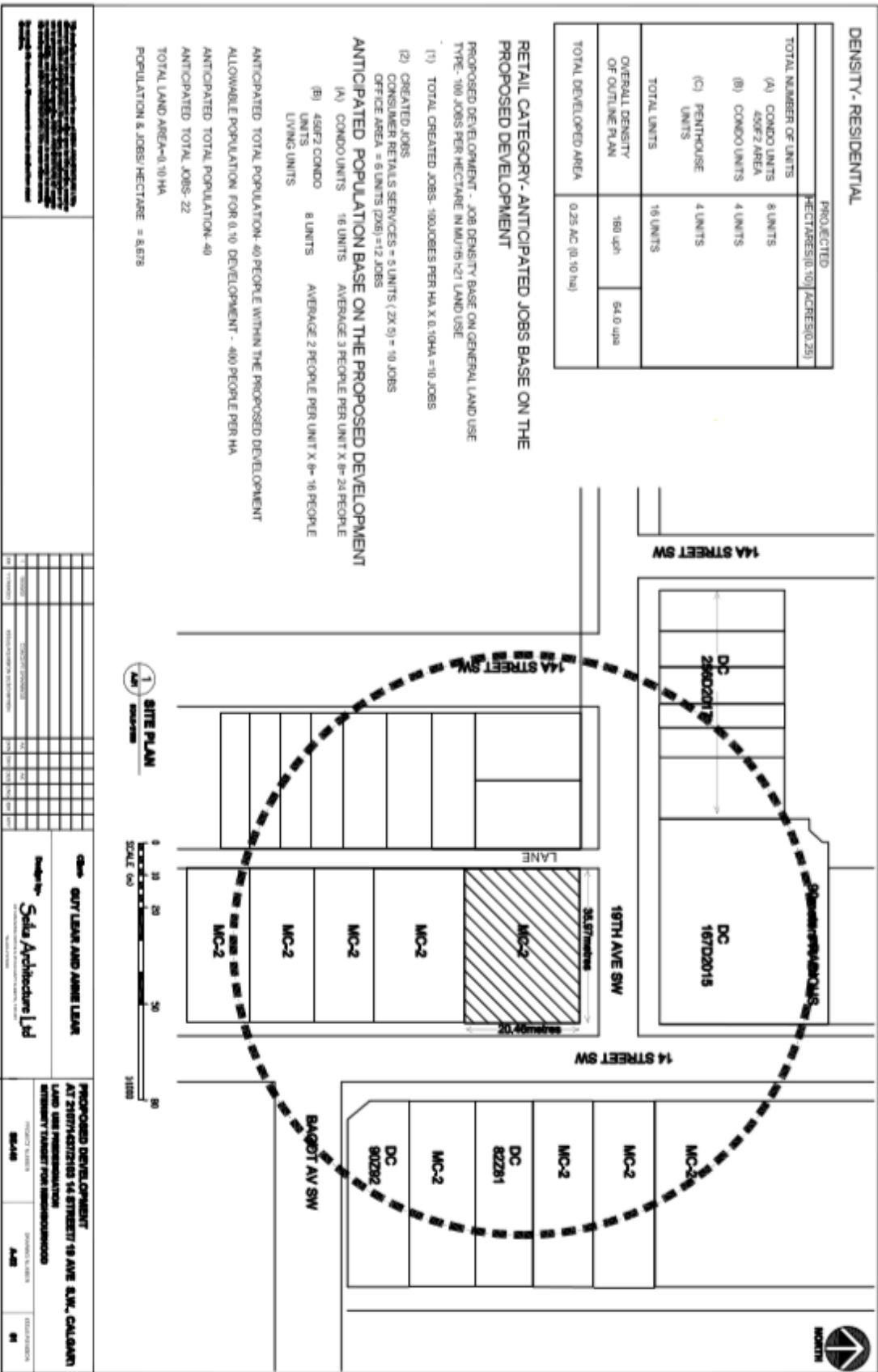
Resident's perception and/or desire for a new development to bring economic benefit to the community. "Increased options for housing; the presence of more residents will also support diversification of commercial options." Furthermore, "Retail opportunities, corner store or other community businesses would be great on main level."

651 MacEwan Drive, N.W. Calgary, Alberta, T3K 3R1

Tel- 403 210 5085

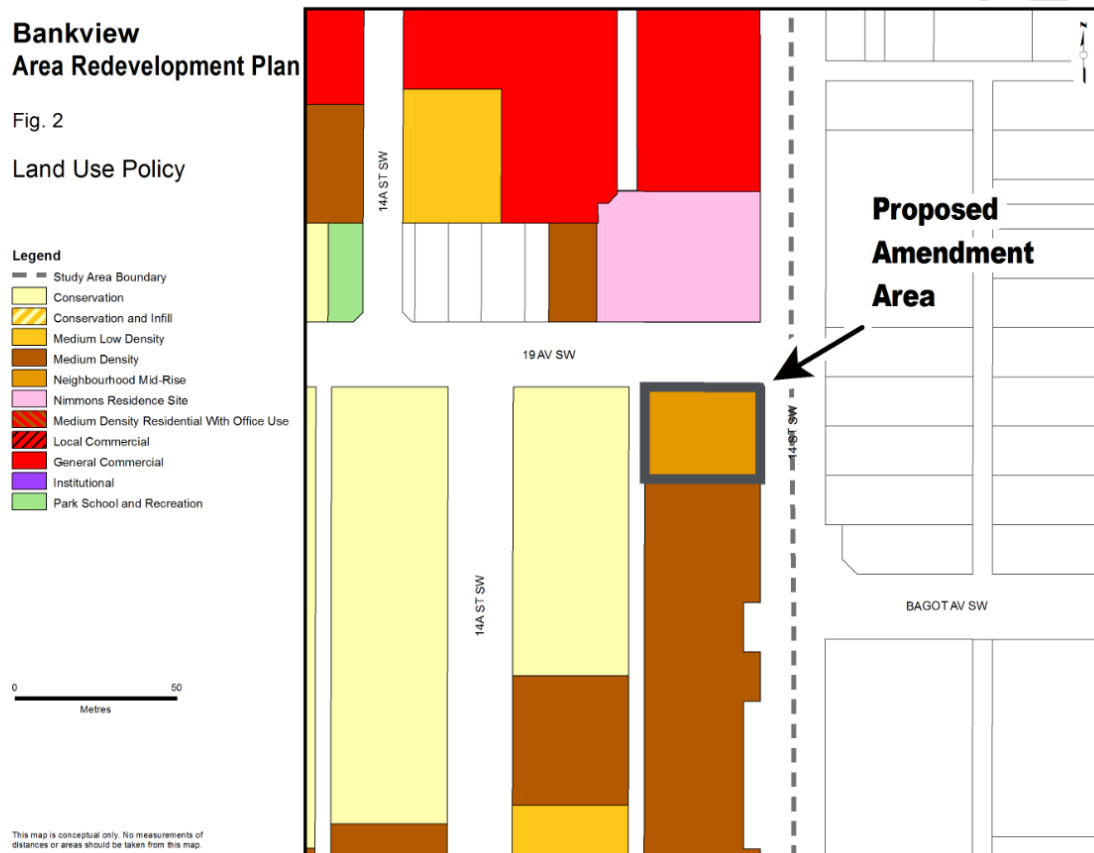
Fax- 403 210 5085

Applicant's Submission



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 0.10 hectares \pm (0.25 acres \pm) located at 1437 – 19 Avenue SW and 2103 and 2107 – 14 Street SW (Plan 261L, Block 13, Lots 1 to 4) from 'Medium Density' to 'Neighbourhood Mid-Rise' as generally shown in the sketch below.



Objection Letter from Bankview Community Association

Bankview Community Association

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

Tel. (403) 244-2544



Date: 23 April 2018

To: City of Calgary
Development & Building Approvals (Location #8201)
P.O. Box 2100 Station M
Calgary, Alberta T2P 2M5

Attention: Fazeel Elahi, File Manager
By email to: fazeel.elahi@calgary.ca

To Whom It May Concern,

File Reference: LOC2018-0069
Subject Address: 2103 14 ST SW, 2107 14 ST SW, 1437 19 AV SW

The Bankview Community Association Development Committee (BCADC) has reviewed the above noted Land Use Redesignation, and we submit our comments herewith. The development committee was not afforded the opportunity to review this land use redesignation or any proposed plans before the redesignation was submitted to the City of Calgary.

The proposed land use designation and the intensity of the proposed land use pose issues which are unacceptable to the Bankview Community. The community is supportive of mixed use development at this location. However, there are several contentious issues presented by this redesignation, which we would like to address, namely:

1. Height;
2. Floor Area Ratio;
3. Setbacks;
4. Uses.

Height

A maximum building height of 21 meters has been proposed in this application. This represents an increase from the current maximum of 16 meters. The BCADC is concerned that shadowing will affect the home to the west, and that there will be overlook issues. In our meeting with the applicant on January 9th, 2018, only 4 stories were proposed – 2 floors office and 2 floors residential above. The height limit proposed by the applicant in the meeting was 18 metres, which is slightly more than the 16 metres allowed under the current MC-2 zoning.

Objection Letter from Bankview Community Association

Floor Area Ratio

A maximum FAR of 5.0 has been proposed in this application. This represents a doubling in FAR from the current 2.5. This is too much mass for the site. An FAR of 2.5 allows more landscaping, a sorely needed amenity in our rapidly densifying neighbourhood. The subject site is on the eastern edge of a significant residential conservation area. When the applicant met with the committee in January of 2018, the proposal was for four stories and a maximum height of 18m (only slightly more than the 16m allowed under the current MC-2 zoning). The zoning proposed by this application is intended for 17th Avenue, not 14th Street.

Setbacks

MU-1 allows a setback of 0 metres. The BCADC is concerned that building to the zero lot line would push pedestrians up against an already inhospitable 14th Street. It should be a condition that any development at this location contributes to pedestrian realm improvements. Furthermore, there are dangerous visibility issues at this intersection, making it difficult to turn onto 14th Street from 19th Avenue, especially during rush hour.

Uses

Changing the zoning from MC-2 to MU-1 represents a large increase in permitted uses. The subject site abuts onto a core conservation area of heritage homes and care must be taken to respect the historic heart of our community. Furthermore, the application states that the lot abuts an avenue. The lot actually abuts a lane. This puts our historic conservation area within arm's reach of the subject site.

If land use redesignation is considered appropriate by the city, we would support a Direct Control District with concurrent land use and development permit application. If the city deems that the MU-1 zoning is appropriate, the development should be constrained within the MU-1 designation to a maximum height of 18m and 4 stories as put forward by the applicant in our meeting, January 9th, 2018.

Thank you for inviting and reviewing our comment.

Respectfully,

Bankview Community Association

Jennifer Miller
Director, Development Committee

Co: DP Circulation dpcirc@calgary.ca
Cllr. Evan Woolley, evan.Woolley@calgary.ca, saward8@calgary.ca
Nathan Berko, President, Bankview Community Association, president@bankview.org
Bankview Development Committee Members

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0379

**Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW,
LOC2018-0188**

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 August 17 by B&A Planning Group on behalf of the landowner, ASI Royal Park GP Inc. The application proposes to redesignate the subject parcel from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to a DC Direct Control District based on the Commercial – Corridor 1 (C-COR1) District to allow for:

- a maximum building floor area of approximately 6,970 square metres based on a building floor area ratio (FAR) of 5.0, where a monetary contribution is made to the Heritage Incentive Reserve Fund (an increase from the current maximum of 4,180 square metres or FAR 3.0);
- a maximum building height of 27 metres (an increase from the current maximum of 23 metres);
- a modified setback area and building step back along the rear lane (setback reduced to zero metres from the current 3.0 metres and the addition of a 3.0 metre step back at 10.0 metres building height);
- a new Restaurant Patio use that may be located above the first storey of a building with a maximum use area size of 250.0 square metres; and
- the uses listed in the C-COR1 District with the addition of Restaurant: Food Service Only – Large, Restaurant: Licensed – Large, and Restaurant Patio.

The proposal is in keeping with the intent and existing policies of the *Lower Mount Royal Area Redevelopment Plan* and *Municipal Development Plan* and is intended to allow for the comprehensive redevelopment of the subject site.

No development permit has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0379

**Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW,
LOC2018-0188**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 April 29 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 redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 823 – 17 Avenue SW (Plan 4453L, Block 11, Lots 4 and 5, and a portion of Lot 3) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District **to** DC Direct Control District to accommodate mixed-use development, with guidelines (Attachment 2); and
 - b) Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

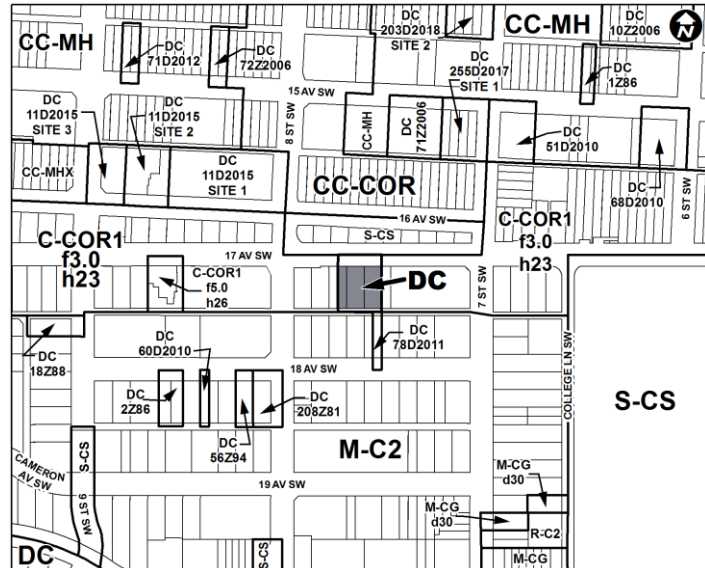
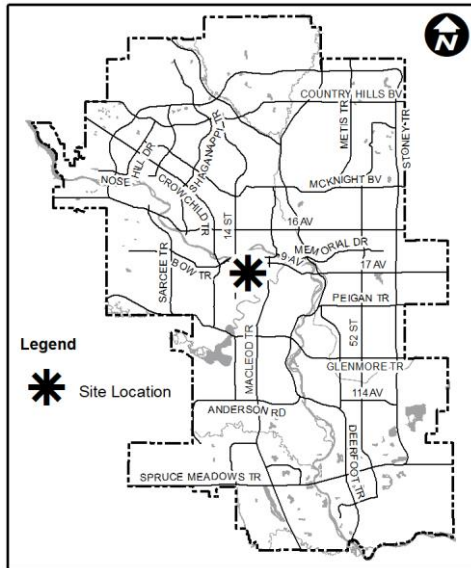
This application was submitted on 2018 August 17 by B&A Planning Group on behalf of ASI Royal Park GP Inc. No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue one of two development options. These include either a hotel with a restaurant and restaurant patio located on a terraced second floor and retail uses at grade, or a multi-residential development with amenity space located on terraced upper floors and retail uses at grade. The proposed land use would accommodate both of these options.

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Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW,
LOC2018-0188

Location Maps



Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188

Site Context

The subject site, 823 - 17 Avenue SW, is located in the community of Lower Mount Royal, on the south side of 17 Avenue SW, east of 8 Street SW and across from Tomkins Park. The site is mid-block and has a width and depth of approximately 38 metres and 36 metres respectively.

The site is currently occupied by three two-storey single detached houses that have been converted to commercial uses and a one-storey restaurant. Two of the houses, located at 825 and 829 - 17 Avenue SW, were built circa 1911 and retain much of their original integrity but are not listed on the Inventory of Evaluated Historic Resources and are not protected heritage buildings.

Surrounding development is characterized by one to two storey commercial developments to the east and west. Tomkins Park is located immediately to the north across 17 Avenue SW and primarily low and medium density residential development is located to the south across the lane.

As identified in Figure 1 (below), the population of the Lower Mount Royal community peaked in 1970 at 3,594 and as of 2018 stood at 3,449, representing a decline of 145 residents or 4.0 percent.

Figure 1: Community Peak Population

Lower Mount Royal	
Peak Population Year	1970
Peak Population	3,594
2018 Current Population	3,449
Difference in Population (Number)	-145
Difference in Population (Percent)	- 4.0%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Administration reviewed the application with respect to applicable policies including but not limited to the *Municipal Development Plan* (MDP), the *Centre City Plan*, and the *Lower Mount Royal Area Redevelopment Plan* (ARP).

Administration's review also included an evaluation by the Corporate Planning Applications Group (CPAG) as well as circulation to internal and external stakeholders including the Mount Royal Community Association and Beltline Neighbourhoods Association.

Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW, LOC2018-0188

An important consideration of the review was examining how the proposed increase in density and redevelopment on the site could provide community benefit to this area. Through Administration's review, discussions with the applicant, and in response to concerns raised by external stakeholders regarding the potential loss of character houses on the site, the Direct Control District was developed to include a mechanism for providing community benefit through a contribution to the Heritage Reserve Incentive Fund, as discussed below.

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 Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District. This district is intended to accommodate commercial and mixed-use buildings with continuous street frontage located close to the public sidewalk. The district allows for a maximum building floor area of 4,180 square metres based on a parcel to floor area ratio (FAR) of 3.0 and a maximum building height of 23 metres.

The proposed land use district is a DC Direct Control District based on the Commercial – Corridor 1 (C-COR1) District of Land Use Bylaw 1P2007 (Attachment 2). Section 20 of the Land Use Bylaw states that DC 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 District has been used in this application to address a number of unique characteristics for the proposed development, as follows:

- a maximum building floor area of approximately 6,970 square metres or 5.0 FAR, where community benefit is provided through a monetary contribution to the Heritage Reserve Incentive Fund to offset the loss of two character houses on the site;
- a maximum building height of 27 metres;
- modified setback area and building step back along the rear lane;
- a new Restaurant Patio use to allow for a patio above the first storey of a building with maximum use area size of 250.0 square metres; and
- the uses listed in the C-COR1 District with the addition of Restaurant: Food Service Only – Large; Restaurant: Licensed – Large, and Restaurant Patio.

The community benefit noted above is intended to offset the loss of the existing historic character homes on the site through a monetary contribution to the Heritage Incentive Reserve Fund. Administered through the Historic Resource Conservation Grant program, this fund offers assistance to property owners for restoration, preservation, and rehabilitation of historic properties. Any monetary contribution provided through this provision in the DC District would be earmarked to the community of Lower Mount Royal where it could be used to provide

**Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW,
LOC2018-0188**

heritage grants to other historic buildings in the community. In total, the contribution would amount to \$228,000.00, or \$81.82 per square metre from 3.0 FAR to 5.0 FAR. The full contribution would be required for any FAR that exceeds 3.0. Based on analysis of historic buildings in Lower Mount Royal, this contribution would allow for grants to assist in the preservation of up to two historic houses in the community.

The DC District also allows for larger restaurant uses as well as a new use called Restaurant Patio. These uses are intended to accommodate the applicant's proposal for a restaurant and patio on the terraced second floor of the possible hotel building. The Restaurant Patio use, specifically, would allow for a larger use area than is currently allowed under the standard Outdoor Café use and would also permit outdoor speakers. Located on the terraced second floor, the Restaurant Patio use would provide activity as well as "eyes on the street" overlooking 17 Avenue SW and Tomkins Park.

To mitigate potential impacts on residential properties to the south across the lane, the Restaurant Patio use includes rules requiring physical separation from these residential parcels by a building. Noise from any outdoor speakers would be regulated through the Community Standards Bylaw, which restricts sound levels and operating hours for outdoor speakers in proximity to residential development. In addition, the Restaurant Patio use may not be used if there are residential uses such as Assisted Living, Custodial Care, Dwelling Units, Live Work Units, or Residential Care located on the same parcel. Where these uses share the same parcel, the Outdoor Café use would apply which restricts outdoor speakers and has a maximum size of 25.0 square metres.

Development and Site Design

The rules of the proposed DC District, along with the rules of the base C-COR1 District, will provide guidance for the development of the site including the height and building massing, building setbacks, building frontage along 17 Avenue SW, landscape treatment and parking. With regards to building height and massing, in addition to the Land Use Bylaw 1P2007 rules, future development on the site will be required to adhere to the shadowing policies of the ARP and *Centre City Plan* which protect the north sidewalk of 17 Avenue SW and Tomkins Park from shadowing.

The applicant provided a development concept for the site that proposes two possible development options. The first option is an eight-storey boutique hotel with a restaurant and patio located on a terraced second floor overlooking 17 Avenue SW. The second option is an eight-storey multi-residential development with amenity space located on terraced upper floors. Both options include a one-storey podium element with fine-grained retail/commercial uses along the 17 Avenue SW frontage in keeping with the rules of the C-COR1 District, policies of the ARP, and character of the avenue.

Environmental

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

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Transportation

The subject site has good transit connections with a transit stop located immediately in front of the site on 17 Avenue SW as well as a second stop 50 metres away on 8 Street SW. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan 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.

The Mount Royal Community Association and Beltline Neighbourhoods Association were circulated as part of this application. The Mount Royal Community Association's letter is included in Attachment 3 of this report and Beltline Neighbourhoods Association's letter is included in Attachment 4. Both letters were received prior to revising the DC District to include the heritage contribution.

The Mount Royal Community Association indicated they would reserve comments until a final DC District was available for their review but were generally opposed to the proposed increase in FAR and building height. The final DC District was circulated to the community association who advised that they would likely provide comments through the public hearing process.

Through their letter, Beltline Neighbourhoods Association were generally supportive of the proposed land use and provided comments to be considered at the development permit stage. These included preserving access to sunlight on Tomkins Parks, maintaining a human-scaled retail interface along 17 Avenue SW, ensuring a maximum amount of retail frontage, and having a proposal that is architecturally outstanding. The final DC District was circulated to the Beltline Neighbourhoods Association but no formal comments were received prior to finalizing this report.

The applicant conducted their own engagement as part of the application. This included a post card drop to stakeholders within 250 metres of the subject site, an information flyer delivered to adjacent residents and business owners, a project website, and a public open house that was held on 24 September 2018. The applicant provided Administration with a What We Heard Report that was considered as part of the application review.

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Through the City's circulation and notice posting, Administration received eight letters from surrounding residents. These letters expressed concerns over the proposal particularly with regards to the impact of increased building height, inconsistency with existing adjacent buildings, loss of character along 17 Avenue SW, including potential loss of the character homes on the site, and increased traffic in the lane. Taking these concerns into account, Administration worked with the applicant to determine potential community benefits to support the proposed increase in development intensity on the site. In this case, the DC District was drafted to include the Heritage Reserve Incentive Fund contribution previously noted in the report.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posed on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, 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* (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 within the Neighbourhood Main Street area as identified on Map 1 of the *Municipal Development Plan*. Neighbourhood Main Streets are intended to provide for a broad mix of residential, employment, and retail uses and meet a minimum intensity of 100 people and jobs per hectare. These Main Streets are characterized by low to medium density residential, retail, and mixed-use buildings with the highest intensity of development located where the Main Street meets other major transit streets. The proposed land use amendment is in keeping with these policies as it provides for an intensity, mix of uses, and built-form that support 17 Avenue as a Neighbourhood Main Street.

Specific Use policies of the MDP encourage the conservation of historic resources. While the existing buildings on the site (four buildings in total) are not identified on the Inventory of Evaluated Historic Resources, two of these buildings are considered to have some heritage value, as character houses. As noted in this report, the proposed DC District for the site includes a provision to allow for monetary contributions to the Heritage Reserve Incentive Fund to off-set the potential loss of these buildings.

**Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW,
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Centre City Plan (Non-statutory – 2007)

The *Centre City Plan* establishes a strategic long-term vision for Calgary's Centre City. The plan includes long-term visions and opportunities for the area as well as specific short and medium-term actions to achieve this vision.

While the *Centre City Plan* does not provide specific land use guidance for the south side of 17 Avenue SW, it does identify Tomkins Park as a Class 2 Shadow Sensitive Area. All new buildings proposed within the vicinity of Class 2 areas, including the subject site, are not permitted to cast shadows into the open space between the hours of 12:00 noon until 2:00 p.m. between March 21 and September 21. This policy would be implemented at the development permit stage.

Lower Mount Royal Area Redevelopment Plan (Statutory – 1983)

Figure 2 – Land Use Policy of the *Lower Mount Royal Area Redevelopment Plan* identifies the site as Commercial. Policies of the Commercial land use area are intended to reinforce the regional pedestrian shopping character of 17 Avenue. While many of these policies apply at the development permit stage, policies applicable to the application include accommodating continuous retail frontage at-grade and land uses such as retail shops, restaurants, and personal care businesses. In addition, like the *Centre City Plan*, the ARP includes policies that protect the north sidewalk on 17 Avenue SW from shadowing which would be implemented at the development permit stage. Overall, the proposed land use amendment is in keeping with applicable policies of the ARP.

Social, Environmental, Economic (External)

The recommended land use allows for intensification that will support increased vibrancy on a Neighbourhood Main Street as well as transit-supportive development on the site.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

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**Land Use Amendment in Lower Mount Royal (Ward 8) at 823 - 17 Avenue SW,
LOC2018-0188**

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Lower Mount Royal Area Redevelopment Plan* and allows for an intensity, mix of uses and built-form that is appropriate for the site's location on a Neighbourhood Main Street. In addition, the proposal allows for additional density in exchange for a Heritage Reserve Incentive Fund contribution that will improve the City's ability to provide financial incentives for the restoration, preservation, and rehabilitation of historic properties in Lower Mount Royal.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Direct Control District Guidelines
3. Mount Royal Community Association Letter
4. Beltline Neighbourhoods Association Letter

Applicant Submission

B&A Planning Group has been retained by Arlington Street Investments to pursue a land use amendment for 821, 823, 825 and 829 17 Avenue SW. The property's current land use is designated Commercial – Corridor 1 (C-COR1f3.0h23) District. The site presently accommodates Buon Giorno's Restaurant and three houses converted to commercial retail and services. A lane at the back of the properties serves a series of surface parking lots managed by Indigo Parking for the commercial uses in the area. The site is located directly south of Tomkins Park, a unique public space and considered the jewel of 17th Avenue that runs between 7th and 8th Streets SW.

This redesignation application provides the opportunity to comprehensively redevelop this site and to appropriately frame Tomkins Park with a project that delivers a quality mixed-use development that revitalizes and invigorates the area. The application integrates a mid-rise form with moderate intensity into the neighbourhood and along the neighbourhood main street, while implementing the City's Municipal Development Plan for strategic and sensitive intensification in established areas.

Our proposal is for a Direct Control District based on the Commercial – Corridor 1 District with a maximum 5 FAR and maximum height of 27 metres. Future development of the site anticipates fine grained active uses at grade and potential landscaped terraces including an outdoor café/patio to provide eyes on both the street and Tomkins Park; while ensuring sun on the north sidewalk. In recognition of the character homes presently located on site we are providing a contribution to the Heritage Fund that we hope will go to preservation in the immediate area.

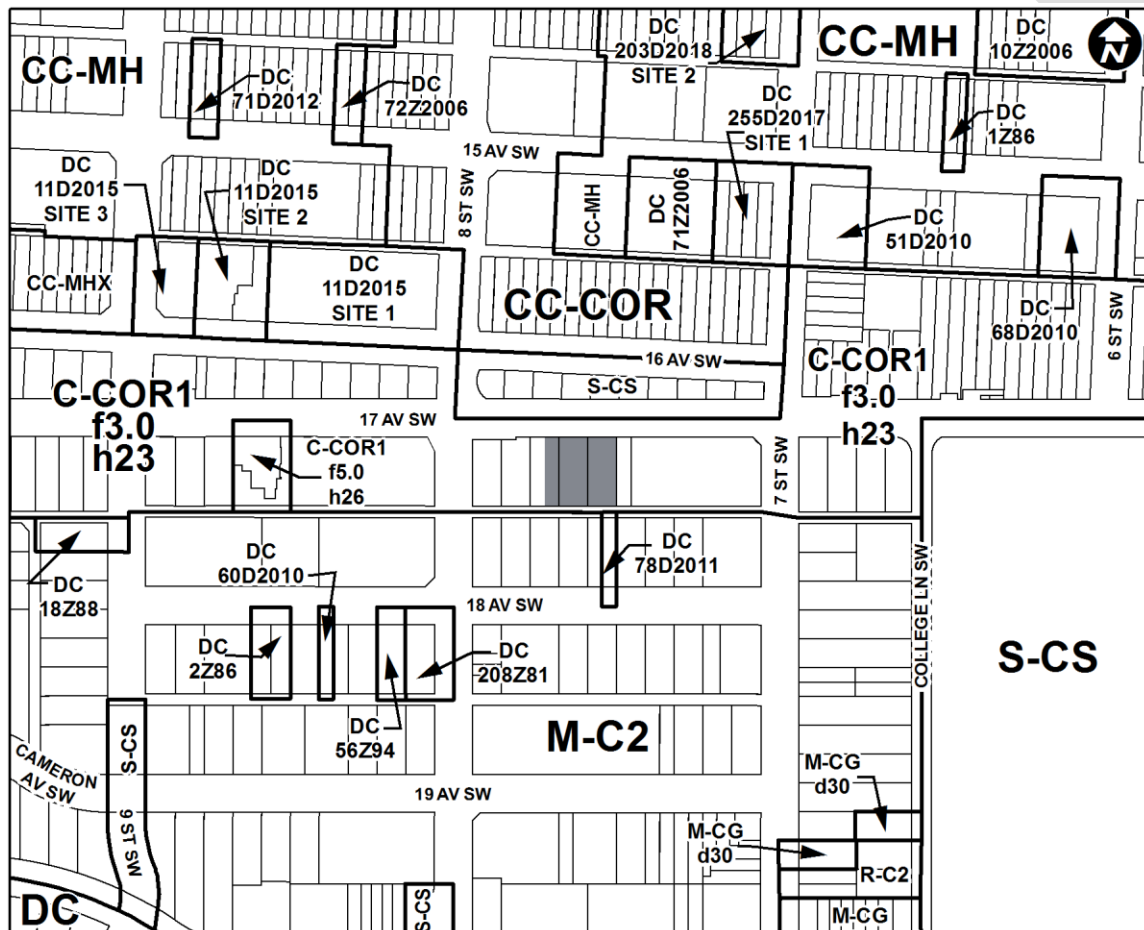
Our proposed land use amendment will support the transit-oriented neighbourhood corridor and provide an active and ample pedestrian realm with parking provided underground, accessed from the lane.

We look forward to Administration, Calgary Planning Commission and Council support of our application.

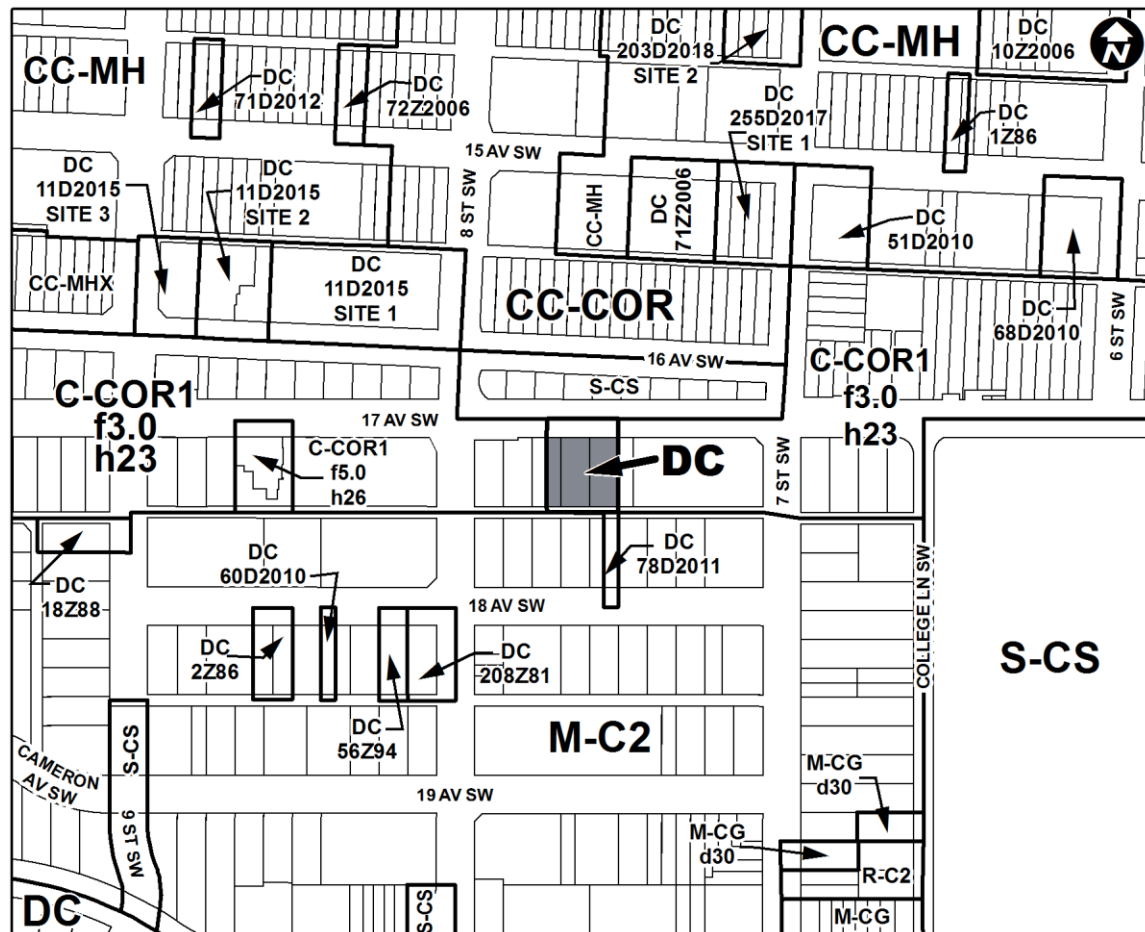
Proposed Direct Control District Guidelines

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

SCHEDULE A



SCHEDULE B



Purpose

1 This Direct Control District is intended to:

- (a) provide for a **building** with a minimal **setback area** from a **lane**;
- (b) allow for restaurant **uses** with larger **use areas** above the first **storey** floor level of a **building**; and
- (c) allow for additional **floor area ratio** where contributions are made to the Heritage Incentive Reserve Fund.

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 District 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.

Defined Uses

- 4 In this Direct Control District:

- (a) **“Restaurant Patio”** means a *use*:
 - (i) where food or beverages are served or offered for sale or consumption on a portion of the premises which are not contained within a fully enclosed **building**; and
 - (ii) that must be approved with a **Restaurant: Licensed – Large; Restaurant: Licensed – Medium; Restaurant: Licensed – Small; Restaurant: Food Service Only – Large; Restaurant: Food Service Only – Medium; Restaurant: Food Service Only – Small, or Restaurant: Neighbourhood.**

Permitted Uses

- 5 The **permitted uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Restaurant: Food Service Only - Large;**
- (b) **Restaurant: Licensed – Large; and**
- (c) **Restaurant Patio.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** set out in subsection (1) may be increased to 5.0 in accordance with the provisions set out in section 12 of this Direct Control District.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 27.0 metres.
- (2) Where the **parcel** shares a **property line** with a **lane**, the maximum **building height** is 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**.

Proposed Direct Control District Guidelines

Rear Setback Areas

- 10** Where the **parcel** shares a **rear property line** with a **lane**, there is no requirement for a **rear setback area**.

Rules for Restaurant Patio

- 11 (1)** In this Direct Control District, a **Restaurant Patio**:
- (a) may have a floor higher than 0.6 metres above the height of the first **storey** floor level provided that the **use** is separated from an **adjacent residential district** by a **building** to the satisfaction of the **Development Authority**;
 - (b) has a maximum area of 250.0 square metres;
 - (c) must not be located on the same **parcel** as **Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, or Residential Care**;
 - (d) does not require **motor vehicle parking stalls**; and
 - (e) does not require **bicycle parking stalls – class 1 or class 2**.

Additional Floor Area Ratio

- 12** The following item must be provided as part of the relevant **development permit** to earn the increased **floor area ratio** as set out in subsection 8(2) of this Direct Control District:
- (a) monetary contribution to the Heritage Incentive Reserve Fund in the amount of \$228,000.00.

Mount Royal Community Association Letter

October 17, 2018

Troy Gonzalez, RPP, MCIP
Senior Planner I Community Planning
Planning & Development
The City of Calgary I Mail code: #8075
Floor 5, Municipal Building, 800 Macleod Tr. S.E.
P.O. Box 2100, Station M, Calgary, AB
Canada T2P 2M5

Hello Troy,

RE: LOC2018-0188, 821-829 - 17th Avenue SW

The Development Review Committee (DRC) of the Mount Royal Community Association met last month to review the proposed land use change cited above. Six neighbour/property owners attended, as well as four members of the DRC. The meeting was held prior to the Open House organized by the developer, Arlington Investments.

Several of the neighbours have communicated their objections to the proposed land use amendments to you directly, including those who attended the meeting. The DRC members opted to reserve the Community's comments until the Direct Control bylaw is available in its final draft form. Notwithstanding the DC review, however, the majority of the Committee were opposed to the significant increases proposed in both FAR and building height ... 67% and 17% respectively.

The developer has not offered a rationale for the proposed scaling up of the site's potential, other than they had to pay a premium price for the location. That argument, as we all know, is not supportive of good planning decisions,

In further fact, one could even question the logic and strategy for this 'prized' blockface contained in the 17th Avenue Urban Design Strategy document. An opportunity to do something significantly better **for the City and for the Community** is presented with this file, and the MRCAA-DRC will have more to say on this at an appropriate time in the future.

Sincerely,

Peter

Peter Haley
Co -Chair, Development Review Committee
Mount Royal Community Association
Tel 403 244-7568
email: wisdomhi@shaw.ca

Beltline Neighbourhoods Association Letter

Gonzalez, Troy C.

From: Tyson Bolduc <planning@beltlineyyc.ca>
Sent: Monday, October 15, 2018 9:47 PM
To: Gonzalez, Troy C.
Subject: [EXT] Re: LOC2018-0188 Land Use Redesignation Circulation

Hi Troy,

Apologies for not getting back to you. It was a miss on our part. We reviewed the application, but the response must have been lost in the chain of delegation.

We have reviewed the proposal with the applicant on three occasions: May 7 (with the Mount Royal community association), August 14, and October 9. Overall, Arlington Street has been very proactive about meeting with us and listening to our comments and concerns.

Generally speaking, we have no fundamental concerns with the proposed land-use redesignation and are essentially supportive of it. We understand that the applicant will be looking for additional height and density on the site (for a total of 5.0 FAR). In our view, this amount of density is not out of context for the avenue, but it is at the upper threshold of what we would believe to be acceptable at this location. Therefore, we would expect that the City provide a mechanism for ensuring that the ensuing development proposal respects the preservation of sunlight at Tomkins Park and maintains an appropriate pedestrian-scaled street wall along 17th Avenue. Given the importance of this site, we would insist that the project that results from this land-use be of exceptional quality and demonstrate a very high level of sensitivity to the public realm. Specifically, we would request that the applicant:

- maintain access to sunlight at Tomkins Park. Provide a sunlight preservation plan that follows at least the same criteria as those that exist for other parks and the river
- step the mass of the building back to maintain an appropriate human retail-scaled interface on 17th Ave
- prioritize the quality, size, scale, materiality and functionality of the retail CRUs in order to maximize their leasability. Ensure that a maximum amount of frontage is dedicated to retail
- put forward a proposal that is architecturally outstanding

Based on materials we have seen to date, our understanding is that the applicant is already sensitive to the above concerns and will be considering them carefully in their design. We understand that most of these comments actually pertain to the subsequent DP application. However, we would want to ensure that there is a mechanism in place for the City to make the approval of higher density contingent on meeting the above requirements. To this end, we would be strongly in favour of a concurrent DP process.

Based on our conversations with Arlington, we remain very confident that they are interested in providing a high quality development that is deferential to the importance of the site and the quality of the public realm. We are looking forward to seeing their proposal.

Tyson Bolduc
Director of Planning and Urban Development
Beltline Neighbourhoods Association

www.beltlineyyc.ca

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0362

Land Use Amendment in Manchester Industrial (Ward 9) at 429 – 58 Avenue SE, LOC2019-0016

EXECUTIVE SUMMARY

This application was submitted by Tarjan Group Architects & Interior Designers on 2019 February 06, on behalf of landowner Spartacus Holdings Ltd. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses, thereby encouraging occupancy of the existing building. Specifically, the proposed amendment will allow for:

- light industrial uses that are unlimited in size;
- small scale commercial uses, including banks, medical clinics, offices, retail stores and restaurants;
- a maximum floor area ratio of 1.0 (the same as presently allowed under I-G);
- a maximum height of 12 metres (a decrease of 4 metres); and
- the uses listed in the proposed I-C designation.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan*. A development permit has not been submitted.

ADMINISTRATION'S RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.25 hectares ± (0.06 acres ±) located at 429 – 58 Avenue SE (Plan 1546LK, Block 3, Lot 1) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

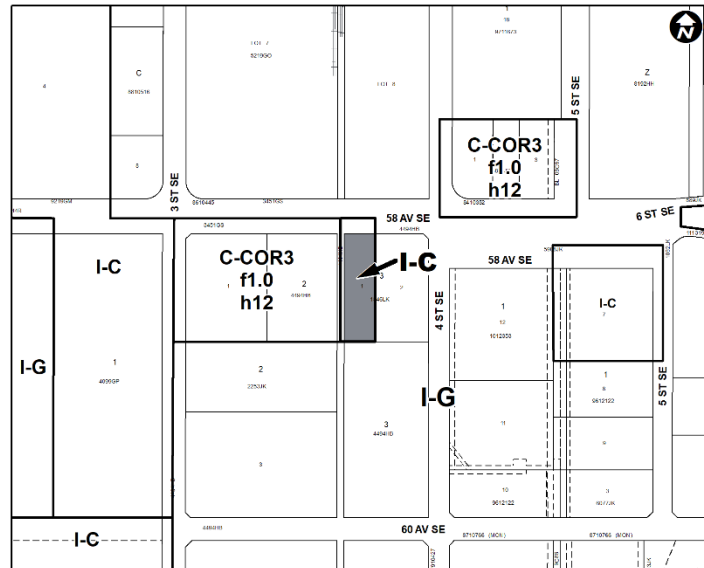
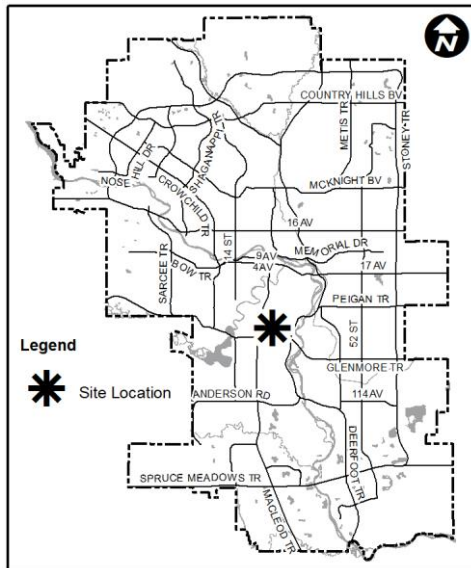
This application was submitted by Tarjan Group Architects & Interior Designers on 2019 February 06, on behalf of landowner Spartacus Holdings Ltd. Located at 429 - 58 Avenue SE, in the Manchester Industrial area, this application seeks land use redesignation from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District in order to accommodate a variety of general industrial and commercial uses, including banks, medical clinics, offices, retail stores and restaurants. While the applicant would prefer that the existing building be occupied by a light industrial use, the intent of this application is to make the site more compatible with the evolving character of the area, as identified in the Applicant's Submission in Attachment 1.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0362

Land Use Amendment in Manchester Industrial (Ward 9) at 429 - 58 Avenue SE,
LOC2019-0016

Location Maps



Land Use Amendment in Manchester Industrial (Ward 9) at 429 - 58 Avenue SE, LOC2019-0016

Site Context

The site is located in the southeast community of Manchester Industrial, approximately 5.4 kilometres southeast of downtown Calgary, 825 metres northeast of the Chinook LRT Station, and 1.2 kilometres east of Macleod Trail SW. The site, which has a width of 27 metres and a depth of 94 metres, is developed with a single storey building, constructed in 1981, that originally contained a bank. Presently, a small portion of the building is occupied by a Subway restaurant, while the rest of the building is vacant.

The Manchester Industrial area is an older industrial area composed of primarily light industrial development interspersed with commercial, retail and office development. Specifically, the site is adjoined to the west by a parcel designated Commercial – Corridor 3 (C-COR3f1.0h12) District, with another C-COR3 designated parcel, housing a Tim Hortons, located adjacent to the northeast of the site.

The subject site is located along the south side of 58 Avenue SE, which is classified as an arterial street that functions as a corridor between Macleod Trail South, Chinook Centre and the Chinook Station LRT to the west, and Blackfoot Trail SE to the east.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement existing light industrial and commercial uses in the area. The proposal is consistent with applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

This application is to redesignate the site from the existing Industrial – General (I-G) District to the Industrial - Commercial (I-C) District to allow for a greater variety of commercial uses within the existing building, including medical clinic, office, and retail.

The purpose of the I-C District is to encourage light industrial uses that are unlimited in size, and small scale commercial uses that are compatible with and complement light industrial uses. The I-C District is also intended to provide a transition between other land use districts and the I-G District.

The proposed I-C District allows for the continuation of industrial uses on the site, and is compatible with existing land use along 58 Avenue SE.

**Land Use Amendment in Manchester Industrial (Ward 9) at 429 - 58 Avenue SE,
LOC2019-0016**

Development and Site Design

The intent of this application is to allow for more flexibility of allowable uses in order to have the existing one storey building occupied. If and when the site is redeveloped, proposed plans will be assessed against relevant bylaws and policies. At that time, Administration will collaborate with the applicant in order to design a building that is prepared for industrial uses, which may involve relaxing the rules for maximum building height.

Environmental

An Environmental Site Assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from 58 Avenue SE and the adjacent paved lane. A Transportation Impact Assessment and parking study were not required as part of this land use amendment.

The site is served by Calgary Transit bus service Route 43 McKnight / Chinook with a bus stop located within 100 metres of the site on 58 Avenue SE.

Within the Calgary Transportation Plan, 58 Avenue SE is classified as an arterial street. This portion of 58 Avenue SE is not classified as a Truck Route or Dangerous Goods Route in the Calgary Transportation Plan. Parking is not permitted on 58 Avenue SE at this location.

Utilities and Servicing

Storm sewers are not available to service this site. A storm sewer extension may be required as part of the development permit application process.

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

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application.

No letters in support or objecting to the proposed land use redesignation were received by Administration by the Calgary Planning Commission report submission date. Further, there is no community association in this area.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0362

Land Use Amendment in Manchester Industrial (Ward 9) at 429 - 58 Avenue SE, LOC2019-0016

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

Strategic Alignment

South Saskatchewan Regional Plan (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)

Within the *Municipal Development Plan* (MDP), the site is identified as Standard Industrial, which provides for a mix of industrial uses at varying intensities, while maintaining the industrial character of the Standard Industrial area. The policy states that uses that support the industrial function of the area and cater to the day to day needs of area business and their employees may be supported.

The proposal is in keeping with relevant MDP policies, as the purpose of the I-C District is to allow for small scale commercial uses that are compatible with and complement light industrial uses that are found throughout the area. The I-C District will provide a transition between other land use districts and the I-G District, and will allow for employment, entertainment and retail uses.

There is no local area policy for the site.

Social, Environmental, Economic (External)

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the site.

Current and Future Operating Budget

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

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0362

**Land Use Amendment in Manchester Industrial (Ward 9) at 429 - 58 Avenue SE,
LOC2019-0016**

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASONS FOR RECOMMENDATIONS:

The proposed land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan*. The proposed Industrial – Commercial (I-C) District integrates well with existing industrial and commercial land use and development in the area, allows for greater flexibility of use and potential revitalization of an underutilized site.

ATTACHMENTS

1. Applicant's Submission

Applicant's Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

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

This stretch of 58th Ave SE immediately west of Blackfoot Trail is evolving into retail/commercial area from the previous industrial uses. Hence, we are requesting this rezoning to allow uses on this site that are more compatible with the evolving character of the area.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0417

Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267

EXECUTIVE SUMMARY

This application was submitted by Stantec Consulting on behalf of The City of Calgary on 2018 December 18 and proposes to redesignate the site in order to enable the future development of a maintenance and storage facility for Calgary Transit's Green Line Light Rail Transit (LRT) vehicles.

No development permit application has been submitted at this time. This application meets the intent of the *Municipal Development Plan* (MDP), the *Calgary Transportation Plan* (CTP) and the *Southeast Industrial Area Structure Plan* (ASP).

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 14.59 hectares \pm (36.07 acres \pm) located at 12725 – 52 Street SE (Portion of SE1/4 section 10-23-29-4) from DC Direct Control District to Special Purpose – City and Regional Infrastructure (S-CRI) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application, submitted by Stantec Consulting on behalf of The City of Calgary on 2018 December 18, proposes to redesignate the site in order to enable the future development of a maintenance and storage facility for Calgary Transit's Green Line Light Rail Transit (LRT) vehicles.

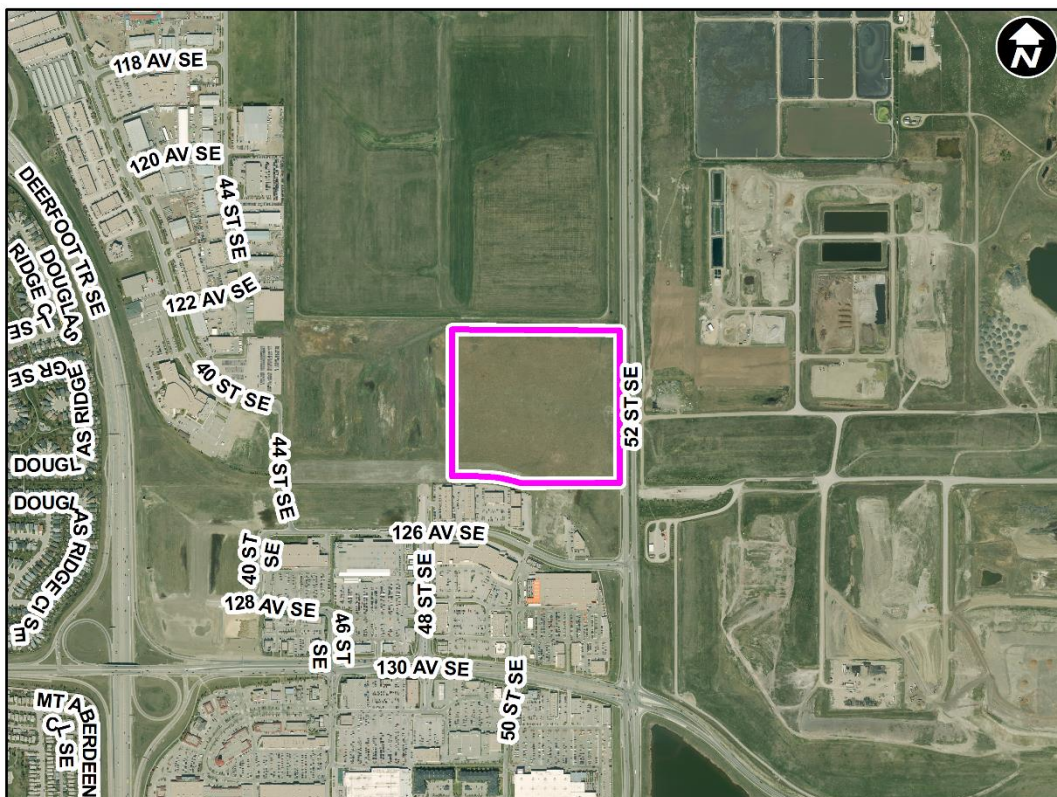
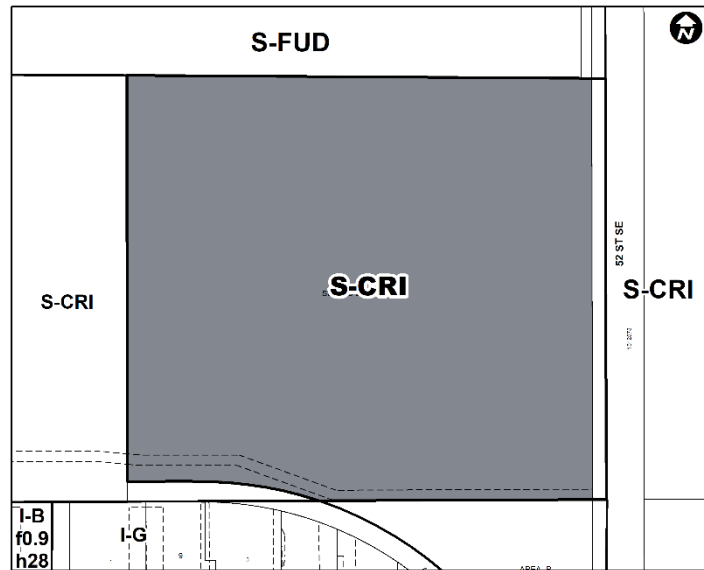
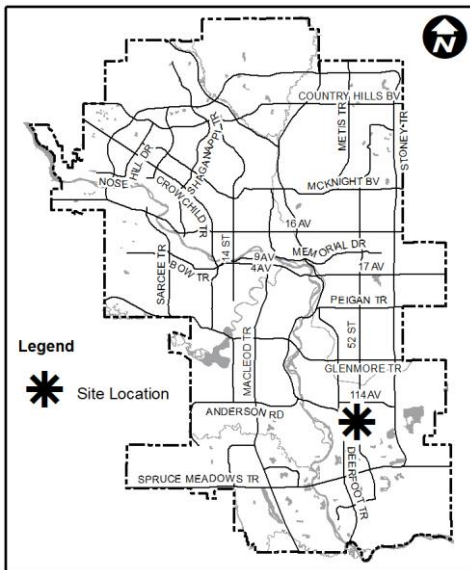
On 2016 October 03, Council upheld Calgary Planning Commission's 2016 August 11 recommendation of approval for the redesignation of the parcel directly west of the subject site from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – City and Regional Infrastructure (S-CRI) District. Together, the two parcels will be consolidated to accommodate the future Green Line LRT maintenance and storage facility.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0414

Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street
SE, LOC2018-0267

Location Maps



Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267

Site Context

The subject site is 14.59 hectares in size and is located in East Shepard Industrial, in southeast Calgary. The future Green Line LRT alignment runs adjacent to the south western corner of the parcel, with a series of Industrial – Commercial (I-C) developments along 126 Avenue SE, south of the LRT alignment. The lands south of 126 Avenue SE contain a regional commercial shopping center (South Trail Crossing) designated as a Commercial - Regional 3 (C-R3) District and a future comprehensive office development (Shepard Station Office Campus) designated Industrial – Business (I-B f0.86h28) District. The lands to the west are primarily general light industrial.

To the north of the subject site is a former phosphogypsum stack site (Stack 2) designated as a Special Purpose – Future Urban Development (S-FUD) District. 52 Street SE forms the eastern boundary of the site, with the Shepard Waste Management Facility further east of 52 Street SE. As such, the majority of the parcel is located within the 450 metre landfill setback area.

To the west, the adjacent parcel is designated as a Special Purpose – City and Regional Infrastructure (S-CRI) District and is designated to be the other half of the future maintenance and service facility for the Green Line LRT.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Planning Considerations

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

Land Use

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District is intended to provide for infrastructure and utility facilities, vehicle maintenance, work depots, and training centers related to infrastructure development and maintenance. The proposed S-CRI District is the most appropriate district for the intended development of Calgary Transit's Green Line LRT maintenance and storage facility.

The existing DC Direct Control Districts (Bylaws 129D2014 and 130D2014) were put in place as part of a comprehensive land use and outline plan application intended to accommodate transitional light industrial, small commercial, and temporary uses. The existing DC Districts will not accommodate Calgary Transit's intended use of the land, prompting this redesignation application.

The future maintenance and storage facility is defined in Land Use Bylaw 1P2007 as a Municipal Works Depot, which is a permitted use in the proposed S-CRI District. This use is not listed as permitted or discretionary in the existing DC Districts.

**Planning & Development Report to
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**ISC: UNRESTRICTED
CPC2019-0414**

**Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street
SE, LOC2018-0267**

Development and Site Design

The future development of this site as a maintenance and storage facility will be reviewed by Administration as a development liaison application. Considered a Municipal Works Depot, the approval of this future application would be referred to Calgary Planning Commission for approval pursuant to the Major Municipal Public Works matrix.

Environmental

A Site Contamination Statement was submitted as part of this application. There are no known outstanding concerns associated with the subject lands or proposal at this time.

Transportation

To service the Green Line Shepard Station and the proposed maintenance and storage facility, a new roadway located north of the Green Line alignment will be created. The roadway is currently named 125 Avenue SE. This new roadway will connect from the existing 40 Street SE to the west to 52 Street SE to the east, and end at a T-intersection with 52 Street SE. 125 Avenue SE will provide access to Shepard station, the maintenance and storage facility, and traffic from nearby businesses along 40 Street SE. Access to the triangular parcel located directly south of this site and adjacent to 52 Street SE will be provided from the new 125 Avenue SE.

Fifty-Second Street SE is classified as an arterial road, adjacent to the subject parcel. A regional pathway is located along the west side of 52 Street SE providing a regional connection north to the industrial areas, and south to the residential areas. Currently bus route 23 runs along 52 Street SE. With the Green Line development 48 Street SE will become a bus hub, providing various bus connections to Shepard Station.

Utilities and Servicing

Public water, sanitary and storm utilities exist within proximity to the subject lands. Storm pond design and development servicing requirements will be determined at the future Development Permit stage, to the satisfaction of Water Resources.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. No comments were received by the Calgary Planning Commission report submission date.

There is no community association in this area.

Planning & Development Report to
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2019 April 04

ISC: UNRESTRICTED
CPC2019-0414

Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street SE, LOC2018-0267

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

Strategic Alignment

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

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The *Municipal Development Plan* (MDP) identifies this area as part of a Standard Industrial Area and calls for a mix of industrial uses at varying intensities, with the industrial character of the area maintained even as the area redevelops. The activities and functions associated with the LRT maintenance facility are appropriate within the Standard Industrial Area.

The area south of the subject site, along 130 Avenue SE, is identified as a Community Activity Centre and contains a variety of commercial uses. Providing a transit network linking the shopping centre and the future office developments will improve mobility options for citizens, reduce dependence on automobiles, and increase opportunities for transit use, meeting the goals of the MDP.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The *Southeast Industrial Area Structure Plan* (ASP) identifies this area as Proposed I-2 General Light Industrial District, which allows for a range of light industrial and associated uses that are compatible with each other and that do not adversely affect surrounding non-industrial uses. The current proposal is consistent with the policies for the area in the ASP.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0414

**Land Use Amendment in East Shepard Industrial (Ward 12) at 12725 - 52 Street
SE, LOC2018-0267**

Social, Environmental, Economic (External)

This land use amendment will enable the development of a vital piece of infrastructure required for the Green Line LRT, which will further Calgary's MDP goals relating to sustainability, transportation choice, and creating a more compact urban form.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

It should be noted that implementing the proposed land use will not guarantee the development of the maintenance and storage facility. Further work will be required at the development liaison and building permit stage to enable construction of the intended urban form.

REASON(S) FOR RECOMMENDATION(S):

This proposal meets the policies in place for the area, including the *Municipal Development Plan* and the *Southeast Industrial Area Structure Plan*, and enables the development of the future Green Line LRT maintenance and service facility, supporting the provision of a third LRT line for Calgarians.

ATTACHMENT(S)

1. Applicant's Submission

Applicant's Submission

The application seeks a Land Use Redesignation ('LUR') application for the Subject Lands identified below:

12725 52 ST SE legally described as 4;29;23;10;1.

The Land Use Redesignation is sought to facilitate the maintenance and storage facility ('MSF') required to operate the Green Line Light Rapid Transit ('LRT') project. The subject lands consist of a single parcel owned by the City of Calgary that is currently designated as two separate Direct Control districts. The subject lands are currently vacant and undeveloped and form with the adjacent parcel to the immediate west (12655 52 ST SE - 4;29;23;10;SE) to form the development site for the MSF.

The proposed MSF use falls within the Land Use Bylaw 1P2007 use definition of Municipal Works Depot, a use which is not identified as a Permitted or Discretionary use within the applicable Direct Control districts. To accommodate the MSF use, this LUR application proposes to redesignate the Subject Lands from Direct Control(DC) to Special Purpose - City and Regional Infrastructure District (S-CRI) on the basis that the Municipal Works Depot use is a Permitted Use within the S-CRI district, and the MSF site will be entirely zoned within a single land use district (the adjacent 12655 52 St SE is currently zoned S-CRI).

The MSF represents a critical component of the operation of the Green Line transit project and it is located immediately adjacent to a section of the first stage of the project. Additionally, the Subject Lands are located within an industrial employment area, which contextually supports a Municipal Works Depot use. The location of employment lands adjacent to the site also serve transit user access to their employment through the Green Line.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0281

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

EXECUTIVE SUMMARY

Over the past three years, The City has focused on a number of initiatives to make Calgary an attractive place for businesses, including initiatives such as the Centre City Enterprise Area, and the new online business portal. The initiative proposed in this report continues to build on the previous initiatives.

The way businesses operate today is not the same as how they operated in the past and The City's processes, while providing valuable services, must be flexible to accommodate different trends and business models. While the Centre City Enterprise Area addresses high vacancy rates in the downtown core, this report focuses on enabling a variety of uses to fill spaces outside of the centre city, without the need for a development permit, on a short term or pop-up basis. While the amendments in this report could help to reduce vacancies throughout the city, they focus on supporting small businesses that may not know if their business model will succeed or that may want to test it in a location prior to committing to a long-term lease. The purpose of this initiative is to make changes to support businesses to start and grow in Calgary. It provides flexibility by enabling quicker occupancy for uses that create minimal impact on communities and surrounding parcels, for a short period of time.

The proposed amendments as outlined in Attachment 1, will apply city-wide and are aligned with the intent and approach for the long-term land use framework which Administration is currently working on including an updated Land Use Bylaw.

Administration is proposing changes to Land Use Bylaw 1P2007 to include two new categories of uses as follows:

- a) Pop-Up Uses: These uses have low to moderate impact on surrounding areas and can pop up in a commercial or industrial space for 4 consecutive days without a development permit; and
- b) Interim Uses: These uses have low impact on surrounding areas and can occupy a vacant commercial space for up to six (6) months without a development permit.

Administration is also proposing to combine the two uses of Market and Market – Minor as a way to simplify and promote a business that supports local retail, food production and manufacturing and allow it in more land use districts.

As identified through the engagement process, this initiative responds to the needs of the short-term businesses through a modified approval process without jeopardizing the integrity of our approval process for permanent businesses.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0281

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

ADMINISTRATION RECOMMENDATION:

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

PREVIOUS COUNCIL DIRECTION / POLICY

On 2016 November 21, Council approved the package of Mid-Cycle Budget Adjustment contained in Report C2016-0863, and directed Administration to investigate three initiatives to assist local building and business owners during the economic downturn. The three initiatives proposed through the Mid-Cycle Budget Adjustment Process were named: Small Business Tactical Support Team, Centre City Enterprise District and Pop-Up Retail Program.

Two of the three initiatives (Small Business Tactical Support Team and Centre City Enterprise District) has been completed, the initiative proposed in this report fulfills the last direction.

The initiative proposed in this report is also one of the initiatives being completed in 2019 identified as item "C5" in City Planning and Policy Service Line Workplan 2019 and aligns with the intent and approach of the Downtown Resilience priority area.

BACKGROUND

In 2016, Administration proposed a number of initiatives to Council through the Mid-Cycle Budget Adjustment process to respond to economic downturn. One of these initiatives was to create a Centre City Enterprise Area. In 2017, Administration amended the Land Use Bylaw and created the Centre City Enterprise Area (C2017-0434 – Proposed Centre City Enterprise Area: Amendment to Land Use Bylaw 1P2007). The purpose of this initiative was to suspend the requirement for a development permit for Change of Use for certain uses in the Centre City area only. This was to enable new businesses in vacant space and to preserve and enhance the vibrancy of our Centre City. Administration wanted a nimble approach to Change of Use, with the understanding that most uses would not require consideration of planning aspects because of the mixed-use character provided in the Centre City.

The proposed amendments in this report fulfills one of the last initiatives proposed through the Mid-Cycle Budget Adjustment process. The proposed amendments in this report are based on the experience gained in the Centre City Enterprise Area and affect the rest of the city and are not limited to Centre City area.

At the Combined Meeting of Council on 2019 March 18, the Motion Arising was adopted which directed Administration to consider ways of streamlining city-wide applications, similar to those seen in the Centre City Enterprise Area.

The proposed amendment in this report responds to the direction in the motion arising, aiming at creating a city-wide approach to applications.

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

Through discussion with external stakeholders, Administration has identified the need to support new businesses that do not want to be in a permanent location, or that do not fit the typical business model of operating every day throughout the year. This includes enabling businesses to operate for a short period in commercial and industrial spaces city-wide. These types of businesses are often referred to as either Pop-Up or Interim businesses depending on their duration.

A Pop-Up Use is where a business occupies a space for a short term to promote a product or service and to reach new customers. They rarely need major modification to the spaces they occupy. Currently, businesses wishing to pop-up inside of an existing commercial space must obtain the same approvals as a permanent business. The permits, licences and inspections required for a permanent location are not designed with the Pop-Up business model in mind. An Interim Use is where a business occupies a space for a temporary period, to either provide seasonal products and services, or as a way to determine if there is enough demand in an area to support permanent operation. Currently, if an artist wishes to occupy a commercial space for up to six months to display art work, the artist studio is subject to the same approvals as permanent business.

Pop-Up and Interim Uses often share spaces with other Pop-Up and Interim Uses to test partnerships and to see if they can work well together. They also open in different locations to generate buzz about their products.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Allowing Pop-up and Interim Uses throughout the city would provide more opportunities for businesses to operate temporarily. Updating existing regulatory framework is critical to accommodate the needs of innovative business concepts. Research indicates that other cities such as Toronto, Winnipeg, Edmonton, Vancouver, Victoria, Portland and Denver currently do not have a city-wide approach to enable Pop-up and Interim Uses. Oakville, Winnipeg and Toronto are launching pop-up retail initiatives in Downtown retail spaces in an effort to create more compelling tenant mix.

Administration is proposing to enable Pop-Up and Interim Uses city-wide to operate for a short term without a development permit, building permit and a business licence.

To achieve this, Administration is proposing to create two categories of uses:

- a) Pop-Up Uses
- b) Interim Uses

Pop-Up Uses

These uses enable businesses to operate in a commercial or industrial space for four consecutive days for a total of 50 days in a calendar year. The four consecutive days allow the businesses to operate on long weekends, and the 50 days in a calendar year provides the business the opportunity to open once every weekend. The reason the time frame is limited to 4

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

consecutive days or once every weekend is to minimize the potential impact of these uses on neighbouring areas.

Initially, Administration explored the option of allowing the Pop-up Uses for two days a week (weekend) for a maximum of 30 days a year. However, in discussion with internal and external stakeholders, it was determined that limiting Pop-up Uses only to two days a week may not be feasible for business. Hence, Administration is allowing Pop-up Uses for four days a week without a development permit. This also allows the businesses to open up on the long weekends.

Pop-up Uses rarely modify the space they locate in and typically choose spaces based on their ability to accommodate their needs (such as space, parking, and customer access). Historically, these activities include markets or other retail uses; however, other uses, including artist studio and other types of manufacturers (people who make a product and sell it onsite), may also benefit from these amendments.

These uses can benefit both the communities and businesses. For example, areas of the city that are underserved can benefit from a Pop-Up travel clinic, pet care services and similar businesses. Pop-Up cinemas around the city can bring community members together. These Pop-Up Uses can also activate an area by attracting additional customers to a commercial plaza that is suffering from high vacancy rate, thus benefiting other businesses.

Table 1 in Attachment 2 shows all the uses that can be a Pop-Up. The most common uses, such as retail, consumer services, personal services, offices, counselling services and clinics, and fitness or recreational facilities are generally appropriate. Administration has determined that Pop-Up Uses are most appropriate throughout the city, except within the primarily low density residential districts. Table 2 in Attachment 2 indicates the specific land use districts where Pop-Up Uses are proposed.

Attachment 3 compares the current requirements for applications, with the proposed amendments and identifies the benefits of the proposed amendments.

Interim Uses

These uses enable businesses to operate for up to six consecutive months, for a total of six months in a calendar year. For example, one business can occupy the space for six months or two businesses can occupy a space for 3 months each. These uses are typically seasonal or start-up businesses that want to see if their product will sell, prior to committing to a specific location. This will also be helpful for businesses waiting for the appropriate long-term location, but in need a short-term location in the interim. During the interim period, these uses can build relationships with the community that could help them establish permanently. It also gives the community assurance that if the use wants to establish permanently, they will potentially have to mitigate some of the impacts that the community identified during the interim period, before Administration grants permanent approval.

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

The six-month time frame provides a business a reasonable time to establish themselves in an area and decide if they want to commit to a location permanently. The six-month time frame also benefits seasonal businesses during Halloween and Christmas to operate without the approval process.

Table 3 in Attachment 2 shows all the uses that can be an Interim Use. The uses most commonly expected and appropriate are artist's studios, retail, consumer services, personal services, offices, and social, educational and community support uses. Administration has determined that Interim Uses are appropriate in specific locations throughout the city, depending on the use and its compatibility with the adjacent area. Table 4 in Attachment 2 indicates the specific land use districts where *Interim Uses* are proposed.

Administration ruled out the option of adding vacant sites to this initiative as vacant sites can be activated using existing Special Function Class 1 and 2 applications as well as other city approvals such as park permits. The proposed amendments are responding to vacancy rates in existing buildings.

Attachment 3 compares the current approach with the proposed amendments and identifies the benefits of the proposed amendments.

Potential Planning Impacts of Pop-Up and Interim Uses

These two types of categories will be exempt from a development permit provided a few minor rules are met, such as rules limiting the size and intensity of the use as outlined in Attachment 1. This will ensure that the impacts of these uses are minimized on the surrounding communities.

While there are risks that communities could see an impact from Pop-Up and Interim Uses, particularly with an increase in the demand for parking or other issues related to the operation of the use, Administration has identified the following benefits of Pop-Up and Interim-Uses:

- Allow opportunities for new businesses to see if their product/use is successful (both as product and within a particular community) prior to submission of a formal permit;
- Animate areas with different or unique uses that wouldn't otherwise be allowed for a short duration of time, thereby minimizing planning impacts;
- Filling vacant or hard to occupy spaces; and
- Allowing markets and similar flex spaces in more areas of the City.

Since Pop-Up and Interim Uses will occupy spaces in existing buildings, parking was provided with the building's construction. Therefore, Pop-Up and Interim Uses can utilize the existing parking for their business.

Implementation and Monitoring

Currently, there is no factual data on Pop-up and Interim Uses. Moving forward, it is expected that the proposed amendments in this report would enable Administration to obtain information on the Pop-up and Interim Uses activities.

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

Building Permits will still be required where matters of health and safety are affected; however, most Pop-Up Use and Interim Uses operate by moving furniture and products into a space without construction and may not require major interior renovation to the space; thus they may not require a building permit. Business Licences are required for some, but not all, types of businesses. These requirements are based on the Licence Bylaw which is designed for permanent businesses. Administration has the ability to waive licencing requirements where it is satisfied that other steps are in place which ensure safety and compliance. To enable short-term businesses to open and operate, Administration is intending to waive licence requirements for Pop-Up and Interim Uses.

This initiative will be implemented through a single business service which will be available to anyone interested in operating a Pop-Up or Interim Use. The proposed amendments are aligned with, and will be monitored (and amended if needed) through on-going work to renew the Land Use Bylaw to respond to the needs of customers and citizens.

Market and Market – Minor

Currently, Market and Market-Minor perform the same function in the Land Use Bylaw 1P2007. The difference between these two uses, is whether goods are sold inside or outside the building. Under Market, goods are allowed to be sold both inside and outside the building, whereas under Market-Minor goods are only allowed to be sold inside the building. Market – Minor includes rules to only allow outside activities to the areas immediately surrounding the public entrance.

Market tends to be rather large and is associated with large parking areas and outside storage. Market use has a regional draw and is a listed use in a limited number of districts. In 2012 (CPC2013-024), Market-Minor was added to the Land Use Bylaw to community and corridor districts to accommodate smaller community scale markets.

Based on the experience gained since 2012, and because there are very minor differences between the two uses, Administration is proposing to consolidate the two Market uses (Market and Market-Minor) and allow Market in two more commercial neighbourhood land use districts, thus providing increased flexibility for this activity.

The combined “Market” is listed in all the districts that previously allowed Market and Market-Minor (see Attachment 2, Table 5 for more details). When Market is proposed in a permanent location, this will continue to require a development permit, thus allowing community consultation; however, once the use is established there will be a higher degree of flexibility for a Market to allow a variety of uses.

Stakeholder Engagement, Research and Communication

Administration has engaged with internal and external stakeholders, Business Improvement Areas and members of Council.

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

Engagement with external stakeholders started in 2017 when Administration created a Customer Coordinator position for Small Businesses. This position works closely with entrepreneurs and small businesses to engage and understand their needs and perspectives. Small businesses expressed a need to have a different approval process for short-term businesses to create opportunities for unique businesses and different business models.

A drop-in session was held on 2018 October 24 to solicit feedback from external stakeholders. In total 12 participants attended the session and two individuals were unable to attend but provided written feedback. Participants indicated that they find it difficult to find spaces for temporary uses and prefer to locate in commercial bays, main level storefronts, ground floors of residential buildings, and industrial buildings. Participants also indicated that the ideal time period for their short-term businesses would be from 3 days to 6 months. Representatives from Licensing, Calgary Building Services, Urban Strategies, Calgary Approval and Community Planning were present to respond to participant's questions.

In addition, Administration met with Calgary Arts Development on 2018 November 28, and the Federation of Calgary Communities (FCC) on 2019 January 23. Both groups are very supportive of this initiative as they see it benefiting communities, citizens and businesses.

Strategic Alignment

The proposed amendments are one of the deliverables identified in the City Planning and Policy Priorities 2019 – Workplan, as item number C5 and align with the intent and approach of the following two of the six priority areas:

- Renewed Land use Bylaw; and
- Downtown Resilience.

The proposed amendments supports the goals of the 2019-2022 Citizen Priorities - A City of Safe & Inspiring Neighbourhoods by streamlining development approval, licence applications and enable customers to realize their development proposals.

The proposed amendments align with Administration's key goals of advancing the vision of the Municipal Development Plan/Calgary Transportation Plan, realizing development and ensuring buildings are safe. The amendments align with policies in the Municipal Development Plan (MDP), especially in supporting policies focused on having a prosperous economy, and activity centres. The proposed amendments support the following policies in the Municipal Development Plan:

- Policy 2.1.2 (e) Remain open to innovation and provide flexibility to accommodate the changing needs of business.
- Policy 2.1.2 (f) Create and maintain clear policy direction, application procedures and development standards to reduce uncertainties and risks to the economy.

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

Social, Environmental, Economic (External)

Social

This initiative encourages the creation of community centric businesses and commercial areas and also brings goods and services close to Calgarians, thus supporting vibrant and complete communities.

Environmental

This initiative takes advantage of the existing building inventory, thus encouraging adaptive re-use of existing buildings and maintaining active commercial corridors.

Economic

This initiative creates new opportunities for small businesses to operate in Calgary and creates a new revenue stream for building owners who are adapting to higher than average vacancy rates. It also creates an enabling environment for the businesses to showcase their creativity, start-up businesses in Calgary and create jobs.

Financial Capacity

Current and Future Operating Budget:

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

Current and Future Capital Budget:

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

Risk Assessment

There is risk that the businesses operating through this initiative may impact the neighbouring parcels. It is anticipated that issues are more likely to relate to behaviour than the use itself; however, Administration commits to continue working with communities and stakeholders. If there are concerns regarding business operators' behaviour or other issues, Community Standards Bylaw can be used to limit the most offensive nuisances. If necessary amendments to the Land Use Bylaw 1P2007 can be brought forward to addresses the identified concerns.

Another risk is that existing established businesses may perceive this initiative as unfair competition. The experience thus far with short-term uses is that they attract additional customers to commercial areas thus benefiting other surrounding businesses. However, if a Pop-Up or Interim Use chooses to locate in an area permanently, it will be subject to the same requirements as a permanent use.

Planning & Development Report to
Calgary Planning Commission
2019 April 04

ISC: UNRESTRICTED
CPC2019-0281

Land Use Bylaw Amendment - Enabling Pop-Up and Interim Uses

The existing approval process does not match the fast-changing retail landscape and unintentionally hampers entrepreneurial activity, particularly first-time business owners. If the proposed amendments are not adopted, the current regulatory framework cannot accommodate the needs of the Pop-up and Interim Uses, and their innovative business models.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of the proposed amendments as they embrace new trends in urban retail and other businesses by enabling new and creative businesses to start up in Calgary. The amendments respond to Calgary's need for business regulations that are flexible, and that enable quicker occupancy for commercial spaces. This initiative puts Calgary in the forefront as a business-friendly city that enables and welcomes innovative and community friendly businesses to open and succeed.

ATTACHMENT(S)

1. Proposed Amendments to the Land Use Bylaw
2. Pop-Up, Interim Uses and Market
3. Comparison between Current Approach and the Proposed Amendments
4. Letter of Support

Proposed Amendments to the Land Use Bylaw 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Delete Section 13(32)(a) and replace with the following:
 - “(a) **Artist’s Studio;**
 - (a.1) **Convenience Food Store;”**
 - (b) Delete “; and” and replace with “;” in section 25(1)(q).
 - (c) Delete “.” and replace with “;” in section 25(1) (r) (ii).
 - (d) Delete “.” and replace with “;” in section 25(1)(s).
 - (e) Insert the following new subsections 25(1)(t) and (u):
 - “(t) **“Pop-up Uses”** that comply with the rules of section 134.2; and
 - (u) **“Interim Uses”** that comply with the rules of section 134.3.”
 - (f) Insert the following new sections:

“Pop-up Uses
134.2 (1) In this section and in section 25, **“Pop-up Uses”** means any one or more of the following:

 - (i) **Amusement Arcade;**
 - (ii) **Artist's Studio;**
 - (iii) **Auction Market - Other Goods;**
 - (iv) **Billiard Parlour;**
 - (v) **Cinema;**
 - (vi) **Computer Games Facility;**
 - (vii) **Conference and Event Facility;**
 - (viii) **Counselling Service;**
 - (ix) **Fitness Centre;**
 - (x) **Indoor Recreation Facility;**
 - (xi) **Information and Service Provider;**
 - (xii) **Instructional Facility;**

Proposed Amendments to the Land Use Bylaw 1P2007

- (xiii) **Library;**
- (xiv) **Market;**
- (xv) **Medical Clinic;**
- (xvi) **Museum;**
- (xvii) **Office;**
- (xviii) **Performing Arts Centre;**
- (xix) **Pet Care Service;**
- (xx) **Print Centre;**
- (xxi) **Retail and Consumer Service;**
- (xxii) **Specialty Food Store;**
- (xxiii) **Veterinary Clinic;** and
- (xxiv) educational, recreational, sporting, social, and worship activity that includes, but is not limited to a wedding, circus, birthday, trade show, and ceremony.

(2) “Pop-up Uses” may occur where:

- (a) the “**Pop-up Uses**” are located:
 - (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-G, I-B, I-E, I-C, I-R, in all **mixed use districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and
 - (ii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);
- (b) the “**Pop-up Uses**” operate, excluding the time used to erect the activity, for a maximum of:
 - (i) 4 consecutive days; and
 - (ii) 30 cumulative days in a calendar year;
- (c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and

Proposed Amendments to the Land Use Bylaw 1P2007

- (d) outside display of merchandise related to the activity:
 - (i) is within 6.0 metres of a **public entrance**; and
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement.

Interim Uses

134.3 (1) In this section and in section 25, “**Interim Uses**” means any one or more of the following:

- (i) **Artist's Studio**;
- (ii) **Information and Service Provider**;
- (iii) **Office**;
- (iv) **Print Centre**;
- (v) **Retail and Consumer Service**; and
- (vi) **Specialty Food Store**.

(2) “**Interim Uses**” may occur where:

- (a) the “**Interim Uses**” are located:
 - (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-B, I-E, I-C, in all **mixed use districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and
 - (iii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);
- (b) the “**Interim Uses**” operate, excluding the time used to erect the activity, for a maximum of:
 - (i) 6 consecutive months; and
 - (ii) 6 months in a calendar year;
- (c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and

Proposed Amendments to the Land Use Bylaw 1P2007

- (d) outside display of merchandise related to the activity:
 - (i) is within 6.0 metres of a **public entrance**; and
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement.”
- (g) Insert the following new subsection in section 232:
 - “(b.1) may display merchandise related to the **use** outside of a **building**, provided the merchandise:
 - (i) is within 6.0 metres of a **public entrance** of the **use**;
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;”
- (h) Delete sections 232.1 and 1245(3)(aa) in their entirety.
- (i) Delete “**Market – Minor**” and replace with “**Market**” in sections 740(3)(r.1), 759(3)(t.1), 778(3)(q.1), 798(3)(z.1), 863(3)(q.1), 882(3)(p.1), 1164(3)(t.1), 1181(3)(q.1), 1255(3)(y), 1261(3)(p), 1267(3)(q), 1273(h), 1367(3)(p), and 1377(3)(v).
- (j) Insert the following new subsection in sections 637(1), 648(1), 659(1), 670(1) and 680(1):
 - “(a.1) **Artist’s Studio**,”
- (k) Insert the following new subsection in section 702(2):
 - “(h.1) **Information and Service Provider**,”
- (l) Insert the following new subsection in section 703(3):
 - “(j.2) **Market**,”
- (m) Insert the following new subsection in section 723(3):
 - “(n.2) **Market**,”
- (n) Insert the following new subsection in section 814(2):
 - “(b.1) **Artist’s Studio**,”
- (o) Insert the following new subsection in section 829(3)(b):
 - “(i.1) **Artist’s Studio**,”

Proposed Amendments to the Land Use Bylaw 1P2007

- (p) Insert the following new subsection in section 829(3)(b):
“(xvi.1) **Specialty Food Store;**”
- (q) Delete Section 845(a) and replace with the following:
“(a) **Artist’s Studio;**
(a.1) **Auction Market – Other Goods;**”
- (r) Insert the following new subsection in section 845:
“(n.1) **Information and Service Provider;**”
- (s) Insert the following new subsection in section 845:
“(p.1) **Office;**”
- (t) Insert the following new subsection in section 845:
(q.3) **Print Centre;**”
- (u) Insert the following new subsection in section 845:
“(cc.2) **Specialty Food Store;**”
- (v) Delete Section 851 and replace with the following:
“(1) Only one **use area** in a **building** in the Commercial – Regional 1 District must be equal to or greater than 3600.0 square metres.
(2) The maximum **use area** for an **Office** is 360.0 square metres.”
- (w) Delete subsection 862 (2) (c.1), and replace with the following:
“(c. 1) **Artist’s Studio;**
(c.2) **Beverage Container Quick Drop Facility;**”
- (x) Delete subsection 882(3)(a) and replace with the following:
“(a) **Artist’s Studio;**
(a.1) **Auto Service – Major;**”
- (y) Delete subsection 924(2)(a) and replace with the following:
“(a) **Artist’s Studio;**
(a.1) **Cannabis Counseling;**”

Proposed Amendments to the Land Use Bylaw 1P2007

- (z) Insert the following new subsection in section 1133(2):
 - “(d.1) **Information and Service Provider;**
 - (aa) Delete “**Market-Minor**” form Schedule A.
2. This Bylaw comes in to force two weeks after the date of approval.

TEXT FOR DISCUSSION
ONLY

Pop-Up, Interim Use and Market

Table 1: The following uses can be a Pop-Up Use:

Amusement Arcade	Library
Artist's Studio	Market
Auction Market – Other Goods	Medical Clinic
Billiard Parlour	Museum
Cinema	Office
Computer Games Facility	Performing Arts Centre
Conference and Event Facility	Pet Care Service
Counselling Service	Print Centre
Fitness Centre	Retail and Consumer Service
Indoor Recreation Facility	Specialty Food Store
Information and Service Provider	Veterinary Clinic
Instruction Facility	

Table 2: Land Use Districts Where Pop-Up are allowed

Pop-Up Uses	Multi-Res					Commercial Districts										Industrial Districts			Centre City			Centre City East Village			Mix-Use												
	Yes	M-H1	M-H2	M-H3	M-X1	M-X2	Yes	C-N1	C-N2	C-C1	C-C2	C-COR1	C-COR2	C-COR3	C-O	C-R1	C-R2	C-R3	Yes	I-G	I-B	I-E	I-C	I-R	Yes	CC-MHX	CC-X	CC-COR	CR20-C20/R20	Yes	CC-ET	CC-EIR	CC-EMU	CC-EPR	Yes	MU-1	MU-2
Yes	Yes						Yes												Yes						Yes										Yes		
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Pop-Up, Interim Use and Market

Table 3: The following uses can be an Interim Use:

Land Use Districts	Artist's Studio	Information & Service Provider	Office	Print Centre	Specialty Food Store	Retail and Consumer Services
M-H1	+	*	*	*	*	*
M-H2	+	*	*	*	*	*
M-H3	+	*	*	*	*	*
M-X1	+	*	*	*	*	*
M-X2	+	*	*	*	*	*
C-N1	*	+	*	*	*	*
C-N2	*	*	*	*	*	*
C-C1	*	*	*	*	*	*
C-C2	*	*	*	*	*	*
C-COR1	*	*	*	*	*	*
C-COR2	*	*	*	*	*	*
C-COR3	+	*	*	*	*	*
C-O	+	*	*	*	+	*
C-R1	+	+	+	+	+	*
C-R2	+	*	*	*	*	*
C-R3	+	*	*	*	*	*
I-B	+	*	*	*	*	*
I-E	*	*	*	*	*	*
I-C	*	*	*	*	*	*
CC-MHX	*	+	*	*	*	*
CC-X	*	*	*	*	*	*
CC-COR	*	*	*	*	*	*
CR20	*	*	*	*	*	*
CC-ET	*	*	*	*	*	*
CC-ER	*	*	*	*	*	*
CC-EMU	*	*	*	*	*	*
CC-EPR	*	*	*	*	*	*
MU-1	*	*	*	*	*	*
MU-2	*	*	*	*	*	*

Legend

- * Use already listed in the District
- + Use proposed in the District

Pop-Up, Interim Use and Market

Table 4: Land Use Districts Where Interim Uses are allowed

Interim Uses	Multi-Res					Commercial Districts								Industrial Districts			Centre City				Centre City East Village				Mix-Use					
	Yes	M-H1	M-H2	M-H3	M-X1	M-X2	C-N1	C-N2	C-C1	C-C2	C-COR1	C-COR2	C-COR3	C-O	C-R1	C-R2	C-R3	I-B	I-E	I-C	CC-MHX	CC-X	CC-COR	CR20-C20/R20	CC-ET	CC-EIR	CC-EMU	CC-EPR	MU-1	MU-2
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Table 5: Land Use Districts Where Market is allowed

Use	C-N1	C-N2	C-C1	C-C2	C-COR1	C-COR2	C-COR3	C-R1	C-R2	C-R3	CC-X	CC-COR	CR200	CC-ET	CC-EIR	CC-EMU	CC-EPR	MU-1	MU-2
Market	+	+	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Legend

- Market is proposed in these two districts
- Market and Market Minor is already a listed use in these district

**Comparison between Current Approach and the Proposed Amendments
for Pop-up and Interim Uses**

Process	Current Approach	Proposed Amendments
Land use redesignation	The 23 Pop-up uses are allowed in certain land use districts in the Land Use Bylaw. If they want to locate in one of the land use districts that they are currently not allowed, they have to go through a land use redesignation. For example, Amusement Arcade is currently allowed in C-C1, C-C2, C-COR2, C-COR3, C-R1, C-R3, C-R20, CC-ET, and M-U2. If a customer is proposing Amusement Arcade in C-N2, they have to apply for a land use redesignation. Depending on the type and complexity of the application, this process may take between 3 to 6 months.	Pop-up Uses Under the proposed amendments, the 23 Pop-up uses are allowed to locate in 31 land use districts for up to 4 days without going through a land use redesignation, thus saving between 3-6 months. However, should the customer wish to extend beyond 4 days, they will still be subject to land use redesignation.
	The 6 Interim Uses are allowed in certain land use districts in the Land use Bylaw. Under the current approach if for example Information & Service Provider wants to locate in C-R1, they have to go through land use redesignation. This may take between 3-6 months.	Interim Uses Under the proposed amendments, the 6 Interim Uses are allowed in 29 land use districts for up to 6 months. If the Interim Uses wish to establish permanently, they do not have redesignate. They can go straight to development permit process. This saves the Interim Uses 3-6 months.
Development Permit	<p>The 23 Pop-up Uses and the 6 Interim Uses can apply for a development permit only in the land use district that they are currently a listed use.</p> <p>Permitted Development Permit - This is a simple development permit and involves confirmation that the proposed use is a permitted use and complies with all the rules. This will take 1 week.</p> <ul style="list-style-type: none"> 58% of the Pop-up Uses are subject to Permitted Development Permit in the 31 districts. 67% of the Interim Uses are subject to Permitted Development Permit in the 29 districts 	<p>Pop-up Uses Under the proposed amendments, the 23 Pop-up Uses are allowed in 31 land use districts and are exempt from development permit requirement for up to 4 days. However, if business wish to operate more than 4 days, they are subject to development permit requirements.</p> <p>Interim Uses Under the proposed amendments, the 6 Interim Uses can occupy a space for up to 6 months without a development permit. However, beyond 6 months they are subject to development permit requirements.</p>

Comparison between Current Approach and the Proposed Amendments for Pop-up and Interim Uses

	<p>Discretionary Development Permit - Discretionary development permits will take additional processing time, as they generally require additional circulations as well as an advertising and appeal period. Development permit timelines vary based on the proposal's complexity, the degree of impact to the surrounding community, when public comments are submitted to the file manager, and when the applicant submits information to the file manager. This may take approximately 3 months.</p> <ul style="list-style-type: none"> • 42% of the Pop-up Uses are subject to Discretionary Development Permit in the 31 districts. • 33% of the Interim Uses are subject to Discretionary Development Permit in the 29 districts. 	<p>The proposed amendments also proposes Artist's Studio, Information & Service Provider, Office, Print Centre and Specialty Food Store in additional districts as shown in Table 3, Attachment 2.</p> <p>If businesses wish to locate permanently, they can apply for a development permit.</p>
Building Permit	<p>For existing buildings a building permit for a minor tenant improvement may be issued within 21 calendar days, provided Alberta Building Code requirements are met and all necessary document is provided.</p>	<p>Most Pop-up and Interim Uses operate by moving furniture and products into a space without major interior renovation. It is expected that majority of the Pop-up and Interim Uses will not need a building permit.</p> <p>Where matters of health and safety are affected, a building permit will still be required.</p>
Business Licence	<p>All businesses operating in Calgary are required to register the business with The City, obtain a Business ID and a land use approval from the business location. The required approval will vary for each business licence type and takes approximately 7 calendar days.</p>	<p>Administration is proposing to waive Business Licence for both Pop-up and Interim Uses. This will save the businesses approximately 7 calendar days.</p>

2019 APRIL 04

CALGARY PLANNING COMMISSION

***** REVISED DISTRIBUTION NOTICE *****

Please be advised that the following Attachment will be made available at a later date:

7.3.1 Land Use Bylaw Amendment – Enabling Pop-Up and Interim Uses, CPC2019-0281

Attachment 4 – Letter of Support