



AGENDA

CALGARY PLANNING COMMISSION

May 2, 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
None
5. CONSENT AGENDA
 - 5.1 Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry (Ward 8) at 3003 – 26A Street SW, LOC2019-0031, CPC2019-0462
 - 5.2 Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at 2404 - 28 Avenue SW, LOC2018-0258, CPC2019-0532
 - 5.3 Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at 240 – 31 Avenue NE, LOC2019-0021, CPC2019-0543
 - 5.4 Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW, LOC2019-0011, CPC2019-0534

- 5.5 Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 – 12 Avenue NE, LOC2019-0007, CPC2019-0573
- 5.6 Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024, CPC2019-0426
- 5.7 Disposal of Reserve in Strathcona Park (Ward 6), 1580 Strathcona Drive SW, SB2017-0378, CPC2019-0540

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS
None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160, CPC2019-0531

7.2.2 Outline Plan in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160, CPC2019-0542

7.2.3 Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005, CPC2019-0533

7.2.4 Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW, LOC2018-0269, CPC2019-0094

7.2.5 Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW, LOC2019-0009, CPC2019-0512

7.2.6 Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087, CPC2019-0398

7.2.7 Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW, LOC2018-0190, CPC2019-0553

7.3 MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. ADJOURNMENT



INDEX FOR THE 2019 MAY 02 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CALGARY
**PLANNING
COMMISSION**
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

CONSENT AGENDA

ITEM NO.: 5.1 Adam Sheahan

COMMUNITY: Killarney/Glengarry (Ward 08)

FILE NUMBER: LOC2019-0031 (CPC2019-0462)

PROPOSED POLICY AMENDMENTS: Amendment to the Killarney/Glengarry Area
Redevelopment Plan

PROPOSED REDESIGNATION: From: DC Direct Control District

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

MUNICIPAL ADDRESS: 3003 – 26A Street SW

APPLICANT: TC Design and Consulting

OWNER: Manjit Sohal

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.2 Kaitlin Bahl

COMMUNITY: Richmond (Ward 08)

FILE NUMBER: LOC2018-0258 (CPC2019-0532)

PROPOSED POLICY AMENDMENTS: Amendment to the Richmond Area Redevelopment Plan

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

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

MUNICIPAL ADDRESS: 2404 – 28 Avenue SW

APPLICANT: Citytrend

OWNER: Saville Homes Ltd

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.3 Kelsey Cohen

COMMUNITY: Tuxedo Park (Ward 07)

FILE NUMBER: LOC2019-0021 (CPC2019-0543)

PROPOSED POLICY AMENDMENTS: Amendment to the North Hill Area Redevelopment Plan

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

MUNICIPAL ADDRESS: 240 – 31 Avenue NE

APPLICANT: Dobbin Consulting

OWNER: Mavindeep Gill
Sandeep Gill

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 5.4 Allan Singh

COMMUNITY: West Hillhurst (Ward 07)

FILE NUMBER: LOC2019-0011 (CPC2019-0534)

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

MUNICIPAL ADDRESS: 701 – 19 Street NW

APPLICANT: New Century Design

OWNER: Handa Ni

ADMINISTRATION RECOMMENDATION: APPROVAL

ITEM NO.: 5.5 Stuart Gripton

COMMUNITY: Renfrew (Ward 09)

FILE NUMBER: LOC2019-0007 (CPC2019-0573)

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

MUNICIPAL ADDRESS: 540 – 12 Avenue NE

APPLICANT: Wild Oak Custom Homes

OWNER: Elisabeth Jones
Francis Richard Jones

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.6 Joseph Yun

COMMUNITY: Silverado (Ward 13)

FILE NUMBER: LOC2019-0024 (CPC2019-0426)

PROPOSED CLOSURE: 0.01 hectares ± (0.02 acres ±) of road (Plan 731309), adjacent to 49 – 190 Avenue SE

PROPOSED REDESIGNATION: From: Undesignated Road Right-of-Way
To: Special Purpose – School, Park and Community Reserve (S-SPR) District

MUNICIPAL ADDRESS: 49 – 190 Avenue SE

APPLICANT: Tronnes Geomatics

OWNER: The City of Calgary

ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 5.7

Vivian Barr

COMMUNITY:

Strathcona Park (Ward 06)

FILE NUMBER:

SB2017-0378 (CPC2019-0540)

PROPOSED DISPOSAL OF RESERVE:

0.060 hectares ± (0.148 acres±) located at 1580 Strathcona Drive SW

MUNICIPAL ADDRESS:

1580 – Strathcona Drive SW

APPLICANT:

Maidment Land Surveys Ltd

OWNER:

The Calgary Board of Education
The City of Calgary

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.: 7.2.1

Mike Davis
(related to Item No. 7.2.2)

COMMUNITY:

Arbour Lake (Ward 02)

FILE NUMBER:

LOC2017-0160 (CPC2019-0531)

PROPOSED REDESIGNATION:

From: Special Purpose – Future Urban Development (S-FUD) District

To: Multi-Residential – High Density Low Rise (M-H1) District; Multi-Residential – At Grade Housing (M-G) District; Residential – Low Density Mixed Housing (R-G) District; Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District

MUNICIPAL ADDRESS:

8321 – 85 Street NW

APPLICANT:

B&A Planning Group

OWNER:

Hopewell Arbour Lake Land Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.2

Mike Davis
(related Item No. 7.2.1)

COMMUNITY:

Arbour Lake (Ward 02)

FILE NUMBER:

LOC2017-0160 (CPC2019-0542)

PROPOSED OUTLINE PLAN:

Subdivision of 17.01 hectares ± (42.04 acres ±)

MUNICIPAL ADDRESS:

8321 – 85 Street NW

APPLICANT:

B&A Planning Group

OWNER:

Hopewell Arbour Lake Land Corporation

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.2.5
COMMUNITY: Bankview (Ward 08)
FILE NUMBER: LOC2019-0009 (CPC2019-0512)
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Grade-Oriented (M-CGd72) District
To: Multi-Residential – Contextual Grade-Oriented (M-CG) District
MUNICIPAL ADDRESS: 2307 – 16 Street SW
APPLICANT: N2H Design
OWNER: Qicai Lin
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.6
COMMUNITY: Sunalta (Ward 08)
FILE NUMBER: LOC2018-0087 (CPC2019-0398)
PROPOSED POLICY AMENDMENTS: Amendments to Sunalta Area Redevelopment Plan
PROPOSED REDESIGNATION: From: Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Corridor 1 (C-COR1f3.0h23) District
To: DC Control District to accommodate a mixed-use high rise building
MUNICIPAL ADDRESS: 1434, 1438, 1442, 1444, and 1448A – 17 Avenue SW, 1511, 1513, 1517, 1521, 1525, 1527, 1529, and 1531 – 16 Avenue SW, and 1609 - 14 Street SW
APPLICANT: B&A Planning Group
OWNER: ASI Sentinel Block Group Management Inc
1835220 Alberta Ltd (Arlington Group)
332925 Alberta Ltd (Elizabeth Ko)
ADMINISTRATION RECOMMENDATION: **APPROVAL**

ITEM NO.: 7.2.7

Hugo Haley

COMMUNITY:

Sage Hill (Ward 02)

FILE NUMBER:

LOC2018-0190 (CPC2019-0553)

PROPOSED REDESIGNATION:

From: DC Direct Control District

To: DC Direct Control District accommodate residential and commercial development

MUNICIPAL ADDRESS:

150 Sage Hill Boulevard NW

APPLICANT:

B&A Planning Group

OWNER:

Genesis Land Development Corp.

ADMINISTRATION RECOMMENDATION:

APPROVAL

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ISC: UNRESTRICTED
CPC2019-0462

Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry (Ward 8) at 3003 – 26A Street SW, LOC2019-0031

EXECUTIVE SUMMARY

This application was submitted by TC Design and Consulting on 2019 March 05 on behalf of the landowner Manjit Sohal. The application proposes to change the designation of this property from DC Direct Control District (Bylaw 29Z91) to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

This application is intended to accommodate a comprehensive redevelopment of the subject parcel. An amendment to the *Killarney/Glengarry Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

A development permit application (DP2019-1035) for a four-unit rowhouse building has been submitted by TC Design and Consulting on 2019 March 05 and is under review. No decision will be made on the development permit application until a decision has been rendered by Council on this land use redesignation.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3003 – 26A Street SW (Plan 5661O, Block 51, Lots 1 and 2) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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CPC2019-0462

**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031**

BACKGROUND

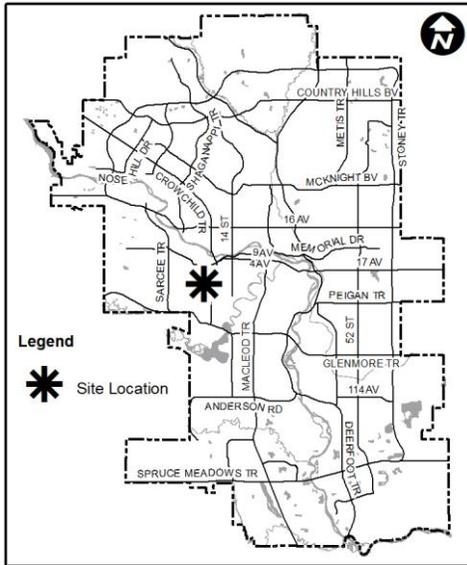
A development permit application (DP2019-1035) for a four-unit rowhouse building has been submitted by TC Design and Consulting on 2019 March 05 and is under review.

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ISC: UNRESTRICTED
CPC2019-0462

Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031

Location Maps



**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031**

Site Context

The subject site is located in the community of Killarney/Glengarry at the intersection of 28 Avenue SW and 26A Street SW. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District and DC Direct Control District (Bylaw 29Z91) based on the 2P80 Land Use Bylaw R-2 Residential Low Density District, which is comparable to the R-C2 District of Land Use Bylaw 1P2007. The site directly across the lane to the west is designated Residential – Grade-Oriented Infill (R-CG) District and has an approved and pending release rowhouse development.

The site is approximately 0.06 hectares in size with approximate dimensions of 15 metres by 38 metres. A rear lane exists along the west side of the site. The property is currently developed with a one-storey single detached dwelling and rear detached garage.

As identified in *Figure 1*, the community of Killarney/Glengarry has seen population growth over the last several years reaching its population peak in 2015. In the last two years, the community has seen a slight decline in population.

Figure 1: Community Peak Population

Killarney/Glengarry	
Peak Population Year	2015
Peak Population	7,677
2017 Current Population	7,423
Difference in Population (Number)	-254
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

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**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031**

Planning Considerations

Land Use

The existing DC Direct Control District (Bylaw 29Z91) is based on the 2P80 Land Use Bylaw R-2 Residential Low Density District that is primarily for single detached, semi-detached and duplex homes. The DC District is intended to prevent narrow lot subdivisions by increasing the minimum lot width and lot area dimensions for single detached dwellings to 11 metres and 348 square metres from 7.5 metres and 233 square metres respectively. The district allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking.

Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping, and site access.

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from 28 Avenue SW, 26A Street SW and the rear lane. The area is served by Calgary Transit bus service with stops located approximately 200 metres walking distance on 26 Avenue SW providing service to downtown and Westbrook LRT Station. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

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**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031**

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

The Killarney/Glengarry Community Association was circulated as part of this application and no response was received. A follow-up request was sent to the Community Association with no response received at the time of this report.

Administration received six letters in opposition to the application. Reasons stated for opposition are summarized below:

- increase in height, density, and lot coverage;
- increase in traffic and parking issues;
- decrease in property values; and
- does not fit the existing character of the area.

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

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

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**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031**

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

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

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

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the ARP. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 2).

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing DC Direct Control District (Bylaw 29Z91) and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

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**Policy Amendment and Land Use Amendment (R-CG) in Killarney/Glengarry
(Ward 8) at 3003 - 26A Street SW, LOC2019-0031**

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

Applicant's Submission

#3003 26A STREET SW

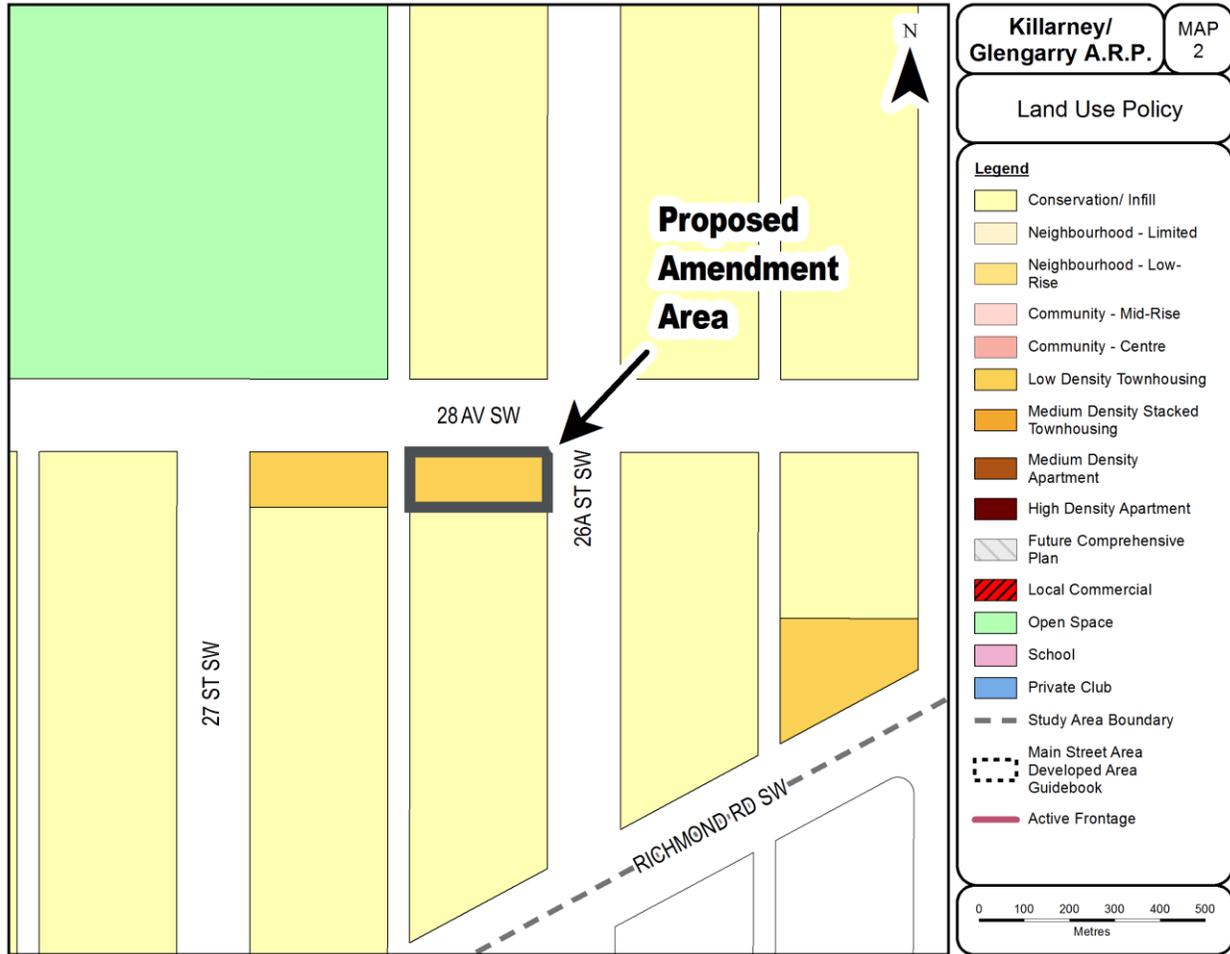
The Purpose of the rezoning is encouraging more families to move into the area, increasing the density, and bringing a build form that will enhance the corner parcel with entrances on both street faces. The build form intended is a row-house type form with lane garages which meets criteria 8 of (Location Criteria for Multi-Family residential Infill). The intended number of units will be 4 units. The units will provide a 2 bedrooms and 3 bedrooms. This type of building form adds to the residential appearance of side street and allows to keep design patterns prevalent in the neighborhood.

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

ISC: Protected

Proposed Amendment to the Killarney/Glengarry Area Redevelopment Plan

1. The Killarney/Glengarry Area Redevelopment Plan, being Bylaw 16P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy' by changing 0.06 hectares ± (0.14 acres ±) located at 3003 – 26A Street SW (Plan 5661O, Block 51, Lots 1 and 2) from 'Conservation/Infill' to 'Low Density Townhousing', as generally illustrated in the sketch below:



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ISC: UNRESTRICTED
CPC2019-0532

Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at 2404 - 28 Avenue SW, LOC2018-0258

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Citytrend on behalf of the landowner, Saville Homes Ltd, on 2018 November 23. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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

A development permit for a four-unit rowhouse has been submitted by Dejong Design Associates on behalf of the land owner Saville Homes Ltd, on 2019 March 22, and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2404 - 28 Avenue SW (Plan 4479P; Block 18; Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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ISC: UNRESTRICTED
CPC2019-0532

**Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at
2404 - 28 Avenue SW, LOC2018-0258**

BACKGROUND

This land use redesignation application was submitted for 2404 – 28 Avenue SW by Citytrend on behalf of the landowner Saville Homes Ltd., on 2018 November 23. The parcel is located in the community of Richmond, on a corner parcel, at 28 Avenue SW and 22 Street SW. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

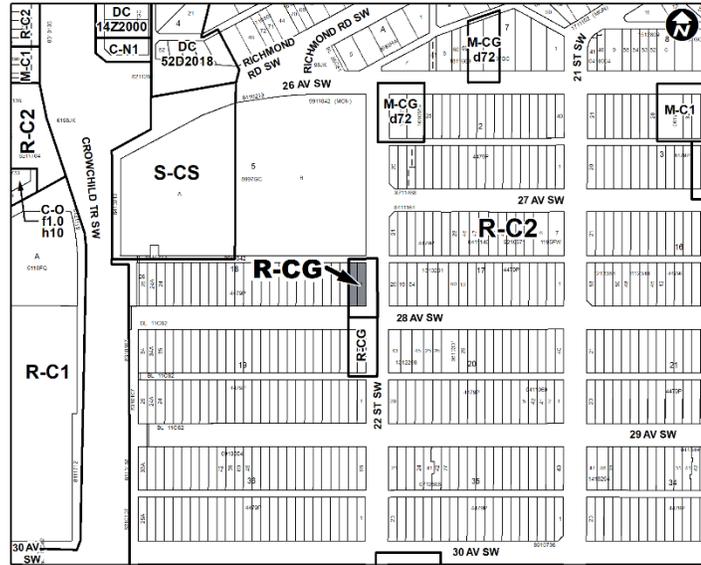
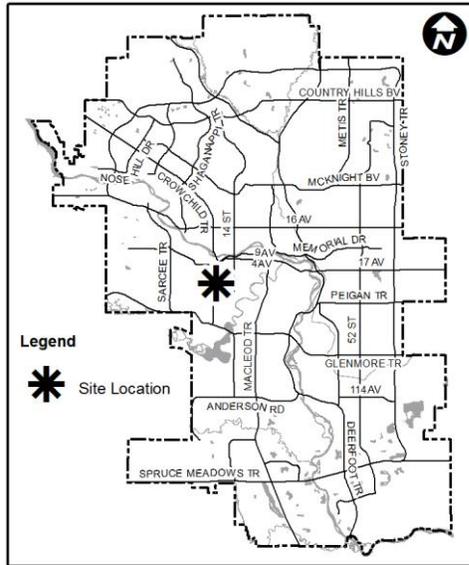
A development permit for a four-unit rowhouse has been submitted by Dejong Design Associates on behalf of the landowner Saville Homes Ltd on 2019 March 22 and is under review.

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ISC: UNRESTRICTED
CPC2019-0532

Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at
2404 - 28 Avenue SW, LOC2018-0258

Location Maps



**Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at
2404 - 28 Avenue SW, LOC2018-0258**

Site Context

The subject site is located on the northwest corner of the intersection of 28 Avenue SW and 22 Street SW in the community of Richmond. Surrounding development is characterized by single detached and semi-detached dwellings. A four-unit rowhouse exists across 28 Avenue SW to the south of the subject parcel. The Richmond School shares the lane to the north of the subject parcel.

The subject property is approximately 0.06 hectares in area with dimensions of approximately 15 metres by 38 metres. It is currently developed with a one-storey single detached dwelling, and a detached garage. This parcel has lane access.

As identified in *Figure 1*, the community of Richmond reached peak population in 2018.

Figure 1: Community Peak Population

Richmond	
Peak Population Year	2018
Peak Population	4882
2018 Current Population	4882
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a moderate increase in density for a corner parcel of land in an inner city area and provides for a development form that will be compatible with the low density residential character of the existing neighbourhood as discussed in the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings may include a secondary suite. The

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ISC: UNRESTRICTED
CPC2019-0532

Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at 2404 - 28 Avenue SW, LOC2018-0258

R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low density housing forms such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowed in R-CG developments.

Development and Site Design

A development permit has been submitted for this parcel and is currently under review. The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include:

- ensuring an engaging built interface along both 28 Avenue SW and 22 Street SW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

Environmental

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

Transportation

Pedestrian access to the site is available from 28 Avenue SW and 22 Street SW while vehicular access will be provided off the rear lane. The area is served by Calgary Transit, with a bus connection located within 160 metres walking distance. The site is located within a walking distance of 221 meters from a Primary Transit Network stop on Crowchild Trail SW. On-street parking adjacent to the site is not subject to any specific regulation. A Transportation Impact Assessment was not required as part of this application.

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 (DSSP) stage.

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CPC2019-0532

Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at 2404 - 28 Avenue SW, LOC2018-0258

Stakeholder Engagement, Research and Communication

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

No comments were received from the Richmond/Knob Hill Community Association.

Administration received five letters of opposition to the application. Already congested on-street parking, and loss of privacy were cited as the main reasons for opposition in the letters.

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

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (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 and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)* The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a moderate increase in density in a form that is sensitive to existing residential development in terms of height, built-form, and density.

Richmond Area Redevelopment Plan (Statutory - 1986)

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Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0532

**Policy Amendment and Land Use Amendment (R-CG) in Richmond (Ward 8) at
2404 - 28 Avenue SW, LOC2018-0258**

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the *Richmond Area Redevelopment Plan (ARP)*. The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential (Attachment 2).

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood, and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

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

Applicant's Submission

This application proposes the redesignation of the subject property from R-C2 to R-CG. There is currently a single detached dwelling on the property.

SITE CONTEX

The site is located in the community of Richmond. It is located on the southeast corner of 24 Street SW and 28 Avenue SW. Land Use Districts in the area are predominantly residential. Low Density Residential (R-C2) is present to the east, west and south. Richmond Elementary School and the Richmond Community Hall are located directly north. The parcel located directly south of the subject site was redesignated to R-CG in April of 2018.

T

he site is a corner parcel that is currently developed with a single detached dwelling and rear detached garage that is accessed from 24 Street SW. Lane access is also present.

PROPOSED LAND USE DISTRICT

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. This proposed R-CG District could accommodate four residential units on the subject property. No secondary suites are contemplated. This district allows for flexible building setbacks to ensure that redevelopment of low density residential parcels is compatible with surrounding developments. The site directly adjacent to the west has already been redeveloped with a 3 storey semi-detached dwelling. We will be submitting a Development Permit application for the proposed Rowhouse while the land use application is under review.

PARKING AND ACCESS

The subject site is located on a lane. There is an existing double rear detached garage on the site. Transit access to the site is excellent. The Southwest BRT has a planned stop approximately 500m away, placing it within the 600m catchment area of the Primary Transit Network.

Route 6 (Killarney 26 Ave) is available approximately 160m from the subject parcel. This route serves the surrounding community and has direct access to downtown. Stop frequency is 15 minutes during peak times, 25 minutes in morning/afternoon hours and 30 minutes after 7pm.

Routes 18 (Lakeview), 20 (Northmount/Heritage) and 112 (Sarcee Road) are also available on Crowchild Trail, approximately 221m from the subject site. Stop frequency for Route 18 is 12 minutes during peak times, 25 minutes in the morning and 20 minutes after 7pm. Stop frequency for Route 20 is 11 minutes during peak times, 20 minutes in the afternoon and 30 minutes after 7pm. Finally, Route 112 has 15 minute peak service, 20 minutes in the afternoon and 30 minutes after 7pm.

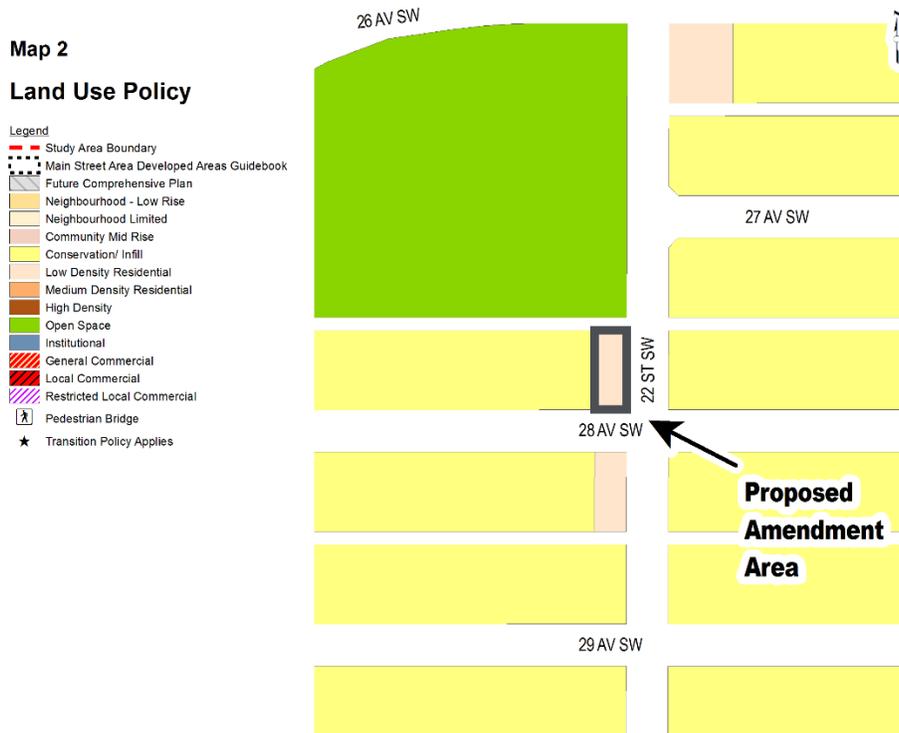
RELEVANT POLICIES

MUNICIPAL DEVELOPMENT PLAN

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

Proposed Amendment to the Richmond Area Redevelopment Plan

1. The Richmond Area Redevelopment Plan attached to and forming part of Bylaw 17P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.06 hectares \pm (0.15 acres \pm) located at 2404 – 28 Avenue SW (Plan 4479P, Block 18, Lots 1 and 2) from 'Conservation/ Infill' to 'Low Density Residential' as generally illustrated in the sketch below:



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ISC: UNRESTRICTED
CPC2019-0543

**Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at
240 – 31 Avenue NE, LOC2019-0021**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Dobbin Consulting on behalf of the landowners, Mavindeep Gill and Sandeep Gill on 2019 February 13. This application proposes to change the designation of a single parcel from the Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

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

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the 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 (0.14 acres \pm) located at 240 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at
240 - 31 Avenue NE, LOC2019-0021**

BACKGROUND

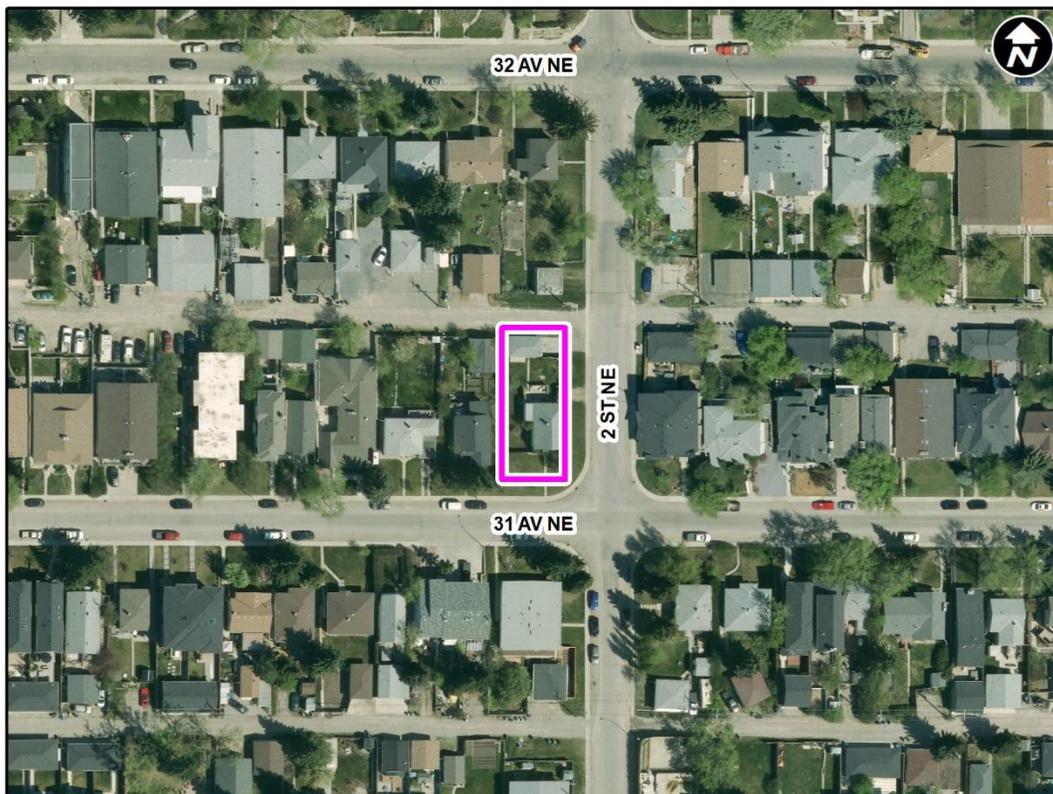
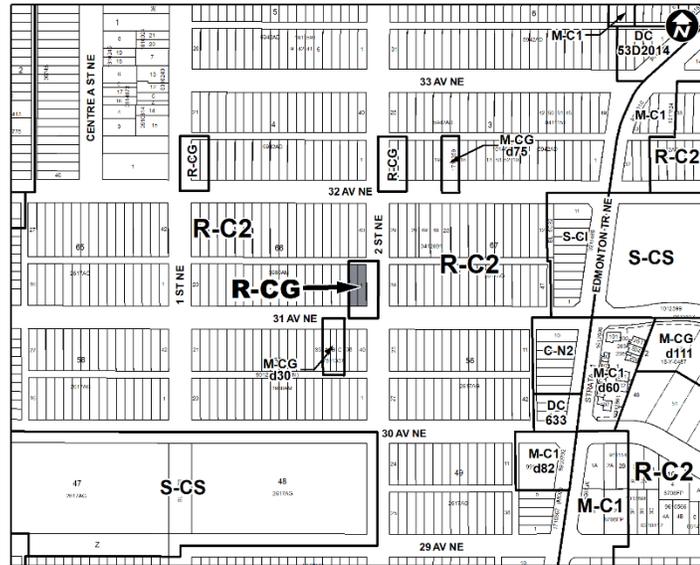
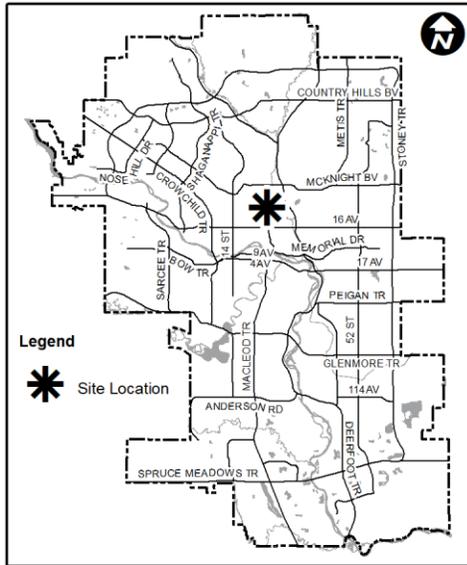
This land use redesignation application was submitted by Dobbin Consulting on behalf of the landowners, Mavindeep Gill and Sandeep Gill on 2019 February 13. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to pursue a rowhouse development on this site.

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Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at
240 - 31 Avenue NE, LOC2019-0021

Location Maps



**Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at
240 - 31 Avenue NE, LOC2019-0021**

Site Context

The subject site is located in the northeast community of Tuxedo Park at the northwest corner of 31 Avenue NE and 2 Street NE. The site is approximately 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 37 metres. A rear lane exists along the north end of the site. The property is currently developed with a one-storey single detached dwelling and a detached single-car garage accessed from 2 Street NE.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with a small townhouse development to the south across 31 Ave NE. The predominant land uses in this area are Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District. The site is in close proximity to two Main Streets corridors, Centre Street N and Edmonton Trail.

As identified in *Figure 1*, the community of Tuxedo Park reached peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
Peak Population	5,165
2018 Current Population	5,165
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

Planning Considerations

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

Land Use

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

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Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at 240 - 31 Avenue NE, LOC2019-0021

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. Also, the R-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

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

- ensuring an engaging built interface along both the 31 Avenue NE and 2 Street NE frontages;
- improving pedestrian connections along 2 Street NE by ensuring vehicle access to the site is off the lane; and
- mitigation of overlooking and privacy concerns.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from existing sidewalks along 31 Avenue NE and 2 Street NE. Vehicular access is currently provided from an existing driveway on 2 Street NE, however, upon redevelopment vehicular access will be directed to the rear lane. On-street parking is available on both 31 Avenue NE and 2 Street NE.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 280 metres (four-minute walking distance) east of the site along Edmonton Trail and 400 metres (five-minute walking distance) west of the site along Centre Street. Further, the site is within 600 metres of the future 28 Avenue N Station of the Green Line LRT. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

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Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at 240 - 31 Avenue NE, LOC2019-0021

Stakeholder Engagement, Research and Communication

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

Administration did not receive any comments from the Tuxedo Park Community Association.

Administration received two citizen responses noting concerns related to the potential height and shadowing impacts of a new building in the R-CG District. In this regard, the R-CG District has a height chamfer rule to decrease building height/massing in proximity to a shared property line with a low density residential district. Additional design measures to limit potential massing and shadowing concerns can also be addressed as part of the development permit review process. Both citizens were also concerned about the appropriateness of a multi-residential building in a low density residential area, though it should be noted that the R-CG District is a low density residential district and rowhouse buildings exist in close proximity to the subject site.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at 240 - 31 Avenue NE, LOC2019-0021

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

The subject parcel is located between Centre Street North and Edmonton Trail NE, which are both identified as Urban Main Streets in the MDP. The parcel is approximately 190 metres from Edmonton Trail and 320 metres from Centre Street North. Urban Main Streets provide for a high level of residential and employment intensification along an Urban Boulevard street type. The MDP also identifies both Centre Street and Edmonton Trail NE as part of the Primary Transit Network.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Residential area of the *North Hill Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached housing is identified as being appropriate for these areas. The *North Hill ARP* encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities.

A minor amendment to the *North Hill ARP* (Attachment 2) is required to support the land use redesignation application. Map 2 of the North Hill ARP, which illustrates the land use plan, requires an amendment to change the subject site from 'Low Density Residential' to 'Low Density Residential or Low Density Multi-Dwelling'.

The Low Density Multi Dwelling area is intended to provide for a range of housing options including low profile multi-unit development. The preferred building form in these should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare. There are many policies within this plan that will apply at the development permit stage.

The *North Hill ARP* is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

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CPC2019-0543

**Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at
240 - 31 Avenue NE, LOC2019-0021**

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan

Applicant's Submission

This application proposes to re-designate a property located at 240 31 Avenue NE, in the community of Tuxedo, from R-C2, Residential – Contextual One / Two Dwelling to an R-CG Grade-Oriented Infill zoning to allow for a moderate density increase to facilitate a 4 unit row-house development.

The flat, corner parcel faces onto 31 Avenue NE and the East side faces onto 2nd Street NE. Surrounding lands include a duplex and bungalow R-C2 single family homes and a triplex M-CGd30 Multi-Residential Contextual Ground oriented development across 31 Avenue to the immediate SW.

The parcel is included in the North Bow Design Brief (1977) identified as Low Density Restricted area and the North Hill Area Redevelopment Plan (2011) identified as Low Density Residential or Low Density Multi Dwelling.

The application aligns with Low Density Residential Housing Guidelines for Established Communities and meets the following criteria of the Location Criteria for Multi-Residential Infills:

Corner Lot – Yes

Within 400 metres of a transit stop – Yes (200m from Stop ID 6583 on Edmonton Trail, 370m from Stop ID 8782 on Centre St N)

Within 600 metres of an existing or planned primary transit stop – No

Collector or higher standard roadway – No

Adjacent to existing or planned multi-unit development – No (one triplex M-CGd30 is across 31 Avenue NE)

Adjacent to or across from open space, park or community amenity – No (however the parcel is located within 1 block of the Tuxedo Park Community Association green space and 1 block from Georges P Vanier Junior High School)

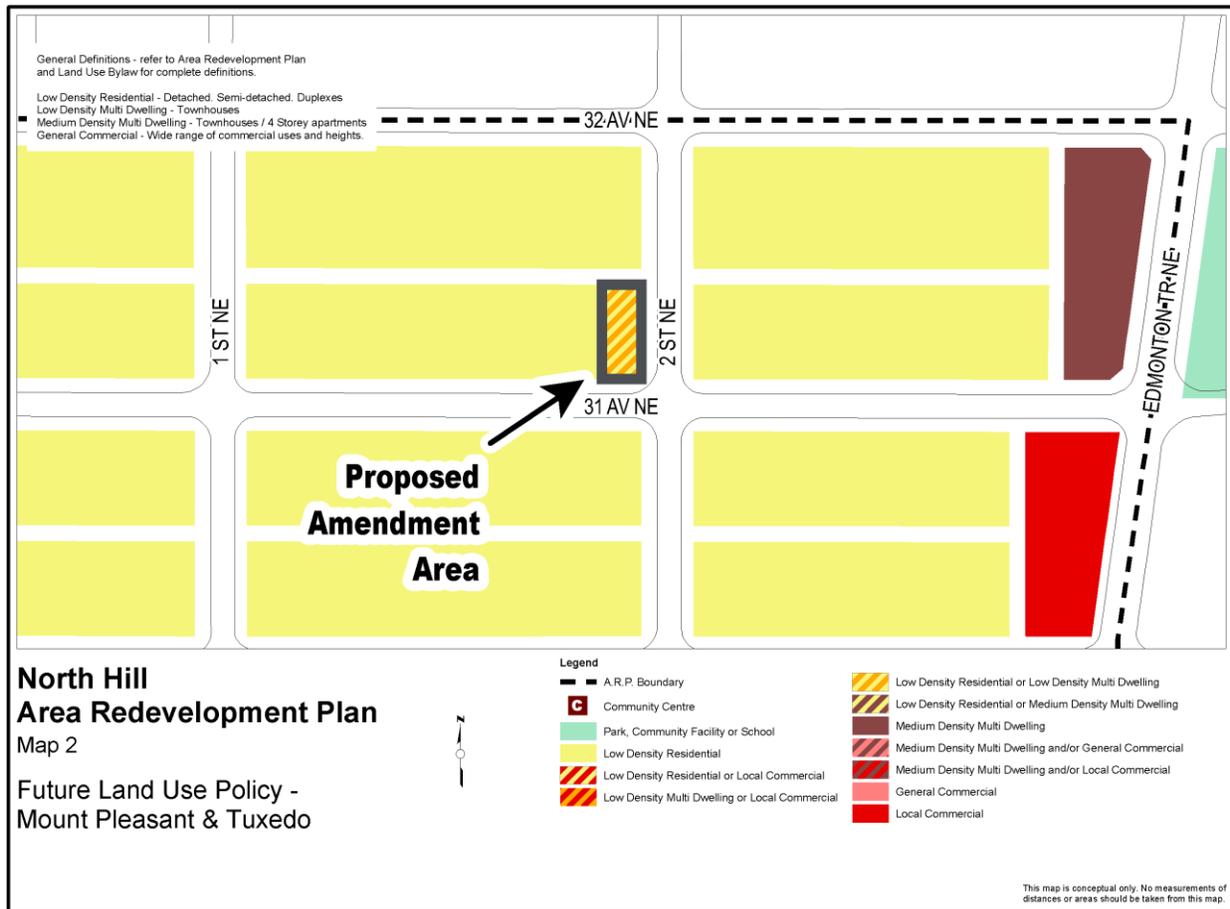
Along or in close proximity to existing or planned corridor or activity centre – Yes (the parcel is located 1 block from Edmonton Trail, Main Streets corridor)

Public Engagement - The applicant has provided an informational flyer (attached) to the Ward Councilor and the Tuxedo Community Association concurrently with the application and intends to hand-deliver flyers to the 40 surrounding homes to solicit feedback on the application within 2 weeks of the initial application, all feedback and correspondence will be copied to the assigned file manager for the application.

Proposed Amendment to the North Hill Area Redevelopment Plan

1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:

- (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.06 hectares ± (0.15 acres ±) located at 240 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 1 and 2) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally shown in the sketch below:



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2019 May 02

ISC: UNRESTRICTED
CPC2019-0534

**Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW,
LOC2019-0011**

EXECUTIVE SUMMARY

This land use amendment application was submitted by New Century Design on behalf of the landowner Handa Ni on 2019 January 25. This application proposes to change the designation of the subject site from a Residential – Contextual One / Two District (R-C2) District to Residential – Grade-Orientated Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single detached, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

This proposal conforms to the relevant policies of the *Municipal Development Plan*. The site is not currently subject to a local area plan. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 701 – 19 Street NW (Plan 8942GB, Block 23, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

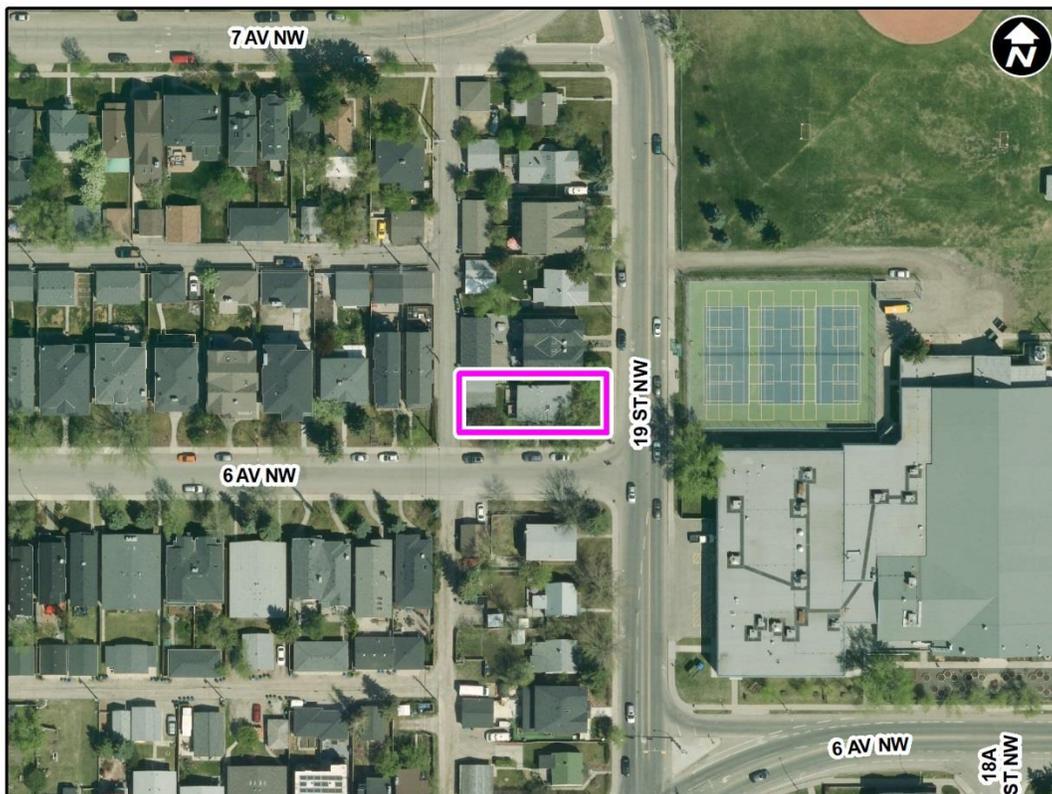
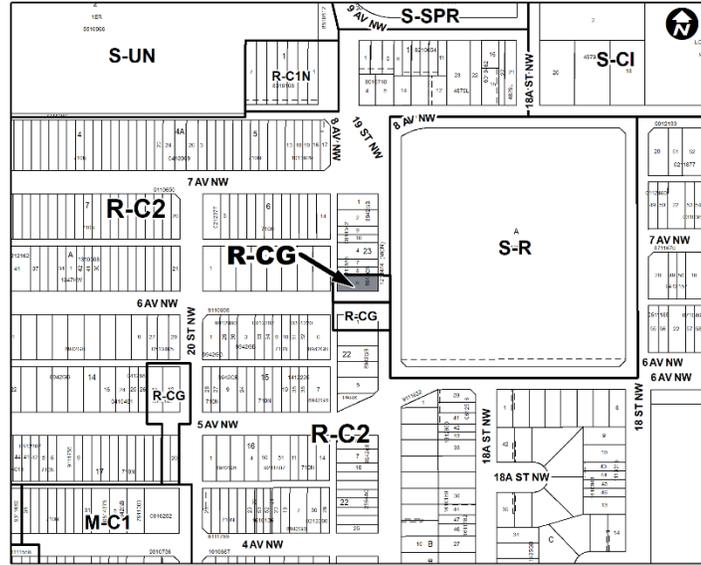
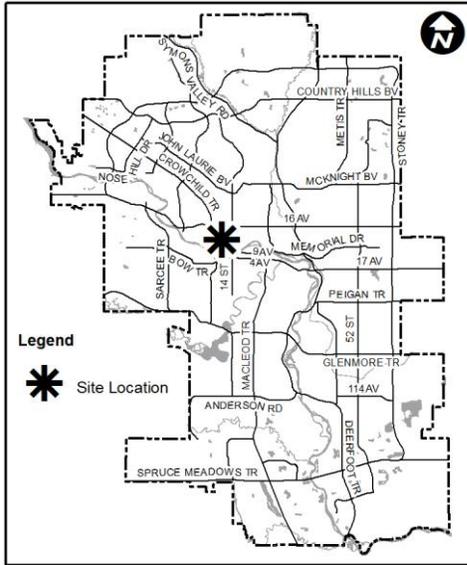
This land use amendment application was submitted by New Century Design on behalf of the landowner Handa Ni on 2019 January 25. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a three-unit rowhouse development in the future.

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ISC: UNRESTRICTED
CPC2019-0534

Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW,
LOC2019-0011

Location Maps



**Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW,
LOC2019-0011**

Site Context

The subject parcel is located at the northwest corner of 19 Street NW and 6 Avenue NW. The site, approximately 14 metres in width by 35 metres in depth, is located in the residential community of West Hillhurst in the northwest quadrant of Calgary. The parcel currently has a one-storey single detached dwelling with detached garage located upon it. A rear lane exists along the western edge of the site.

The community is characterized by a mix of single and semi-detached homes. The predominant land use in the area is Residential – Contextual One / Two (R-C2) District. There have been pockets of re-development throughout the area which contains a higher mix of residential densities. The parcel immediately south of the subject site was redesignated from R-C2 District to R-CG District in 2018. The West Hillhurst Community Association and Park are located directly adjacent to the parcel. Queen Elizabeth High is the nearest school and is located 400 metres southwest of the site.

North Hill shopping centre is the nearest Community Activity Centre and is located less than one kilometre north of the parcel. Similarly, the Southern Alberta Institute of Technology (SAIT) is located less than two kilometres to the Northeast. The Downtown core, Sunnyside's commercial district and the University of Calgary are all less than three kilometres away respectively.

As shown in *Figure 1*, the community of West Hillhurst has seen its population decrease only slightly from its peak in 1968.

Figure 1: Community Peak Population

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2018 Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate a single R-C2 designated parcel to R-CG District to allow for a larger array of low density residential uses. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

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ISC: UNRESTRICTED
CPC2019-0534

Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW, LOC2019-0011

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite but semi-detached homes may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Orientated Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to three dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

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

Environmental

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

Transportation

Pedestrian access to the subject site is available from 19th Street NW and 6th Ave NW. Vehicular access is restricted to the rear lane. The area is served by Calgary Transit bus service. Base service is provided along 19 Street NW as the Route 404 has a stop located across the street from the property; providing a direct connection to the North Hill shopping centre, SAIT and the LRT network via Lions Park Station. In terms of crosstown connections, Route 104 provides service from Sunnyside LRT Station to the University of Calgary and is less than 100 metres away to the south. On street parking adjacent to the subject site is restricted to local residents only.

A Transportation Impact Assessment was not required as part of this application.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0534

**Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW,
LOC2019-0011**

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

Administration received an email from the West Hillhurst Community Association stating no objection for this application (Attachment 2).

Administration received three citizen responses noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties; and
- general concern about higher density residential and commercial developments within neighbourhood.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0534

**Land Use Amendment (R-CG) in West Hillhurst (Ward 7) at 701 - 19 Street NW,
LOC2019-0011**

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential-Developed-Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification in inner-city communities intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

There is no local area policy plan existing in this area.

Social, Environmental, Economic (External)

The proposed land use district will provide a wider range of housing types than the existing R-C2 District. As a result, the site will better accommodate the housing needs of various age groups, lifestyles and demographics. Further, the ability to develop up to three rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policy directives of the *Municipal Development Plan*. The proposed R-CG District was created for cases where new development was to occur in close proximity or adjacent to low-density residential development. The proposed change would allow for a modest increase in density for an inner-city parcel but still be compatible with the built form and character of the existing community.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter

Applicant Submission

701 19 St NW is currently a split-level single family dwelling originally built in the late 1940s. The lot is located directly across the street (19th St) from the West Hillhurst Community Association, at the intersection of 19 St and 6 Av NW. The lot is rectangular at approx. 35.57m x 14.22m, with relatively flat grades but some existing garden bed landscaping with raised rock and dirt beds. Several older trees are present on the property with one existing fire hydrant in the city boulevard.

This application is to redesignate from the existing R-C2 to a proposed R-CG, which would allow rowhouses with secondary suites. The future design proposal will be submitted concurrently with this application process, with the intention of 3 rowhouse units, each with a basement suite.

Several bus stops are present nearby the property, both along 19 St and 5 Av NW. 900m to the North is the Lions Park LRT station. Along 14 Av NW, along with several other bus stops. 1km to the North is 16 Av NW with access to further bus stops and amenities. Nearby open space includes the West Hillhurst Community Association across the street, a large open space 240m to the North, and open space within the Queen Elizabeth School 400m to the East.

Between 300 and 650m to the South are several amenities including food and drink, shops, businesses, and several more bus routes along 19 St and Kensington Road NW. This site is approx. 1.5km from the main SAIT and ACAD campuses, 1.1km from the North Hill Shopping Centre, and 1km from 16 Av NW, each with several diverse amenities available. The main U of C campus is approx. 3km to the Northwest.

We believe that due to an abundance of nearby amenities, schools, bus and LRT transit, and open space, this parcel is in a perfect location for suited rowhousing. With three rowhouses on this lot, we will be able to provide three residences at a reasonable cost in an excellent neighbourhood as well as three opportunities for smaller and lower-cost basement suites that will allow a greater diversity of Calgarians the opportunity to buy and rent in West Hillhurst.

Community Association Letter

From: Karen Dahl [mailto:karenladahl@gmail.com]
Sent: Thursday, February 21, 2019 1:26 PM
To: CPAG Circ <CPAGCirc@calgary.ca>
Cc: Singh, Allan <Allan.Singh@calgary.ca>; CAWard7 - Dale Calkins <caward7@calgary.ca>
Subject: [EXT] Re: LOC2019-0011 - Circulation Package

Hello Allan,

The West Hillhurst Planning Committee has no comments on the Land Use Amendment.

Thank you,

Karen Dahl
Planning Committee Coordinator
West Hillhurst Community Association
planning@westhillhurst.com

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 – 12 Avenue NE,
LOC2019-0007**

EXECUTIVE SUMMARY

This land use application was submitted by Shawn Rasmussen of Wild Oak Custom Homes on behalf of the landowners Elisabeth Jones and Francis Richard Jones on 2019 January 12. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

The proposal is in keeping with applicable municipal policies including the *Municipal Development Plan (MDP)*.

A development permit application for a four-unit rowhouse with four secondary suites was submitted on 2019 February 12 and is currently under review by Administration.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0573) to the 2019 May 27 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 540 – 12 Avenue NE (Plan 470P, Block 47, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
 - b) Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007**

BACKGROUND

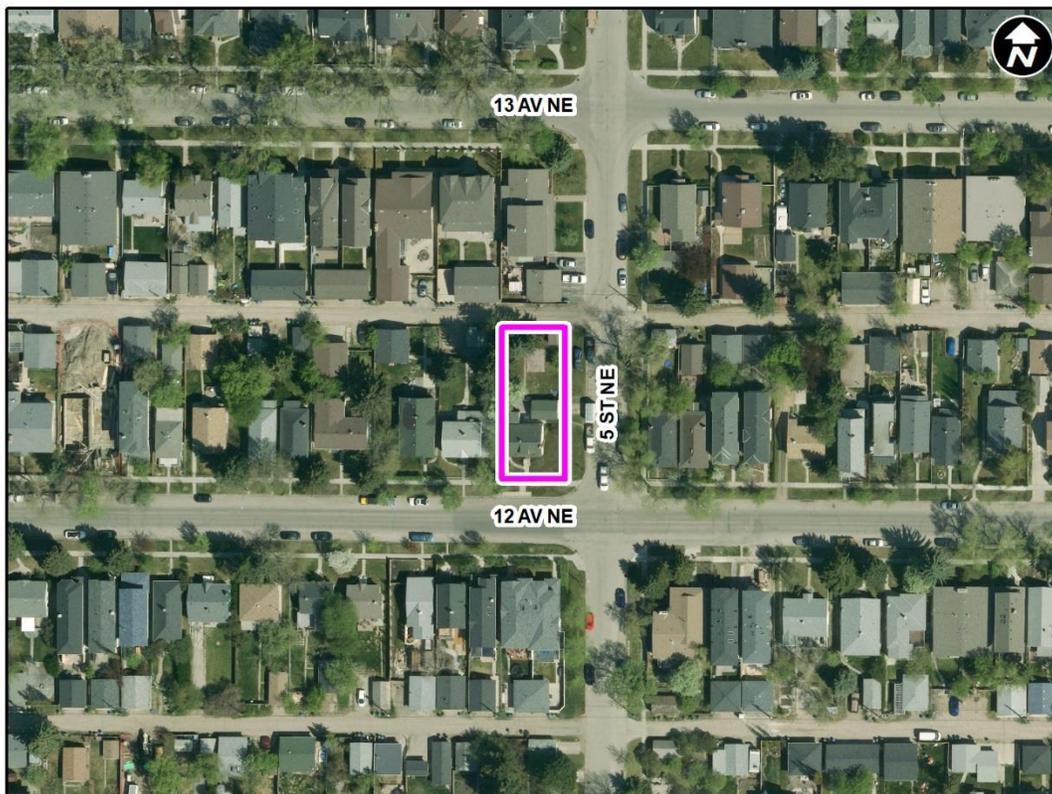
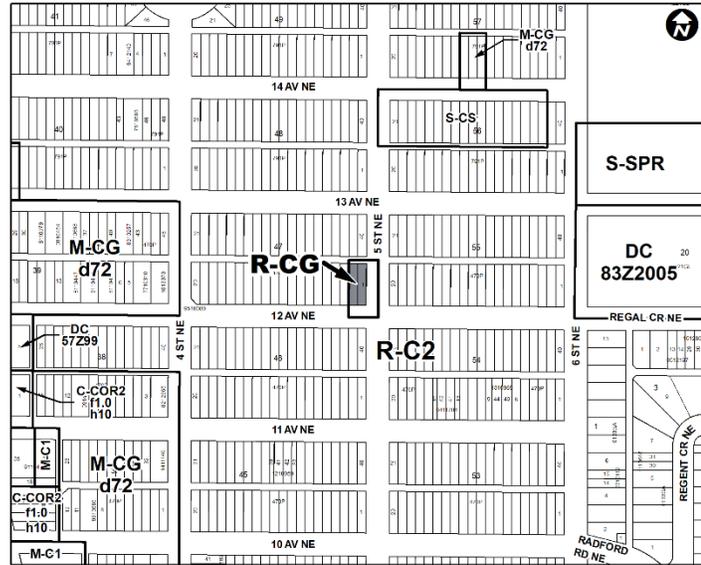
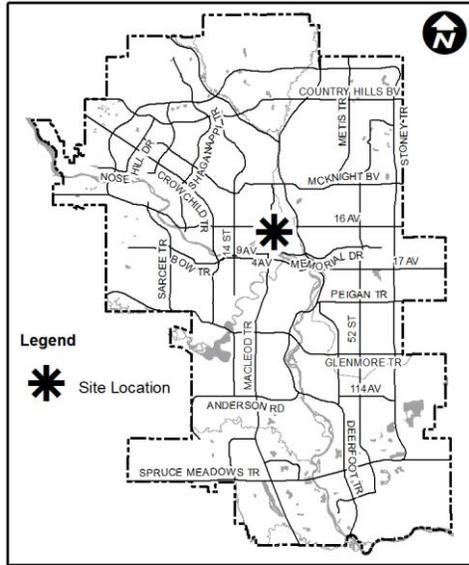
This application was submitted by Shawn Rasmussen of Wild Oak Custom Homes on behalf of the landowners Elisabeth Jones and Francis Jones on 2019 January 12. As noted in the Applicant's Submission (Attachment 1), a development permit application (DP2019-0678) for a four-unit rowhouse with four secondary suites was submitted by Inertia Residential Design on 2019 February 12 and is under review by Administration.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007

Location Maps



**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007**

Site Context

The subject site is a corner parcel located in the community of Renfrew at the northwest corner of 12 Avenue NE and 5 Street NE. The site is approximately 0.06 hectares in size with approximately 15 metres of frontage along 12 Avenue NE and 36 metres of frontage on 5 Street NE. An unpaved residential lane exists to the north of the site. The property is developed with a two-storey single detached dwelling and a single-vehicle detached garage which accesses onto 5 Street NE.

The surrounding area is characterized as a low density residential area comprised by a mix of older single detached dwellings and newer single and semi-detached residential infill developments. The site is four blocks south of 16 Avenue NE and two blocks east of Edmonton Trail NE where highway and local commercial developments exist respectively.

As identified in Figure 1, the community of Renfrew has seen a decline in population since its peak in 1968.

Figure 1: Community Peak Population

Community Name: Renfrew	
Peak Population Year	1968
Peak Population	8,019
2018 Current Population	6,524
Difference in Population (Number)	-1,495
Difference in Population (Percent)	-18.6%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal represents a modest increase in density on a corner parcel in an inner-city area within the city and allows for a range of housing forms that are in keeping with the scale and character of the existing neighbourhood.

Planning Considerations

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

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007**

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential district applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached dwellings may include a secondary suite, semi-detached dwellings may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The R-CG District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district allows for a maximum density of 75 units per hectare which would allow for up to four dwelling units on the site. The R-CG District also allows for a range of other low density housing forms including single detached, semi-detached and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments.

Secondary suites are not considered an additional dwelling unit and do not require motor vehicle parking stalls in the R-CG District provided the suites are less than 45 square metres in size, are located within 600 meters of an existing or approved capital funded LRT platform or within 150 metres of frequent bus service and storage is provided for bikes, strollers or similar. The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with the existing low density character of the neighbourhood.

Development and Site Design

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

- ensuring an engaging built form interface is achieved along both the 12 Avenue NE and 5 Street NE street frontages;
- ensuring sound architectural expression and overall legibility of individualized units;
- improving pedestrian connectivity along 5 Street NE by providing a public sidewalk along this street frontage;
- ensuring all future motor vehicle access to the site is from the lane; and
- mitigation of potential overlooking and privacy impacts on adjacent properties.

Environmental

There are no environmental concerns associated with the site or this proposal. As such, an Environmental Site Assessment was not required in support of the application.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007**

Transportation

A Transportation Impact Assessment and parking study was not required. Vehicular access to the parcel, upon redevelopment, is available and anticipated via the lane.

The area is well served by Transit via bus Route 4 located within approximately 400 metres of the site, on Edmonton Trail NE, and Route 17 located directly adjacent to the parcel on 12 Avenue NE. The site is located within the Residential Parking Zone 'V'.

Through the development permit review process, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment of the site.

Utilities and Servicing

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

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

Stakeholder Engagement, Research and Communication

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

In response to the application circulation process, Administration received a letter (email) from the Renfrew Community Association on 2019 February 19 identifying support for the land use proposal as a means to enable more housing options within the community (See Attachment 2). In this letter, the Applicant was also commended by the Renfrew Planning Committee for engaging with them early on regarding a land use proposal and the intention to redevelop the site, even prior to submitting a formal application to The City.

Administration also received four citizen responses citing concerns and non-support for the proposal. Reasons for non-support included concerns that the proposal was not sensitive to the area's existing character and that intensification would result in negative impacts on the area's transportation road network capacity and on-street parking. Two of the citizen responses also cited concerns that their support for the proposal was misrepresented by the Applicant in their application submission materials.

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

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007**

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 SSRP policies on Land Use Patterns.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

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

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

There is no local area plan in place for the community of Renfrew.

Social, Environmental, Economic (External)

The proposed R-CG District allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will allow for more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 - 12 Avenue NE,
LOC2019-0007**

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant's Submission

Hello Administration & Council,

We are applying for a rezoning to RCG from RC2 at 540 12th Ave. NE. Before moving forward with this application we have done a lot of due diligence especially with contacting surrounding neighbors and informing them of our plans. As expected there was positivity and negative feedback regarding the proposed project. We were very pleased that there were quite a number of direct neighbors that were in support. We even have the letters of support which were included as part of this application. The direct neighbor to the west whom is most affected by this application 536 12th Ave NE is on board with the project, has seen the drawings and has signed a letter of support for this project. We have also knocked on all doors down 12th ave and 13th ave. 601 13th Avenue, & 1305 5th Street homeowners are wonderful people and they were supportive of our project (these are direct neighbors). There were some reservations about exactly what was going to take place; however, they were all very grateful that we stopped by to discuss this project before any type of application had been made to the city. We regret that we were not able to speak to everyone the number of times we canvassed the streets; however, this is going to happen and we did our very best. All of the aforementioned is to say that we believe that we have consulted the neighbors and have tried to take them into consideration. Please also note that when canvassing we had brought the drawings to the each home to discuss what exactly we were planning. As a side note we visited the Renfrew community association and brought plans and drawings to them to have an open dialogue. We felt like the meeting went well and we hope to further communicate with them once the application has been submitted and distributed. The community outreach we completed we felt was thorough and helped us to understand the neighborhoods needs and desires or at least the neighbors surrounding 540 12th Ave NE.

This RCG project we feel is in alignment with the design and density addition intention by main streets program. Granted we are one street outside of the "mainstreets" highlighted area; however, we believe 12th Ave to be a collector street and to be a perfect place for a row townhouse. On 4th Street which is one street up there are many versions of the row townhouse that we are looking to develop and we feel that our project will fit within the changing demographic of the neighborhood and it will not be unsightly or improperly placed within the community. Directly outside centered on the lot is a bus station and route. We feel that this location will provide transportation for the new occupants as well it is close enough to new cycling paths that were installed to the downtown core which will provide alternative transportation than vehicles.

We feel very excited about this project, and we have just finished developing a very successful project that was just one block away from this lot and we have got a lot of very positive feedback. We have already 2 presales for these 4 units that are planned as it fits these individuals needs and allows them to live in the inner city and not be forced out by price point. It allows us to provide a mortgage helper for the new owners and allows appropriate and safe additional secondary suite stock into an area that is sought after by young professionals.

This rezoning application is paired with a Development Permit as we wanted to be completely open and upfront about what we are looking for so there were no surprises to anyone.

We are open to any questions that you may have for us and welcome and community and consultation. We do feel strongly that this project is worthwhile and fits the intention of the growth within the mainstreets goals.

Thank you very much for your consideration in this matter.

Community Association Letter

From: Renfrew Planning [mailto:planning@renfrewyyc.ca]
Sent: Tuesday, February 19, 2019 7:29 AM
To: Cardiff, Jennifer <Jennifer.Cardiff@calgary.ca>; CPAG Circ <CPAGCirc@calgary.ca>
Subject: [EXT] Re: LOC2019-0007 Circulation Package

Hi Jennifer,

We revised our comments over the weekend. Below are the Renfrew Planning Committee's revised comments on behalf of the Renfrew Community Association Board:

The majority of the Renfrew Planning Committee supports this change of land use. The applicants first met with us about this project in September, early in their application and design process; early engagement is always appreciated in a project like this. We see rowhousing as a way to provide more housing options in our neighbourhood.

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

Thanks,
Nathan Hawryluk
Director, Planning
Renfrew Community Association

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0426

Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

EXECUTIVE SUMMARY

This application has been submitted by Tronnes Geomatics on behalf of The City of Calgary, and proposes to close and redesignate an unused portion of road right-of-way, which will then be consolidated with an adjacent parcel that is to be dedicated as Municipal Reserve in the future. The road to be closed is a portion of the cul-de-sac along 190 Avenue SE. Remaining portions of the cul-de-sac are to be closed through future tentative plans. The proposed redesignation from an undesignated right-of-way to Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate schools, parks and recreational facilities.

Additionally, the proposed road closure accommodates the subdivision of 7.45 hectares \pm (18.41 acres \pm) of land in the community of Silverado, proposed in tentative plan application SB2019-0209. The applicable portion of road to be closed applies to a small triangular wedge (0.01 hectare \pm) that forms part of the existing cul-de-sac where 190 Avenue SE terminates. This closure is to facilitate the extension of 190 Avenue SE, to be renamed Silverton Way SE as part of future urban development of the subject area. The redesignation to Special Purpose – School, Park and Community Reserve (S-SPR) District will allow for future consolidation with proposed Municipal Reserve on the adjacent parcel.

The road (190 Avenue SE) is planned to be extended to accommodate future development as part of approved land use amendment and outline plan application LOC2015-0121 and tentative plan application SB2019-0209, currently under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.01 hectares \pm (0.02 acre \pm) of road (Plan 1910762, Area 'C'), adjacent to 49 – 190 Avenue SE with conditions (Attachment 2); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.01 hectares \pm (0.02 acres \pm) of closed road (Plan 1910762, Area 'C') adjacent to 49 – 190 Avenue SE from Undesignated Road Right-of-Way to Special Purpose – School, Park and Community Reserve (S-SPR) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0426

Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

PREVIOUS COUNCIL DIRECTION / POLICY

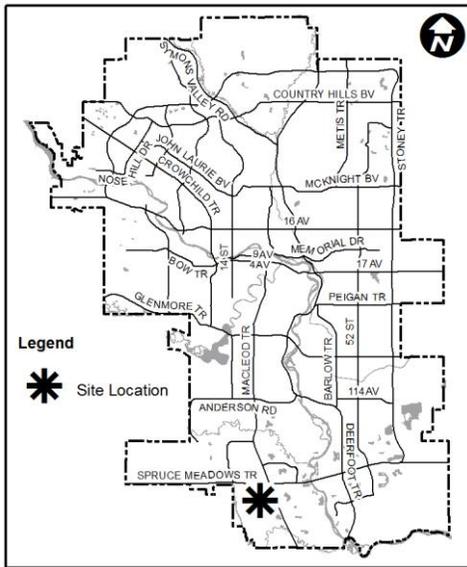
None.

BACKGROUND

A land use amendment and outline plan application LOC2015-0121 (Attachment 5) was approved on 2016 September 13 to accommodate future residential development of 7.45 hectares ± (18.41 acres ±) of land in the community of Silverado. The triangular portion of road proposed for closure and redesignation adjoins the lands subject to this outline plan (currently addressed 49 - 190 Avenue SE). This pie-shaped wedge, currently part of the undesignated road right-of-way, will be consolidated with the adjoining parcel that forms part of a proposed Municipal Reserve area (Attachment 1). Remaining portions of this cul-de-sac are to be closed, as part of future subdivision processes.

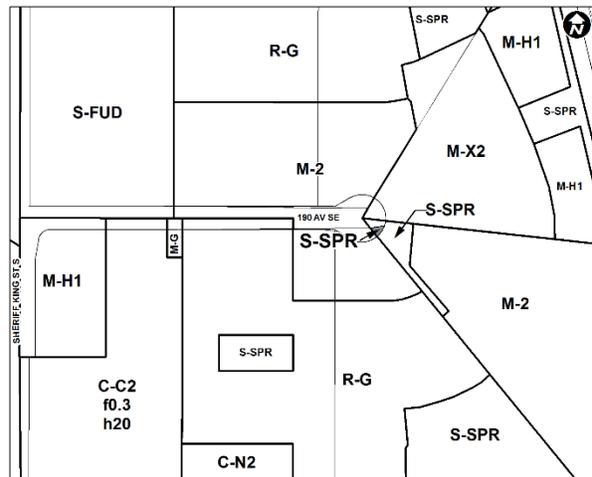
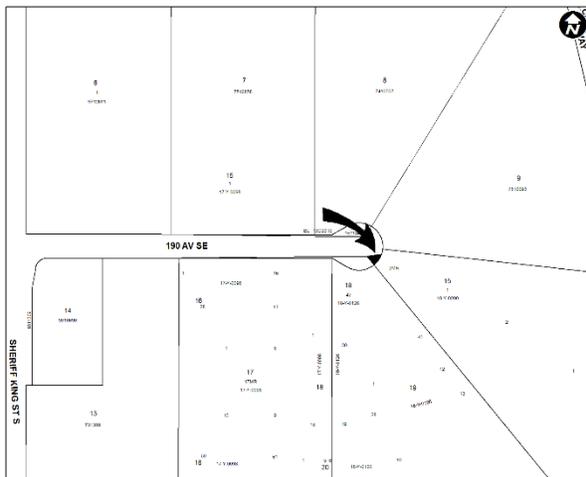
Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

Location Maps



Road Closure Map

Proposed Land Use Map



Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

Site Context

The area for road closure currently exists as a portion of the cul-de-sac where 190 Avenue SE terminates (Attachment 3). The surrounding area is currently undeveloped, flat with no significant topographic features. Future urban development is anticipated through the recent approval of land use amendment and outline plan application LOC2015-0121 (Attachment 5). The remaining portions of the cul-de-sac is anticipated to be closed as part of future tentative plans, accommodating the eventual extension of 190 Avenue SE to accommodate urban development east of the subject site.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The S-SPR 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 Considerations

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

Road Closure

The proposed road closure (Attachment 4) accommodates future extension of 190 Avenue SE (to be renamed Silverton Way SE) and the subdivision of 7.45 hectares of land through tentative plan application SB2019-0209. This tentative plan stems from the approval of outline plan application LOC2015-0121 (Attachment 5) that accommodates future residential development at medium densities.

The subject road closure will help complete the open space (Municipal Reserve) area being dedicated through the aforementioned tentative and outline plan applications.

Land Use

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to be applied to lands that are to provide for schools, parks, open space, and recreation facilities. The redesignation of this closed road right-of-way to the S-SPR District aligns with the adjoining parcel located at 49 - 190 Avenue SE also designated as a S-SPR District and is thereby found to be compatible with surrounding land uses. The eventual consolidation of these parcels will help complete an open space area fulfilling the intent of approved outline plan application LOC2015-0121 and satisfying conditions for supporting tentative plan application SB2019-0209 (Attachment 1).

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0426

Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

Development and Site Design

The S-SPR District allows for a limited range of permitted and discretionary uses on lands typically dedicated and municipal reserves. Approved outline plan LOC2015-0121 (Attachment 4) envisioned the subject road closure area to form part of the pedestrian pathway corridor, connecting future roads: Silverado Glen Boulevard SE, towards 190 Avenue SE (to be renamed Silverton Way SE).

Environmental

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

Transportation

There are several infrastructure projects underway that will provide a broader road network to serve the area. The province is completing the Southwest Ring Road (Stoney Trail SW), which will include two interchanges at Sheriff King Street S and at Spruce Meadows Way SW. The City is also completing the construction of 194 Avenue SE (the Priddis Slough Crossing), which will connect Macleod Trail SE to Sheriff King Street S.

The extension of the South LRT (Red line) will ultimately run east of the road closure area. The approved outline plan (LOC2015-0121) lies entirely within walking distance of the future station area.

Utilities and Servicing

Utilities and Servicing were not relevant to this road closure and land use amendment as they were considered as part of the approved land use and outline plan LOC2015-0121.

Stakeholder Engagement, Research and Communication

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 or feedback was received during the internal and external circulation period from various stakeholders.

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

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Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

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 the site, the proposal is consistent with the policies on Land Use Patterns (Section 8.14).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposal 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 Future Greenfield area as found within the *Municipal Development Plan (MDP)* on Map 1 (Urban Structure). The Future Greenfield areas are protected for comprehensive future urban development.

Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2008)

The subject site is identified as Residential Redevelopment Area in Land Use Concept Map (Map 2). The proposed road closure complies with the purpose and policies of the area by accommodating medium density residential development.

Social, Environmental, Economic (External)

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed road closure and 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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Road Closure and Land Use Amendment in Silverado (Ward 13) for portion of 190 Avenue SE, LOC2019-0024

REASON(S) FOR RECOMMENDATION(S):

The proposed road closure and land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Road Closure Conditions
3. Registered Road Closure Plan
4. Proposed Road Closure and Land Use Amendment
5. Approved Outline Plan (LOC2015-0121)

Applicant's Submission

On behalf of the City, Tronnes Geomatics submits this Road Closure application.

This road closure application is being submitted to satisfy Conditions associated with an associated subdivision application (SB2018-0209) that is currently under review. This subdivision application seeks to accommodate future residential development in the south east community of Silverado.

The portion of road proposed to be closed forms part of the existing right-of-way along 190 Avenue SE. More specifically, this small triangular piece forms part of the existing cul-de-sac that is subsequently to be closed, to accommodate the future extension of 190 Avenue SE to accommodate future urban development to the east by way of future subdivision applications. The subdivision of these lands were anticipated by way of approved Land Use and Outline Plan application LOC2015-0121 on September 13, 2016.

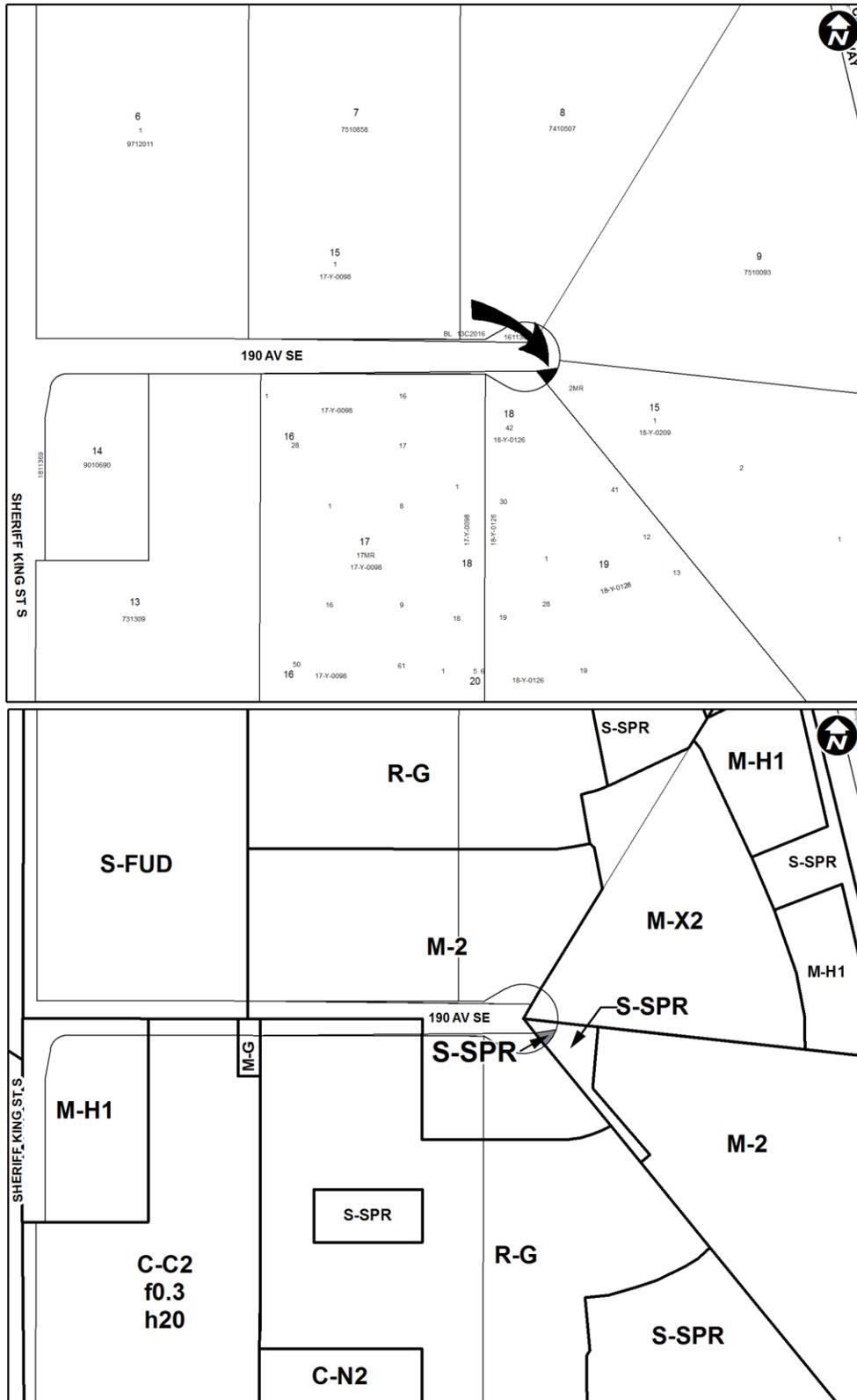
The area would be consolidated with proposed Lot 2MR (S-SPR) of the Subdivision Application.

Road Closure Conditions

1. The Developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Director, Roads. All work performed on public property shall be done in accordance with City Standards.
2. 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 Director, Roads, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-258-3505.
3. All costs associated with the closure be borne by the applicant.
4. Protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards.
5. Any utility right-of-ways are to be provided to the satisfaction of the Development Authority and the City Solicitor.

Registered Road Closure Plan

Proposed Road Closure and Land Use Amendment



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ISC: UNRESTRICTED
CPC2019-0540

**Disposal of Reserve in Strathcona Park (Ward 6), 1580 Strathcona Drive SW,
SB2017-0378**

EXECUTIVE SUMMARY

This application is for the disposal of a portion of Municipal and School Reserve land (Lot 18MSR, Block 21, Plan 1513388). When the Dr. Roberta Bondar School was recently constructed on Lot 18MSR, the abutting road (Strathlea Green SW) was widened to accommodate a school bus turnaround area. Prior to registration of a new road plan for the widened road area, a disposal of reserve is required to be approved by City Council.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

1. **ADOPT**, by resolution, the proposed disposition of 0.060 hectares \pm (0.148 acres \pm) located at 1580 Strathcona Drive SW (Portion of Plan 1513388, Block 21, Lot 18MSR described as Plan 1712508, Area 'A'), with no compensation to the Reserve Fund.
2. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal and School Reserve designation.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject site, in the southwest community of Strathcona Park, is developed with the Dr. Roberta Bondar School. The road, Strathlea Green SW, required widening to accommodate a school bus turnaround as a result of the development. As the road widening plan impacted a Municipal and School Reserve (MSR) parcel, a disposal of reserve is required to be approved by City Council before the road plan can be registered at the Land Titles Office. The required area has been registered as Area A, Plan 1712508 on a filed plan showing area required for disposition of Municipal and School Reserve (MSR). Refer to the plan in Attachment 1.

The proposal was discussed at the Joint Use Coordinating Committee (JUCC) on 2017 February 16 and it was determined that the disposal of reserve was supported. A formal application was received in November 2017 and Administration has worked during this time to resolve servicing questions within the area. As the disposition is required solely for the operation of the school, JUCC recommended no compensation would be required to the Joint Use Fund.

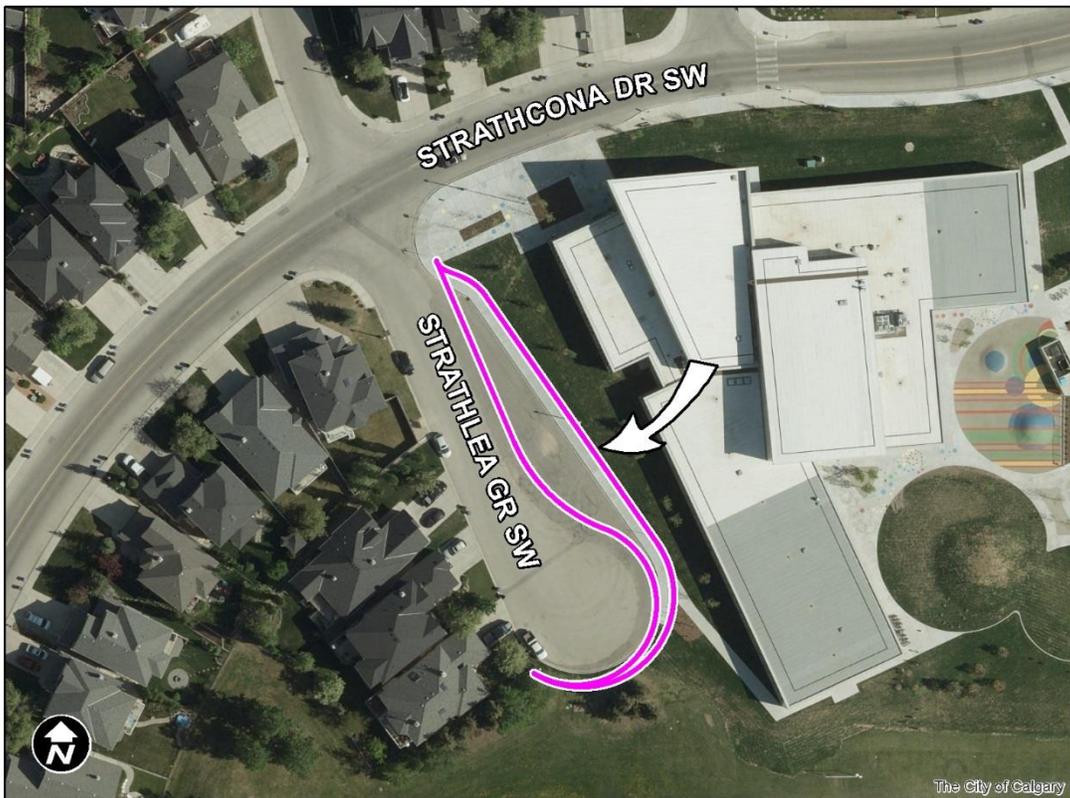
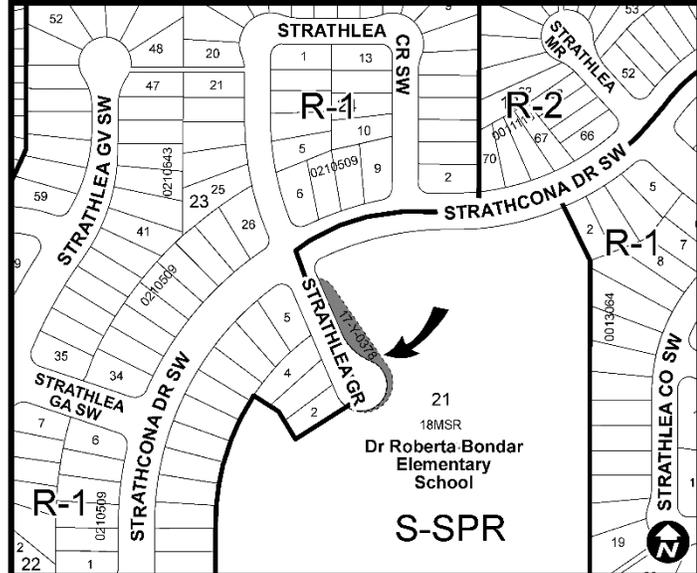
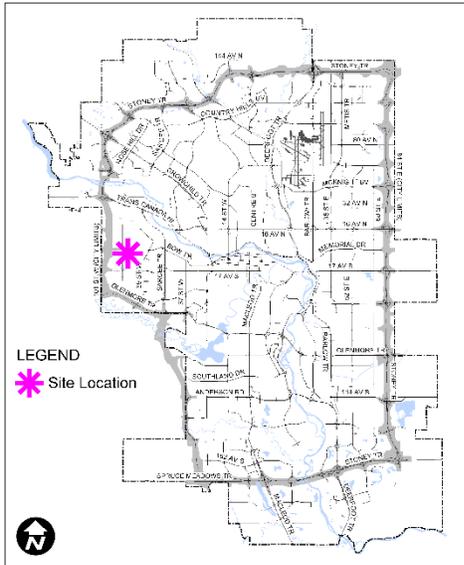
The road has been constructed and is in operation.

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Disposal of Reserve in Strathcona Park (Ward 6), 1580 Strathcona Drive SW,
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Location Maps



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**Disposal of Reserve in Strathcona Park (Ward 6), 1580 Strathcona Drive SW,
SB2017-0378**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

The application of disposal of reserve was circulated to the Strathcona/Christie/Aspen Community Association, the ward councillor and the utility companies. The community association, in a verbal response, noted the fact that the school is already operational and there is no objection to the disposal of reserve. The site will be notice posted in compliance with the Municipal Government Act prior to the Public Hearing of Council.

Strategic Alignment

Not applicable.

Social, Environmental, Economic (External)

No concerns. The area of reserve disposal is required to accommodate school bus operations.

Financial Capacity

Current and Future Operating Budget

The road is currently in operation and is maintained by Roads.

Current and Future Capital Budget

Not applicable.

Risk Assessment

No obvious risk.

REASONS FOR RECOMMENDATION:

The area of reserve disposal is currently built and has been used for school bus maneuvers since the school opened in January 2017 in relation to the school. Given that it currently meets Roads and the school board standards, the impact of disposal of reserve is very small.

ATTACHMENT

1. Filed Plan showing area required for Disposition of Municipal and School Reserve

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ISC: UNRESTRICTED
CPC2019-0531

**Land Use Amendment in Arbour Lake (Ward 2) at 8321 – 85 Street NW,
LOC2017-0160**

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on 2017 June 01 on behalf of the landowner Hopewell Arbour Lake Land Corporation. Throughout 2017 and 2018, both the applicant and the City spent significant efforts collecting feedback from local citizens on the proposal and the City completed a series of technical reviews of the plans and information submitted by Hopewell. Over the course of the application review, a series of changes occurred to better reflect areas of alignment between The City, applicant and local citizen interests. The final application proposes to redesignate a 17.01 hectares \pm (42.04 acres \pm) site in the community of Arbour Lake to enable:

- an anticipated 525 dwelling units within multi-residential housing forms such as apartment buildings up to 26 metres in height (M-H1);
- an anticipated 131 dwelling units within grade-oriented multi-residential housing forms such as rowhouses and townhouse buildings up to 13 metres in height (M-G);
- an anticipated 148 dwelling units within low density housing forms such as single and semi-detached dwellings up to 12 metres in height (R-G);
- the preservation of a 0.47 hectares Class III Wetland and an associated vegetated buffer as an Environmental Reserve (S-UN); and
- a network of new publicly accessible parks and open spaces (1.66 hectares) to serve new and existing residents of Arbour Lake and link the new development into the broader existing open space network (S-SPR).

The proposal is supported by the objectives of the *Municipal Development Plan*. The recommended land use framework strikes an appropriate balance between competing municipal objectives which seek to preserve wetlands while intensifying our established urban areas. The proposal will help meet the housing needs of various household sizes, lifestyles and income levels and provides for appropriate densities to support transit service and usage within an established neighbourhood. This redesignation is accompanied by an outline plan application (CPC2019-0542) that contemplates the provision of new streets, parks and infrastructure to serve the plan area and existing citizens surrounding the site.

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 17.01 hectares ± (42.04 acres ±) located at 8321 - 85 Street NW (SE1/4 Section 16-25-2-5) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – At Grade Housing (M-G) District, Residential – Low Density Mixed Housing (R-G) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2017 June 01 on behalf of the landowner Hopewell Arbour Lake Land Corporation. As noted in the Applicant's Submission (Attachment 1), this redesignation is accompanied by an outline plan application that contemplates the provision of new streets, parks and infrastructure to serve the plan area and existing citizens surrounding the site.

The subject site is locally known as the "Aurica Hawkwood" homestead. The Hawkwood Family were the original owners of a large proportion of lands which make up the community of Arbour Lake and other portions of northwest Calgary. The site was, until recently, the home of Aurica Hawkwood when it was purchased by Hopewell for the purposes of creating an urban infill development with a mix of residential uses. The site is noteworthy in the context of the surrounding community as it did not develop at the same time as much of the land within Arbour Lake that was built-out for urban uses. Instead, it has remained undeveloped with a "future urban development" (S-FUD) designation. The site is, and has always been, maintained under private ownership and not accessible to the public.

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Site Context

The subject site is approximately 17.01 hectares ± (42.04 acres ±) in size and is located in the developed community of Arbour Lake in northwest Calgary. The site is triangular in shape and is bounded by Arbour Lake Road NW to the south and west and the former 85 Street NW right-of-way to the east, which is currently used as a regional pathway.

The site, has (up until recently), been used as a single residential parcel containing an existing dwelling and associated outbuildings. The site slopes significantly from the northeast and west perimeter towards the southern boundary of the plan area. The lowest points are located in the central portion of the site and along the southern boundary (Attachment 3). The site is primarily comprised of grassland with some small tree-stands. Also of note, a collection of wetlands are present on the site (Attachment 4). These wetlands range from Class II to Class IV in accordance with the City’s wetland classification system and are described in greater detail in the following sections of this report.

The site is located approximately 200 metres west of the Crowfoot Commercial Area. Crowfoot is identified as a Major Activity Centre on Map 1: Urban Structure of the *Municipal Development Plan*. Moreover, the site is located northwest of the Crowfoot LRT Station with the southeast corner of the site located just beyond the 600 metre transit-oriented development radius. A range of other existing services and amenities are within close proximity to the subject site including Arbour Lake School (CBE: 5-9), St. Ambrose School (CSSD: K-9), Robert Thirsk High School (CBE), the Crowfoot Library and the Melcor YMCA at Crowfoot.

Lands immediately bordering the site contain a range of residential uses. Directly southwest of the site on the opposite side of Arbour Lake Road NW is the Watergrove Mobile Home Park. Directly north of the site are a range of multi-residential uses including townhouses, four-storey apartment buildings and a senior’s residence. Lands to the east are primarily comprised of single detached dwellings. Two four-storey apartment buildings exist directly southeast of the site. A high pressure gas line is located along the northern boundary of the plan area. The linear strip of land containing the gas line is subject to an existing maintenance easement with the operator (ATCO).

As identified in Figure 1 below, the community of Arbour Lake reached a peak population of 10,987 residents in 2014. As of 2018, the community had 10,636 residents.

Figure 1: Community Peak Population

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2018 Current Population	10,636
Difference in Population (Number)	-351
Difference in Population (Percent)	-3.2%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The recommended land use amendment and associated outline plan (Attachment 2) will enable a large-scale infill development that includes a range of housing types and residential building forms on an undeveloped site in an established community. The following analysis considers the appropriateness of the proposed community design, range of uses and intensities in the context of relevant policy, sound planning principles and local citizen interests.

Of relevance to the following planning analysis, the site is not subject to an existing area structure plan. In absence of a local area plan, this application was primarily guided by the policy direction of the *Municipal Development Plan* with relevant cues taken from the *Developed Areas Guidebook* and the existing community structure.

Significant attention was paid to the neighbourhood design and ensuring future development meshes with the existing character of Arbour Lake. Given the undeveloped nature of these lands, environmental issues were also major points of consideration. Significant efforts were invested in applicant and City-led citizen engagement to consider and incorporate local interests.

Planning Considerations

Given the nature of this application several key factors were considered and are outlined in the following technical analysis.

Subdivision Design

The corresponding outline plan (Attachment 2) comprises approximately 17 hectares (42 acres) of land in an existing established community. It provides a framework for subdivision and development that seeks to enable a higher density residential infill development in a manner that complements the existing community of Arbour Lake. The plan provides for a mix of housing types including apartments, townhouses, single and semi-detached dwellings. Overall, the plan anticipates the provision of 803 new residential units to accommodate approximately 2,000 new residents.

Street Network

The proposed street network is based on an internal looped system of new local streets which intersect with Arbour Lake Road NW at two locations to provide access from the existing street network. The configuration of these intersections takes into account safety related setback requirements imposed by the grade and curve of Arbour Lake Road NW to the north of the site. The configuration also considers the logical location siting of the stormwater management pond and intersection spacing requirements outlined in Calgary's *Design Guidelines for Subdivision Servicing* (DGSS). The potential for inclusion of rear lanes to serve the proposed low density mixed housing blocks was explored with the applicant through the review process. Ultimately,

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

the inclusion of lanes is challenging at these locations due to grading issues and the front-drive product will allow for a better overall balance of land use efficiency, private amenity space and long-term maintenance costs.

Open Space

The plan provides for 1.66 hectares (4.09 acres) of Municipal Reserve dedicated to new publicly accessible open space. The open space network has been purposefully designed to provide:

- a centrally located programmable park space for new and existing community residents;
- key linkages to the existing regional pathway system to the east of the site; and
- an Environmental Reserve to retain an existing wetland along the north boundary of the site. The plan includes a diversity of park spaces that can accommodate a range of amenities such as playgrounds, seating areas, pathway connections, etc.

Park and street edge conditions have been carefully considered to ensure the land use framework will enable a strong pedestrian environment within key areas of the new neighbourhood. The plan provides for a high proportion of frontage conditions along the central park space to provide for passive neighbourhood surveillance.

Built Form

Multi-residential blocks planned to contain taller building forms such as mid-rise apartment buildings have been strategically located close to Arbour Lake Road and the entranceway streets. This configuration will serve to frame the adjacent right-of-ways, focus higher density uses closest to transit services and provide greater separation from existing residential uses north and east of the site. Multiple land use districts have been included in two of the three large multi-residential blocks to help guide the transition and interface conditions within each block. Multi-residential blocks will be further broken up with a network of internal pedestrian pathways linking internal areas of the site to the existing pathway and street network in Arbour Lake. Key components of this network will be secured through conditions for public access easements on the associated outline plan.

Topography

The corresponding outline plan responds to the natural topography of the area by providing for additional residential lot depth along the north and east boundaries of the plan area. The retention of the existing wetland and 30 metre buffer along the north boundary of the plan ensures the preservation of existing slopes and will require a slope-adaptive development design that enhances the character and distinctiveness of the residential development anticipated for the northwest multi-residential block.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to identify and protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

land. In absence of an area structure plan, this designation signals the overall intention that the lands will be developed for urban uses at some point in the future.

This application proposes a variety of residential land use districts to accommodate a range of housing forms. In some instances, multiple residential districts have been included within a single block. This configuration will help to ensure a range and mix of housing types within each block and considers the block-specific context to place taller buildings in a manner that frames higher-order streets in the plan area. This configuration also serves to place higher densities closer to transit and provides maximum separation from existing residential dwellings to the north and east. Recommended residential land use districts include:

- Multi-Residential – High Density Low Rise (M-H1) District:
M-H1 is a multi-residential district that is primarily for 4 to 8 storey apartment buildings that may include commercial storefronts.
- Multi-Residential – At Grade Housing (M-G) District:
M-G is a multi-residential district that is primarily for townhouses and rowhouses.
- Residential – Low Density Mixed Housing (R-G) District:
The R-G District is for a mix of low density housing forms in suburban locations, including single detached, semi-detached, duplex, cottage housing clusters and rowhouse development, all of which may include secondary suite.

Also included in the proposed outline plan are a range of open spaces that are intended to provide for a mix of environmental reserve land, active open spaces such as parks and pathways, and public utilities. The following land use districts have been applied to those areas:

- Special Purpose – City and Regional Infrastructure (S-CRI) District
The S-CRI District is primarily for infrastructure and utility facilities.
- Special Purpose – Urban Nature (S-UN) District
The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state.
- Special Purpose – School, Park and Community Reserve (S-SPR) District
The S-SPR District is for public parks, open space, schools and recreation facilities on land designated as 'reserve land' under the Municipal Government Act.

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Density

The *Municipal Development Plan* provides broad direction for the consideration of appropriate densities within existing developed residential areas. In the absence of a specific local area plan, as is the case for the subject site, the MDP serves as the primary guiding framework. Section 2.2 of the MDP provides broad policy direction related to shaping a more compact urban form in Calgary. Future growth in developed areas is to foster a more efficient use of land and support the creation of complete communities. The following tables, provide an overview of the densities, based on the outline plan statistics, which would be accommodated/enabled by the recommended land use changes. These tables provide an overview of how various residential intensity and housing diversity indicators were derived in Administration's review. The evaluation that follows examines these indicators in the context of relevant MDP policies, targets and comparative analysis.

Table 1: Anticipated Density (units per hectare)

District	Area (ha)	Min. units (#)	Max. units (#)	Ant. units (#)
M-H1 (e.g. Apartments)	3.38	507	785	524
M-G (e.g. Rowhouses)	2.79	98	223	131
R-G (e.g. Singles and/or semis)	5.20	148	227	148
Parks, Utility Lots, Streets	5.17	N/A		
Totals	16.54	753	1,235	803
Units per hectare	N/A	45.5	74.67	48.55 UPH

Table 2: Anticipated Intensity (people/jobs per hectare)

Dwelling Type	Anticipated units (#)	People/unit (#)	People and/or jobs (#)
Apartments	525	1.6	840
Rowhouses	131	2.4	314
Singles	148	2.8	414
			1,568
Home-based jobs: 3.8 per 100 people			60
Site Area (ha): 16.54			98.4 people & jobs/ha

Note: People/dwelling type assumptions are based on the MDP & CTP interpretation guide and are lower than the Applicant's estimates.

Table 3: Dwelling Type Overview (occupied dwellings per structure type)

	Single-detached (%)	Rowhouse (%)	Apartment (%)
Calgary	58	11	21
Arbour Lake	69	2	17
Proposed Development	18	16	65

Note: Occupied dwellings by structure type data based on 2014 Civic Census.

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Minimum intensity thresholds are identified for a range of typologies in the MDP (Section 2.2 and Part 3). They establish the minimum level of residential and employment intensity for strategic areas of the city to support public infrastructure investment and the operation of a Primary Transit Network. The minimum intensity thresholds are not meant to be interpreted or applied as “minimum density” targets for individual sites, land use amendments or development permit applications. However in absence of a local area plan they can be helpful to guide the overall consideration of appropriate density.

Section 3.5.3 of the *Municipal Development Plan* provides that new developments in Established Areas should incorporate a mix of uses and densities to support an enhanced base or primary transit network. The site’s proximity to the Crowfoot LRT Station and the Major Activity Centre are also contextually relevant in the consideration of density for the site. The residential intensities and mix of housing types contemplated for the site are supported by the following indicators:

- the proposed densities exceed the 60-year city-wide density targets for people and job per hectare (i.e. 45 people and jobs per hectare) as outlined in Section 5.3 of the MDP;
- the proposed densities exceed targets outlined in Section 3.6.2 of the MDP which requires that new communities achieve a minimum intensity of 60 people and jobs per hectare;
- the plan provides for densities in line with those generally sought for activity centres in close proximity to primary transit (e.g. the target density for neighbourhood activity centres is 100 people and jobs per hectare);
- the proposed dwelling type mix is comprised of 65 percent apartment units compared to 17 percent within the existing community of Arbour Lake and 21 percent city-wide (i.e. it contributes to a significant broadening of the housing diversity in Arbour Lake); and
- it generally aligns with (98.4 people and jobs per hectare) the minimum threshold of 100 people or jobs per gross developable hectare identified in Section 2.2 of the MDP as being needed within walking distance of a transit network (approximately 400 metres) to support service levels of 10 minutes or less over extended periods of the day.

Environmental

A Biophysical Impact Assessment (BIA) was prepared by the applicant and reviewed by Administration in support of this application. The BIA includes an inventory and evaluation of existing site conditions, determines the presence and significance of environmental features and identifies potential impacts and/or approaches to mitigate impacts to such features.

The BIA noted the presence of four distinct wetland areas that rank as Class III or higher (Attachment 4) in accordance with the City’s wetland classification system. The approach to wetland mitigation employed through the *Calgary Wetland Conservation Plan* is a hierarchy that seeks wetland avoidance, minimization and replacement, with avoidance being the highest priority. In consideration of the policies of the City’s *Wetland Conservation Plan*, Administration also recognizes the importance of other key objectives of the *Municipal Development Plan*

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

which include a focus on intensifying our developed residential areas, fostering more compact urban form and providing for complete communities.

As a result of the recommended outline plan and land use framework, three out of four (W02, W02 and W03) of the existing wetlands will be removed. Wetland (W04) will be retained as an Environmental Reserve (ER). It is acknowledged that the removed wetlands do have environmental value, however, there are significant constraints to their viability, function and retention in a post-development scenario. Such constraints generally include:

- the natural topography of the site limits the logical and technically feasible locations for the required stormwater management pond to an area where existing wetlands are impacted;
- requirements to align site access with an existing access to the Watergrove Mobile Home Park on the southwest side of Arbour Lake Road NW;
- provincial regulations in place through the review of this application prohibit the use of naturally occurring wetlands for stormwater treatment;
- the current provincial regulatory framework precludes supplementing wetlands with treated stormwater as a strategy for maintaining their hydrology;
- the preservation of hydrological catchment area needed to sustain W01, W02 and W03 in a post-development scenario would require over 60 percent of the developable land which would significantly impact the ability to meet other MDP objectives on this site; and
- historical disturbance of the broader wetland complexes through surrounding urban development activity (i.e. the build-out of the Arbour Lake community) have isolated the existing on-site wetlands thereby diminishing their contribution to the City's overall ecological network.

In light of the considerations outlined above, the outline plan and land use framework have been developed in a manner that reflects a balance between the retention of wetlands and goals for urban development on this site outlined in the *Municipal Development Plan*. Wetland W04 provides a viable option for retention in a post-development scenario due to the limited size of the hydrological catchment area and its location on the north end of the site where it is not impacted by the siting of required utilities and roads. The recommend land use amendment applies a Special Purpose – Urban Nature (S-UN) District to the boundaries of the wetland and an associated 30 metre buffer. This designation will ensure the preservation of this feature as a component of the new development. The City will assume ownership of this parcel as an environmental reserve and be responsible for its long term maintenance and stewardship.

It is also important to highlight that the form and density of development contemplated through the proposed land uses provide for a more compact form than targets established for Calgary's new communities. Enabling a more compact urban form has some of the most direct benefits on the region's natural environment including reduced disruption and fragmentation of habitat and wetlands.

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Financial compensation for the wetland loss will be required through an application to Alberta Environment and Parks (AEP) for approvals under the *Water Act* prior to each phase of development. This compensation will be coordinated through AEP.

An environmental site assessment was prepared by the Applicant and reviewed by Administration in support of this application. No concerns were noted with regard to the site's suitability to accommodate residential development.

Transportation

The plan area connects directly to the City's existing street network by way of Arbour Lake Road NW which directly abuts the site to the south and west. Multiple existing arterial roadways are available within proximity to the site to connect the plan area to the broader municipal and provincial network. These arterial streets include Nose Hill Drive NW, Crowchild Trail and Stoney Trail. Portions of the plan area are located within 650 metres to 1.2 kilometres of the Crowfoot LRT Station providing for convenient access to the primary transit network. Local transit (bus) service also exists along Arbour Lake Road NW (Route 299) providing service to the Crowfoot LRT Station.

A Transportation Impact Assessment (TIA) was submitted by the Applicant in order to support the proposed subdivision design and generally evaluate the off-site transportation impacts of the proposal. It was determined through the review of the TIA that Arbour Lake Road NW will continue to operate within acceptable capacity parameters and will not require any additional intersection improvements or signalization. The internal street network for the proposed outline plan intersects with Arbour Lake Road NW at two locations. The internal street network will provide for collector standard streets where they connect with Arbour Lake Road NW with those streets transitioning to local residential standard to serve the R-G designated blocks on the internal portion of the plan area.

The specific location of site accesses and associated private driveways for the proposed multi-residential blocks will ultimately be determined at the development permit stage. The ultimate location of such accesses will include a detailed review of technical feasibility in conjunction with an analysis of the optimal site/neighbourhood design. The proposed outline plan identifies potential locations for mutual access and emergency/secondary accesses. These locations have been analyzed on a preliminary level to ensure implementation of the proposed outline plan and land use framework and is technically feasible.

In conjunction with future development on the subject site, the developer will be required to provide for a pedestrian-actuated crossing signal at the intersection of the proposed Arbour Lake Rise NW and Arbour Lake Road NW. This crossing signal will facilitate pedestrian movements to the existing transit stop on the west side of Arbour Lake Road NW. The developer will also be required to undertake improvements to the existing regional pathway east of the site. Such improvements will include the physical separation of the pathway from the 85 Street NW vehicle carriage-way.

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Overall, the plan supports the objectives of the *Municipal Development Plan* by aligning land use decision making with transportation infrastructure and service investments.

Utilities and Servicing

The proposed outline plan will tie into existing sanitary, storm and water servicing infrastructure available along Arbour Lake Road NW. The specific arrangements will continue to be discussed and reviewed in detail through the future subdivision and development permit processes. Standard off-site levies, charges and fees will also be applicable.

A Staged Master Drainage Plan (SMDP) and Pond Design Report have been reviewed and approved by Water Resources. The SMDP provides more detailed guidance on allowable release rates into the receiving storm sewer system and required water quality improvement measures. The Pond Report outlines specific engineering details of the pond including sizing and maintenance access.

A sanitary servicing study was submitted by the Applicant in order to identify and confirm that sufficient downstream capacity exists to accommodate additional flows anticipated through the build-out of the outline plan area. No capacity issues were identified and the study was subsequently approved by Water Resources in April of 2018.

Schools

The Calgary Board of Education and Calgary Catholic School District were both consulted through the application review process. Both of the school authorities confirmed that existing facilities can accommodate the anticipated new population and that they have no objection to the proposal.

Stakeholder Engagement, Research and Communication

Communications

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

Given the scale of the application and the prominence of the site within the community, a project specific communications plan was developed by Administration to inform the community about the project and related engagement opportunities. Tactics in the communications plan included:

- development of a project website at calgary.ca/arbourlake;
- periodic project email newsletters/updates to subscribers;
- off-site community signage; mailed postcards to all dwellings in Arbour Lake; and
- Facebook advertisements and Twitter posts.

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

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

Applicant-led Engagement

Prior to submission of the formal outline plan and land use application, Hopewell and B&A Planning Group conducted their own public engagement program. The primary objective of their program was to introduce Hopewell's development concept and receive feedback from the public. The following provides an overview of the engagement approach employed:

Applicant-led Engagement Program Overview:

- Open house held in April 2017 (279 Attendees).
- Project website with relevant project information available from April 2017 to present.
- Periodic email updates to subscribers over the lifetime of the application process (113 subscribers).
- 279 participants, 131 ideas and comments shared.
- One-on-one meetings with primary stakeholders (e.g. Community Association, Resident's Association, Adjacent Condo Boards, Watergrove Mobile Home Park).
- Town hall style presentation to Community Association.

City-led Engagement

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email. City communications also included a City-led engagement program including in-person sessions and online engagement. The City-led program was developed in close coordination with the applicant team.

The engagement program was developed at the *Listen & Learn* level and included a phased approach to engagement to collect input at the key review dates of the application. Phase one engagement including collecting feedback on the initial application, phase two engagement was focused on evaluating the revised application against initial feedback and phase three focused on sharing the final proposal, changes made and the engagement summary.

Given the local context and a higher than average senior's population in the community, consideration was made to include a targeted session held with a local senior's facility. A "Sounding Board" was placed at high-traffic areas in the community and targeted meetings with the Community Association were held to discuss application details.

City-led Engagement Program Overview:

Phase 1:

- Three (3) open houses held on August 22, 24 and 25, 2017

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

- One online survey from 2017 August 21 – 2017 September 10.
- Two “sounding boards” located in the community to collect comments.
- 249 participants, 687 ideas and comments shared.

Phase 2:

- One town hall meeting with Community Association in January 2018.
- One Resident’s Association meeting in January 2018.
- Online information sharing and email updates.

Phase 3:

- One information session on 2018 July 17.
- 159 participants at the final information session.
- Online information sharing and email updates.

Notice posting responses:

- Administration received 28 comments regarding the application from the notice posting

Comments Received:

Citizens provided a diversity of comments through the City-led engagement process. The main themes identified are highlighted in the chart included in Attachment 5 including a response on how this feedback was considered by The City and/or the applicant to inform the final proposal. Ultimately, a range of changes to the proposal occurred through the review process to reflect areas of alignment between City, applicant and local citizen interests. The What We Heard Report from phase one engagement with verbatim comments can be found in Attachment 6.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

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Municipal Development Plan (Statutory – 2009)

Map 1 “Urban Structure” of the *Municipal Development Plan* (MDP) identifies the subject lands as a Developed – Established Area. As noted in the background section of this report, there is no existing local area plan in effect for the subject lands. Section 1.4.5 of the MDP identifies that not all areas experiencing development pressures have the benefit of a Local Area Plan to provide guidance to a local community or specific application. In such cases, the MDP should be used to provide guidance on the application of appropriate land use district and the community design.

The recommended land use framework and supporting outline plan are supported by a range of key directions and planning objectives outlined in the MDP. Specifically, it will achieve the following:

- incorporates appropriate densities and a mix of land uses creating a more compact urban form to help reduce the rate of outward growth;
- help support city-wide goals of achieving a balance of growth between established and greenfield communities;
- increase the range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups in Arbour Lake and northwest Calgary;
- optimize the use of existing City infrastructure and services;
- provide a distinctive visual identity through a purposefully configured built form, open space network and retention of existing topography that will contribute to a “sense of place” and complement the character of Arbour Lake;
- integrates natural features of the existing landscape (i.e. an existing wetland and vegetated buffer as an Environmental Reserve) into the design of urban development with improved tie-ins into existing parks and infrastructure; and
- provides for an appropriate transition of development intensity, uses and built form between surrounding residential areas and new more intensive multi-residential uses.

Social, Environmental, Economic (External)

The recommended land use framework and associated outline plan will provide for a diversity of housing choices to meet the needs of various household sizes, lifestyles and income levels in an existing established area. The plan provides for densities that are transit-supportive and that make efficient use of land and infrastructure. The plan strikes an appropriate balance between competing municipal objectives which seek to preserve/enhance natural features including wetlands while intensifying our established urban areas. The land use and open space network has been purposefully planned to ensure an appropriate transition of development intensity,

Land Use Amendment in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

uses and built form between existing residential areas adjacent to the site and more intensive planned multi-residential development.

Financial Capacity

Current and Future Operating Budget

There are no specific 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 are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The recommended redesignation will allow for a range of residential building forms and mix of housing options that will accommodate residents of various life stages and incomes with densities that will exceed minimum targets outlined in the *Municipal Development Plan*. The plan strikes an appropriate balance between municipal planning objectives that support intensification of established residential areas and optimizing existing infrastructure with the preservation of significant environmental features. The plan introduces a network of new parks and open spaces that provide connections to the existing neighbourhood and new publicly accessible amenities for existing and new residents to enjoy on what has historically been a private site.

Higher density housing forms have been strategically located in close proximity to transit stops, along higher-order streets and with separation from existing lower density uses. The plan has been reviewed with the benefit of a significant applicant-led and City-led engagement processes such that local interests have been considered in the process, and where appropriate, have been incorporated into the final plan.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed Outline Plan
3. Existing Site Conditions
4. Existing Wetland Map
5. Citizen Feedback Summary
6. Phase One: What We Heard Report

Applicant Submission



Arbour Lake Development - Applicant's Submission

Introduction

B&A Planning Group, on behalf of Hopewell Residential, submitted on June 1, 2017 an Outline Plan and Land Use Redesignation application for approximately 17.0ha (42.02 acres) of land in the northwest community of Arbour Lake. The triangular parcel of land is bound by Arbour Lake Road NW in the south and west; and the former 85 Street NW right-of-way in the east. Crowchild Trail, Stoney Trail, and Nose Hill Drive NW provide regional vehicular access to the plan area, while the Crowfoot LRT station provides transit access. The subject lands are locally known as the "Aurica Hawkwood" homestead. The Hawkwood Family were the original owners of the lands which make up the community of Arbour Lake and the plan area was, until recently, the home of Aurica Hawkwood.

Development Proposal

The application seeks to redesignate the subject lands to encompass a mix of housing options that cater to a diverse set of individuals in all life-cycle stages. At full build-out the area will see approximately 803 units, comprised of 148 single-detached homes and 655 multi-residential units, totaling about 2,000 future residents. The Plan Area, near transit, achieves a residential density of approximately 50 units per hectare and will include approximately 4 acres of public park space, additional pathway connections, and retains an existing wetland and vegetation as environmental reserve. The street and open space network has been designed to purposefully connect to the existing community. Access to Arbour Lake Road NW, provides future residents with multi-modal connections to amenities in the broader community that include Crowfoot Commercial Centre, Crowfoot LRT Station, and other park spaces.

The Outline Plan proposes land uses and accompanying built forms that create complementary interfaces with existing multi-residential and single-detached dwellings. Higher density multi-residential uses have been strategically located along Arbour Lake Road NW, adjacent to bus routes. Community design reflects the values and vision of the Arbour Lake Community. High-quality housing, purposeful green space, parks and thoughtfully planned neighbourhood pathways enhance the neighbourhood identity while maintaining connections and integration with the broader community.

Engagement has been a crucial aspect of this project. Since 2016, the project team has held numerous stakeholder engagement sessions sharing details about the project, answering questions and gathering stakeholder feedback. The final version of the plan incorporates feedback from City Administration, stakeholders and the local community.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), and the Developed Areas Guidebook. The application provides for sensitive and compact infill development that leverages the City's existing infrastructure investments.

Proposed Outline Plan



OUTLINE PLAN STATISTICS						
	Lot width/ units per acre	Frontage (Measures at mid-block)	Hectares	Acres	Number of lots/units	% of GDA
	(m)/uph	(m)	(ha)	(ac)	(#)	
TOTAL LAND USES						
Wetland & 30m Setback Area			17.01	42.04		
GROSS DEVELOPABLE AREA (GDA)			16.54	40.88		100.0%
RESIDENTIAL						
Single Family			11.38	28.12		68.8%
Residential - Narrow Parcel One Dwelling District (R-G)						
Anticipated number of lots based on 9.14m lot width	9.14	1380			148	
Maximum number of lots based on 6.0m lot width	6.00				227	
Multi-Family						
Multi-Residential - Low Profile District (M-G)						
Anticipated number of units based on 47 uph	47 uph		2.79	6.90	131	
Minimum number of units based on 35 uph	35 uph				98	
Maximum number of units based on 80 uph	80 uph				223	
Multi-Residential - High Profile District (M-H1)						
Anticipated number of units based on 155 uph (1.41 FAR)	155 uph		3.38	8.36	524	
Minimum number of units based on 150 uph	150 uph				507	
Maximum number of units based on a 2.2 FAR modifier	232 uph				785	
Total Number of Units						
Anticipated					803 units	
Minimum					753	
Maximum					1235 units	
DENSITY						
Anticipated					48.5 upha	19.6 upa
Minimum					45.5 upha	18.4
Maximum					74.6 upha	30.2 upa
CREDIT OPEN SPACE						
Special Purpose - School, Park and Community Reserve District (S-SPR)			1.66	4.09		10.0%
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)						
Stormwater Pond (PUL)			0.53	1.32		
Control Structure (PUL)			0.06	0.16		
ATCO Gas Line Utility ROW			0.73	1.80		
ROADWAYS AND LANES						
Collector Street (10.8m/21.0m)			2.18	5.39		13.2%
Residential Street (9.0m/16.00m)			0.87	2.14		
			1.32	3.25		

Legend:

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.0m Local Pathway
- 3.0m Regional Pathway
- 3.0m Future Upgraded Pathway
- 2.0m Private Pathway w/ Public Access Easement
- Bus Pad Location
- Existing Mono Sidewalk
- All Turns Site Access
- Secondary Emergency Access
- Right in/out Site Access

Deep Services - Proposed

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

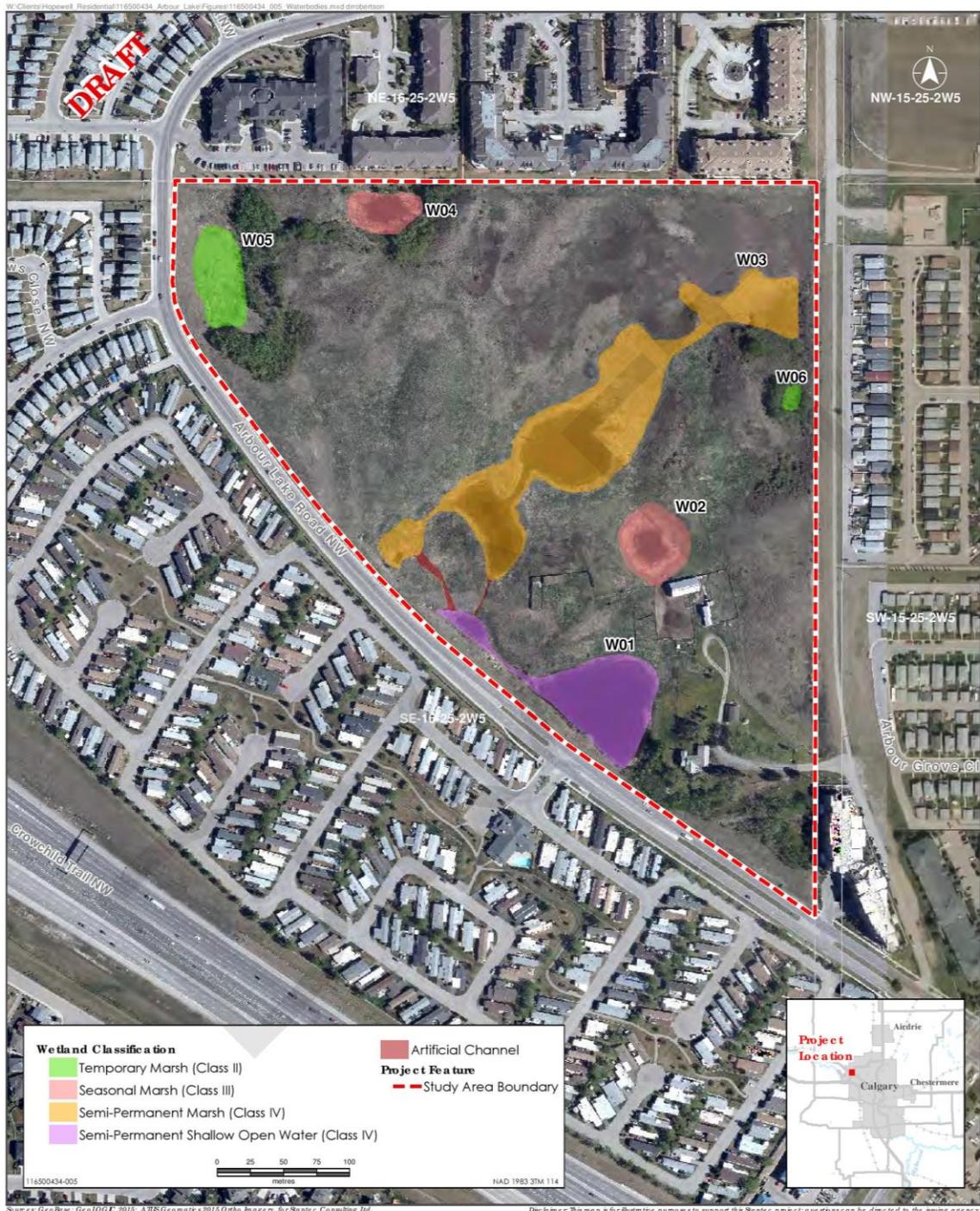
Notes:

Residential roads are laneless (9.0m/16.0m) unless otherwise noted.

Existing Site Conditions



Existing Wetland Map



DRAFT
Stantec
ARBOUR LAKE LANDS
BIOPHYSICAL IMPACT ASSESSMENT

Preliminary Waterbodies

Figure 5.0

Citizen Feedback Summary

What we heard (Issue or opportunity identified)	What changes were made and/or response to the issue identified
<p>Concern about the loss of green space and existing natural features on the site.</p>	<p>The final proposal includes 25% more green space over the original submission and retains a 0.47ha wetland and vegetated buffer as an Environmental Reserve. The proposed development will provide for 1.66 hectares of new publicly accessible park space for residents of Arbour Lake to utilize (currently none of the land is publicly accessible). The Municipal Development Plan strongly supports new residential development within existing communities to make better use of existing infrastructure and minimize land consumption. The final version of the plan presents an appropriate balance of new housing and preservation of existing significant natural features.</p>
<p>Concern about the increase in density and potential for additional congestion in the neighbourhood.</p>	<p>The final application includes a decrease in the number of anticipated dwelling units from 890 to 805 (9.5% decrease). This decrease is attributed to the protection of an existing wetland as an Environmental Reserve. The overall density is in line with the Municipal Development Plan targets and further decreases to the density or range of housing types was not contemplated for this reason. A Transportation Impact Assessment was completed for the project and it was determined that Arbour Lake Road will continue to function within acceptable levels without any signalization.</p>
<p>Concern about the strain on the capacity of area schools.</p>	<p>The Calgary Board of Education was consulted through the application review process and has confirmed that existing facilities can accommodate the projected new population and that they have no objection to the proposal.</p>
<p>Building heights were discussed with most respondents supporting two to three storeys, with very few people wanting buildings with more storeys. Respondents added that the loss of mountain views was an issue, as was perceived overcrowding, which would result in shadowing of other properties as well as loss of sight lines and privacy.</p>	<p>Apartment buildings have been shifted southward, adjacent to Arbour Lake Road to provide greater separation from existing apartment buildings along the northern boundary of the site to minimize the loss of views from the development of taller buildings. The preservation of the Environmental Reserve (wetland) will provide greater separation between new and existing development to the north. The removal of</p>

Citizen Feedback Summary

	apartment buildings was not considered as they are important to the MDP goals of providing for increased densities and a broader range of housing options.
Desire for adequate supply of parking.	All future buildings on this site will be required to provide on-site parking in accordance with the standards outlined in the Land Use Bylaw (1P2007). Additionally, the plan proposes on-street parking on all new public streets within the site.
Desire for some businesses to be considered (such as daycare, coffee shops, etc.).	The final version of the plan proposes a Multi-Residential – High Density Low Rise (M-H1) District to accommodate the larger apartment buildings as opposed to the M-C2 district proposed in the original plan. The M-H1 district allows for a limited range of small-scale support commercial uses (e.g. daycare, coffee shops) so that some small businesses could be accommodated on the ground floor of apartment buildings.
Concerns about new residents having access to the lake.	The City of Calgary is not involved in any decision to grant access to Resident's Association amenities
Desire for better and more pedestrian connections.	The final version of the plan presents new pathways and sidewalks that will link the existing pathway network to the new central park and provide connections to the environmental reserve. Additionally, a condition of approval has been placed on the outline plan requiring the developer to make improvements to the existing north-south pathway that extends along the eastern boundary of the site.

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

Project overview

In June of 2017, Hopewell Residential submitted an application to develop the former Hawkwood Farm with the intention of building a new residential community that includes approximately 890 new residential units. The proposal includes a mix of housing types including single detached dwellings, townhouses and apartment buildings (approximately 4 storeys). The proposal also includes new streets, public parks and public pathways.

The former Hawkwood Farm is a privately owned piece of land. The landowner has the right to apply to The City through a land use redesignation application, to change the way they use their land.

Engagement overview

There were four ways in which citizens could provide feedback on the application:

1. Online at calgary.ca/arboulake, which was open from August 21 - September 10.
2. By attending the open house on August 22 at the Arbour Lake Atria Retirement Centre.
3. By dropping-in to one of the open houses on August 24 and 25 at the Arbour Lake Residents Association.
4. Providing feedback on one of the two sounding boards, which hosted information and postcards for pick-up and drop-off. These were on the north and south end of the regional pathway off of 85 Street N.W. They were up from August 23 - September 10. The boards were updated weekly with a summary of what was heard from community members online, in person or collected from the boards.

What we asked

Community feedback on the application was sought to inform the review. We asked three questions about the developer submitted application. A map submitted by the developer was provided for reference for each of the questions. These maps can be found on pages [5](#), [13](#), and [33](#) as part of the verbatim comments.

- **Question 1:** Are there any pedestrian connections that are missing?
- **Question 2:** What do you think about the location of the apartment buildings? If you would move them tell us where and why. If not, tell us why you would keep them as they are.
- **Question 3:** Thinking about future development on this site, tell us about what additional park spaces, amenities, or programs you'd like to see included.

What we heard

There were 249 participants at the three open houses. In total we received 687 pieces of feedback in the form of letters, postcards, questions and comments. At the open house on August 24, a petition opposing the development was submitted with 24 signatures.

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

Summary of input

The following section provides a summary of what was heard. All verbatim comments can be found in the pages below. The text appears as written with these three exceptions: when offensive language was used, when personally identifying information was provided, this is indicated in brackets. When there are italicized words this means that the drawings were described in more detail.

Verbatim Comments - Question 1	5
Verbatim Comments - Question 2	13
Verbatim Comments - Question 3	33
Verbatim Comments – general comments	59
Verbatim Comments – session evaluation form and comments	63

Overall summary

- Participants were concerned about the loss of green space and the increase in density, which would mean more people to the area.
- Stakeholders were concerned about parking, wanting to ensure that adequate parking could be provided, with use of below surface parking.
- There was a lot of concern about the accessibility and traffic flow/direction in and out of the proposed development. Consideration for one-way traffic and emergency vehicles were both mentioned.
- They also shared concerns about strain on existing infrastructure services such as the Arbour Lake Community Hall/Association, the lake, and schools.
- Community members suggested the removal of the proposed apartment building units to free up public space and to also allow for privacy.
- Stakeholders expressed an interest in the development, including programmable green space and suggested the addition of another lake, Water Park, or other facilities such as Splash Park or off leash dog park.
- Citizens mentioned that public space options should consider better mixed-use pathways and also wanted to see better pathway connections. There was an interest in midblock access points to improve walkability, which respondents felt could be accomplished with the removal of some of the proposed units.

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

- Building forms were of interest with a mixed desire for some businesses to be considered (such as daycare, coffee shops, etc.) and a strong desire to eliminate larger apartment buildings.
- Building heights were discussed with most respondents supporting two to three stories, with very few people wanting buildings with more stories. Respondents added that the loss of mountain views was an issue, as was perceived overcrowding, which would result in shadowing of other properties as well as loss of site lines and privacy.

Question-specific summary of input

Connections	Location of buildings	Amenities
<ul style="list-style-type: none"> - Creating good connection to the rest of the community (schools, lake, shopping, etc.) - Increasing safe and accessible pathway use, specifically for kids and seniors who live in the other communities - Addressing parking and traffic concerns given the increase in population to the area - Sidewalks in the new community are needed - Fixing existing gaps, i.e. cut through by sushi place, no sidewalk from 85th to the bus stop - Maintaining the ease of pedestrian access the community currently experiences. They can walk to Crowfoot. Many said that walking is a very important activity so anything that supports this was important. 	<ul style="list-style-type: none"> - Concern about views being blocked for those living in the condos already - Many did not like the cluster of condos in the NE corner of the parcel. Some wanted them removed completely, some wanted to see them spread out, others wanted them moved south with the others, and one wanted them moved to the pond - Questions were raised about the grading of the soil and folks indicated that this would depend the impact the condo buildings would have on them - Overall there was a strong concern about the increase in density, specifically the number of people the development would bring, the impacts on traffic, parking, emergency accesses and near by amenities - Overall the sentiment was that 4 was maximum, the range of 2-3 stories was more preferable - The desire to decrease density and increase park space was voiced not just about the location of the NE condos but about the townhouses as well 	<ul style="list-style-type: none"> - The strongest voice was to preserve the area as is, not develop it and keep it as a wild life preserve, park space - In general there was an ask for more park and green space - Proper family playground - Off leash dog park area - Keep as much natural vegetation and wetlands as possible - Some wanted commercial space like coffee shops, restaurants at the bottom of the condos, others were against this - Adult fitness park - Make it feel like nose hill, make it a way to keep the current wild feel and wild life stay - Community gardens - Things that seniors can do, things that kids can use (play grounds, etc.) and then that also grows with them as they grow like playfields - Spray park

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

Next steps

The feedback received during the first phase of engagement, in the form of this report, will be considered along with technical comments from The City's internal review teams prior to issuing the comprehensive Detailed Team Review (DTR) document. The DTR contains a list of recommended changes to the proposed plan. The DTR will be issued to the applicant by September 15, 2017, with a response from the applicant expected in mid-November.

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

Verbatim Comments - Question 1

- **Question 1: Are there any pedestrian connections that are missing?**
- It would be great if city/builder oversee some street parking spaces for the area. Some condo units will have more than 1 car and we don't want them to crowd the rest of community's main roads for parking
- In terms of access, I think it's great the 85th is not used for vehicle access. However, cars still can drive up into 85 st and do park in that area. With increased density, it would make sense to change 85 St to "Park by Permit" area. I would also make a comment regarding "green space" along 85 St which currently is a rubble area and cars use it to turn in the street causing no vegetation growth over the soil. That can be addressed by the city as well.
- The only question I have is there enough itinerant parking for visitors in the area?
Thank you
- No comment at this time other than where will all the people park who intend to reside in this proposed development? Being a pedestrian will be very dangerous in the future given all of the people (who will undoubtedly have cars) that the developer thinks will move into this area
- This would most likely increase congestion as the traffic coming onto Arbour Lake Dr. would slow down and disrupts traffic flow. In my opinion Arbour Lake Dr. should be expanded in order to have more space and there should be only one point of traffic entry. However, I would greatly prefer it if no roads were built at



- all. They would increase congestion, noise and pollution, therefore overall decreasing the quality of life and general satisfaction of all nearby residents
- Do not build at all - too dense of housing in Arbour Lake. The pathway would only help those in this area
- No development!!!
- This project is too dense for the area and there is no elementary school for Arbour Lake. When I moved here this area was to be left wild so let not so many people in this small area. No more Condos and half as many single family homes. Maybe they should put up some gardens and yards
- Ensure pathway (red dotted line) is extended top to bottom. Traffic in the mornings is already an issue with the 2 schools and

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

- adding a lot more people (higher density) will make the issue worse. Not traffic lights!!
- Are road intersections to be roundabouts (not enough roads on trailer park side?) or T intersection. Will they be 2-way or 4-way stops? Or lights? If lights, install them immediately - don't wait to find out they're needed
 - This space could be a mini Nosehill
 - Provided nodes (two) and there location is not enough in case of emergency (fire, earthquake...) Considering their location beside high density area or housing
 - I think Arbour Lake Road is too narrow to support all the traffic & exiting my condo complex will be more difficult
 - The current bus stop is not near the entrance to the development. A pathway at or near the bus stop to the development would make sense for those who live there and commute with public transit. Currently there is not connection for the pathway circled, unless a path is completed in between the two current complexes this path leads to nowhere
 - Nothing is "missing" there are too many roads - there are too many households planned. This should be scaled back to enable the current road to successfully manage the increased traffic; no to lights; reduce density so Arbour lake road can handle the traffic with out lights
 - Will there be access via telus road?
 - No, my concern lies with the ability of the current infrastructure to handle the increase in traffic
 - Do not approve of any development
 - An 'X' on the map would help. Are you working for a contractor? A developer?
 - No
- Wouldn't walk in this area
 - This will be a traffic nightmare!
 - Cancel the plan
 - Instead of a bunch of 'mini main streets' wouldn't be better a roundabout? (indicated the centre of the parcel)
 - Yes. I think there are too many families or housing for only 2 main streets connecting to bigger streets. (extended the 3 dead end connection of the orange roads to connect to arbour lake drive)
 - Yes, because will be a lot more families in that area and only two exits to the same street area. Drew connection to the condos off of the orange road on the NE side.
 - What happens in an emergency? Night traffic - high traffic, safety concerns?
 - Ok
 - Please provide adequate sidewalks that are wide enough for 2 people to stroll side-by-side!! Most sidewalks in Arbour lake send 1 person off the edge
 - The long single dwelling blocks would be inconvenient to walk between without 'short-cuts' for pedestrians
 - Walk path would be great specially for families with kids. Instead of going on the main road. Place for kids to play [along pipeline]
 - I do not want to see this natural habitat developed at all
 - Entering Arbour Lake Rd at present from our condo (928) is very difficult with all the extra traffic it is just accidents waiting to happen
 - Easter pathway (85th) is very busy. Move green space south and connect to new pathways
 - More access to the main road - Arbour Lk Rd for (congestion) & emergency fire &

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- ambulance etc. Drew 2 additional access points, one from the NE orange road dead end west, and the second from the SW orange dead end.
- Currently a lot of speeding along the 30 zone; connections to anywhere that is green; make the walks, safe, peaceful, easy for all ages to use - make sure there are sidewalks for walking & safety for the elderly. Don't want this (SE dead end) opened up. Will the Telus road be closed off? want it to stay closed. Set it up so that emergency (police and fire) can access it easily and that those services are there.
 - Are the street connections appropriate for a community (Hawkwood Farm) within a community (Arbour Lake)? Park space will be used by new residents not current ones. A green space is really required to expose residents to wildlife, draining of underground streams; more kids driving to high school, and more using 30 km?? speed limit
 - Add a path at the end
 - With so many seniors living in the direct area, we do not need more traffic, cars, buses, etc. It would be totally unsafe
 - Please ensure a 'shortcut' access from the housing to the former 85th St, which is presently a pathway, and maintain that 85th St pathway
 - No opinion except more traffic creates more hazards for seniors in area
 - Green space should be moved to pathways hub and to maximize existing green space for walkers/cyclists
 - Exterminate rodents before any earth moving or deforestation occurs. Risk to established areas
 - I like the pedestrian connections
 - pedestrian connection (not for vehicles) would be very useful here and would encourage residents of the new community to walk to Crowfoot amenities - our ability to do this is one of the best things about where we live!
 - a through line
 - foot access to LRT on Telus Road
 - Make two new accessible roads to the existing two
 - Access to 85 St for walkers
 - cycle hubs is where circle is indicated, from N/W & S/E
 - Make a short cut walk way
 - Please don't develop
 - Please do not develop
 - quicker access to green space; 2000 more residents is way too many for our small lake & this space. Suburbs = space
 - No
 - We don't want development
 - nope
 - I think it's good
 - direct route
 - Yes. Noone open to old 85 e
 - No!! Don't proceed at all!! Keep our space as it is
 - No
 - Wouldn't walk in this area
 - It is a good location
 - This will be a traffic nightmare!
 - Cancel the plan
 - Since many of us have lived in the "Country" since we were born, the feeling of living in the "country" is very important to us. The more of the "country look" the better" The less "noise" the better.

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- Where you are now. An X on the map would help. Are you working for a contractor: A developer
- Too much traffic (Personal info removed)
- This is a cycle path hub. Also not sure what that extra row of houses is for?
- This park should be extended farther south and a pathway constructed to connect the two green spaces."
- Pedestrians cut through the fence behind sushi boat as it is the most direct route to the Crowfoot LRT. Proper connector needed.
- Is there (between the existing and new proposed building) pathway or dead end? What about the separation between these buildings?
- Walkway along pipeline R/W? Or at least more direct access to planned paths from here?
- Walkway along pipeline R/W?
- Are their SIDEWALKS throughout? I don't like walking on driving surfaces - it's dangerous.
- Remove house and make it a green-space pathway connection.
- Remove house and make a green-space pathway connection.
- This should connect to the existing path that runs up to Arbour Lake School.
- Does this pathway connect to the existing North South pathway? It should but is not shown clearly.
- Why are there no connected streets? This closed off development doesn't tie into the surrounding neighborhoods; barrier to walking.
- There should be a path that allows you to access the path and green area through this row of houses, halfway along the block.
- There should be a pedestrian/bike path half way along this block to allow this block easier, more convenient walking option than car.
- Wouldn't it be better to create walking paths and off-leash park with swimming for dogs in the pond that preserve this green space?
- This is the entry point to a beautiful connector pathway. Not sure why the existing wetland with pathway wasn't left as was.
- Connections to existing pathway should be maintained. Is there an overlay error with the plan and the existing community map?
- You need street and sidewalk access to the row housing area. Non vehicle owning residence need a shorter walk to city transit.
- Backlane for this row of houses
- this xwalk should connect the path in black to the point of interest in dark grey.
- could you add a path for mid-block access to green space through these houses.. or remove houses.
- why do these paths end? presumably cyclists bike to the water then turn around? these should connect to roadway or other paths somehow
- should be a multiuse path or sidewalk to break these up if possible... access points on each side of the block.
- There is a beautiful mountain view from this path that would likely be gone with the row of houses here.
- We often see coyote pups playing near their den in the spring by a small lake that is roughly in this area.
- There's an unobstructed path from our house a few hundred meters away to a large, unsupervised body of water. Sounds enticing for a toddler

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- Will there be traffic lights or crossing lights for pedestrians?
- Condos on top of cliff have underground water structural issues. New buildings must be structurally strong enough to withstand same issues.
- New dwellings should not have access to the Arbour Lake community lake facilities because it is already at maximum capacity.
- New buildings should not exceed height of existing surrounding buildings. Pls don't change the skyline that residents paid money for.
- Thank-you for leaving a spot for public to enjoy the western view from.
- Let the new dwellings have this lake but no access to the maxed out Arbour Lake Community center lake.
- Ideally, it would have been nice to keep this land as a farm – as is. I was neat having a horse farm in the middle of a community.
- If city wants transit oriented development, put more EXECUTIVE condos not taller than surrounding dwellings (less low income housing–crime.)
- Thank-you to the city for accepting community feedback.
- Too much density in this area. Build low density estate homes instead
- Thank-you for keeping this public bike path.
- Building height needs to be minimized, do not affect surrounding building views
- A bus stop is located before & after and lots of seniors in this area. Pls add a marked crosswalk in this spot with a flashing light.
- Need access to walk to schools
- The park should be extended northward in order to provide direct access to large population in apartment buildings without crossing a road.
- Place in Calgary
- Missing sidewalk on this side of the road between existing condo and bus stop
- issue with entrance (exit and entrance) to manufactured home park and this entrance causing issues.
- concern with cars parking on both sides of road (similar to further north) due to insufficient parking in development
- different elevations between new houses and existing condos - privacy and water issues
- More green space would be nice
- Remove these dwellings and increase green space size.
- Provide lots of parking for the apartments including street and multi-level parkades. I live nearby and parking is already limited.
- cars drive too fast here.
- Remove townhouses (they are not sellable in this community). Replace with houses and more park spaces.
- Remove apartments. Replace with more green spaces/houses
- Remove apartments/townhouses. Roads and community ammenities (like arbour lake itself) cannot handle this much increase
- Apartments already existing in community are on market for months remove these from the plan and put houses/more green space
- None of these builds should have access to arbour lake. It is already at capacity.
- Multi use pathways are much easier to navigate for seniors and young children compared sidewalks. Such a disjointed pathway system.

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- Add a pathway to the north side of the development that connects with the 85 st pathway.
- Rather keep this entire farm area a green space, no houses, or at least extend this park to three times the size.
- How many cars added and where are they gonna go? Crowfoot is busy enough during rush hour and there should be a plan to manage the increase
- Crossing lights for pedestrians yes but no traffic lights please, consider a roundabout.
- not in the middle of the street. pedestrian access should be at corners and marked by lit Ped-xing.
- There are enough houses in arbour lake make this a park or green space for the residents and families to enjoy.
- Dog park for sure, there are so few off leash areas, we don't need more houses.
- We live in Arbour Meadows close. Our children need safer walk/bike access to the schools/park/lake
- No condos here please! Keep green space and add a pathway for kids to walk safely to school and lake
- Add pathway here so kids can get to schools playground & lake safely.
- I think that pathways should be limited in the wetlands area.
- Corner lots are nice though pedestrians will always wish they could have a pathway through. Think about kids walking to school for example.
- Great idea. continue the path around so kids can loop around it safely on bikes
- a small bike park would be a great addition to this. See Cecilia ravine in Victoria for a good example of a small bike park.
- Great to see mixed housing so close to c-train. keep it walkable.
- continue the pathway from the crosswalk through to the green space don't make pedestrians walk around long rows of houses
- connect this path to the townhouses and storm pond paths to avoid home made trails. Don't fence it.
- connect paths
- connect this path through for walkability
- There should be a walking path so kids have an easier time walking to their respective schools
- Needs to be more green space. Y'all barely giving us a playground's worth of greenspace in exchange for too many more houses with no parking
- Please increase pathways, parks, fruit trees, and decrease number of living units.
- Needs more greenspace for the wildlife that will be displaced.
- "Apartments condo units affected our area negatively.hope this does not go through.traffic issues,increased prowlings with the increase.
- . "
- Where are all of these people going to park? There is not enough street space.
- Appears to be not even close to enough parking. Need to be bigger parks and no apartments. Density in Arbour Lake is already at capacity
- Leave room for a school. Housing 2,120 residents means more kids and overcrowded schools
- This looks like a row of proposed houses. This is currently a right-of-way for utilities and a walking path. Will that change?

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- This area is absolutely beautiful and would be an ideal location for a dog park. It would be sad to see this area developed.
- This new residential area should be built as a separate community without any access to the Arbour Lake community facilities.
- No more multifamily condos in the area. Condos currently are on the market for a long time . Population density is too much for a small area
- A big indoor playground for NW kids instead of apartment buildings.
- Homes in the new area only for retired people, please.
- Needs much more green space. Too many dwellings in a small area.
- This park is too small.
- The density of the whole area is a big concern.
- Don't like they are adding another 20% of population to use Arbour Lake facilities.
- Where is all the parking for this high density of people. Expansion in schools. C-train parking and train cars?
- Remove four of the apartment buildings, leave it at two, and increase green space around them, and increase the house lot size
- Move the row housing further back from the street and add more curb side green space
- to much paved surface on the development, reduce the density (by reducing apartments and town houses) and add more green space
- this road needs to stay the way it is, reduce the density of the development to ensure that congestion isn't created
- to much density here, keep the apartment buildings to 1, decrease surface parking and increase green space.
- Remove this row of housing. Integrate into designated parkland to all full accessibility from the NE.
- No building at the curb, push it back and increase green space at the curb
- To much density, arbour lake school and the lake itself is above capacity
- there needs to be a pathway at the rear for people to get to the schools
- lots are way to close together, decrease density and increase lot sizes
- to much pavement
- given my choice I would like to see the entire area turned into a park with pathways running thru it, we could use a big green space.
- Where are they???
- Don't understand where you presently are projecting them right now. Can't indicate where if you don't mark them if your intention.
- Continuation of pedestrian pathway between the existing and new buildings
- Put a nice and memorable statue here, I believe Calgary has lack of spectacular items like statue. It should be public park too.
- The 85th St pathway should connect to the pathway to Tuscany LRT. The pathway could be built around the field of Arbour Lake School.
- too many single houses, too close to each other
- need more space for parking
- way too small for green space
- needs a marked crosswalk
- three-way stop needed to improve pedestrian safety
- shows a lack of cycling infrastructure
- "Open space is insufficient given the scarcity of suburban parks. '85th St' pathway is used & enjoyed heavily by the entire community.

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- need a pathway to schools
- need a pathway here for kids to walk to school and to their friends house in Arbour Wood
- offer a pathway along the nprth side of this develop
- no apartment building - too high density and parking issues, maybe row/town houses instead
- Green spaces are too small. There needs to be connecting paths to Arbour Wood area. Density of new residences is too high.
- Park areas need more playground areas for kids and should be larger...at least the size of the farm homestead.
- Kids already trespass on condos' private property to reach community schools. A proper path is necessary.
- Increase the width of this green space on the High Pressure Gas Line
- No more apartment buildings. This density is way too much for a lake community, and the lake size will not accomodate this many more people
- I do not like the idea of increasing the Arbour Lake population with 20%.
- Adding an exit onto this main road will cause traffic problems. Scrap this whole idea!
- Many use this for biking and walking dogs as well
- Many use this path is used to get to the Ctrain daily.
- Many students at Arbour Lake Middle School and St. Ambrose use this path to get to and from school in a safe and timely manor
- Adding ~20% more ppl will negatively impact availability of schools. 2016 prov. utilization: Citadel 96%, Arbour Lake 110%, R. Thirsk 90%
- Why Arbour Lake can't keep that green space and be a dog free park and hiking trails?
- The water table here is very high. I am concerned that building here will be difficult and the homes will have water problems.
- Keep this area as a green space, there are way too many dwellings as is already and it's going to be a nightmare for traffic and parking.
- This area should be expanded north and south to keep all of the existing trees/bushes.
- NO apartment buildings- there's enough of those in area. Build a child-care centre here with adequate green-space and another play area.
- Too many houses, too close together. A traffic nightmare and a fire hazard.
- This play area needs to be about 3 times larger if this is the only playground for the whole development.

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Verbatim Comments - Question 2

- **Question 2:** What do you think about the location of the apartment buildings? If you would move them tell us where and why. If not, tell us why you would keep them as they are.
- I'm strongly opposed to this proposal for the following reasons: 1.) too high density housing for this area; 2.) not enough parking/ will create too much traffic in area; 3.) Not enough infrastructure in the area to support this high number of new residents eg. schools already overcrowded/not enough stores/ churches/ etc.; 4.) total destruction of natural ecology in the Arbour Lake community. This green space should remain untouched like Nosehill Park/Fishcreek Park. In the event this proposal goes ahead, please consider the following: I'm strongly opposed to the current proposal. It's poor planning to build the highest structures (and 4 of them no less) directly opposite from the other condo development that is already there (ie #88 Arbour Lake Rd). These were highend condos & purchased with views of the moutains the beautiful trees of Hawkford farm. Please encourage the developer of this new project to move these 4 highest condo building further down the street so that they don't obscure our views. Also encourage them to keep the Hawkwood farm trees - they are lovely and would also act as a noise buffer
- The #88 Arbour Lake Rd Condos are very valuable in the community of Arbour Lake. 1.)



Move building #1 [directly beside it] so that Arbour Lake condos facing (2) west, with a western view of the mountains are not blocked by the proposed new apartment buildings. Over the years, the condos with greater Western views have been purchased at higher prices and will lose that value if the view is blocked, it was nice to meet you Mike and hope you can consider our view point.

- The marked bldg [bottom right corner of map] is side by side of 88 Arbour Lake road Bldg. Based on googlemap, the proposed bldg is way too close to the existing condo. I think City should make sure that a reasonable distance is kept between new & existing bldg ex. [greater than] 15 m. Also, if the marked bldg is shifted - 50 m to north, both new and existing bldgs will be partially unblocked which could add to their quality and values.
- About the population density, having 580 condo units in such a small area would

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significantly change the demographics of the Arbour Lake community. Based on my research, the proposed density is about 135 person/Ha where as City is madates - 100/Ha. It would make sense to drop two condo buildings and add some townhouses that will have 'families' in them for the most part

- The buildings in the top left corner would be built over an area containing a lot of trees, and chopping them down and leveling out the land would have an enormous negative impact on the wildlife currently living in that area. We have observed coyotes and hawks [lenming?] as nesting specifically in that area and we have a lot of concern about the environmental impact. Their is also a wetland in that area of land and we are concerned about the environmental impacts if the wetland were to be removed
- Don't build at all - too dense of population lack of privacy for those in townhouses; road infrastructure not designed for this amount of people; overload on schools, lake access
- I would suggest adding another apartment where drawn. The houses in that location have very long properties and the land would be used better for higher density. The development is near public transit, amenities and the C-train. Higher density housing should be encouraged in these areas to use the land more efficiently. The current locations are good as they blend with the other apartments in the southeast corner of the development and do not tower over the street with the setbook in the north-west section of the development
- There should be no apartment houses, or condos. I wasn't asked if I wanted the

buildings. I was just asked where to put them. What happens to the wildlife? It would be like if someone showed up on your doorstep saying that they are going to knock down your house so you have 5 minutes to leave

- The position of the crossed highrise [Grey bldg top edge on map] will seriously affect the view of the condominium owners directly behind and have a considerable effect on their property values and resale.
- Move this building out completely [grey bldg top edge of map]. Too many people living in the apartment building X have paid premium price for units with a view. The two lower buiding are bad enough but give these people a break!!
- lowest altitude if to be located in front of existing bldgs 2.) lowest altitude to protect view existing building - in the existing location these are located on the highest part of the slope - thus likely after earth is moved will still be substantially higher than surrounding building. Note: original proposal was 5-6 stories - far too high - 4 more palitable but still high because of elevation of slope.
- If the elevation stays as is [grey bldg top left edge on map] it could be alright but if it is raised the seniors view will be blocked. Reduce the number of apartments in northeast corner
- Every development needs high-density housing. This looks reasonable. Consider bus stop locations in relation to them, and neighbourhood as a whole. They look pretty good now. Will any street parking be allowed on Arbour lake road. (it isn't wide enough now, but there shouldn't be any)
- I don't like them [3 grey bldgs top left section of map], they will block the views for the

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existing condos that have been there for 13 yrs. Suggest they be moved to the flatter area off the Telus road. More consideration should be given to people who have lived there. Keep existing groups of trees where they are to maintain some greenery

- I think the building are so close to building from 88 Arbour Lake and cause to cover view of previous buildings. In fact, new building totally cover old building. So new building should move or change design to another, for example reduce the height. thanks
- Density is too high with the plan. The transportation and road will be problem!
- As per any urban regulations anywhere in the world there should be certain buffer between two buildings that is related to the height of those buildings for avoiding direct view into the existing buildings. In case of building X [bottom right corner on map] that is too close to the northern wing of West 88 condos, it will destroy their view and will have direct view into their apartments and violates their privacy
- 890 units - 2000 people!! How you can manage additional 2000 people in a old community built with recreational, amenities and infrastructure for a small residential population!!
- Why are you asking about the 'location' of the apartment buildings? I'm against having any apartment buildings in this land. This proposed plan is a very dense development plan. This community requires more green space. These buildings [bottom right section on map] are too close to 88 Arbour Lek Rd condos, many residents of this building are seriously considering moving out of this condo
- I would not like buildings at all
- It makes no difference, I'm not happy with the additional traffic & people in the area
- Would you consider putting 11 apartment buildings on the SE boundary? Then all the condos and assisted living building would keep their view; keep the single family & low roof tops
- There are too many - max two on the whole site & they need more green space around them and no above ground resident parking. Too many townhouses & they should be in the middle; houses are too close together. Crossed out 2 of 3 condo buildings in each cluster, kept 1 in each cluster. In the NW cluster kept bottom right, in SE cluster kept top one.
- I disagree with the location of the apartment buildings at the top of the drawings as they interfere with the view of the existing apartments. The apartments should be located together at a lower elevation so as not to interfere/block the view thereby affecting home prices
- I understand the original landowner left in her will the area be kept a natural area. To keep faith with her we must not put residences of any kind on it. In order to pay the considerable taxes, a portion of the land could be sold to provide tax money
- Since many of us have lived in the 'country' since we were born, the feeling of living in the 'country' is very important to us. The more of the 'country look' the better. The less 'noise' the better
- having & keeping the trees along the pipeline is important. What is the size of the pipeline? Larger pipeline provides a bigger barrier. Don't care what is built but some concerns

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- about construction impacts. But you can't stop progress like this, keep a green barrier.
- It is a good location
 - Too much traffic
 - Need grade leads. As is - topography would dictate that view would be lost due to apartments & tall townhouses. Apartments should be on lowest topographic location. Why put high density units close to a senior's residence? Would single family homes not be more suitable?
 - Do not approve
 - The apartments on the north/west corner are directly in front of Arbour Lake retirement Bldg spoiling the view. Could they not be moved to the north east corner single family dwellings would be more appropriate I think.
 - Will site be graded? 4 stories max from where? Will our view be obstructed? How long will building go on? How about noise & dirt? Any plans for commercial or retail?
 - Where is the C-train? A larger area map would have helped
 - I moved the three apartments to the right hand side of the map because they are right in front of our building and ruining our view of the mountains
 - Is there water here? [grey bldg top left edge of map] Can't put a building if its not solid. Don't want to see any development here. This is only recent & need time to think. Ruins the living experience here. The beauty and the view is what keeps me here and can't go very far anymore. Do what is good for the majority of the people
 - Move apartment bldgs, they obscure our view [grey bldg top left edge on map - moved to right corner]
- *discussion with 3 residents; 1.) because it blocks the view and don't want to be stuck in with apartments [grey bldg on top left edge of map]. Having a view is very personal. We moved here for this - that is one reason. Not being able to drive; Is smack up against the pipeline and would prefer a gree space buffer like where the one seen in the right hand corner of the map
 - That zone [bottom right section on map] is a big collapse during school ends time. Apt buildings busually bring more traffic so they interrup less if they are far from the main streets. That would make less impact on the current traffic. Maybe a playground there would help to prevent the impact between what is now and what is it going to be
 - 8000+ units is too many, in a community that is already extremely busy and populated; what about the ecosystem and wildlife that have lived there forever! They don't see the money the developer pays in penalty for ruining this.
 - There shouldn't be any apartments at the top of the hill. All should be located in bottom right area. No apartments at all would be the very best, as the density on this land is way too high.
 - I think it is too dense & should reduce apartment buildings but I'm okay with the project
 - No apt bldg, on West side - leave hill & wetlands as a reserve area; less density - already too many condos in area; ensure more senior housing & care homes
 - Save higher grading, for expensive single families homes?
 - Save the higher elevation for single houses instead of highrise

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- I do not want to see this natural habitat developed at all [Grey bldgs top left section of map]
- Would like to see more single family housing with comfortable lot size and medium to higher value
- Possibly reduce scale or height of apartment buildings; open up ground floor area of buildings as public shops, restaurants, etc.
- I would reduce the number in the SE corner to 3 bldgs. It seems like a lot of population using one street connection
- Ok with the condos where they are; before they start construction - hopewell needs to have an open house starts, to share info on duct etc. and someone to contact
- PLEASE don't let the remaining parcel of Hawkwood farm be turned into condos. View obstructed, privacy eliminated, wildlife habitat destroyed. Traffic chaos; multiple birds of prey hunt/fish here; so much wildlife will be impacted! Indicated two coyote dens with one pup in the centre of the parcel.
- More apartment East. Such a small green space is useless anyways
- Remove highrise condos from in front of the Seniors condo (personal info removed)
- There is hill. If you build the apartment buildings, it will be high rise location, so I suggest to move the apt bldgs to the indicated location (next to storm pond)
- Its time this area into the 21st Century in suburban areas too! Please scrap this plan and build 4 high end condo and or rental buildings, 10-12 storeys, concrete and steel with plenty of underground parking, real convenient access to public transportation and develop the balance of this unique area, as a community park for these residents and the people living in the area now. At present you or I cannot purchase a concrete and steel condo or rent in a sophisticated modern (safe) building with great views. I'm very disappointed in this plan for more urban sprawl
- Move to right where the North building is higher. Use flat roofs to minimize obstruction of views
- No apartments - city needs to review already the lack of green space in Arbour Lake, as well as impact on surrounding residents the "5100' does not count as 'green space'. Also, there should be a playground or off-leash dog park here too, also need topographical maps for view impact
- Don't care for placement of high rise condo. It closes off the view for present residences and does away with the pond that has attractive the wild life and birds of much interest of all. There will be no schools available as they are crowded already. Split and move NW condos, half to far NW and half to far NE part of the parcel.
- I do not want any apartment building on the proposed land. Let's build and use this piece of land for a beautiful park and give nature a change to develop.
- Keep circle where townhouses are and keep circle as single family & more green space. Also keep height of buildings so higher than 4. Keep hills lower to allow view of people who live here now
- Building 1000-950 Arbour Lake. Concerned about potential for north apt. buildings to block views perhaps replace with single family or green space. At least have greater setbacks from North PL. Remove houses from the park space, approximately 12 houses.

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- I would like to see the new single family buildings that will back onto the existing houses on the West side of Arbour Wood Mews be bungalows. That would retain some of the view for existing residents and provide much needed single floor homes for our aging population
- Major issue is density of development. Not opposed per se, but as an acquaintance of Mrs. Hawkwood/know she would not support this scale. 25% of developers proposal is more in line
- I would like to see bungalows built throughout the community. Specifically along the green I have circled above [along right side of map]. An ageing population would benefit from more bungalows available in new communities. This would also alleviate concerns of existing residences. I may just buy one myself.
- Will there be enough parking?? Can people park on Arbour Lake Rd?? please leave this park here [park on right edge of map] Please keep them below 4 stories; I really hope that the city is able to designate the 2 areas as wetlands. However then I would be worried that the high density areas would move to what is now single family homes. Overall I like the plan and process
- Existing wetlands should be preserved! Please do not exceed 4 storeys in height! A possible site for apartment buildings here (next to storm pond, instead of townhouses). Makes sense to be here close to LRT (SE condos). It would be great to keep west in views here unobstructed (referencing regional pathway location). This path (regional path) is heavily used for pleasure walks!!
- Reduce this building area [4 grey bldgs bottom right on map] to achieve more green areas beside the pond (including more recreation areas)
- Please do not put apartment buildings anywhere
- Scattered and not efficient
- to close to retirement
- Moving the apts & townhouses to opposite side for access to LRT is closer
- Or better still, get rid of it altogether. Whole complex is much too dense
- Get rid of 4 stories! 2 or less only
- No necessary build apartment change it to bungalow townhouse
- 2000 extra people is too too much! This level of population density takes away the pleasant suburban feel of Arbour Lake
- Please don't develop
- No
- No 4 stories, why so dense & built up? 20% pop. Increase in A.L. in only this space. Too much.
- no more mountain views for us if they stay there
- I [wound?] not have apartment
- Too many houses in small place
- they good
- I think they are to close to the school
- no apartments
- Having & keeping the trees along the pipeline is important. What is the size of the pipeline? Larger pipeline provides a bigger barrier. Don't care what is built but some concerns about construction impacts. But you can't stop progress like this. Keep a green barrier. (Personal info removed)
- It is a good location

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- Need grade levels. As is - topography would dictate that view would be lost due to apartments & tall townhouses apartments should be on lowest topographic location why put high density units close to a senior's residence? Would single family homes not to be more suitable.
- Do not approve
- The apartments on the north/west corner are directly in front of Arbour Lake Retirement Bldg., spoiling the view. Could they not be moved to the north east corner single family swellings would be more appropriate, there I think.
- Will site be graded: 4 stories max from where? Will our view be obstructed? How long will building go on?? How about noise & dirt? Any plans for Commercial or retail?
- Where is the c-train? A larger-area map would have helped.
- I moved the three apartment to the right hand side of the map because they are right in front of our building and ruining our view of the mountains. (Personal info removed) Drew that the NW apartment buildings should be park space.
- Is there water here? Can't put a building if its not solid. Don't want to see any development here. This is only recent & need time to think ruins the living experience here. The beauty and the view is what keeps me here and can't go very far anymore. Do what is good for the majority of the people.
- Move apartment buildings, they obscure our view.
- Because it blocks the view and don't want to be stuck in with apartments. Having a view is very personal. We moved here for this - that is one reason. Not being able to drive.
- remove (top) building completely. How do you relocate a wetland? Preserve as a wetland with clear classification. No classification as wetland, it is runoff.
- consult with adjacent dev't (circled NW corner). Good close to transit and other amenities. Makes sense (SE condos).
- move NE condos to (NW corner), or better yet to south.
- keep natural environment (referring to NE condos) to balance and maintain/protect the wetland. (SE condos) ok make sense, max 4 stories.
- I personally like the large green space in this corner of arbour lake. I don't have a problem with re-purposing the space, so long as it's the land owners idea to sell their land. If the city is trying to buy them out, then to me it's a problem. Let the land owner sell on their own. Don't force this.
- It is private property. The City (or any one else for that matter) should have zero say how it is developed.
- I hope that this declined as we are losing so much history as it is with new development, This is a beautiful piece of the land that should be kept and used for historical use. It's a shame that the area will be torn down and one of the few areas within Calgary that has a large green space will be used for new housing. Even in this economy I am against this project
- The additional automobile traffic caused by the high density housing will be overwhelming. Single family and townhouses should be all that is used.
- Would ruin the view of existing apartment buildings. (2) Would scare off the wildlife in the area. (3) Do not want any more people in

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the area dependent on Arbour Lake Road for ingress and egress as there is enough traffic on this road already. (4) Already too many people from townhomes and multi-storey dwellings park on Arbour Lake Road. Additional parkers would just make for more congestion on Arbour Lake Road. (5) Would attract too many young families with children who would need to attend the schools in the area and these schools are already full. (6) This type of cheap housing is not desirable as it would devalue the properties of homeowners already in the area. (7) Infrastructure development in this area would likely be funded through an undesired tax increase to Arbour Lake homeowners.

- 4 Story apartments are going to increase the traffic and congestion on the road. The roads are fairly clear now and I enjoy the green space. I would prefer that higher density housing be moved to the other side or at least centred in the development, with the townhouses taking its place.
- The developer has stated, at an earlier Open House in Arbour Lake, that this piece of land would be levelled out and "dropped", in part to accommodate the placing of the apartment buildings in a way that will not impact the views and sightlines of the already existing apartment buildings at the top of the land. I suggest that the land not be levelled, and the natural contours and existing trees be left, and the apartment buildings be built instead down along Arbour Lake Road, or ideally, not at all. Single family housing should then be all that is built, and sited in such a way as to fit into the natural contours and elements, much like can be seen in neighbourhoods such as Rocky Ridge. This would, by necessity, result

in a much lower density of housing, a fact that the developer would naturally not be enthusiastic about, but a decision which would result in a much nicer addition to our community, as opposed to just filling the space "en masse" with housing for over 2000 people.

- Do the apartment owners also have a RV storage yard as to accommodate those snow birds.
- due to impact of other buildings, I don't think the apartments should go higher than 2, maybe 3 stories.
- I do not want to see any structures constructed on this property exceeding 2 stories. The large structures proposed in the NW corner of the property would block / interfere with views currently and since construction by the buildings along the north side of the north boundary line. Taller buildings should be placed at lower elevations along Arbour Lake Road. The construction in the NW corner would destroy natural habitats which have naturally supported wildlife since this was farmland.
- "If this development has to go through I am in agreement with the placement of the single family homes and townhouses. Would like the apartments designated on the west side to be townhouses and more parks instead of further high density in an already apartment/condo rich area.
- More townhouses would be better and then perhaps more park area could be planned for where the west side apartments/condos are scheduled to be built. OK with south facing apartments/condos but do not think the ones on the west side need to be built - more

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townhouses ergo less density would be good for the traffic flow and the community."

- No building should happen here. They community is at capacity and the infrastructure can not handle the increased load. From community facilities to roads to the shopping areas near by. Why can't we leave it as farm land and let people remember what the west is all about?
- "This extremely high density construction will ruin the desire for current residents to live in the area or use the facilities already over populated at Arbour Lake.
- I think the proposed townhouses on the west side of the large green space should be single family homes and the apartment in the lower east corner should be townhouses, simply to lower the density of the development."
- "These questions are presuming that I want this area developed at all, which I don't. Have to look pretty hard to even find the ""open space"".
- Why put the taller buildings close to the road? At least have houses close to the road and push the taller buildings further back. Why would I want to look at a bunch of buildings along the road? At least with the houses it would be a little more appealing and not so industrial looking. It won't make it feel so closed in if there are houses close to the road."
- I do not want them anywhere on that land. Why cant our community have a nice open space like Tuscany? These houses will cause more unwanted traffic for the already fairly busy road. This will cause the local schools like Arbour Lake and St. Ambrose to become even more populated and they are already at

an overload. What happens to all the wildlife? Why would I want to look out my window everyday and see more houses? Is our city that desperate for more housing that we have to destroy every bit of green space left? We should be proud, as a community and a city, of how we have been able to keep one of the last pieces of historic land in Calgary.

- I don't agree with any buildings (apartment or single family) at the South-East corner. I would like to see more green space / park for kids and the connection to the pond.
- These apartment buildings will bring in too much traffic for the surrounding roads to handle.
- I would move them to the back of the plot so as to not block views from the 1-2 storey homes.
- "A lot of tall building right up to Arbour Lake Road. Put the taller buildings farther back?"
- Easternmost apartment complex entry road is too close to street entry. It should enter off the new street. Same concern on western block as well."
- Too much medium density housing in the way of apartments. 890 residents in such a small area is going to impact the traffic flow in a major way. Lose 1 building and make the park bigger
- "Completely mortified at the plan to jam all those people together..."
- Cannot see how this is going to improve the neighborhood.
- People in Watergrove Mobile Home Park will be completely overlooked. Is the plan after this to get rid of the trailer park?
- What kind of plan is in place for traffic patterns??? It is already challenging enough

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to get out of Arbour Lake as the city chose to put in ineffective pedestrian lights instead of a traffic light between the middle school and St. Ambrose.

- Devastated by the overcrowding and loss of green space which makes the neighborhood more like living in downtown or by a main artery like Crowchild Trail."
- I would like to see the Single Family housing along the road and the apartments and townhouses farther back. Apartments deserve prime land as they house more individuals. Why always put them along the road. Be boldly different and put them back surrounded by parks. Don't create rich/poor. Single family are fine along the road, better curb appeal for Arbour lake,
- Don't have any concerns with the proposed apartment locations
- More importantly, where will a new school be located? Current schools house too many students already. This new development should accommodate a new school as opposed to only utilizing already crowded ones that already accommodate multiple neighbourhoods. Why are residents only being asked to comment on trivial matters as opposed to the City of Calgary asking us what's important to current residents?
- "I think the proposed density of this development is too high. The local schools and traffic infrastructure would have a tough time handling this volume of people. Has there been a traffic analysis of the impact of adding 2000 more people in there (I am assuming that 890 units would yield at least 2000 more residents).
- Where is the proposed parking for the townhomes and apartment blocks? The diagram is misleading with how green it looks around those buildings -- it would be a concrete jungle in there. Street parking along that main road for the townhome owners would cause all kinds of safety concerns, especially in winter.
- With the location of the single-family homes where they are, the existing tall apartment buildings to the north will peer down into those lots -- I expect that may be a tough sell. Maybe the apartment buildings should go into that zone instead? Better yet, PLEASE consider reducing the number of apartment buildings and consider a greater number of single-family homes. I worry a lot about my home value going down because of this increased density down the street."
- Building more apartments and townhouses will cause more cars on the road in the community, we don't need more buildings.
- I think they look good!
- no preference
- If I were to move them, the ones on the NW corner should be moved to the NE corner. This ensures the apartments don't hinder mountain views for any of the existing apartments to the North. (It would hinder city views, but that's fine.)
- They should be moved to the back of the plan as it's a lower elevation. Keep the apartment buildings away from the main road.
- It will be over crowded and vehicle traffic will be staggering in the Crowfoot centre
- I would move them to the very corner to allow for the upper houses to have a view through the valley in between. Also the apartments would probably be if it most from being on the

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Main Street as people most likely won't have cars.

- I think this is too high a density area. Hopewell developments are known for their small lots big homes with little space between houses and with no parking other than on front driveways.
- I am still at the Heartbroken Stage. Cannot believe this may happen yet. I researched for six months to find a retirement Condo. I avoided the High Density as I was experiencing some health issues. When I found Stonecroft with a view of the Hawkwood Farm I was home. Before purchase I called Land Titles to make sure that there were No Plans for the property. They assured me---No Plans. I moved in May 10th 2017. On the 11th I met a neighbor that told me about the plan. I am devastated of course.
- "Who is responsible to any damage that may occur with the retaining wall
- Are they removing the dirt from the ""mounds""/"hills"" or are they spreading the dirt
- The traffic is an issue...3 schools in the immediate proximity...is the road to be widened?
- No higher than 3 stories to be built for the condos.?"
- I would like to have all four condo buildings and all 66 houses at the south west corner removed for a larger park with trees so I can have a destination to walk to and spend time in with my dog. At least turn that southwest corner to a large green space connecting to the stormwater pond area to have a place for residents to walk and spend time in.
- This is a lovely space as it is, but if it is developed, I would prefer to see the entire area as a green space with off leash space and walking paths. Arbour Lake only has a few roads that provide access to the neighborhood and adding more residents will necessarily cause greater congestion. In addition, this green space contributes to the well-being of people here. People often comment on how they enjoy driving past the farm and seeing this area before heading home or out to work. With a sluggish economy and housing market, there does not seem to be any real benefit to adding several new residential buildings.
- I wouldn't build them in the first place
- The two existing buildings at 85St NW seem to have a lot of parked cars on 85St NW stub road. It would be prudent to examine why this is, should all the new buildings have parking requirements increased?
- I think the placement is terrible! All of those poor people in the condos and houses in the NW corner that currently have a wonderful view of the mountains will now be looking at apartments. And for every building in the space, what are you going to do about Traffic on Arbour Lake Road? This many more people waiting to turn left from Crowfoot Parade, and Crowfoot Ride onto Arbour Lake Road - - traffic is already horrible at those intersections trying to get into the neighbourhood. It will be even worse with 2000+ new residents.
- "Are you sure the water body is not spring fed? It has been a very dry year yet there is still water in the pond.
- If the pond is spring fed then the apartment complex may be on water saturated ground

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which may be unsuitable for high density housing."

- The apartment buildings could be apartments for retired people. The population is aging, and more new homes for elderly people are needed.
- "I feel the 4 story buildings will block the view of existing houses.
- Also, there are alot of them in this small area will create lots of traffic considering there are only 2 roads leaving this new development.
- I feel should only limit 4 story buildings to 2-3 quantity and build bigger houses to limit traffic.
- There are already few existing higher storey buildings in the area."
- Apartments are located in a sensible area of the property - near to Arbour Lake Road, as they generate more traffic volume. Please limit the height to four storeys!!!! To my knowledge there are no apartment/condo buildings in Arbour Lake that are currently greater than 4 storeys. Residents of the condos, north of the proposed development site, deserve to continue to enjoy the view they purchased years ago!
- Please think about the condo beside this land. The proposed buildings are too close to that condo. This is a very dense development. We need to have more green space instead of seven four storey buildings. The assumption in this question is keeping the number of buildings the same and only proposing new locations for them. But I am against having such a dense development in that peaceful land.
- Would you consider no condos and just adding residential homes? This way there would be a smaller number of residents

moving in which would have less of an impact on traffic, parking in crowfoot, LRT etc. A suggestion would be another residential area like arbour meadows. Would be nice to have walking paths and playground. Perhaps tennis courts as well.

- I am not opposed to their location, but the height. I'd prefer 3 stories, and slightly less density overall. Adding 2000 people to only 40 acres, when all of Arbour Lake only has 10,000 people currently is too many. More green space, fewer town homes.
- Is there a reasoning to giving the apartments the west side of this area rather than the green spaces/houses with yards? Wouldn't it make more sense to give people with yards or people playing outside the benefit of sun exposure-- instead these apartments would shade the green space adjacent.
- I am more concerned about making the community very crowded. The roads are small. We only have acces through two roads. It will make traffic look like hell in the busy hours.
- I would not have appartments, it would create too much traffic in the area
- "The application should be rejected for the reasons below:
- This is perhaps the last natural farm land, which is the treasured heritage from our great great father within the inner city. The historical heritage should be protected.
- Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear the bird singing, sometimes watch coyotes playing by just through the window. They do not deserve

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- to be locked in concrete forest toward the end of their life.
- It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
 - Our children can visit the miniature farm land just inside the city. What a privilege we have!!
 - Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
 - "The application of developing the former Hawkwood Farm should be rejected for the reasons below:
 - This is perhaps the last natural farm land, which is the treasured heritage from our great great father within the inner city. The historical heritage should be protected.
 - Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear birds singing, sometimes watch coyotes playing by just through the window. They do not deserve to be locked in concrete forest toward the end of their life.
 - It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
 - Our children can visit the miniature farm land just inside the city. What a privilege we have!!
- Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
 - "This development is very aggressive for the community and for the arbour lake community center.
 - We are talking about 3000 additional persons that will be driving on existing roads and using existing public transit.
 - This community is well known as a peaceful and save place to raise your kids. We certainly want to keep it this way."
 - There are too many apartment buildings. Build low density.
 - I believe the far bottom right condo should be shifted up, at its current location, it is almost on top of an existinf condo building. They're too close together.
 - I do not feel any of this development should take place; keep the area as is in its natural state. Buildings should be minimized in both number and height!
 - "I think we have too many apartment buildings and row housing in this area already!! Too much of that in one area causes too much traffic and lowers the suburban feel. This area was our only nature area down in lower Arbour Lake. This is showing way too much density! Too much row housing causes slums or transient populations.
 - Also, the apartment buildings on the north end will be using up the highest land areas, which should be reserved for houses with views.
 - This is certainly against Mrs. Hawkwood's desires!"

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- Would prefer to see the cluster of apartment buildings in the South be taller buildings (more than 4 stories) to maximize density close to the c-train.
 - "Four storeys is the best choice, as it fits with the rest of the area visually. Any taller, and the people up the hill and to the east will be living in a canyon. I would like to see the building in the south eastern position removed. Surely three buildings in each complex would be plenty. More green space would be an improvement.
 - Also, we live next door to this development, and are concerned with the anticipated increase in traffic outside our doors."
 - The apartment buildings are fine as proposed.
 - Keep all the apartments together rather than space out. Keeps value of detached homes up when they aren't looking at apartment buildings. I'd move them all to the south side
 - Fine.
 - Keep the green space. Green space is in short supply. Would rather see a park or a tree area than more development.
 - The location of the apartment buildings in the NW corner is OK but the height should be limited to no more than 3 levels in order to reduce the much too high population density and to mitigate the loss of views suffered by the residents of existing housing.
 - Location is good. Keep higher occupancy residences to the outer limits. This will keep the single family homes area quieter with less traffic, pedestrian and vehicle
 - If the city is asking for suggestions or comments regarding the Hopewell development we would recommend reducing the number of proposed high-rise; certainly,
- in regards to those placed on the northwest corner of the development, blocking views to the south of many home-owners currently residing along Arbor Lake Road (including the Retirement Village) whose patios have views of the ski area at COP and mountains to the west; property resale values will certainly be affected if high-rise be constructed there. Multilevel condominiums are also scheduled to be constructed in the SE corner of the proposed development which to our way of thinking is a logical area for multi-level units as there are a number of them there already and not inconveniencing anyone; the SE units are within easy walking distance of Crowfoot Center and the LRT and may take quite a number of cars off the road at commuting times. Might it be an idea therefore, if we must have high-rise in this development, relegate all multi-level units to the south east corner of the proposed development with some backing onto 85th street if necessary; some housing may need to be moved to accommodate this but this housing will find a new home in the area vacated by the NW high-rise. Also, provide easy access walkways leading into 85th Street from these high-rise and provide additional overnight parking on the SE side of 85th St which is currently restricted at this time.
- I suggest that you move them all to the back where the single family homes are located. The traffic on Arbour Lake Road will be accidents waiting to happen.
 - I have no issues with them as they are with other condos. my issue is there entrances onto and off Arbour Lake road?
 - I feel like if you maybe had a maximum of 2 buildings that would suffice and keep the rest

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- of the area for the wild life that occupies there.
- 3 stories would be better, so the surrounding area does not lose the view.
 - Where they are is fine as long as they are not blocking any views of the existing condos and houses in Arbour Lake.
 - Take them out completely and make more green space.
 - I would develop the land as one family detached homes. Roads are not adequate for multi family dwellings. Too congested the way the blue prints are drawn up. More green space is needed in this area. Why not develop it into a park? Although we Ave the lake... Arbour Lake has no dog park or family parks.
 - "The area that the apartments are planned for houses coyotes.
 - you are asking the wrong questions, these apartments will be an eye sore, and reduce the value of the current properties, in a very crowded neighbourhood. Destroying the natural habitat, biodiversity and unique features which we have just to put up more housing that no one wants. We have properties all over for rent and sale here, and they remain vacant."
 - I do not think we need more high density buildings. Those that already exist in Arbour Lake are very difficult to sell. These too will be difficult. Plus the increase number of people and traffic will not be supported well in this community with its resources. Even the lake will be at capacity every warm day. This decreases the quality of life for all in the community. You will greatly lower the prestige of this community with this build.
- Keep the apartments next to existing apartments. People who bought single family homes in the suburbs didn't buy to live surrounded by apartment buildings.
 - reduce triangle to 3 stories -
 - There are way too many apartment blocks. There is no need for so many more condos or apartments in this area, and the density will be an issue! Drop the apartment blocks altogether, and listen to the input of the neighbors!!!
 - Dont want this site to be built anywhere. Dont want the change of land use to be more housing in Arbour Lake at all.
 - Maybe you should edit your survey before posting it; "Use the image as a reference guild." What's a reference guild??Just make s
 - No more apartments or condos please. How about preserving these areas for more green space and park for wild life, children and pets? We need more pathways so kids in Arbour Meadows Close can access public and catholic schools & Lake without having to walk along the busy John Laurie/Arbour Lake road.
 - The location of the apartment buildings is acceptable- they are not interfering with the wetlands areas. The townhomes and single family units are too numerous and take up too much of the wetland area.
 - I would not build them at all.
 - if anything move all the higher density houses to the south east corner so they're closer to the c-train.
 - Either decrease number of houses, or decrease number of these. We need more greenspace, as do the animals.
 - I would exclude a few apartment buildings and consider parking.If you are housing 2,120

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new residents means lack of parking and turning our community into a high density community with the streets filled with parked cars. Where are all these new residents going to park? I live in the houses nearby and our streets are already filled with park cars. Also, save space for a new school since adding 2,120 will crowd our already crowded schools.

- They should be removed completely and green spaces added. This is already going to add a lot of traffic to the area.
- There are too many apartment buildings in the proposal. Keep the development as single family dwellings only and eliminate the apartments. Use the extra space for parks and areas that people can enjoy
- There are too many of them. I would like at least two of them removed entirely, and replaced with more green space and some duplexes, starter homes, or smaller homes for retirees or empty nesters to downsize into.
- I would like the view of the Rockie Mountains to remain for the existing residents in the area. The apartment buildings are fine, as long as the view is not lost.
- I don't think that it is necessary to develop this area at all and there is certainly no reason to have apartment buildings and to increase the amount of people using Arbour Lake and living in this area. This area is a great natural area that should be left in a natural state for people from the community, school and surrounding area to enjoy as a park and dog park in the middle of the northwest. This area is a great location for a community garden as well for arbour lake residents to use and enjoy. This area should be developed into a park, dog park, and community garden like the birth place forest that is in Silver Springs, N.W.
- "I am of a strong opinion that there should be no apartment buildings on this design at all, for the following reasons: 1) it will significantly increase traffic, as it will have a one road only access point, and 2) the existing houses and apartments will have their view of the mountains and/or downtown diminished. Further, I would like to point out that many of the townhouses on Arbour Lake road have been for sale for some time. More apartments, townhouses and condos are going to saturate the market. This is a predominately single-family home community.
- The location of the apartment buildings in the north-west corner is particularly terrible. That section of the property is on top of a hill, on top of an already elevated portion of the land. Unless the plan is to do significant excavation (awful), then those apartments will block the view from the old folk's home and the neighbouring apartment complex. To add a further note with respect to the old folk's home - many seniors walk the route near the existing Hawkwood farm. There are trees, birds and other wildlife, which undoubtedly draws people to walk the route. It is a beautiful property. It saddens me to think that, not only will this habitat be destroyed, but the seniors will lose out on the easily accessible scenery which the existing farm offers.
- If apartments are necessary, then I would suggest putting them all at the bottom of the hill, in the south-east corner. It is closer to the train station (which, I would imagine, is one of the main reasons a person would be interested in an apartment in this area) and

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will have less of an impact on the view of any existing property in the area."

- I am not opposed to the location of the high density buildings, as long as there is zero impact on the views from the existing buildings on the ridge above the space.
- It would be better if there were no buildings there at all and the area was kept as a nature park for everyone as currently there are coyotes, ducks, geese, birds, etc. who make their home there in the area. If it is built up, what will happen to the gifts of nature? There should be more ponds and less buildings if the buildings are to be built.
- I would not build them in this area at all.
- Townhouses will increase the density of population creating a high traffic volume & raising needs for more schools & health care. It will lower the value of Arbour Lake residents' homes.
- I would prefer no apt. blocks but if they have to stay, no higher than 3 stories like the ones behind them and moved to the area east of the storm pond and next to Arbour Lake Road.
- Too many apartments, for this small area. Nobody is buying the ones we already have. Make more green space. More single family dwellings. Give them their own recreational facility, don't overcrowd Arbour Lake facilities any more than it is already.
- I would like to see the Apartments moved away from Arbour Lake Road.
- I would suggest moving the apartment building at the bottom right-hand corner of the map as it is directly opposite and very close to the pre-existing condo building outside the new development (88 Arbour Lake Road). Those living in 88 Arbour Lake Road will look directly into this proposed apartment building

(and vice versa) and it will also create a dark shadow corridor between the two buildings.

Would it be possible to move it to the top group (where the houses have large gardens and the gas line and topography separates the new space from existing condos)?

Alternatively, could you move it slightly up or make the other 2 proposed condos larger?

- the location of the south apartment buildings will block view from the walking path and make the area feel closed in. they should be moved to the north (top) and positioned along the high retaining wall that is already there. the single family homes would continue down to Arbour Lake Road.
- I don't understand why you have to put the apt buildings where they will be intrusive to us who go back on to this development, they all should be lower where the other ones are and make the area more residential. This city is typical for not treating residence with any respect. And I would like to know how the city will compensate for the great noise we will have to deal with.
- The apartment building at the bottom right of the image will be immediately opposite a current high-quality condo building. This should be moved. If it is not moved it will significantly harm property values and quality of life in the current condo building, by destroying views, reducing privacy as the two buildings will directly face each other, reducing natural light (the condo units only have windows facing that direction, so there is no other source of natural light available). Thank you in advance for responding to residents' concerns.
- This building in the SE corner blocks the view of the Rocky Mountains and Hopewell should

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move, relocate the 4-6 storey building and not block the westerly view! Please!

- Four story maximum is preferred. I would limit the upper area to one apartment building and the lower are to 2.
- Apartment buildings should not be more than three (3) stories. Minimize the concrete jungle look!
- I would remove the houses from the pond green-space area and let it be natural, then take the remaining areas with houses and make them a combination of townhouses and apartments.
- I would suggest the upper NW corner blocks be right up in the corner instead of in the middle of the upper row. This is going to look stupid the way you have it and who would want to live in the townhouses or what ever they are supposed to be and have all the apartment traffic driving pass all the time. Got no to be a traffic disaster.
- M-C2 MF Site 4 buildings locations should be revised specially the south eastern block is to close to existing building causing problems such as privacy and covering the sun for lower levels. The lack of appropriate distance and pathway between to new and existing block would be a major problem for access of firefighting crew in case of fire.
- Place apartment buildings in the location which least obscures the view of the mountains from peoples homes that live East of the pathway. We have a beautiful view of the mountains. Keep the grade of the single family homes low enough that we can still view the mountains.
- The apartment buildings in the top left are going to obliterate the mountain views for a large portion of existing residents. No

offence, but having a city view is not why I moved to the existing condos and has no restorative value. Put the apartment buildings along the pedestrian road/path that runs along the right side vertically of this diagram. The view for those in the existing homes is already blocked by the hills and would be blocked by the proposed single family homes in any case. Keep the existing wetlands. They are too precious to the community, the environment and the beings that already occupy them. Restriction breeds creativity.

- build more condo instead of single houses if they wants to hold more people, leave more green space for entertainment.
- Lack of cycling infrastructure to and from the apartments. Folks living in the apartments need the option to cycle safely to and from shops and the LRT.
- "Nothing wrong with the locations. The NW and SE portions of the parcel are logical. What doesn't make sense is the shear number of units. The number in the NW should drop from three to two and the SE from four to two, just along Arbour Lk. Road. Furthermore, the developer told us at a open house that four stories was highly unlikely so, in their mind, probably three. In our estimation it should be no more than two stories.
- The question did not mention single family dwellings but they should be reduced by two-thirds. One to two blocks near the North apartments. Open space/park needs to be vastly expanded."
- "I do want apartment building, even 4 storey, Too high density, suggest row/town homes instead. If apartments have to go in move

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them all to the back/north side of the development. All the cars will start parking on the roads and people drive way too fast even in the school zones. We need police to slow traffic.

- Having apt building on the SE corner (bottom right) is too much"
- I do not like the idea of any of this land being developed. It should stay as a natural park space. There are too many dwellings. The traffic will be terrible and it will change the nature of the area
- Generally there are too many apartment buildings. Their number should be halved in the current locations. The large increase in local residences will put a strain on already very busy roadways and intersections. Roads coming into Arbour Lake from major roads....Crowchild and John Laurie are already very busy and it seems hard to see how they can handle so many more residences.
- All high-density housing should be at the south-east end of this development to facilitate access to transportation and other public services. Adding additional mid-rise buildings behind and beside existing condos will have a lesser effect on existing homes' property values and views, while also promoting environmentally-friendly practices like walking, cycling and the use of public transportation.
- The apartment buildings add way too much density for such a small area in the middle of what is already a developed dense zone
- "In my opinion, building more high density apartments (4 stories high) are not needed in the arbour lake community. This will create housing for far too many people (the

infrastructure currently in the arbour lake community is already at full capacity as evidenced by the fact that there isn't sufficient parking at the LRT station, the library, the leisure centre, the Safeway, etc.). The best possible solution would be to build higher quality bungalow villas that would be suitable for senior citizens who currently live in the NW area but who want to sell their houses and downsize into a smaller home, but who don't want to live in an apartment style condo.

- The 4 story building that are currently being proposed on the bottom right corner of the above map will result in all of the gorgeous, mature trees from the hawk wood farm to be cutdown. Furthermore, this will also result in the West condo development (88 arbour lake road) being too close to the new development. It will also completely destroy the views for the existing condo residents. If Hopewell insists on building high density housing, they should strongly consider moving the higher condos on the other side of the property."
- I think the apartments should be north of the houses. Or at least in a place where they will put as few houses in the shade as possible. This allows for the houses to put solar panels on their roofs if they desire. This also means outdoor parks/lawns are more likely to be used.
- You are taking a beautiful natural area and putting in housing. There is no need in Arbour Lake for more development. Leave this natural area as is!
- The set of 3 buildings to the north is close to a previously built complex so I agree this a good place for some larger building units to be built so would not be too invasive. I

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disagree with the number of 4 larger buildings to the south of the proposed building site as it will increase traffic to the area. This corner is incredibly busy as is due to the corner on Arbour Lake Rd NW and the buildings that have already been built there. Further, I do not see the parking for any of these buildings on this map site. Would that be constructed under these buildings, Or, along the roadway? Again, Arbour Lake Rd is very busy and the curve on this road can be very concerning especially in Winter when the area can be icy and the incline of the road seems to make it more slippery.

- Based on the endless "For Sale" signs for existing properties, adding more condos and townhouses seems like it will only worsen the problem.
- Is this a survey about what the residents think about this development or it is a fact that we are stuck with less green spaces and more concrete?
- I don't want multi story multi family buildings. I worry about the increase in traffic and the strain this will place on public services, especially schools.
- There should be no apartment buildings at all as there is already a VERY large apartment complex just north of the new development. The sharp increase in the amount of cars is going to cause traffic and pedestrian safety problems, and it's already risky to cross arbour lake drive in some parts. The apartment buildings are also going to block the view for the existing single-family houses which is going to drop their property values. In addition, the town-houses must be limited

to 2 stories high also to prevent blocking the view for the existing houses.

- In order to control the traffic volume, all of the apartment buildings should be kept the one area which is close to the boundary of the community.

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Verbatim Comments - Question 3

- **Question 3:** Thinking about future development on this site, tell us about what additional park spaces, amenities, or programs you'd like to see included.

- Good as is
- It's a wild life habitat
- I would prefer to see the northwest corner left as green space
- Parks should be accessible to all
- Move the three apartments [Grey bldgs top left section on map] over to the right; park space [top left corner on map]
- Concern that if the topography is unchanged the future buildings have more impact, prefer it all being levelled off; 1.) concern that 3 storey is too high [row bldgs top left corner on map]. 1 or 2 storeys is better 2.) 2 storey would be better but more of a concern for the building over [Grey bldg top left edge on map]
- tall apartment building [grey bldg top edge] is directly across from our residence seinor (900 Arbour Lake) it would interfere with the view. Replace with single units for better view. [Move to top right corner or further south
- The marked [bottom right corner] 'green space' area beside 85 street is meant to be vegetated as it is covered by rather good soil However, due to construction of existing apartment, and more importantly because vehicles are using the soil area to turn, or park, no vegetation has grown in this peice of land. If City block the possibility of cars using this space for parking or turning by running past & wines it will have a chance of growing



some vegetation. If trees are planted it would be even better, it will add to the overall green space & the community

- I'm strongly opposed to this proposal for the following reason: 1.) too high density for area 2.) not enough parking (too much traffic already)3.) Not enough infrastructure to support all of these proposed residents
- (current schools are overcrowded) not enough parking as it is at LRT station/Safeway 4.) Total destination of lovely green space; this area is very swell & should be zoned for park/end[?]; I live at a higher-end condo at 88 Arbor Lake Rd. I currently have a view of the mountains & also overlooking the Hawkwood Farm. I'm on the 4th floor. I'm very upset with this current development proposal. Why build the highest building (ie 4 story condo/apartments) directly opposite a pre-existing high-end condos?? Please strongly re-consider moving the

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highest apartment building further down the block in the development. I'm also very opposed to cutting down all the trees that currently like the front of their Hawkwood farm. These trees are beautiful, in addition to providing a buffer for noise from the extremely high density development that you are proposing

- Leave it as it is. Green space. Allow the wildlife a place to live
- The whole area should be preserved as natural space as it increases the quality of life of all current residents and is a habitat for coyotes, hawks, and other wild life. The wetland and trees present in the area preserve air and soil quality and therefore should not be removed
- The whole thing should be a green space. This land is apart of our community and it should stay like that with 99% of people saying no to development is the company & City going to listen
- 2000 people in such a congested area are too many. This development does not take in consideration the nature of Arbour Lake. The movement[?] of people to the Crowfoot centre, the LRT parking and the local schools does not meet the original intent of the community. 7 condos in such a small area where 2 condos already exist is preposterous. The NW area has already developed many new communities and suffocating this is extremely unfair to the residents
- Half the number of single family homes is more than enough. There looks like to many condos and no commercial or playground area
- Although 10% is the minimum we can also put in more [wetland park on top right section & park space bottom right section on map]
- Put the lake back where it is today; Remove 10 lots - more park space; it looks like the developer is just being greedy (we all know they are)
- I would like to suggest [bottom right section on map] a facility for equestrian healing, park interactive not more housing; I enjoy the land with horses on it and natural resource for rehabilitation of mental health issues
- Concerned about: moving the water body will impact wild life. Consider keeping it at same location.
- I think there should be more park space in this area. Why does there have to be such high density? The Arbour Lake road is already very congested, especially in the mornings. Why not have 30% of the land be designated as park space? Indicated by wet land that those houses should be park space.
- Is a commercial site verboten? (it should be) too close to 7-11; vehicle access to multi-unit building should be from inner street, not Arbour Lake Road. (funnel all traffic through the two access points - would likely need signals).
- I would like this green area be conserved. It is lovely to have an oasis of green and peaceful space in a busy city as Calgary
- Again - keep it green! no buildings at all
- What wrong with leaving it as green space?
- Not in favour of any high rise (4 floors) condo, behind Calvana Village
- The whole density needs to be scaled back - to much for the area; Development should be put off until the house prices of current residents have rebounded - 1 pay \$3,700 a

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year in taxes, if I lose \$ on my houses sale in two years I will be [profanity]!! Crossed out NW town houses and noted should be changed to green space. Crossed out single family and changed to all to town houses.

- Would love to see more than 10% green space; My home is on Arbour Stone Rise and backs onto the large park and new playground. If a dynamic playground is not included in the plans proposed, then the park & field that 2 back onto will be the first play area that children from the new development will be able to walk to & there will be hundreds of them. Don't get me wrong - I love children - yet the density is so high for the new development that it warrants more green space than 10%. And some fantastic park equipment & sports area to keep the children closer to home. Thank you so much!
- The land should not be developed. Traffic and school infrastructure is insufficient to handle the increased population. Furthermore, this project will destroy valuable ecosystems of many plant and animals species. Finally, this development will negatively affect the views and values of many homes.
- See answers to question 2. As a resident of Arbour Lake, my wife and I do not want extensive restructuring of the natural area. The natural flora and fauna now occupying the site are welcome neighbours, we do not want to see disturbed. Please vacate the site. The proposal presented is entirely unacceptable.
- Ensure proper family playground is built in this green space. There is a lack of good playgrounds in the area and this would be appreciated by families in the area 2.)

Consider designating some area in these regions or a section near the pond for an off leash dog park. There are none nearby and it will encourage use of the development 3.) Plan to develop the area with Arbour Lake Road being lined with trees. For multi-family homes provide trees in the back for privacy. This will allow the area to still have the green look we as residents are used to, while providing privacy, noise dampening and wind breaks for the new residents

- It would be wonderful to have a pocket of commercial space for a couple of small businesses - a café, corner store, bakery, etc. Ideally next to a park space, with seating spilling outdoors. This would help create a community hub & help neighbours get to know each other
- Keep as much of the rational wetland and grasses as possible [pond on map] push to keep tree stands (originals) more green space & concerns of too high of density & more green space for walkways
- Leave the land as is!
- There are not enough green spaces. Really worried about traffic and how big the lake is, not to host 1000 and plus people; low grade to not block mountain views on eastern edge; pathways connections. Move small green space south & connect to pathways
- Change farm to park land (like Nose hill). Why build more condos when we have all empty condo's downtown. We need more space for wild animals that live there - nesting ducks, coyotes, moose giving birth. We have too many empty condo's now - but health wise increase the green space. Eliminate this too much, develop wet lands here, have park

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land here (crossed out nw condos and changed to wet land and park area)

- Reduce to +200 single family dwellings with 50% greenspace
- I would love to see coffee shops, mom and pop restaurants in the apartment buildings, a small micro brewery/pub would be fantastic. The park could have a playground and adult outside fitness equipment
- I would like to see the large multi-unit building utilize some ground floor space for cafes etc.
- Ensure wildlife is considered, and safe human wildlife interactions remain possible
- Density too high. Should be closer to city minimum of 8 units/acre = 320 units
- More single family homes! More green spaces and parks, walking paths; concerned on how this many residences is going to impact an already busy & small lake! No high rise apartments
- Make it feel like Nose Hill Park; try and keep the birds so they can stay; keep the natural feel
- Area circled [top left section on map] I would like it to moved to south of map and have single dwellings on top of map to go straight across to Arbour Lk Rd. Also like to see more green space! Kishley easthope calvanan village.
- I assume this is the full MR allocation and so extra park isn't possible. There are no playgrounds anywhere near here. Please consider a really good playground and not the minimum 2 piece tot lot. The closes one would be at the Arbour Lake school, but it's quite a distance away for small children and families to easily get to.
- Environmental impacts need to be seriously considered. The coyotes eat small animals ie

rabbits that tend to over run the area. Hawks are nesting here. Ducks, geese [are?] the water ponds in normal years. Lovely sight. As it is 'Hawkwood Farm', it should remain as is with no house/home/apt development & be considered & heritage site

- Please consider the fact that the vacancy café in the adjacent and already functioning condos is about 15%. While the retirement residences across the street have a waiting list of 2-3 years! So plan for the two condo complexes at the corners to be retirement residences. With the population getting older, this will be a wise investment, plus it will benefit the community!
- Create a community garden to make something useful for residents - especially seniors in the area
- More park, less housing
- There are many forms of wild life. Condo's will look into my backyard, more green space. So much will be affected. We need to keep it a natural habitat & mountain view. I will look out onto all those house
- Keep the views for current residents
- Green area/dog park; Right now we don't have access to the land. But it will be great to have more green areas. Less units will be great. Traffic will be bad. If they want to develop 800 units. Is there going to be visitor parking? Or are they going to park on the street. There is going to be at least 1600 more people, what is going to happen to the lake?
- Lose the single family homes on the East [right edge of map] and move more green space to the eastern edge so people can continue to enjoy pathway

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- Reduce the number of units; build more estate homes and increase the lot size. I am concerned with traffic from the propose 2200 new people
- Build the condo on 85 ST; traffic too much; there is no park included in the plan; too much dentistry for the amount of land
- No highrise please! More single family housing
- Too high the density. Consider more single detach houses more green space, age-in-community concept
- I do not want to see this natural habitat developed at all
- Good drainage, any concern about flooding?
- Keep natural habitat [pond & top left section area on map]; we have lived here for 10 years and loved seeing our kids learn about natural habitat - the ducks, birds, coyotes, crickets. This land is unique & preservation is needed
- Leave hill & wetlands on west side as is - keep area as a reserve on Wetland park. Senior care facility - needed - more accomodations in condo areas instead of condos
- Preserve the wetland/hill area, as is, situated at the top of the hill [top left section on map]
- We see lots of coyotes all the times, lots of birds. (I even had birds on my vents a month ago and more neighbors had the same), a lot of bunnies eventhough the farm is there and noone has been after them there. I'm scared because I live just across the street and I have small children and there is a retirement house next to it. This community is already established so even our wildlife is use to us. So, now are we going to do this to them?
- As a mother of a toddler and a baby planning to live in this community for at least 2 decades I think to help the kids to grow healthy they need different types of outside fun. Here in Arbour Lake we have the lake, wich is getting tight for the families living already here. Also we have only 4 complete playgrounds counting on the schools. The rest are just swings or slide. These 4 are used everyday all the time. So please let's try to make a little farm or a bigger and better playgrounds!
- Please take into account the wildlife that is already living there. What will be their future?? Also you have to consider that with more families in our community is essential to have more recreation areas...!! Inside this area!!!
- Preservation of green space & wildlife; Maintain the topography, not all graded!!! Leave natural environment around storm pond to attract wildlife
- The 'pond' area that it would be there for drainage is just to pretend that we will have 'green' space. I don't see any aminities for kids like: baby farm, playgrounds, spray park, kids club. That gets me nervous because in Arbour lake there are always families (new families) coming. We have top rated schools so a lot of amilies come for that. Also, the lake is currently getting small for so many families growing.
- All of it
- None, no buildings, just farm
- leave it as natural as possible please
- park space here [along Arbour Lake Rd] this is too beautiful to devleop!!
- small playground & benches & pthas
- 1/3 park 1/3 single 1/3 multi

37/65

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- open space not large enough for park site??
- More green space. Do away with apartments. Area too dense
- Dog park, more green space at box indicated
- We need more open green space
- Park/playground where everyone can enjoy the mountain views
- Please don't develop
- No
- 10% green space? Not enough for the suburbs. Let's keep A.L. beautiful
- more green space, smaller/shorter buildings, wetlands, protection/interpretive walks/playgrounds
- Put a lot of green space, and parks
- More green space & off leash area
- There shouldn't be any more construction park
- Don't destroy farming
- park, green space
- Good as is
- It is a wild life habitat (Personal info removed)
- I would prefer to see the NorthWest corner left as green space.
- Parks should be accessible to all
- move the three apartments over to the right (Personal info removed)
- Concern that if the topography is unchanged the future building have more impact. Prefer it all being levelled off. 1. Concern that 3 storey is too high. 1 or 2 storeys is better. 2 storey would be better but more of a concern for the building over.
- Tall apartment building is directly across from our residence (Personal Info Removed) it would interfere with the view. Replace with single units for better view.
- See above.
- I don't believe anything should be built on this land, it should be kept as it is without any disturbances
- Walkways and bike paths should be offered.
- I do not want to see this area developed with any housing at all. There are already enough residents in Arbour Lake. Either leave the area undisturbed or make it into a natural area sort of park.
- Arbour Lake is missing a nice green space . The closest park is Bowness that we need to drive to. The Hawkwood Farm is a great location for a park which the residents would much appreciate, especially mothers with small children.
- I would like to see green space instead of the apartments and townhouses. This path is used by many seniors, pet owners and children and the green space is a valuable trait to the neighbour hood. I would love to see an off leash area, and a playground.
- "I, first and foremost, really don't believe that this land should be developed at all. In its present state, it is a truly unique, natural space. It is home to a variety of wildlife, wildlife that will be displaced by this development into the surrounding urban environment, almost certain not to survive. Fish and Wildlife put up ""moose in area"" signs on this land almost every year. Coyotes can be seen out with their pups. Hawks nest and hunt. There's an amazing variety of songbirds. You can hear the frogs in the pond. We have a chance here to do a remarkable thing, and should give consideration to preserving this piece of land as the urban, but wild, ecosystem that it presently is.

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- The developer, proudly stating at an earlier Open House, that a greenspace will be provided, complete with pond, shows a complete lack of understanding of what the community is being asked to give up in exchange."
- This is absurd. These are loaded questions. None of the residents of Arbour Lake want this to happen. This seems to be merely a formality that the city must undertake to move this plan forward, and I doubt that anything said during the community meetings or this survey are taken seriously. Arbour Lake is already a complete community. I am 100% against any development in this area, and if you were to actually ASK that question to current residents, the answers would undoubtedly be similar. Regardless of public opinion, I'm sure you're just going to approve this anyway.
- Here's a novel idea! Leave it the hell alone. This city has its head up its ass, selling out at every turn to developers who cram houses together to maximize profits. What's so wrong with leaving it just as it is so that the rest of us who are already crammed in to Arbour Lake can feel for just a few seconds that there are still some relatively unmolested areas nearby?
- This land should not include any more condos. To increase the population of Arbour Lake by 20% is insane. Our schools and roads cannot handle this plan!!!! Please only build to 1 - 2 story houses only!!!!
- Is there an area for a daycare facility as there are going to be several young people likely going to need day care.
- Community garden in the green space, better access for non-resident community members.
- I am totally against any development of this natural habitat area within the city. This property until recently has remained natural until the death of the previous owner. The property is now in the hands of the family members who do not share the same thoughts as the previous owner. So now it's time to cash out and destroy the natural beauty. The way these feedback forms are prepared indicates the City has made a decision to proceed with development and totally ignore the beauty of the natural habitat area.
- Bearing in mind most people do not even want this development, no more high density condos/apartments and eliminate some of the ones already in the plan - see above comment in Question 2. More open space, park area and keep more of wetlands and there are hundreds of birds and wildlife that use those wetlands not to mention a family of coyotes that have made this their home for many years. I moved into my condo in 2004 and have watched them raise their family every year and it will be sorely missed. Very sad to see this development and would really like it to be less high density and more townhouses and single family homes.
- Dont develop it. Leave it as farm land
- The extremely small green space on the eastern edge should be enlarged to run the entire length of the current 85th st multi use pathway. There is very little green space already in this part of Arbour Lake and this multi use pathway is very heavily used by residents, due to the enjoyment of the current Hawkwood land. The enjoyment of using this pathway will be completely ruined by building so many homes along this pathway,

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discouraging residents from being active. It appears Hopewell is attempting to maximize their profits without any attempt to provide value to current residents and doing the bare minimum required by the City of Calgary.

This proposed development appears similar to one built in the 90s. Should the City of Calgary approve this proposed development with the current green space, it will have ignored all the research and urban planning guidance demonstrating the benefits of developing in such a way that encourages healthy communities and active living.

- Other than Arbour Lake itself and a few other green spaces, the area of Arbour Lake doesn't have much natural space to view or use (not like Rocky Ridge, Royal Oak, Tuscany, etc.). Why can't the area be developed as a green space for walking, picnics, left as a natural habitat, etc.? The traffic that will increase along Arbour Lake Road will become terrible and so congested in this area. What will happen to all the wildlife and generations of hawks in the area? I've lived in the area for 15 years and am so disappointed to see that this could be completely destroyed.
- I am totally against this development. This area has a few green areas, such as utility corridors, which enhance the peaceful livability of this area. The lake area is the major recreation park area. The lake is well used at present & crowded at times. If 2,000 more people were to inhabit Arbour lake eat, the lake area would become unappealing & be available on first come, first use basis & definitely not a relaxing enjoyable location. (overcrowded & unsafe.) can the local

schools handle this influx? We have a great community. WHY RUIN A GOOD THING.?

- See the comment at the Q.2 too. The entire project is so dense. I don't see any connection from the North/North West (Gas line) to the South to the park and the continuing pathway to the South-East corner. It will be ease and nice green access to the shopping centre and LRT.
- The land should be left as a green space, add benches and pathways so that Arbour Lake residents can enjoy the outdoors.
- I would like a little cafe or coffee shop for the residents but also for all the people that will use these walking paths with their pets and children.
- I would like to see the developers given money to the ARLA for use on the lake's community building/ office space and protection of the lake property due to the increase in persons using the facility.
- some amenities such as convenience store and pharmacies, and possibly some restaurants (barring fast foods, we have enough of those everywhere).
- "The map is annoyingly small and misaligned with surrounding housing.
- What plans have been made for increased traffic? Will the two entry roads have lights, or just stop signs?
- Planned pedestrian crosswalk (controlled) somewhere along new development? Cars drive way too fast along that road."
- Location seems fine but there is too many residents in such a small area
- "There isn't enough green space! If there are 43 acres to be developed there needs to be at least 10 acres of

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- public green space and parks. The wetland area in the top left hand corner of your map should stay as is with a board walk through it. There should be major playground space for all the children which will be jammed into the townhouses and apartments unless you are planning to allow them so expensive they will be unaffordable to single parents or low income. There should be more cycle paths in our neighborhood as Royal Oak has and this is the perfect opportunity to put them in."
- "Way too dense for the space! Bike paths, parks, safe walk to LRT. At the moment traffic moves at dangerously high speeds along This stretch of Arbour Lake road. The sidewalk is a dangerous walk!
- Please don't create an 'upper' Arbour Lake and a 'Lower' Arbour Lake. This looks like dense rentals in lower Arbour Lake to me."
- The images do not address parking for the apartment buildings. I assume the yellow dots indicate parking for the townhouses. Will parking be maintained within the new development area or will parking be permitted on Arbour Lake Road? If so, should the road be widened? Overall I don't really have any concerns about what is being proposed.
- Again, residents are being limited to parks, amenities and programs. While those are important, you need to ask us what we value. We value education and our children not being overcrowded in current schools and not adding to this issue via the construction of almost 900 additional homes. As far as we are concerned if the City of Calgary does not make this a requirement, parks, amenities, programs, pedestrian access, and related is pointless!
- "I would love to see the habitat of the frogs preserved (in the marsh just in front of the seniors' home), as well as the red-tailed hawks that live in that field. The whole piece of land and the respect it showed for nature and the heritage of this area added substantially to the appeal of Arbour Lake for us -- I'm inclined to consider moving now, if they are now going to pack in that kind of density of housing, added to the trailer park across the street from it."
- If this goes ahead, I would prefer to see more green space/setback preserved along the main road, rather than a wall of houses facing the street."
- It would be nice if the area was instead used as a green space for public use, or even better an off-leash dog park! Even if it was only 1/2 of the area, say the left side keeps the town houses but then what is to be the "single family" side on the right could be kept as a park. I think a very high percentage of the Arbour lake community will be sorry to see this beautiful area fully developed.
- We need a dog park in Arbour lake so this area could be developed for that and green space for the public.
- the plan seems good
- "Make the parks and green space bigger. Ensure there are lots of trees planted. Ensure there is plenty of parking for the residents and visitors. Cars should be not overflowing into other parts of Arbour Lake.
- The City should build some public art, I think the giant blue circle is lonely and a giant blue square and giant blue triangle should be built. That is definitely the best way to spend tax payer money right now."

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- It would be great if part of the Hawkwood farm could be kept intact as a heritage piece. I also don't understand why Calgary continues to develop suburbs that have wacky, odd, and inconvenient street layouts. What's wrong with a nice old North-South, East-West blocks with pedestrian and cycle paths dissecting long blocks to increase walkability. I would also appreciate many more connections to existing paths at the borders of the development. Another key ingredient for success would be shop/retail space on the first level of all the apartment buildings. Would be great if you didn't have to walk to Crowfoot plaza for groceries.
- How are you going to deal with the overwhelming traffic
- I use that back road between the farm and the already developed houses. I hope to be able to continue to use this as a walking path to the train station it is a good short cut. Also not sure if there can be anything that the storm pond that can be used for. It would be cool to have a wetland or something to go see there
- "I do not think the lake can accommodate 800 ++ new members. It is already crowded.
- Arbour Lake community is over 25 years old and in need of repairs to crumbling sidewalks,
- pothole roads, unpainted developer fences, poor landscaping maintenance, aging
- poplar trees, etc. The city could start putting some money into making some improvements to the existing Arbour Lake community before it plows money into a new development."
- I am still hoping for a Miracle of change and will attend Open House. Already we have enough Traffic in our neighbourhood and I often witness cars ripping through our Play Ground Zones on Arbour Lake Rd. I am confident that this is an issue for many of our residents. I look forward to more information and discussions, Catherine McCarthy
- Other neighborhoods have large green safe spaces to walk, run and enjoy with friends, family and pets. In Arbour Lake, a prestigious neighborhood, we do not have that. I have grown so tired of driving to other areas and neighborhoods to walk my dog and enjoy the outdoors. We are in close distance to trains and buses to help with the environment and yet, I am not able to enjoy my neighborhood at all because we do not have a large green space with trees and benches to enjoy. I have to get in my car to go and do this and I hate it. It makes the current transportation set up almost silly since recreation is also a commute.
- If this space is developed, please consider adding in park space and walking paths. Also, given the limited parking for businesses in the area, it could be helpful to ensure that there is street parking that people could access without too many restrictions.
- This land should not be developed for multiple reasons. Multi-family dwellings are tough enough to sell without adding several more to the market. The land is a nice natural area for the community (I am not an Arbour Lake resident but am still against this). And the existing roads cannot accommodate this many more residents.
- I think that you should ask the residents if they want 2200 people living in this small space? Why can't the family, who have developed a lot of the NW make this a dog

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- park? Perhaps think about community, rather than just making money?
- Arbour Lake cannot sustain this development. The builder as most builders in the City will cram as much as they possible can within the existing building codes of the city regulations which need to be changed. I look at this development as a fire hazard. One house fire or apartment fire will be devastating. Access into Arbour lake will be more congested and stress the existing infrastructure. The community lake cannot sustain another 2000+ people. Currently, the lake is at maximum capacity all year around. It was constructed based on development of Arbour Lake in its current state This property was initially willed to be park space. It would be more appropriate as park and or wildlife sanctuary. This property is home to much wildlife such as coyotes, rabbits, birds, deer etc..., which we have currently enjoyed as residents of Arbour lake. Where are the plans and details as to how the construction is going to be performed and the safety of the current residents. There are schools in direct vicinity of this planned development, how are children going to be protected and the residents with large construction equipment entering this already developed area.
 - "A pedestrian study of the 85 StNW connector pathway to Crowfoot LRT should be considered. It is a major walking, running and biking route. Will the developer assist with improving the pathway?"
 - The retaining walls on the northern end of the development need to be included due to their poor visual appeal. What will the topography of the site look like upon development?"
 - "I do not see that you want to keep the big trees standing. Do you know that hawks have their nest in one of them? Do you know that we need as many trees as we can to protect our environment? And also do you know that hawks cannot build their new nest on a different tree? They will die. So I want to ask how you help to save the environment ? All trees should be kept growing. I can see that they keep trees in other communities and they build around them.
 - How all people from this corner will commute? The road is very busy without new houses."
 - I would like to see more green space. The farmland is absolutely beautiful - why ruin it for More houses and condos that the city clearly doesn't need!
 - "In the 10% land area set aside for public use, is the feature labeled 'storm water pond' included in the ten percent? Should it be?"
 - If the feature labeled 'storm water pond' were found to be spring fed. It would make it a permanent water feature and therefore should it not be excluded from the 10% ""LAND AREA"" calculation? Water area is not by definition land area."
 - "The density of the area seems to be too high. Arbour Lake is a big community as well. My idea is about separating this area from Arbour Lake with roads on both sides as a new, different community with no access to the Arbour Lake beach. Also, all schools in Arbour Lake are full, so a community for retired people could be fine.
 - There is not enough green space included. The park is too small. I would like a big inside playground for kids to be built on the right

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corner down instead of the apartment buildings.

- In conclusion, I believe that people's opinion matter."
- "The stormwater pond should be visually appealing as it will be on the side of main road.
- A nice play ground can be installed in the area above storm water pond."
- Would like to see the 10 proposed houses that border the NE corner of the park removed to increase the park size. Mrs. Hawkwood wished the whole property to be a park, (heard this by word of mouth from someone who knew her) so let's honour her wishes and make the park a large, inviting green space with multiple uses for all ages to enjoy!
- City should have bought this property from the owner and then turned into a park for all the residents to enjoy. Arbour Lake does not have a park and needs more green space. This development is too dense and is specially a terrible plan for the residents of 88 Arbour Lake Road (the condo right beside this land). Many of us are seriously considering moving out of Arbour Lake.
- I would love to see walking paths, water, tennis courts would be really great. A playground would be well received in this area as currently the closest one to us in arbour meadows is the new one by the middle school.
- The proposal is far too high density. This will cause traffic nightmares. It will also over-build Arbour Lake. The existing amenities in the community (shopping, lake, parks, roads, schools) cannot handle this number of additional residents. The only way this could

possibly be successful is if the multi-family (not apartments) is all 45+ or 55+. This plan also requires more park space to accommodate this many residents, and it would be helpful to also provide some retail space. Arbour Lake already lacks opportunities for social connections, and this plan will exacerbate the isolation. The other things that's missing is bike paths, specifically along Arbour Lake Rd NW. Pathways should connect cyclists and pedestrians to the LRT station and the pedestrian bridge over Stoney Trail.

- I am a board member of the community association, and we are trying to establish a community garden and possibly a small storage shed. (We do not have any access to any storage other than our own homes right now. We DO NOT access the hall at all.) It would be much easier to implement a garden in this new area than trying to find existing space with affordable access to water. It would also place the garden closer to the condos (those without any yard of their own).
- Would prefer a walking path that separates the back yards of houses. As well, there is only one green space that is in the SW and a tiny one on the east side. I would like to have a green space that runs along arbour lake road on the NW side as well. Instead of the apartments... this space would be in front of the dark grey amenities.
- Low income housing please! This is desperately needed in Calgary. (15 year Arbour lake resident, with kids who lives right next door to development on Arbour Stone Rise NW)
- There will need one more school. Widening of the roads (it takes 15 min to drive around

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schools in winter). More buses. The lake is already very congested in summer time, at the point that the current residents may sometimes give up and leave. Can another lake area be developed in the new community to accommodate new residents? Or increase in the area to access the lake. I feel like the quality of life in the community will decrease significantly by suddenly adding 2,000 more residents. Calgary has other areas to expand to, with proper road and school planning.

- This development will destroy the habitat. Nessus art for the birds and animals who live there. It will also create too much traffic.
- "The application should be rejected for the reasons below:
 - This is perhaps the last natural farm land, which is the treasured heritage from our great grandfather within the inner city. The historical heritage should be protected.
 - Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear the bird singing, sometimes watch coyotes playing by just through the window. They do not deserve to be locked in concrete forest toward the end of their life.
 - It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
 - Our children can visit the miniature farm land just inside the city. What a privilege we have!!
- Our children and children's children will thank us today for keeping the natural reserve untouched and all the wild life there will thank you for protecting their home."
- "The application of developing the former Hawkwood Farm should be rejected for the reasons below:
 - This is perhaps the last natural farm land, which is the treasured heritage from our great grandfather within the inner city. The historical heritage should be protected.
 - Senior homes were located right beside the natural reserve. Some seniors have limited mobility. They can see the beauty of nature and duck swimming in the pond, hear birds singing, sometimes watch coyotes playing by just through the window. They do not deserve to be locked in concrete forest toward the end of their life.
 - It is our responsibility to protect the nature and wild life and live harmoniously with them. Human has been pushing boundary out again and again by destroying the home of wild life. Protecting wild life is not only for the scenery but also for the eco environment and for ourselves.
 - Our children can visit the miniature farm land just inside the city. What a privilege we have!!
- "1. Traffic in and out is my main concern. Does the development done a traffic analysis?
 - 2. Housing density is my second concern (it relates to all other points). Housing density should be maintained "consistent with" the pattern already well established for the area or lowered if traffic can not be handled.

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- 3. Access to the lake. This is already over-taxed, so adding many more families (who don't have yards to spend their time in) will add a disproportionate new burden.
- Access to the Community Hall. This facility is far-undersized already. There was some talk a few years ago to expand the facility, but not sure what happened to that.
- Developer needs to contribute to needed expansion.
- There is NOTHING but downside for the existing residents, by adding these new homes. Thus, the planning must minimize the burden as much as possible.
- Open houses, on Thursday or Friday were packed, with no available parking, so I left.
- 80% should be green space.
- Will there be adequate parking for all tenants? I don't think there is enough green space for the apartment buildings. Where can they go to relax and walk their dogs?
- I'd like to see lower density homes. I'm concerned about the impact to traffic on Arbour Lake Road. This road is already very busy with many speeders.
- Develop this area!!
- Keep it green and natural - no new buildings!
- As mentioned above, the density in this area should not be any more than across the road in Arbour Mews. We already have plenty of row and apartment housing in this area.
- "1. Traffic in and out is my main concern.
- 2. Housing density is my second concern (it relates to all other points). Housing density should be maintained "consistent with" the pattern already well established for the area.
- 3. Access to the lake. This is already over-taxed, so adding many more families (who don't have yards to spend their time in) will add a disproportionate new burden.
- Access to the Community Hall. This facility is significantly undersized already. There was some talk a few years ago to expand the facility, but not sure what happened to that idea.
- There is NOTHING but downside for the existing residents, by adding these new homes. Thus, the planning must minimize the burden as much as possible.
- At PM on Thursday, the place was packed, with no more parking available, so did not attend."
- I think the park space is fine, there are plenty of existing parks/playgrounds nearby as well.
- Don't build it? We don't need more homes jammed into that area, it's overcrowded already and there won't be enough parking. Make it a green space, or add more unique stores, or a dog park.
- I would really like this space to attract young families to the neighbourhood so amenities for families with young children. Playgrounds, peaceful scenic areas to engage with community members. Maybe some bicycle paths and a bike/skate park. Access to schools is a must and this school be for cars, bikes and foot traffic.
- "Is there a playground? What is going to happen to the local schools - is there room for the increase?"
- Remove the southeast apartment building and put a small community centre in that area.
- PARKING! Serious problem in this area. Cars are all over the place. Will there be enough for everyone in those multi-family buildings? Not on 85th, please!"
- I think the proposed development plan looks great as it is now, with a good balance

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- between different types of residences and green spaces.
- would like to see villas in place of town houses, there is a need for small senior residences in the city for those seniors who are not ready for condo life but would like to be able to do some yard and perhaps have a vegetable garden, time to move away from the villas of yesteryear and provide better choices for healthy seniors who are forced to live in homes much too big for one cause there is nothing available for them to downsize
 - Park location is fine but I hope there's a playground built there. It would also be nice to have a wading pool or splash park in the NW!
 - I'd like to know where you think you are going to park all of the cars. Snow removal looks like a massive challenge.
 - If the area is going to be highly populated I would love to see more family friendly spaces such as soccer field, baseball diamonds or even a splash park would be amazing and would help ease some of the crowding at the lake. Bike paths along the entire area vs just the green space. Also apartment buildings are ugly. Would love to see them gone and just add town homes or duplexes
 - Make the area a protected green space. There is abundant wildlife in this area
 - The home lots along the street just north of the park appear to be very narrow. As most homes have 2 cars, there will not be enough room for parking on the street. Reduce the high density of homes along that block and eliminate the 11 western lots so that the park can be extended northward across that street.
 - A splashpark integrated into the parkspace. This would ease congestion at the community lake.
 - This location is such a wonderful opportunity for prairie parkland to be preserved, which would be a much more fitting legacy to the Hawkwood family than more housing. The community of Hawkwood has a lovely area of parkland with paths going through it, with a treed ravine and a hill with a view. There are currently no areas in this part of Arbour Lake with walking and bike paths (not to mention the fact that vehicles routinely speed down this part of Arbour Lake Rd at 60+ km/hr, which makes walking down this road unpleasant, and dangerous for young cyclists). It would make for such a beautiful part of the community to preserve the treed area from the proposed Open Space park on the east side down to the Stormwater Pond. This area is home to many species of birds, including a pair of hawks that make their nest here every year, coyotes, and wetland creatures, and I enjoy its beauty immensely when I walk past it.
 - The proposed construction of multi-level condominiums are way in excess of what would be harmonious to the locality as realistically, there is no ideal way of forecasting how many people would eventually occupy the many units sold in these complexes and heaven forbid, the number of resident owned 2nd or even third cars that will migrate to Arbour Lake Road looking for a place to park. If the question is where additional parking could be allocated the answer is "best of luck!" The proposed development is boxed in on all sides by suburbia and other than line both sides of

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Arbour Lake Road, travelling west from the south east corner of the development, I see no way to accommodate the flood of excess cars within this development; knocking out some houses from within the complex and create an area within the development could be an idea but most unlikely to occur I will admit. There is a small area on the east side of 85th street at its southern end that could accommodate some additional parking; it is currently restricted at the moment and would need asphaltting because drivers get stuck trying to park there during winter.

- I suggest that the apartments be taken out of the development and that the number of unites be reduced. I can't imagine the traffic, with all the extra school buses and the two car families.
- what worries me about the development of this site is that it currently has wildlife (coyotes) that keep the rabbit population in the manufactured home park under control. with the development of the land, the coyotes will disappear and the rabbits will flourish in the home park.
- Traffic signals at the entrance to Watergrove park.
- I'd like to see the wildlife protected. I understand development happens but I feel like the many birds, plants and animals will suffer if a large development is placed without any spot for them. I'd also like to see a special monument or plaque in place telling about the historic hawkwood farm and why it's important to remember it.
- "I do not have an change questions but rather I do not want the project to proceed in any shape or form.

- (personally identifiable information removed)
I wish to submit my intervention to the proposed project as submitted by Hopewell Residential, for the above-named venture.
ECONOMICS
There is already an over supply of this kind of housing available in Calgary. As a result; multi-family residential units like mine are dropping in retail value. Adding more units across the fence from me would only stand to reduce my resale value even lower. The media reports that our prices are down significantly at this point.
I know of two units in my building that have been on the market for 4 years and not sold. There are also 4 empty ones tht have not rented.
COMMUNITY IMPACT
The Arbour Lake Middle School is already operating at 10% over it's designed capacity. Adding 2,100 residents to this area would be unacceptable. The shopping areas at Crowfoot are now packed most of the day. Getting a parking space is difficult. Adding another potential 1,000 more vehicles to the area would acerbate this problem even more. The traffic pouring out of the two, designated exit/entrances onto Arbour Lake Road would be an opportunity for more accidents and pedestrian injuries.
- The Arbour Lake Community facility is standing room only on the summer weekends. The parking lot is full and spills onto the local streets.
ECOLOGY
The farmland has been a sanctuary for birds and wildlife for who knows how long. The trees and ponds are alive with active life. The coyotes keep the rabbit population in check. Without them the rabbits would move

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into the residential areas and would have no natural predators to keep them in balance. Multiple birds would lose their nesting grounds.

The quality of life for us humans would be diminished by taking away the valuable green space and trees.

The developer says they will provide green space. Basically, a patch of grass surrounding a drainage pond. Not the same. In Calgary, we pride ourselves on quality of life for our citizens and having rich green space is very important for that.

SUMMARY

To destroy such a heritage asset for the sake of unwanted and unneeded housing would be a shame. They don't make anymore land like this. To trade it away for a future (inappropriate language removed) would be a disgrace.

- I have gathered over 200 names on a petition from residents in this area. They have signed their opposition to this development.
- To put it bluntly we don't want it!
- We urge the City to not grant the developers a rezoning permit.
- Let's find a better use for this property."
- Looks like the residential is taking all space, not allowing space for any amenities. Looks very congested. I do not mind the development but this just looks like every inch is taken with homes all too close together.
- Remove the row housing to the left of the storm water pond and increase the amount of green space as we are already losing enough green space by getting rid of most of the farmland.
- The whole area should be turned into park space. Arbour Lake is already too full, we are already considering moving out of the

community. It should be turned into park space and an off-leash park for dogs.

- Develop the side walk along that side of Arbour Lake Rd, add bus stops, fix the bulging man holes on Arbour Lake Rd in that area.
- "A proposal of 2000 people in such small area is ridicule! Even worst if you think they will be within an existing residential area built with infrastructure and services thought for less people.....Hopewell need to build another lake or Community entertainment because there is no way they can fit in the existing one!!
- Another point of view...seriously Calgary need such a big further building development? A nice off leash park is not even better, since we don't have one here in Arbour Lake? (Inappropriate language removed)
- How do you plan on accommodating all that extra traffic and the extra kids that will need schools to attend?
- Considering the proposed "high" density, what plan is there to accommodate the extra traffic on the already congested two access routes? What is the plan to accommodate more people in the already congested lake facilities (lake and the community center are already beyond their maximum capacity). Density should not be any higher than what exists in the rest of Arbour Lake. Submitted by (personal identifying information removed)
- Living in Watergrove Mobile Park I wonder about the driveways in and out of your development..I wonder could it be made into a one way within this new development to ease up traffic opposite watergrove exit/entrance??

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- More natural habitat and green space for the children in the area would be an asset. habitat for the wildlife that will be driven out.
- I think the high density (townhouse and apartment) areas should be replaced with more single family residences which are in high demand and extremely sellable. And this would allow for more greenspace as well. There is NOT enough green space in existing plan!!!
- "Extend the small green space farther south and make it connect via pathways to the big green park, by losing one house in each row and using the land for a pathway. This way the new green space will actually connect via pathways to the existing multi use pathway. It is difficult for seniors with mobility issues to go up and down sidewalk curbs, as well as families with young children on bikes or walking. It is much safer for everyone to use pathways vs sidewalks. Here is a chance to actually make a useful pathway network, rather than the disjointed pathway system that exists within the City of Calgary.
- Keep the big green space natural, rather than turning it into a grass field that nobody uses. The area already has two schools with large grassy fields directly adjacent (Arbour Lake School and St. Ambrose school). These large fields are seldom used unless there is a sporting event planned. Most of the time, they just sit empty and unused. This indicates there is no need for another bumpy, dog (inappropriate) filled, grass field. Residents enjoy the existing Hawkwood farm for the nature and serenity of the natural space. Keep the new green space natural so that people using the pathways can enjoy nature. This also saves on the cost of maintaining the grass field."
- Please do not add street lights to the pathway on 85th St, as suggested by one of the City of Calgary staff at the Open House. People have been walking this pathway for many years with no need for streetlights. This is not a 'pathway improvement'. This is just adding more light pollution and having a street light directly outside of the bedroom window of residents that live along the pathway will negatively impact these residents.
- open space as shown is adequate if it includes play structures for kids and is well-fenced. allow some of the listed green space as off-leash-dog-park too.
- There should be more park spaces in the area and not packed with houses. I would love to see the entire area a huge park since a community needs that, but at least half of it should be on one side, to have some breathing space and not be full of houses. For example, the park around the pond should be increased to cover at least twice the area, placed instead of the houses to the northwest or instead of the houses to the north or east. The residence should definitely not have access to the lake because it is already over filled, obviously they would pay less fees.
- "There is a high need for an off leash dog park in the area, and more green space for walking and biking, soccer, etc. I believe the proposed green space is entirely inadequate and should be at least doubled.
- Overall, I am very opposed to this development. This will leave Arbour Lake with no character whatsoever, just a mass

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bunch of houses and condos, no soul, nothing unique about it. Losing the precious little green space we have in the NW is very tragic. It would be nice if the developer listened to the people instead of going after the money!! How about staying true to the Hawkwood ranch, and turn the area into a horse riding facility for the city, and add a community garden!! Now that would be something people would be interested in. Right now the proposal looks like the same old, same old as everywhere else where homes are packed in as densely as possible:(very sad and disappointing!"

- Dont want this site to be built anywhere. Dont want the change of land use to be more housing in Arbour Lake at all.
- Maintain half this property as green space at least. The last thing we need in this area is more people. The amenities here are already beyond max'ed out! There is no off leash dog park in this neighbourhood and it is sorely lacking. People use sport fields as off leash areas because there is nowhere else to go in this community despite the large number of dog owners. So disappointed that this land is being developed. Bow down to the all mighty dollar.
- Just make sure that it fits in with the existing development in terms of aesthetics.
- Get rid of the apartment buildings. They will not sell anyway!! Instead, leave green area. Put convenient, well planned pathways please! Arbour Meadows Close needs more pathways for kids to safely get to schools and lake. Also, a cool park with swings, slides, Christmas tree, is needed close to Arbour meadows close. We have nothing on this side for our children to enjoy outdoor time safely.
- I feel that there are too many units. Wildlife makes its home around the pond, and I think there should be a larger greenspace area that is left in its natural state, rather than landscaped into something unnatural
- Green space and walking paths would be nice. We bought here just over a year ago because we love the lake and road access to work. The potential of having a couple thousand more residents crammed into this space is very disappointing.
- kids play areas perhaps leaving more room for green space around the storm water pond to include a small bike park, walking path all the way around the storm pond. plan for people walking across the property to/from the schools to the NE of it, to the shopping accessible directly E of it via the pathways/streets that connect to the back of the shopping area.
- Day programs for kids/families, assistance to low-income and homeless populations, playpoule use with swings, definitely swings, and an increase in protection/shelter for all the wildlife you're displacing.
- I would like to see more bike and walkways, more park and green space. This is boring and unimaginative. It looks like a potential slummy area for kids to be bored and get into trouble. A grab for more taxes for the city and not enough areas for children and families or other residents of Arbour Lake to enjoy nature. Such a shame to lose this beautiful area. There are so few left in this city.
- EXTREMELY concerned about parking. There will be numerous cars parked on Arbour Lake RD NW if more parking is not provided for these housing units. This is an extremely high traffic road and having parked

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- cars will make it more dangerous. This road is a hill on a bend and during the winter parked cars will add hazards to the icy roads. Also, would like to see a school added.
- Should be a bike park, play areas for kids and at least 4 tennis courts.
 - I don't like the idea of this massive development and would have preferred a park with walking paths.
 - I'd like the whole site to be dedicated as a park for the area dedicating the space to the owners that managed to keep a beautiful area this long in the middle of an urban area. It would be a much better use of space than building more apartments and space that adds to the urban landscape. By developing this space it will only add to the parking issues and cram more people into an already congested area.
 - I would like to see outdoor exercise equipment, a green-space on a hillside suitable for sliding on snow in the winter, and possibly, a skateboard park.
 - The area really needs an off-leash dog park. This park could also include an area for enjoying the mountain view.
 - Hopewell has not taken care of the fences already built in arbour lake that are in the process of falling down!! why would they take care of this development? most of the businesses in the area are busy enough without adding a whole bunch of other people.. traffic parking ect
 - Ideally this would remain just as a green space that would be an off leash park for dogs and a community garden. If it had to be developed it would still be better to leave a majority of the land as a public green space off leash park and community garden.
- I would like to see an increase to the amount of green space in the area. I think the city and community could benefit from a larger park area. The stormwater pond is not a usable area for residents but makes up a large portion of the green space.
 - It would be nice to leave it as a small forest. The big open forested space is home for a lot of animals in the area such as foxes, the occasional deer, rabbits, gophers, birds, etc, and allows them to get away from human activity. It is the only decent green space we have in Arbour lake and beyond and it would be a shame to get rid of it. It is also a nice break from staring at houses.
 - This area should not be developed. I am tired of the city of Calgary allowing development in so many green spaces. Continually changing the designation of land use here has been going on too long. Stop the development and leave green spaces for recreational use.
 - "I think at least 40% of this property should remain park/green space. The farm is one of the only places in the entire community of Arbour Lake with trees.
 - Also, since this survey provides virtually no meaningful opportunity for feedback, I am going to use this space to express my personal feelings about this development. While I understand that it was a private sale, and that the City is thereby limited in what it can do to determine the outcome of this development, I would urge that this development is harmful to this community and the City. For myself, I certainly hope my circumstances allow me to re-locate by the time construction begins. Development will create an enormous disruption to the otherwise quiet enjoyment that this

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community offers. Further, I am concerned that the influx of properties will diminish the value and desirability of my home, should I choose to sell. Finally, I understand that there are benefits to building in spaces within the city that already exist, rather than sprawling outward, but it pains me to think that this beautiful, natural, green space is going to be levelled. Isn't there some way that this land could fall under some kind of "heritage site" protection?"

- "Based on the current density in the area, an increase in green space must be considered. I would like to see public access space closer to 40 or 50 % of the development.
- It is unclear if this falls within the ALRA - will the green space be public or require lake access? In either case, has there been consideration towards a community space - such as a town hall for events, gatherings, and rentals?
- I am not at this time opposed to the development - and currently own but am not a resident in the area. My concerns fall primarily with community amenities and infrastructure to support the increased population as well as the expected timeline for construction. I am particularly concerned regarding the demand in the area and the ability to sell/fill the space with this many additional people. Supply and demand plays a major role in my stakes."
- More park space. It was so nice to have the green space of the farm that it will be a big loss to have it all developed. The more green space, the better.
- It should all be park space with a few more ponds for the ducks, geese, and other gifts of nature that like to use these areas as a

habitat. Local programs in the park space for residents of Arbour Lake and area would be great as there are many of us who walk instead of drive and something close to home would be appreciated so much. There is a beautiful view of the mountains from the land for all to see and I am sure this was one of the things that attracted the original buyer of the land and made it a farming area. We need more green space in the Arbour Lake area. PS. If it is build up, will the city put in a public school for the lower grades as there is only a jr. high, a sr. high and a separate school currently in the area, and NO public school for the young children of the area.

- I can hardly believe the site will be so intensely developed. I live in the immediate area and the park space is very limited. This area served as an impromptu open green space and provided site lines across landscapes at least vaguely natural. Once the area is developed in this way there will be no open green space left in the region except roadside allowances and fake ponds. I know it doesn't matter but I have always been completely against this development. It should have been left as a farm.
- I want the traffic light on Nose Hills with Hawkstone Dr to have a left turn traffic light when coming south to north.
- I think it is much to dense for starters, too many people and vehicles for the area. As it is we have many cars parked on the only road in this area. With over 900 units, I can't see how ..all the cars, trailers, etc. can be accommodated. I am very sad about the whole thing and the loss of this beautiful area. I realize that the land is privately owned, and they have the right to sell but a smaller

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number of homes, fewer apartments, and more community space would make it a more pleasing addition to Arbour Lake. Also worried about the addition of so many new residents to the Lake and schools.

- Give this area their own recreational facilities, more parking, green space and access to schools paths. You've not added any major accesses to this already slow area. There is one way in and one way out for potentially over 1600 vehicles a number of times a day. This is a low income housing area. In a few years this will become a run down area for Arbour Lake. What have you done for the seniors in the area?
- I would like to see additional park space and less units. Once again a bad accident happened on Arbour Lake Road at the Mobile Home Park on September 6th. With the huge increase in traffic these accidents will be an on going occurrence.
- There should be additional playgrounds for children. They need to be spread through out the development rather than just in a central location thus encouraging their use as the children will be closer to their houses.
- The full area would be better served in the community if it was left natural as possible with no high density buildings!
- There should be a pathway from the storm water pond up to the existing condos/town homes/retirement centre. More green space and park and better connections to existing Arbour Lake. How will Arbour Lake Road handle all those extra cars?
- "1) Why not add a community centre for the new residents, including an extensive year 'round enclosed child play area? A basketball court, climbing wall, volleyball - support Participation!!
- 2) Select appropriate and many different tree types for this climate! Spruce/coniferous trees would show well, with lots of privacy year 'round, and benefit the high density development.
- 3) Please ensure all residents have sufficient parking to keep their vehicles off the roads when not in use. Otherwise, it will look like a used car parking lot ... an appearance that is disgusting in many Calgary communities! Every single residence should have a garage for one to two vehicles.
- 4) Parking must be prohibited on Arbour Lake Road to allow normal flow of traffic.
- 5) "I would remove all the houses from the perimeter and turn that land into a woodland pathway, starting at the lower apartments, going up to the open space and continuing up and around the back to the other apartments. This could be a space like the Silver Springs woodland pathway park, fully treed and quiet, peaceful in the midst of the crowd.
- Along Arbour Lake Road, line it with BIG trees so we don't miss the 'old' property so much."
- I would redo this whole unsightly mess and just build bungalow type villas like in Scenic Acres on Simitar road (Westchester estates) . The way I see this current plan it is going to look just like the disasterous unsightly mess we have been blessed with in NW on north side of 1A highway at 12 mile coulée road. Looks like cheap breeding pens. I don't understand why NW Arbour lake needs more starter homes that become rentals not looked after and downgrades the homes people take pride in. Arbour Wood is becoming a low

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class area to live because of all the homes being bought for rental revenue properties. Can you imagine the problems going to be created by adding more of these cheap places. We are going to be in the class of Forest Lawn. Go look at Glen Eagles or even the Avalon development along Nose Hill. This would at least help give the area some class. A few apartment blocks are fine as long as you have underground Parking. The mess you have proposed where is the parking and are there front drive garages?!!

- In my opinion, two Entry/Exit for this density of residential buildings would not be enough, specially in the time of emergencies like fire, when every body wants to escape the area at the same time. Location of higher density buildings next to designed Entry/Exit nodes would aggravate this problem.
- We need to keep the farm as a parkland where the community folks can wander around & enjoy the scenery and love of nature
- There is not enough green space. Way too many residences are being built on this spot. This will cause overcrowding in our neighborhood from both a traffic perspective as well as access to the lake
- Many of us are retired in the area. There seems to be plenty of family activities but not much for older adults. We enjoy walking and would like to see the green space remain as natural as possible.
- Keep the wetlands. There is no need for a development of this density given economic conditions that were not forecast when the city created the MDP and they are not likely to quickly change in the opposite direction. Population growth has slowed substantially,

home inventory has been rising and the MDP also calls for sustainable development that includes consideration to natural features. Somehow this seems to have been lost in this plan.

- Please consider vehicle parking space for those condos. It is always to have more green space in the community.
- More safe bicycling infrastructure: painted bike lanes or even separated bike lanes. This is within biking distance to the shops and to the LRT so help citizens bike safely and separated from cars.
- "That would be great to have a hockey rink. We have a lake in our community but can't play hockey as often as we want because the lake is often closed in winter (as they explain due to the weather conditions).
- In summer time the rink can be transformed to the basketball court."
- "Having traveled around Canada over the summer this proposal was on my mind whenever I noticed parks in other cities. Our City has always struggled with the ratio of parks to urban sprawl. At the very least this development should be reduced to half with an eye of keeping the existing pathway (85th St) as a corridor to the LRT. This parcel is too precious to NW Calgary. The entire community utilizes it and views it as an oasis of nature & wildlife. Even though we knew once Mrs. Hawkwood passed there would be pressure to develop, we didn't think it would be so ambitious.
- Look forward to further conversations."
- "Connecting paths around the neighbourhood - not just stop and start somewhere else. We need paths for kids to walk from one end to

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the other end and have access to schools.
We need green space.

- We'll these new homes have access to the lake? If not they need something. If yes, then we need something like a spray pad for young kids to enjoy a neighbourhood pool as the lake will be overcrowded for safety.
- No dog park - there is enough trails by stoney trail to walk dogs were people leave their poop behind."
- Would love to have an off leash dog walking park included.
- The whole space should be a natural park
- "I would like to see the green space around the pond doubled. It would be great to have picnic areas where family can spend time as Bowness park is very crowded. This would also require parking areas for people who are enjoying the green spaces.
- An off-leash dog area would be very useful along the old road way."
- The density of housing in this development is obscene. As I type this, more than fifty residential properties are currently available for sale within the bounds of Arbour Lake (as listed on MLS - this number excludes any "for sale by owner" properties). Arbour Lake School is already at capacity and the classrooms at Robert Thirsk High School are packed beyond their capacity as well. There is not room for more people in this community, and there is no need to build additional properties when a market evaluation shows that there is more than enough existing supply in the community to meet the demands of those wishing to move here. Instead of building more unwanted cookie-cutter homes, the Calgary Heritage Authority should designate the Hawkwood

Ranch as a historic resource that acknowledges our community's agricultural past and that preserves that history, and the natural area, for future generations of Calgarians.

- "My initial comment is that I am very disappointed this property has gotten to a development proposal stage. When I purchased my condo, which overlooks this land, my understanding was Mrs. Hawkwood's request was that it never be developed. I paid a premium for my condo and have already lost value on my property. At a minimum, please ensure those of us who overlook the property, do not lose the view we paid a premium for.
- There is also the loss of wildlife and natural lands. I know this is not a concern to a developer or to the City of Calgary, but I am deeply saddened that another green space is proposed to be developed. In a recent article in the Avenue magazine, it was stated from a survey that Calgarians valued green space above all other characteristics. If the development does go ahead, I would like to see more green space, which would include widening the green space where the High Pressure Gas Line is located.
- I also have grave concerns about the additional traffic as a result of this development. There could be approximately 1,800(based on 2,200 new residents) additional vehicles on Arbour Lake Road NW as this is the only entry and exit for the development.
- The LRT is already very busy. How would it handle the additional population? How many additional buses would be required which

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would also increase the traffic on Arbour Lake Road NW?

- The Arbour Lake Residents Association facilities are already extremely busy. There is no room to expand. How would it handle the additional population without negatively impacting the current members of the association? Another 2,200 residents seems unreasonable to those of us who currently reside in the area.
- The YWCA is also bursting at the seams. How will it handle the increased population?
- There is a concrete retaining wall on the south side of the condo buildings which overlook the proposed development. School children already trespass on the condo's private property. This is not only dangerous but with the increased number of children who will be trying to take a short cut to school, it will become even more dangerous. What would/could be done to block this access?
- There is concern over whether, during construction, there would be an impact to the foundations of the condo buildings on the escarpment. What would the City do to ensure this didn't happen?
- In summary, I love the community of Arbour Lake and am hopeful the City of Calgary will ensure this proposed development does not negatively impact the many positive aspects we, as residents, have come to expect and enjoy."
- Less density, more walking paths and green space
- "I would like to see a high-end villa development that is gated. This would allow for a lower density of people, while still

allowing the owners of the Hopewell development to make a good profit.

- I think it is very important to keep as many of the mature trees as possible that currently exist by the current farm House. By strategically building the bungalow villas around the existing trees, more of natural beauty of the site could be maintained."
- I don't think grass should be put in for lawns or public areas. A drought-resistant ground cover would be much better for Calgary. Something home owners do not have to mow constantly (a waste of time and effort) and can water as little as possible. I also think there should be space for a community garden. Food is such a fundamental need, I think communities should be built with it in mind. Also it's a good gathering space. A good space for a community garden is where it is sunny. And if there's space a community orchard could be great.
- You are taking a beautiful natural area and putting in housing. There is no need in Arbour Lake for more development. Leave this natural area as is!
- With future development plans, please confirm that there will be more green spaces considered for the area, especially to the north of this building site map. Please don't allow for retail to join the already built apartment buildings. The Crowfoot area already has a well-established site for stores and shoppes. Also, do not increase the number of roads within the area of this map. Please consider 2 more bus stops to be placed along Arbour Lake Rd to help deal with increased foot traffic.
- The park space should be connected with the northern section of the development. Walking

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routes need to be interconnected paths, not dead-ends. If more people are added, lake/community hall access needs to be restricted OR there needs to be a plan for expansion. The lake is already very crowded and undersized.

- Why this major keep destroying Calgary? Is he going to add one of his ugly and expensive arts?
- The loss of this green space, even though it is private land, will be difficult for the current wildlife that live here. I would like to see an additional park to help with the loss of the trees and wetlands.
- The open space (park) on the east side of the development should be expanded to include all of the trees/bushes that are currently there. The area by the storm-water pond currently proposed for townhouses should be made into a green-space park. There should be a child-care centre built instead of apartment buildings.
- There are coyotes and other animals that use the farm as a travel corridor. We see them at night in the Arbour Lake School field or in the farm field. I have also seen them in the green spaces at Arbour Crest. And in Royal Oak. I think it would be nice to have a continuous wildlife corridor for the safety of these animals. I like that there will still be a pond. This is walking distance to the LRT so I think higher density is okay. The location of the apartments is fine. It looks similar to the condos, apartments, and other houses in the area. The developer should also buy the trailer park.
- Beside storm pond where houses are should be removed to make the bigger green space.

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Verbatim Comments – general comments

- Suggesting to develop park land cause there is no park in Arbour Lake community
- No No No No No No go away Hopewell
- We desperately need a dog park in this area!
- Kids playground equipment; fitness equipment similar to other green space by ball diamonds & soccer field
- A quality full playground (not a tot lot) - there are not any nearby
- traffic & increased density concerns
- No apartment bldg!
- No apartment buildings. We do not want any apartment buildings
- less density maybe less apt
- Not senior friendly
- How many children
- Estimate of 1800 cars & motorcycles far too many
- I strongly disagree to build apartment residents
- Just say "no!"
- What is the impact of construction & wind on existing residents? 3 years of dust & garbage
- Need more policing
- We need a dog park
- Too compact will increase traffic, don't want this development, love our wetland
- (inappropriate comment removed)
- Density too high say no!
- Traffic already too heavy for the roads
- Its ok to say no to this development
- pedestrian shortcuts halfway along long residential blocks to increase walkability
- Too many people not enough parking
- No streets, street connections pathways; we do not want this development
- Speak for yourself. I am in favour
- Density too high for area
- Not nearly enough green space
- please ensure pathways are included (as planned & maybe add more)
- The road is just one side. And there are too many people (new people) It will cause traffic
- Concerns of - negative effects of bulldozing & vibrations affecting existing property & structures
- Concern of rodents - being moved and ending up in established neighbourhoods
- Coyotes - what happens to them?
- Concerned about over utilization of the lake. It is already overcrowded
- Too many units in the place
- No residential or commercial development. Park land only
- Do not rezone! Keep as is
- It depends if your going to get rid of the farm then plz rezone
- leave the ranch as green space
- None!! Don't do it!! Keep our farm!
- We are so fortunate if we can keep green space; please such a precious area - keep it for the future of Arbour Lake
- No no no
- No!
- No no no
- Do not build
- Leave it as a natural park! Wildlife is important
- Arbour Lake development Calvanna Village Resident; 6 story condos are going to cut off: mountain view, sunshine. Destroying nature trees, plants animal habitat; too many units for the space, congesting the streets which are only one lane either way; Overtaxing the

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schools, Arbour Lake Recreation, business areas; Noise - too much traffic; Bad design with only one entrance and exit, what if there is an emergency; Too many people in a small area. Please reserve the natural habitat on the gas line area - which will help cut off noise and dirt. We & many others chose this place to live because of scenery and quietness

- My thoughts about the Hopewell Development proposal in Arbour Lake: 1.) I'd prefer this land be entirely managed as park / open space in a manner that enable survival and propagation of it'd natural native wild flora and fauna. This would mean very minimal access by people. Authorized people access ultimately means random pathways, bikeways and habitat damage. It would be excellent to manage the area as Inglewood Sanctuary is now managed with one point of access, no vehicular traffic beyond an entrance parking lot and select barrier fencing to protect against intrusion to sensitive ecosystems. 2.) I object to added residential development in Arbour Lake a.) The lake and its associated facilities in the Community cannot handle the proposed increase in user demand without a significant loss of quality experience for all users and possible overload of aquatic and biological systems therein. However, the Residents' Association will probably willingly accept all the additional annual lot reviews. b.) The alignment, curvature and width of Arbour Lake Road is not suited to a major increase in vehicle use or access and egress driveways. Vision is obstructed due to the curve and on-street parking, the presence of two school zones and the abnormal linkage of this short residential road link between the two

busy commercial/connector roads on each end, both of which serve Crowfoot Centre. For the two condominiums already on the north - east end of the curve, visibility for exiting drivers is very much compromised by a combination of the curve of the street and the on-street parking. Additional traffic from the proposed development would be positively hazardous. c.) An increase in residences on Arbour Lake would compromise the function of two lighted intersections bringing traffic from Crowchild Trail and through the Crowfoot Station parking lot. D.) Increased population will result in excess demand at those commercial places now at capacity much of the time (McDonald's, A&W, Tim Hortons and probably others). E.) Development as proposed would cause neighborhood disruption, construction noise and associated activity for possible 3 years, an unwanted annoyance for existing nearby residences. F.) Vistas of open space and the panorama beyond to the River Valley and mountains will be greatly compromised and largely lost to present residential properties and only partially usurped by newly developed properties. 3.) I recognized that the City of Calgary's first priority is Growth. Unfortunately the same is true of 99% of its residents because no alternative has been considered or advanced to maintain and increase the standard/quality of living. Also, unfortunately, Growth's greatest detriment is LOSS OF UNDEVELOPED LAND and sprawl onto historical OPEN SPACE. The true result is more crowding, less real undeveloped space per capita and compromised quality of living. Our grandchildren will be deprived of the richness of natural amenities now available

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just as we are not privileged to have the low density and extensive spaces our parents had.

- To whom it may concern, We would like to provide you with our comments regarding the Arbour Lake Road, Hawkwood Ranch Property Development LOC2017-0160; Like the many people that live on Arbour Lake Road and fortunate enough to oversee the Hawkwood ranch, we will be sorry to lose what has been a wonderful experience observing the flora and fauna that has been prevalent on the ranch for so long; in our case perhaps even more so for my wife and I have diligently photographed the many rare wildflowers found there and also, videoed the birth of moose and deer and the many nesting habits of the prolific birdlife that make their home on the ranch every summer and on into the winter. It will be stressful to witness the exodus of this haven of multiple lakes and tree groves and suffer the loss of its hawks, owls, waterfowls, nesting birdlife, coyote families, deer and flora. Understanding that the loss of Hawkwood ranch is now inevitable, we in Arbour Lake cringe at the thought of what increasing the density of living by some 2,120 people (likely many more) and as yet unknown quantity of cars, will mean to those already living here. There are only two ways to exit the ranch area one being through controlled school zones and play areas, no doubt already operating to capacity, and the other exit via a single traffic light at the bottom of 85th Street; I am glad that my wife and I, now retired, will not have to join the crush of traffic attempting to leave for work in the morning during school bus arrival and parent drop-off times. Also, having underground parking, we will not deal

with the issue of where all these same new residents to the area will park their second or perhaps even third car, food for thought indeed; after all, in today's multi-cultural society, how many people will eventually take up residence in high-rise apartments? As for ourselves, we anticipate paying fewer visits to our already overtaxed facilities at the Arbour Lake residential area!! Most likely, for those many condominium owners who paid increased apartment values for the privilege of having a view to the mountains and overlooking the Hawkwood ranch, the loss of property value will have its greatest impact; the location, height or even existence of high-rise apartments in the proposed development, will certainly effect such owners well-being, life style and hopes for future property sales. At a recent gathering at Arbour Lake community centre, re the Hawkwood Ranch Proposals, the developer indicated that high-rise will be located at the northern edge of the property directly in front of the outlook of many who now live facing mountain views to the west. It is our hope and I'm sure we speak for all those residents in Arbour Lake Road, that council will seriously consider disallowing the use of high-rise altogether; either that or restricting the height of such buildings to four levels maximum or best scenario of all, place the positioning of such high-rise at the southern edge of the development directly adjacent to Arbour Lake Road and alongside the already existing four level high-rise who will then be placed within short walking distance to Crowfoot shopping and the LRT which in itself may help ease morning/evening commuter traffic congestion. Thank you for

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giving some consideration to what we have to say re the Hawkwood Ranch development.

- Questions: What is the city's regulation on population density on recreational areas as well as residential areas? What do you intend to do about an already maxed out infrastructure (ie. Amount of vehicles trying to get in and out of Arbour Lake or already overloaded sewage systems, etc.) What do you intend to do about schools? Many surrounding schools are already maxed out without more families to add to the problem and there is no public elementary school in Arbour Lake to date.
- To have amiable neighbourhoods. Things that connect existing and those and new residents
- For the apartments to have views as well
- Green spaces - recreation for kids, playgrounds; playfields to play soccer, basket ball, tennis courts
- Likes the park spaces, hopes they are open to everyone
- Buildings could be obstructive where they are
- If the coyotes will be moved?
- I am saddened and disappointed that Hopewell's poorly considered proposed changes for the "Arbour Lake farmland area," show no awareness of the importance of preserving untouched this last and most precious natural environmental area remaining in the Arbour Lake community. If implemented, Hopewell's unnecessary proposals will destroy all vestiges of the last

natural area in Arbour Lake containing native trees, rich grasslands, wetlands, ponds and lake area... all a critical refuge for many varieties of wildlife with well established homes and for the bird population returning to this area each spring. The destructive impact of Hopewell's project would lead to; the complete levelling of the undulating natural landscape of this Arbour Lake area farmland, the removal of the existing trees, grasslands, ponds, and diminishing or removal of the existing springs and pond. The removal of well established native trees, grasses and the natural habitat critical for the well being of the many wildlife well established in the farmland area. Each spring, we see the migrating birdlife returning to establish new homes. Again Hopewell's proposed changes for the development of this Arbour Lake farmland area will destroy this most precious and well established natural wetlands and wildlife in our Arbour Lake community. If approved Hopewell's proposal will be to the detriment of the wider area citizens in providing unnecessary new housing in Arbour Lake and a return of profit for a small number of investors. I remain fully opposed to Hopewell's project. I would call upon the City of Calgary to deny this land development request and to develop plans more appropriate to preserving this unique are of the Arbour Lake community for now and future generations of the citizens of Calgary.

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Verbatim Comments – session evaluation form and comments

The following table summarizes all of the session evaluation forms we received at the three open houses. It is followed by comments received.

Session Evaluation Form					
Circle the statement that best describes your opinion	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
The open house was a good use of my time	17	21	8	10	2
I'm satisfied with the opportunity to participate and provide input	15	29	5	2	2
I received enough information to provide meaningful input	14	22	8	5	1
I understand how my input will be used	3	14	8	4	2
This open house was an effective way to collect my input	4	15	5	4	3

- I just hope it is taken into account. I hope \$\$\$ does not rule the day
- Excited for this development and looking forward to knowing more about home and prices
- It was too much noisy inside open house so I can't understand exactly what the staff answered to my questions
- I would like to suggest you make a presentation first. After presenting, it is a good way to have a time for questions and answers individually

- I already received all the information by mail & on-line. It is so loud in the meeting room, I can't hear staff or other local residents.
- Perhaps but possibly channeling this through the Arbour Lake Community Assoc. And Resident's assoc. would better assess the feeling of how a development of this scale will impact and be received by this community. However; post-it-notes are not my way of contributing to a contentious development issue.
- How can I conclude if it is 'meaningful'? I will submit views that I consider to be meaningful
- No; I already reviewed the proposal considered the impacts and compiled

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- comemtns (suggestions) prior to this meeting. Nothing here helps, or adds to my information
- We need to keep it a natural habitat
 - I'm concerned about traffic - wildlife; to many people mountain view
 - No my input should have been considered
 - Good to be able to ask questions
 - and knowing more info to come during process
 - Good to get residents involved
 - It gives the people a chance to be heard
 - Great ideas come from participation
 - Great communication by Mike
 - Was good to speak with Mike Davis
 - I am 'assuming' that my input is going to be used!! Expect.
 - The Hopewell development has already been designed and City of Calgary staff indicate that little can be done to make changes that actually impact residents
 - Participating and providing input is useless if there is no opportunity for input to lead to change
 - I understand input will not be used
 - Unfortunatley you have to wait in line to speak to City of Calgary employee instead of also haivng a presentation & question & answer time. The regular info I received at last Hopewell info & in mail
 - I really do hope that this process is legitimate & not just a pacifier that aids the developer
 - Awkward info on posters & must wait to engage possible knowledgable employees from planning dept.
 - hopefully
 - slow to gather my thoughts & say what I need to say
 - Hopewell has sent links to 'provide input' before purchasing the land. These links did not work. City told us we could provide input through another link, which also did not work
 - We were told today there will be development than we originally disputed; I felt like this is a done deal. None of our input was considered, there were so many people here (to object), no one could hear anything
 - No! We would like a vote
 - I don't see a sheet to list why we don't want this! The questions are biased.
 - I feel the City will proceed with this development no matter what the public input
 - I do not agree with this develoment at all
 - It appears that in discussion with City personnel that this will proceed in some manner
 - I have provided my input but don't have faith the City wil listen
 - Very helpful
 - hopefully will be taken into consideration
 - good reps from City of Calgary!!
 - It is important because the people affected (the community) felt to be included in this important decision
 - this open house was beyond my expectations. Thanks a lot for taking the time to know the opinion of the Arbour Lake residents
 - Thanks to the City of Calgary for the opportunity to let us know the plans for this land in a very detailed way
 - Its very important that the City of Calgary takes consideration on people who can really get affected. Thanks!
 - It was beyone my expectations!
 - We had a chance to meet and greet the City officials
 - I met Mike Davis and he showed sincere interest with our concerns. Thank you

Phase One: What We Heard Report



Arbour Lake outline plan and land use redesignation

Stakeholder Report Back: What we Heard
September 20, 2017

- It may be an effective way to collect input, but will the input be listened to? Majority of feedback has been a resounding No to this development
- Good to be able to ask questions directly - transportation, parks
- I'm sure my input will not be taken into consideration. The City wants development and the developer wants to make money
- Thanks for the open house
- It is obvious by the questions that this was not an "open" engagement
- I don't feel our voices are being heard, that this is too much density for the area - impact on traffic/schools etc.
- This process makes me feel that the city is appeasing us and don't really care about what we think
- No one hear was hear to listen - "just answer the questions"
- It would have been best to have a presentation at the beginning and then in 30 min intervals for those who join later. All the info in this open house was already available online
- But I'm not happy with the way the open house was organized
- Leave it as it is
- What the (inappropriate language removed) was this about?
- Little communication with City employees
- I strongly feel this parcle of land stay green space!
- just hand outs - with plans
- Who knows if my comments will be considered
- Not sure yet. Will voices be heard and listened to.
- A townhall format with opportunity for people to listen and speak
- no, the questions presented were biased towards - this has been decided, not its time to placate the neighbors

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0542

Outline Plan in Arbour Lake (Ward 2) at 8321 – 85 Street NW, LOC2017-0160

EXECUTIVE SUMMARY

This outline plan application was submitted by B&A Planning Group on 2017 June 01 on behalf of the landowner Hopewell Arbour Lake Land Corporation. Throughout 2017 and 2018, both the applicant and the City spent significant efforts collecting feedback from local citizens on the proposal and the City completed a series of technical reviews of the plans and information submitted by Hopewell. Over the course of the application review, a series of changes occurred to better reflect areas of alignment between The City, applicant and local citizen interests. The final application proposes an outline plan for a 17.01 hectares ± (42.04 acres ±) site in the Community of Arbour Lake to provide:

- a framework for the future subdivision and development of a large-scale urban infill development with a range of residential building forms;
- a network of new public streets and infrastructure to serve the future development of the plan area;
- the preservation of 0.47 hectares Class III Wetland and an associated vegetated buffer as an Environmental Reserve (ER); and
- a network of Municipal Reserve (MR) lands for publicly accessible parks and open spaces (1.66 hectares) to serve new and existing residents of Arbour Lake and link the new development into the broader existing open space network.

The proposal is supported by the objectives of the *Municipal Development Plan*. The outline plan and associated land use framework strikes an appropriate balance between competing municipal objectives which seek to preserve wetlands while intensifying our established urban areas. The applications will also enable a development that helps meet the housing needs of various household sizes, lifestyles and income levels and provides for appropriate densities to support transit service and usage within an established neighbourhood.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 8321 - 85 Street NW (SE1/4 Section 16-25-2-5) to subdivide 17.01 hectares ± (42.04 acres ±) with conditions (Attachment 1).

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by B&A Planning Group on 2017 June 01 on behalf of the landowner Hopewell Arbour Lake Land Corporation. As noted in the Applicant's Submission (Attachment 3), this outline plan application is accompanied by a land use redesignation on today's agenda (CPC2019-0531) that will allow for a range of new housing types to meet the needs of various household sizes, lifestyles and income levels in Arbour Lake.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

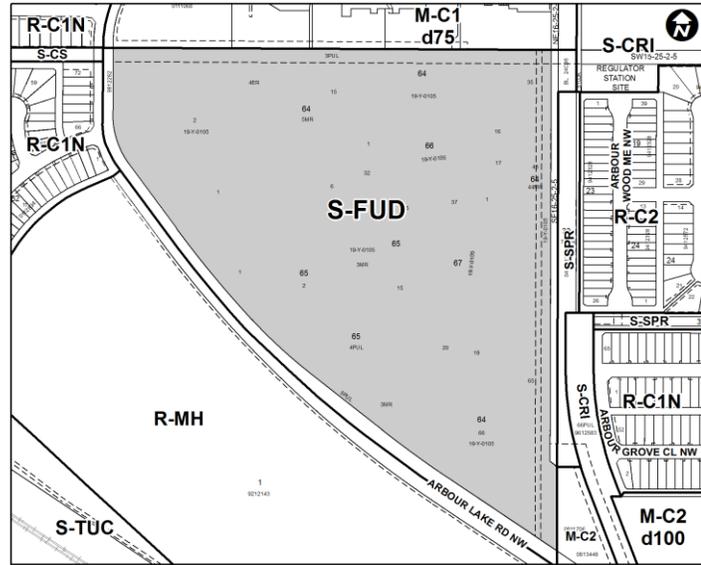
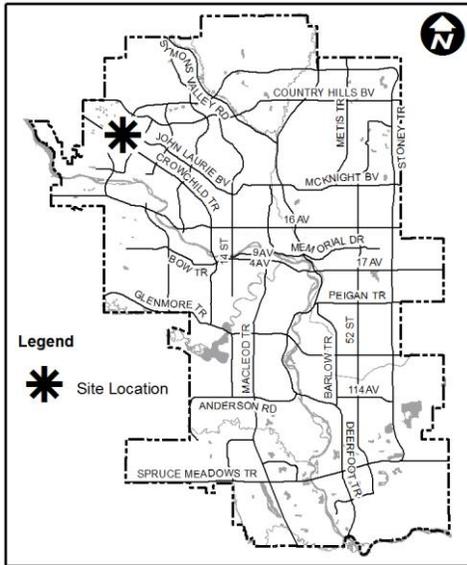
ISC: UNRESTRICTED
CPC2019-0542

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

The subject site is locally known as the "Aurica Hawkwood" homestead. The Hawkwood Family were the original owners of a large proportion of lands which make up the community of Arbour Lake and other portions of northwest Calgary. The site was, until recently, the home of Aurica Hawkwood when it was purchased by Hopewell for the purposes of creating an urban infill development with a mix of residential uses. The site is noteworthy in the context of the surrounding community as it did not develop at the same time as much of the land within Arbour Lake that was built-out for urban uses. Instead, it has remained undeveloped with a "future urban development" (S-FUD) designation. The site is, and has always been, maintained under private ownership and not accessible to the public.

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Location Maps



Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Site Context

The subject site is approximately 17.01 hectares (42.04 acres) in size and is located in the developed community of Arbour Lake in northwest Calgary. The site is triangular in shape and is bounded by Arbour Lake Road NW to the south and west and the former 85 Street NW right-of-way to the east, which is currently used as a regional pathway.

The site, has (up until recently), been used as a single residential parcel containing an existing dwelling and associated outbuildings. The site slopes significantly from the northeast and west perimeter towards the southern boundary of the plan area. The lowest points are located in the central portion of the site and along the southern boundary (Attachment 5). The site is primarily comprised of grassland with some small tree-stands. Also of note, a collection of wetlands are present on the site (Attachment 6). These wetlands range from Class II to Class IV in accordance with the City's wetland classification system and are described in greater detail in the following sections of this report.

The site is located approximately 200 metres west of the Crowfoot Commercial Area. Crowfoot is identified as a Major Activity Centre on Map 1: Urban Structure of the *Municipal Development Plan*. Moreover, the site is located northwest of the Crowfoot LRT Station with the southeast corner of the site located just beyond the 600 metre transit-oriented development radius. A range of other existing services and amenities are within close proximity to the subject site including Arbour Lake School (CBE: 5-9), St. Ambrose School (CSSD: K-9), Robert Thirsk High School (CBE), the Crowfoot Library and the Melcor YMCA at Crowfoot.

Lands immediately bordering the site contain a range of residential uses. Directly southwest of the site on the opposite side of Arbour Lake Road NW is the Watergrove Mobile Home Park. Directly north of the site are a range of multi-residential uses including townhouses, four-storey apartment buildings and a senior's residence. Lands to the east are primarily comprised of single detached dwellings. Two four-storey apartment buildings exist directly southeast of the site. A high pressure gas line is located along the northern boundary of the plan area. The linear strip of land containing the gas line is subject to an existing maintenance easement with the operator (ATCO).

As identified in Figure 1 below, the community of Arbour Lake reached a peak population of 10,987 residents in 2014. As of 2018, the community had 10,636 residents.

Figure 1: Community Peak Population

Arbour Lake	
Peak Population Year	2014
Peak Population	10,987
2018 Current Population	10,636
Difference in Population (Number)	-351
Difference in Population (Percent)	-3.2%

Source: The City of Calgary 2018 Civic Census

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The recommended outline plan (Attachment 2) and associated land use framework (Attachment 4) will enable a large-scale infill development that includes a range of housing types and residential building forms on an undeveloped site in an established community. The following analysis considers the appropriateness of the proposed community design, range of uses and intensities in the context of relevant policy, sound planning principles and local citizen interests.

Of relevance to the following planning analysis, the site is not subject to an existing area structure plan. In absence of a local area plan, this application was primarily guided by the policy direction of the *Municipal Development Plan* with relevant cues taken from the *Developed Areas Guidebook* and the existing community structure.

Significant attention was paid to the neighbourhood design and ensuring future development meshes with the existing character of Arbour Lake. Given the undeveloped nature of these lands, environmental issues were also major points of consideration. Significant efforts were invested in applicant and City-led citizen engagement to consider and incorporate local interests.

Planning Considerations

Given the nature of this application several key factors were considered and are outlined in the following technical analysis.

Subdivision Design

The proposed outline plan (Attachment 2) comprises approximately 17 hectares (42 acres) of land in an existing established community. It provides a framework for subdivision and development that seeks to enable a higher density residential infill development in a manner that complements the existing community of Arbour Lake. The plan provides for a mix of housing types including apartments, townhouses, single and semi-detached dwellings. Overall, the plan anticipates the provision of 803 new residential units to accommodate approximately 2,000 new residents.

Street Network

The proposed street network is based on an internal looped system of new local streets which intersect with Arbour Lake Road NW at two locations to provide access from the existing street network. The configuration of these intersections takes into account safety related setback requirements imposed by the grade and curve of Arbour Lake Road NW to the north of the site. The configuration also considers the logical location siting of the stormwater management pond and intersection spacing requirements outlined in Calgary's *Design Guidelines for Subdivision Servicing* (DGSS). The potential for inclusion of rear lanes to serve the proposed low density mixed housing blocks was explored with the applicant through the review process. Ultimately, the inclusion of lanes is challenging at these locations due to grading issues and the front-drive

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

product will allow for a better overall balance of land use efficiency, private amenity space and long-term maintenance costs.

Open Space

The plan provides for 1.66 hectares (4.09 acres) of Municipal Reserve dedicated to new publicly accessible open space. The open space network has been purposefully designed to provide:

- a centrally located programmable park space for new and existing community residents;
- key linkages to the existing regional pathway system to the east of the site; and
- an Environmental Reserve to retain an existing wetland along the north boundary of the site.

The plan includes a diversity of park spaces that can accommodate a range of amenities such as playgrounds, seating areas, pathway connections, etc. Park and street edge conditions have been carefully considered to ensure the land use framework will enable a strong pedestrian environment within key areas of the new neighbourhood. The plan provides for a high proportion of frontage conditions along the central park space to provide for passive neighbourhood surveillance.

Built Form

Multi-residential blocks planned to contain taller building forms such as mid-rise apartment buildings have been strategically located close to Arbour Lake Road and the entranceway streets. This configuration will serve to frame the adjacent right-of-ways, focus higher density uses closest to transit services and provide greater separation from existing residential uses north and east of the site. Multiple land use districts have been included in two of the three large multi-residential blocks to help guide the transition and interface conditions within each block. Multi-residential blocks will be further broken up with a network of internal pedestrian pathways linking internal areas of the site to the existing pathway and street network in Arbour Lake. Key components of this network will be secured through conditions for public access easements on the associated outline plan.

Topography

The proposed outline plan responds to the natural topography of the area by providing for additional residential lot depth along the north and east boundaries of the plan area. The retention of the existing wetland and 30 metre buffer along the north boundary of the plan ensures the preservation of existing slopes and will require a slope-adaptive development design that enhances the character and distinctiveness of the residential development anticipated for the northwest multi-residential block.

Land Use

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. The intent of this district is to identify and protect lands for future urban forms of development and density by restricting premature subdivision and development of parcels of land. In absence of an area structure plan, this designation signals the overall intention that the lands will be developed for urban uses at some point in the future.

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

The proposed outline plan includes a variety of residential land use districts to accommodate a range of housing forms. In some instances, multiple residential districts have been included within a single block. This configuration will help to ensure a range and mix of housing types within each block and considers the block-specific context to place taller buildings in a manner that frames higher-order streets in the plan area. This configuration also serves to place higher densities closer to transit and provides maximum separation from existing residential dwellings to the north and east. Recommended residential land use districts include:

- Multi-Residential – High Density Low Rise (M-H1) District:
M-H1 is a multi-residential District that is primarily for 4 to 8 storey apartment buildings that may include commercial storefronts.
- Multi-Residential – At Grade Housing (M-G) District:
M-G is a multi-residential district that is primarily for townhouses and rowhouses.
- Residential – Low Density Mixed Housing (R-G) District:
The R-G district is for a mix of low density housing forms in suburban locations, including single detached, semi-detached, duplex, cottage housing clusters and rowhouse development, all of which may include secondary suite.

Also included in the proposed outline plan are a range of open spaces that are intended to provide for a mix of environmental reserve land, active open spaces such as parks and pathways, and public utilities. The following land use districts have been applied to those areas:

- Special Purpose – City and Regional Infrastructure (S-CRI) District
The S-CRI District is primarily for infrastructure and utility facilities.
- Special Purpose – Urban Nature (S-UN) District
The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state.
- Special Purpose – School, Park and Community Reserve (S-SPR) District
The S-SPR District is for public parks, open space, schools and recreation facilities on land designated as 'reserve land' under the Municipal Government Act.

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Table 1: Proposed Land Uses

Land Use Districts	Hectares	Acres	% of Gross Developable Area
Residential			
M-H1	3.38	8.36	20.5
M-G	2.79	6.90	16.9
R-G	5.20	12.86	31.4
TOTAL	11.38	28.12	68.8
Park Space			
S-SPR	1.66	4.09	10.0
Environmental Reserve			
S-UN	0.47	1.16	N/A
Public Utilities (storm pond & gas line)			
S-CRI	1.33	3.28	8.0
Roads	2.18	5.39	13.2

Density

The *Municipal Development Plan* provides broad direction for the consideration of appropriate densities within existing developed residential areas. In the absence of a specific local area plan, as is the case for the subject site, the MDP serves as the primary guiding framework. Section 2.2 of the MDP provides broad policy direction related to shaping a more compact urban form in Calgary. Future growth in developed areas is to foster a more efficient use of land and support the creation of complete communities. The following tables provide an overview of the densities, based on the outline plan statistics, which would be accommodated/enabled by the outline plan and associated land use changes. These tables provide an overview of how various residential intensity and housing diversity indicators were derived in Administration's review. The evaluation that follows examines these indicators in the context of relevant MDP policies, targets and comparative analysis.

Table 2: Anticipated Density (units per hectare)

District	Area (ha)	Min. units (#)	Max. units (#)	Ant. units (#)
M-H1 (e.g. Apartments)	3.38	507	785	524
M-G (e.g. Rowhouses)	2.79	98	223	131
R-G (e.g. Singles and/or semis)	5.20	148	227	148
Parks, Utility Lots, Streets	5.17	N/A		
Totals	16.54	753	1,235	803
Units per hectare	N/A	45.5	74.67	48.55UPH

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Table 3: Anticipated Intensity (people/jobs per hectare)

Dwelling Type	Anticipated units (#)	People/unit (#)	People and/or jobs (#)
Apartments	525	1.6	840
Rowhouses	131	2.4	314
Singles	148	2.8	414
			1,568
Home-based jobs: 3.8 per 100 people			60
Site Area (ha): 16.54			98.4 people & jobs/ha

Note: People/dwelling type assumptions are based on the MDP & CTP interpretation guide and are lower than the Applicant's estimates.

Table 4: Dwelling Type Overview (occupied dwellings per structure type)

	Single-detached (%)	Rowhouse (%)	Apartment (%)
Calgary	58	11	21
Arbour Lake	69	2	17
Proposed Development	18	16	65

Note: Occupied dwellings by structure type data based on 2014 Civic Census.

Minimum intensity thresholds are identified for a range of typologies in the MDP (Section 2.2 and Part 3). They establish the minimum level of residential and employment intensity for strategic areas of the city to support public infrastructure investment and the operation of a Primary Transit Network. The minimum intensity thresholds are not meant to be interpreted or applied as "minimum density" targets for individual sites, land use amendments or development permit applications. However, in absence of a local area plan they can be helpful to guide the overall consideration of appropriate density.

Section 3.5.3 of the *Municipal Development Plan* provides that new developments in Established Areas should incorporate a mix of uses and densities to support an enhanced base or primary transit network. The site's proximity to the Crowfoot LRT Station and the Major Activity Centre are also contextually relevant in the consideration of density for the site. The residential intensities and mix of housing types contemplated for the site are supported by the following indicators:

- the proposed densities exceed the 60-year city-wide density targets for people and job per hectare (i.e. 45 people and jobs per hectare) as outlined in Section 5.3 of the MDP;
- the proposed densities exceed targets outlined in Section 3.6.2 of the MDP which requires that new communities achieve a minimum intensity of 60 people and jobs per hectare;
- the plan provides for densities in line with those generally sought for activity centres in close proximity to primary transit (e.g. the target density for neighbourhood activity centres is 100 people and jobs per hectare);
- the proposed dwelling type mix is comprised of 65 percent apartment units compared to 17 percent within the existing community of Arbour Lake and 21 percent city-wide (i.e. it contributes to a significant broadening of the housing diversity in Arbour Lake); and

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

- it generally aligns with (98.4 people and jobs per hectare) the minimum threshold of 100 people or jobs per gross developable hectare identified in Section 2.2 of the MDP as being needed within walking distance of a transit network (approximately 400 metres) to support service levels of 10 minutes or less over extended periods of the day.

Environmental

A Biophysical Impact Assessment (BIA) was prepared by the applicant and reviewed by Administration in support of this application. The BIA includes an inventory and evaluation of existing site conditions, determines the presence and significance of environmental features and identifies potential impacts and/or approaches to mitigate impacts to such features.

The BIA noted the presence of four distinct wetland areas that rank as Class III or higher (Attachment 6) in accordance with the City's wetland classification system. The approach to wetland mitigation employed through the *Calgary Wetland Conservation Plan* is a hierarchy that seeks wetland avoidance, minimization and replacement, with avoidance being the highest priority. In consideration of the policies of the City's *Wetland Conservation Plan*, Administration also recognizes the importance of other key objectives of the *Municipal Development Plan* which include a focus on intensifying our developed residential areas, fostering more compact urban form and providing for complete communities.

As a result of the recommended outline plan and land use framework, three out of four (W01, W02 and W03) of the existing wetlands will be removed. Wetland (W04) will be retained as an Environmental Reserve (ER). It is acknowledged that the removed wetlands do have environmental value, however, there are significant constraints to their viability, function and retention in a post-development scenario. Such constraints generally include:

- the natural topography of the site limits the logical and technically feasible locations for the required stormwater management pond to an area where existing wetlands are impacted;
- requirements to align site access with an existing access to the Watergrove Mobile Home Park on the southwest side of Arbour Lake Road NW;
- provincial regulations in place through the review of this application prohibit the use of naturally occurring wetlands for stormwater treatment;
- the current provincial regulatory framework precludes supplementing wetlands with treated stormwater as a strategy for maintaining their hydrology;
- the preservation of hydrological catchment area needed to sustain W01, W02 and W03 in a post-development scenario would require over 60 percent of the developable land which would significantly impact the ability to meet other MDP objectives on this site; and
- historical disturbance of the broader wetland complexes through surrounding urban development activity (i.e. the build-out of the Arbour Lake community) have isolated the existing on-site wetlands thereby diminishing their contribution to the City's overall ecological network.

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

In light of the considerations outlined above, the outline plan and land use framework have been developed in a manner that reflects a balance between the retention of wetlands and goals for urban development on this site outlined in the *Municipal Development Plan*. Wetland W04 provides a viable option for retention in a post-development scenario due to the limited size of the hydrological catchment area and its location on the north end of the site where it is not impacted by the siting of required utilities and roads. The recommend land use amendment applies a Special Purpose – Urban Nature (S-UN) District to the boundaries of the wetland and an associated 30 metre buffer. This designation will ensure the preservation of this feature as a component of the new development. The City will assume ownership of this parcel as an environmental reserve and be responsible for its long term maintenance and stewardship.

It is also important to highlight that the form and density of development contemplated through the proposed land uses provide for a more compact form than targets established for Calgary's new communities. Enabling a more compact urban form has some of the most direct benefits on the region's natural environment including reduced disruption and fragmentation of habitat and wetlands.

Financial compensation for the wetland loss will be required through an application to Alberta Environment and Parks (AEP) for approvals under the *Water Act* prior to each phase of development. This compensation will be coordinated through AEP.

An environmental site assessment was prepared by the Applicant and reviewed by Administration in support of this application. No concerns were noted with regard to the site's suitability to accommodate residential development.

Transportation

The outline plan area connects directly to the City's existing street network by way of Arbour Lake Road NW which directly abuts the site to the south and west. Multiple existing arterial roadways are available within proximity to the site to connect the plan area to the broader municipal and provincial network. These arterial streets include Nose Hill Drive NW, Crowchild Trail and Stoney Trail. Portions of the plan area are located within 650 metres to 1.2 kilometres of the Crowfoot LRT Station providing for convenient access to the primary transit network. Local transit (bus) service also exists along Arbour Lake Road NW (Route 299) providing service to the Crowfoot LRT Station.

A Transportation Impact Assessment (TIA) was submitted by the Applicant in order to support the proposed subdivision design and generally evaluate the off-site transportation impacts of the proposal. It was determined through the review of the TIA that Arbour Lake Road NW will continue to operate within acceptable capacity parameters and will not require any additional intersection improvements or signalization. The internal street network for the proposed outline plan intersects with Arbour Lake Road NW at two locations. The internal street network will provide for collector standard streets where they connect with Arbour Lake Road NW with those streets transitioning to local residential standard to serve the R-G blocks on the internal portion of the plan area.

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The specific location of site accesses and associated private driveways for the proposed multi-residential blocks will ultimately be determined at the development permit stage. The ultimate location of such accesses will include a detailed review of technical feasibility in conjunction with an analysis of the optimal site/neighbourhood design. The proposed outline plan identifies potential locations for mutual access and emergency/secondary accesses. These locations have been analyzed on a preliminary level to ensure implementation of the proposed outline plan and land use framework and is technically feasible.

In conjunction with future development on the subject site, the developer will be required to provide for a pedestrian-actuated crossing signal at the intersection of the proposed Arbour Lake Rise NW and Arbour Lake Road NW. This crossing signal will facilitate pedestrian movements to the existing transit stop on the west side of Arbour Lake Road NW. The developer will also be required to undertake improvements to the existing regional pathway east of the site. Such improvements will include the physical separation of the pathway from the 85 Street NW vehicle carriage-way.

Overall, the plan supports the objectives of the *Municipal Development Plan* by aligning land use decision making with transportation infrastructure and service investments.

Utilities and Servicing

The proposed outline plan will tie into existing sanitary, storm and water servicing infrastructure available along Arbour Lake Road NW. The specific arrangements will continue to be discussed and reviewed in detail through the future subdivision and development permit processes. Standard off-site levies, charges and fees will also be applicable.

A Staged Master Drainage Plan (SMDP) and Pond Design Report have been reviewed and approved by Water Resources. The SMDP provides more detailed guidance on allowable release rates into the receiving storm sewer system and required water quality improvement measures. The Pond Report outlines specific engineering details of the pond including sizing and maintenance access.

A sanitary servicing study was submitted by the Applicant in order to identify and confirm that sufficient downstream capacity exists to accommodate additional flows anticipated through the build-out of the outline plan area. No capacity issues were identified and the study was subsequently approved by Water Resources in April of 2018.

Schools

The Calgary Board of Education and Calgary Catholic School District were both consulted through the application review process. Both of the school authorities confirmed that existing facilities can accommodate the anticipated new population and that they have no objection to the proposal.

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Stakeholder Engagement, Research and Communication

Communications

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

Given the scale of the application and the prominence of the site within the community, a project specific communications plan was developed by Administration to inform the community about the project and related engagement opportunities. Tactics in the communications plan included:

- development of a project website at calgary.ca/arbourlake;
- periodic project email newsletters/updates to subscribers;
- off-site community signage; mailed postcards to all dwellings in Arbour Lake; and
- Facebook advertisements and Twitter posts.

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

Applicant-led Engagement

Prior to submission of the submission of the formal outline plan and land use application, Hopewell and B&A Planning Group conducted their own public engagement program. The primary objective of their program was to introduce Hopewell's development concept and receive feedback from the public. The following provides an overview of the engagement approach employed:

Applicant-led Engagement Program Overview:

- Open house held in April 2017 (279 Attendees)
- Project website with relevant project information available from April 2017 to present
- Periodic email updates to subscribers over the lifetime of the application process (113 subscribers)
- 279 participants, 131 ideas and comments shared
- One on one meetings with primary stakeholders (e.g. Community Association, Resident's Association, Adjacent Condo Boards, Watergrove Mobile Home Park)
- Town hall style presentation to Community Association

City-led Engagement

In keeping with Administration's standard practices, stakeholders were given the opportunity to comment online through the Planning and Development Map or by contacting the planner directly by mail, phone or email. City communications also included a City-led engagement

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

program including in-person sessions and online engagement. The City-led program was developed in close coordination with the applicant team.

The engagement program was developed at the *Listen & Learn* level and included a phased approach to engagement to collect input at the key review dates of the application. Phase one engagement including collecting feedback on the initial application, phase two engagement was focused on evaluating the revised application against initial feedback and phase three focused on sharing the final proposal, changes made and the engagement summary.

Given the local context and a higher than average senior's population in the community, consideration was made to include a targeted session held with a local senior's facility. A "Sounding Board" was placed at high-traffic areas in the community and targeted meetings with the Community Association were held to discuss application details.

City-led Engagement Program Overview:

Phase 1:

- Three open houses held on 2017 August 22, 24 and 25.
- One online survey from 2017 August 21 – 2017 September 10.
- Two "sounding boards" located in the community to collect comments.
- 249 participants, 687 ideas and comments shared.

Phase 2:

- One town hall meeting with Community Association in January 2018.
- One Resident's Association meeting in January 2018.
- Online information sharing and email updates.

Phase 3:

- One information session on 2018 July 17.
- 159 participants at the final information session.
- Online information sharing and email updates.

Notice posting responses:

- Administration received 28 comments regarding the application from the notice posting

Comments Received:

Citizens provided a diversity of comments through the City-led engagement process. The main themes identified are highlighted in the chart included in Attachment 7 including a response on how this feedback was considered by The City and/or the applicant to inform the final proposal. Ultimately, a range of changes to the proposal occurred through the review process to reflect areas of alignment between City, applicant and local citizen interests. The What We Heard Report from phase one engagement with verbatim comments can be found here:

- [Phase One: What We Heard Report](#)

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and outline plan 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)

Map 1 "Urban Structure" of the *Municipal Development Plan (MDP)* identifies the subject lands as a Developed – Established Area. As noted in the background section of this report, there is no existing local area plan in effect for the subject lands. Section 1.4.5 of the MDP identifies that not all areas experiencing development pressures have the benefit of a Local Area Plan to provide guidance to a local community or specific application. In such cases, the MDP should be used to provide guidance on the application of appropriate land use district and the community design.

The recommended outline plan and supporting land use framework are supported by a range of key directions and planning objectives outlined in the MDP. Specifically, it will achieve the following:

- incorporates appropriate densities and a mix of land uses creating a more compact urban form to help reduce the rate of outward growth;
- help support city-wide goals of achieving a balance of growth between established and greenfield communities;
- increase the range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups in Arbour Lake and northwest Calgary;
- optimize the use of existing City infrastructure and services;
- provide a distinctive visual identity through a purposefully configured built form, open space network and retention of existing topography that will contribute to a "sense of place" and complement the character of Arbour Lake;
- integrates natural features of the existing landscape (i.e. an existing wetland and vegetated buffer as an Environmental Reserve) into the design of urban development with improved tie-ins into existing parks and infrastructure; and
- provides for an appropriate transition of development intensity, uses and built form between surrounding residential areas and new more intensive multi-residential uses.

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

Social, Environmental, Economic (External)

The recommended outline plan and associated land use framework will provide for a diversity of housing choices to meet the needs of various household sizes, lifestyles and income levels in an existing established area. The plan provides for densities that are transit-supportive and that make efficient use of land and infrastructure. The plan strikes an appropriate balance between competing municipal objectives which seek to preserve/enhance natural features including wetlands while intensifying our established urban areas. The land use and open space network has been purposefully planned to ensure an appropriate transition of development intensity, uses and built form between existing residential areas adjacent to the site and more intensive planned multi-residential development.

Financial Capacity

Current and Future Operating Budget

There are no specific 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 are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The recommended outline plan will provide a framework for the development of a range of residential building forms and mix of housing options that will accommodate residents of various life stages and incomes with densities that well exceed minimum targets outlined in the *Municipal Development Plan*. The plan strikes an appropriate balance between municipal planning objectives that support intensification of established residential areas and optimizing existing infrastructure with the preservation of significant environmental features. The outline plan introduces a network of new parks and open spaces that provide connections to the existing neighbourhood. Through the dedication of required Municipal Reserve lands it will also introduce new publicly accessible amenities for existing and new residents to enjoy on what has historically been a private site.

Within the outline plan, higher density housing forms have been strategically located in close proximity to transit stops, along higher-order streets and with separation from existing lower density uses. The plan has been reviewed with the benefit of a significant applicant-led and City-led engagement processes such that local interests have been considered in the process, and where appropriate, have been incorporated into the final plan.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0542

Outline Plan in Arbour Lake (Ward 2) at 8321 - 85 Street NW, LOC2017-0160

ATTACHMENT(S)

1. Conditions of Approval
2. Proposed Outline Plan
3. Applicant Submission
4. Proposed Land Use Map
5. Existing Site Conditions
6. Existing Wetland Map
7. Citizen Feedback Summary
8. Subdivision Data Sheet

Conditions of Approval

The following Conditions of Approval shall apply:

Planning:

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - *Geotechnical Report, prepared by McIntosh Lalani (File No 7903), dated September 7, 2016*
 - *Deep Fills Report, prepared by McIntosh Lalani (File No 7903), dated June 21, 2018.*
 - *Slope Stability Review & Analysis, prepared by McIntosh Lalani (File No 7903), dated June 20, 2018.*
5. Servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning, Water Resources.
6. Register on all affected titles, an easement for the proposed underground utilities (storm manhole in site 4) within the subject site **concurrent with the registration of the final instrument**. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, **prior to the endorsement of the final linen**. Contact the Development Approvals Technologist, Water Resources at 268-3499 for more information regarding the width and alignment of the required easement.

Note: *This easement is required to enable the City to access the proposed storm manhole within the private multi-residential site. This manhole has been requested by operations to maintain the public portion of the storm line which drains into the proposed storm pond.*
7. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
8. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

Conditions of Approval

9. Make satisfactory cost sharing arrangements with Watergrove Development Ltd. for part cost of the existing sanitary sewer, storm sewer and water main installed in Arbour Lake Road NW that was paid for and constructed by Watergrove Development Ltd. through their Arbour Lake, Phase 1 (1994-054).
10. Make satisfactory cost sharing arrangements with Melcor Development Ltd. for part cost of the existing surface improvements, sanitary sewer, storm sewer and water main installed in Arbour Lake Road NW that was paid for and constructed by Melcor Development Ltd. through their Arbour Lake, Phase 20 (2001-027).
11. Make repayment arrangements with the City of Calgary for part cost of the surface improvement in Arbour Lake Road NW adjacent to the site, which was constructed by Watergrove Development Ltd. through their Arbour Lake, Phase 1 (1994-054) subdivision.

Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
12. Make repayment arrangements with the City of Calgary for part cost of the existing Storm Pond 172WPR which was installed by the City of Calgary.

Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca
13. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the off-site sanitary sewers, storm sewers and water mains and construct the off-site temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these off-site improvements.
 - b) Construct the on-site and off-site storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - c) Construct a wood screening fence, chain link fence and/or sound attenuation fence (whichever may be required) inside the property line of the residential lots/lane/walkway/roadway/other where they abut the boundary of the plan area.
 - d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

14. In conjunction with the applicable Tentative Plan(s) construction drawings shall be submitted:
 - For the intersection of Arbour Lake Rise and Arbour Lake Road NW. A custom 30m long southbound to eastbound left-turn bay will be required at this intersection.

Conditions of Approval

- For the proposed storm pond and maintenance access for the oil and grit separator. All manoeuvring into and out of the storm pond maintenance access area shall take place on-site (i.e. backing into or out of the maintenance access onto Arbour Lake Road NW will not be permitted).
- To provide cross sections through the storm pond and through Arbour Lake Road NW at the critical locations (retaining walls to support the storm pond will not be accepted).

Prior to approval of the Tentative Plan, the construction drawings and associated right-of-way to accommodate the infrastructure improvements will be to the satisfaction of Transportation. The intersection road right-of-way and storm pond PUL layout shall be adjusted as determined through the review of the construction drawings.

15. In conjunction with the applicable Tentative Plan, the developer shall provide payment for a Pedestrian Rapid Flashing Beacon (PRFB) at the intersection of Arbour Lake Road and Arbour Lake Rise NW. Note that the Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of the PRFB that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.
16. In conjunction with the initial Tentative Plan, the developer shall construct the pathway connection to Arbour Lake Road NW within Lot 66(PUL), Block 30.
17. In conjunction with the applicable Tentative Plan, the Developer shall provide a 3.0m wide Public Access Easement and Agreement for the benefit of the City of Calgary over the 2.00 ha M-H1 site (MF Site 5) to accommodate the pathway connection between Arbour Lake Hill NW and the regional pathway in Lot 66(PUL), Block 30. The agreement and registerable access easement right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 3.0m wide public access easement over the 2.00 ha M-H1 site shall be executed and register on title.
18. In conjunction with the applicable Tentative Plan, the Developer shall provide a 3.0m wide Public Access Easement and Agreement for the benefit of the City of Calgary over the 1.09 ha M-G site to accommodate the pathway connection to Arbour Lake Road NW. The agreement and registerable access easement right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 3.0m wide public access easement over the 1.09 ha M-G site shall be executed and register on title.
19. In conjunction with the applicable Tentative Plan, the Developer shall provide a 10.0m wide access easement and agreement over the 0.93 ha M-H1 site to accommodate access to Arbour Lake View NW for the benefit of the 1.70ha M-G site. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 10.0m wide access easement over the over the 0.93 ha M-H1 site shall be executed and register on title.

Conditions of Approval

20. In conjunction with the applicable Tentative Plan, the Developer shall provide a 10.0m wide X 15.0m long mutual access easement and agreement between the 0.45 ha M-H1 and 1.09 ha M-G sites to accommodate shared access to Arbour Lake View NW. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 10.0m wide X 15.0m long mutual access easement and agreement between the 0.45 ha M-H1 and 1.09 ha M-G sites to accommodate shared access to Arbour Lake View NW shall be executed and register on title.
21. In conjunction with the applicable Tentative Plan, the Developer shall provide a blanket emergency access easement agreement over 1.09 ha M-G site for the benefit of the 0.45 ha M-H1 site. The agreement shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved a blanket emergency access easement agreement over 1.09 ha M-G site for the benefit of the 0.45 ha M-H1 site shall be executed and register on title.
22. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning **concurrent with the final instrument** prohibiting the construction of front driveways over the bus zone(s).
23. No direct vehicular access is permitted to or from the inside of the curve on Arbour Lake Road at Arbour Meadows Close NW. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** prohibiting vehicular access to or from the inside of the curve between the curve tangents on the curve on Arbour Lake Road at Arbour Meadows Close NW.
24. Access to Arbour Lake Road south of Arbour Lake Rise NW is restricted to right turns in and out only. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** restricting vehicular access to right turns in and out only.
25. All intersection spacing shall be located, designed, and constructed to the satisfaction of the Director, Transportation Planning.
26. In conjunction with the applicable Tentative Plan, curb extensions to be designed and constructed at the Developer's sole expense. Curb extensions are required at the following locations:
 - Arbour Lake View and Arbour Lake Road NW; and
 - Arbour Lake View and Arbour Lake Heights NW; and
 - Arbour Lake Rise and Arbour Lake Hill NW.

Parks:

27. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment, for the proposed wetland disturbance.

Conditions of Approval

28. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
29. Pursuant of the *Wetlands Conservation Plan*, compensation for disturbed or removed wetlands is required. A Wetland Compensation Agreement with the Province is required prior to any disturbance or removal of wetlands.
30. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland and storm pond to both Water Resources and Parks for review.
31. Mitigation measures as outlined in the BIA must be applied and followed.
32. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
33. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
34. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
35. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
36. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an on-site meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
37. It will be the developer's responsibility to construct the MR sites, subject to the terms and conditions of a Standard Development Agreement.
38. No back-slopping from private lots onto adjacent Municipal Reserve (MR) lands will be permitted, unless otherwise approved by Parks.

Outline Plan

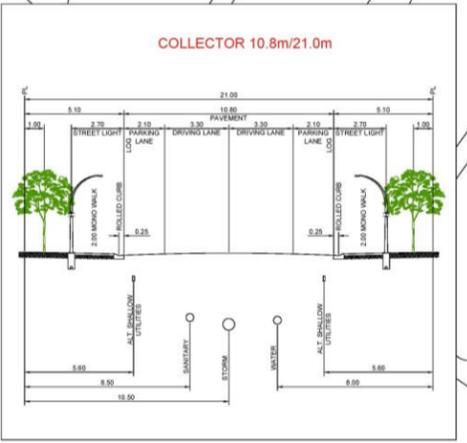


LAND USE STATISTICS

	Hectares	Acres
S-FLD TO R-G	4.98	12.29
S-FLD TO M-G	2.87	7.10
S-FLD TO MH1	2.79	6.94
S-FLD TO S-SPR	1.96	4.83
S-FLD TO S-CRI	1.32	3.29
S-FLD TO S-UN	0.47	1.15
Total Area	17.81	43.98

OUTLINE PLAN STATISTICS

	Lot width units per acre	Frontage feet/acre	Measure of Hectares	Measure of Acres	Number of Units	% of ODA
TOTAL LAND USES			17.81	43.98		
Wetland & Slow Feedback Area	0.47	1.16	16.54	40.88		100.0%
GROSS DEVELOPABLE AREA (GDA)			11.38	28.12		64.8%
RESIDENTIAL			9.20	22.85		21.8%
Single Family			9.14	2260	148	
Multi-Residential - Low Profile District (M-G)			6.00		227	
Multi-Residential - High Profile District (M-H1)			6.18	15.26	273	
Multi-Residential - Low Profile District (M-G)			47	2.70	600	101
Multi-Residential - High Profile District (M-H1)			35	0.85	98	
Multi-Residential - High Profile District (M-H1)			80	1.91	223	
Multi-Residential - High Profile District (M-H1)			100	3.36	838	124
Multi-Residential - High Profile District (M-H1)			100	1.00	100	100
Multi-Residential - High Profile District (M-H1)			202	4.94	793	
Total Number of Units					883	
Anticipated					703	
Maximum					1205	
DENSITY						
Anticipated					48.5	18.4
Maximum					46.5	18.4
Maximum					74.6	26.2
CREDIT OPEN SPACE			1.66	4.09		10.0%
Special Purpose - School, Park and Community Reserve District (S-SPR)			1.66	4.09		
SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-CRI)			1.32	3.28		8.0%
Stormwater Pond (S-PUL)			0.55	1.32		
Collector (S-PUL)			0.60	1.48		
ATCO Gas Line (S-PUL)			0.73	1.80		
ROADWAYS AND LANES			2.18	5.39		13.2%
Collector Street (10.8m/21.0m)			0.87	2.14		
Residential Street (9.0m/16.0m)			1.32	3.25		



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client:
Hopewell

sub-consultant:
PASQUINI & ASSOCIATES
BASSETT ASSOCIATES
Stantec
LGN Consulting Engineering Ltd.

revisions:
no. date description
1 Dec. 21, 2017 DTR #1 Response
2
3
4
5

location map:
City of Calgary

* Subject Site

scale:
0 20 40 60
SCALE 1:2000

municipal address:
8321 85 Street NW

legal description:
Portion of SE 16-25-2-5

file description:
pre-app: PE2016-01052
LOC: --
bylaw no.: --

file info:
project no.: #C2007
drawn by: TZ
start date: October, 2016
current date: Apr 12, 2019

project:
Arbour Lake Development

sheet title:
Outline Plan & Land Use Redesignation

exhibit no.:
1.0

Applicant Submission



Arbour Lake Development - Applicant's Submission

Introduction

B&A Planning Group, on behalf of Hopewell Residential, submitted on June 1, 2017 an Outline Plan and Land Use Redesignation application for approximately 17.0ha (42.02 acres) of land in the northwest community of Arbour Lake. The triangular parcel of land is bound by Arbour Lake Road NW in the south and west; and the former 85 Street NW right-of-way in the east. Crowchild Trail, Stoney Trail, and Nose Hill Drive NW provide regional vehicular access to the plan area, while the Crowfoot LRT station provides transit access. The subject lands are locally known as the "Aurica Hawkwood" homestead. The Hawkwood Family were the original owners of the lands which make up the community of Arbour Lake and the plan area was, until recently, the home of Aurica Hawkwood.

Development Proposal

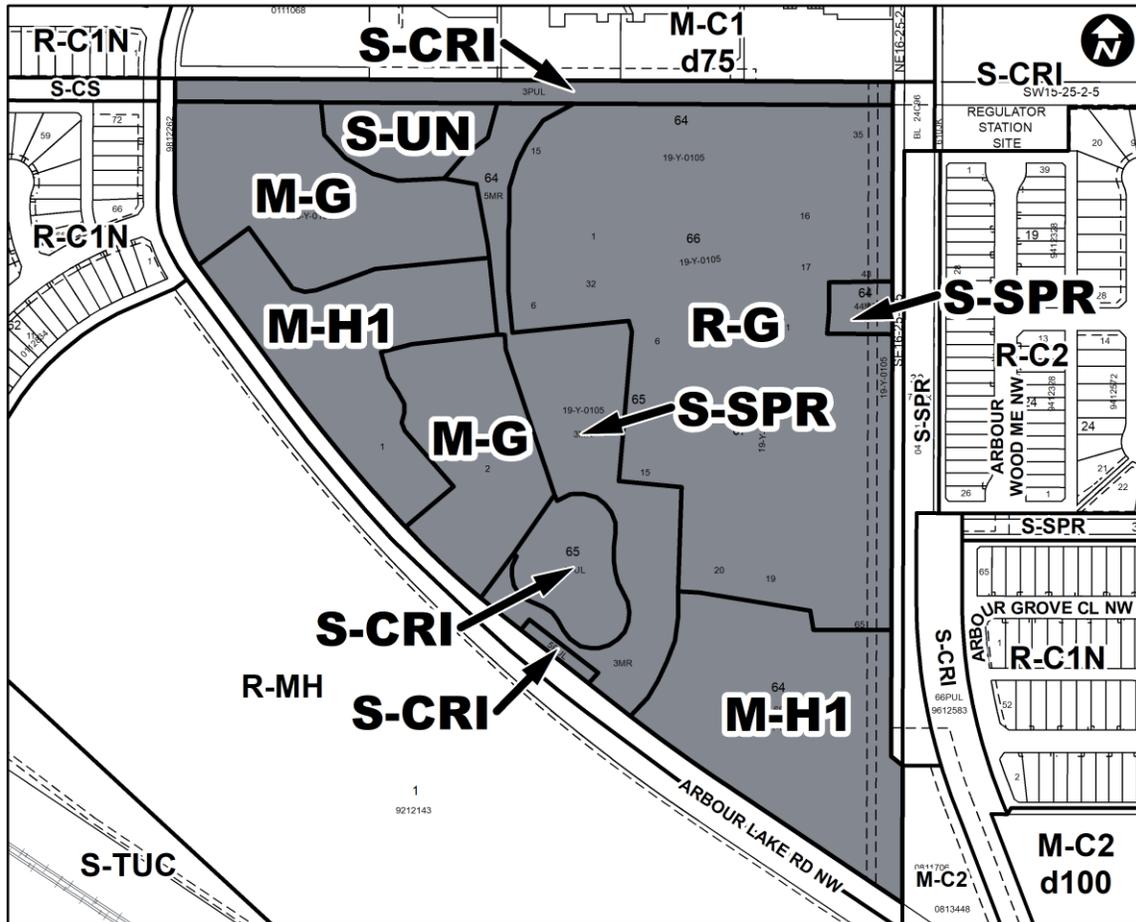
The application seeks to redesignate the subject lands to encompass a mix of housing options that cater to a diverse set of individuals in all life-cycle stages. At full build-out the area will see approximately 803 units, comprised of 148 single-detached homes and 655 multi-residential units, totaling about 2,000 future residents. The Plan Area, near transit, achieves a residential density of approximately 50 units per hectare and will include approximately 4 acres of public park space, additional pathway connections, and retains an existing wetland and vegetation as environmental reserve. The street and open space network has been designed to purposefully connect to the existing community. Access to Arbour Lake Road NW, provides future residents with multi-modal connections to amenities in the broader community that include Crowfoot Commercial Centre, Crowfoot LRT Station, and other park spaces.

The Outline Plan proposes land uses and accompanying built forms that create complementary interfaces with existing multi-residential and single-detached dwellings. Higher density multi-residential uses have been strategically located along Arbour Lake Road NW, adjacent to bus routes. Community design reflects the values and vision of the Arbour Lake Community. High-quality housing, purposeful green space, parks and thoughtfully planned neighbourhood pathways enhance the neighbourhood identity while maintaining connections and integration with the broader community.

Engagement has been a crucial aspect of this project. Since 2016, the project team has held numerous stakeholder engagement sessions sharing details about the project, answering questions and gathering stakeholder feedback. The final version of the plan incorporates feedback from City Administration, stakeholders and the local community.

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP), the Calgary Transportation Plan (CTP), and the Developed Areas Guidebook. The application provides for sensitive and compact infill development that leverages the City's existing infrastructure investments.

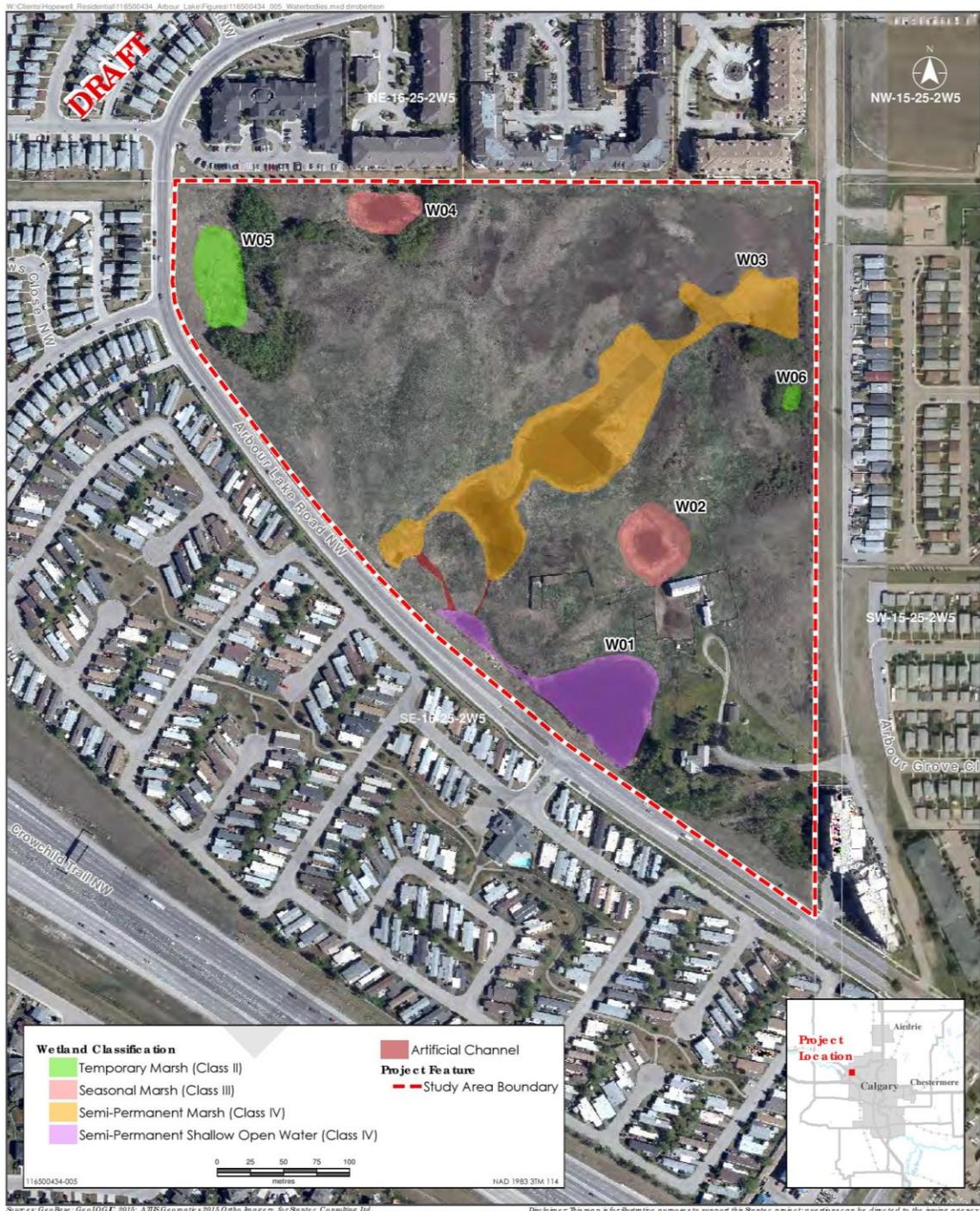
Proposed Land Use Map



Existing Site Conditions



Existing Wetland Map



DRAFT
Stantec
ARBOUR LAKE LANDS
BIOPHYSICAL IMPACT ASSESSMENT

Preliminary Waterbodies

Figure 5.0

Citizen Feedback Summary

What we heard (Issue or opportunity identified)	What changes were made and/or response to the issue identified
<p>Concern about the loss of green space and existing natural features on the site.</p>	<p>The final proposal includes 25% more green space over the original submission and retains a 0.47ha wetland and vegetated buffer as an Environmental Reserve. The proposed development will provide for 1.66 hectares of new publicly accessible park space for residents of Arbour Lake to utilize (currently none of the land is publicly accessible). The Municipal Development Plan strongly supports new residential development within existing communities to make better use of existing infrastructure and minimize land consumption. The final version of the plan presents an appropriate balance of new housing and preservation of existing significant natural features.</p>
<p>Concern about the increase in density and potential for additional congestion in the neighbourhood.</p>	<p>The final application includes a decrease in the number of anticipated dwelling units from 890 to 805 (9.5% decrease). This decrease is attributed to the protection of an existing wetland as an Environmental Reserve. The overall density is in line with the Municipal Development Plan targets and further decreases to the density or range of housing types was not contemplated for this reason. A Transportation Impact Assessment was completed for the project and it was determined that Arbour Lake Road will continue to function within acceptable levels without any signalization.</p>
<p>Concern about the strain on the capacity of area schools.</p>	<p>The Calgary Board of Education was consulted through the application review process and has confirmed that existing facilities can accommodate the projected new population and that they have no objection to the proposal.</p>
<p>Building heights were discussed with most respondents supporting two to three storeys, with very few people wanting buildings with more storeys. Respondents added that the loss of mountain views was an issue, as was perceived overcrowding, which would result in shadowing of other properties as well as loss of sight lines and privacy.</p>	<p>Apartment buildings have been shifted southward, adjacent to Arbour Lake Road to provide greater separation from existing apartment buildings along the northern boundary of the site to minimize the loss of views from the development of taller buildings. The preservation of the Environmental Reserve (wetland) will provide greater separation between new and existing development to the north. The removal of</p>

Citizen Feedback Summary

	apartment buildings was not considered as they are important to the MDP goals of providing for increased densities and a broader range of housing options.
Desire for adequate supply of parking.	All future buildings on this site will be required to provide on-site parking in accordance with the standards outlined in the Land Use Bylaw (1P2007). Additionally, the plan proposes on-street parking on all new public streets within the site.
Desire for some businesses to be considered (such as daycare, coffee shops, etc.).	The final version of the plan proposes a Multi-Residential – High Density Low Rise (M-H1) District to accommodate the larger apartment buildings as opposed to the M-C2 district proposed in the original plan. The M-H1 district allows for a limited range of small-scale support commercial uses (e.g. daycare, coffee shops) so that some small businesses could be accommodated on the ground floor of apartment buildings.
Concerns about new residents having access to the lake.	The City of Calgary is not involved in any decision to grant access to Resident's Association amenities
Desire for better and more pedestrian connections.	The final version of the plan presents new pathways and sidewalks that will link the existing pathway network to the new central park and provide connections to the environmental reserve. Additionally, a condition of approval has been placed on the outline plan requiring the developer to make improvements to the existing north-south pathway that extends along the eastern boundary of the site.

Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	17.01	42.04
LESS: ENVIRONMENTAL RESERVE	0.47	1.16
LESS: LAND PURCHASE AREA	0.00	0.00
GROSS DEVELOPABLE AREA	16.54	40.88

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	5.20	12.86	148	0
M-G	2.79	6.90	0	131
M-H1	3.38	8.36	0	525
Total Residential	11.37	28.12	148	656

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	2.18	5.39	13.2%
PUBLIC UTILITY LOT	1.33	3.28	8.0%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	1.66	4.09	10.0%
MSR	0.00	0.00	0.00
MR (NON-CREDIT)	0.00	0.00	0.00

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0533

Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005

EXECUTIVE SUMMARY

This land use redesignation application was submitted by MKL Design Studio on 2019 January 11 on behalf of the landowners Christine and Ramel Oriel. The purpose of the application is to amend the land use from the existing DC Direct Control District (DC12Z96), which accommodates a country residential acreage subdivision pattern to a more urban district. The proposed district is sought to accommodate single detached development with a typical shaped footprint, which is based on a recently approved subdivision for the subject parcel.

This application proposes to change the designation of this property from DC Direct Control District (Bylaw12Z96) to Residential – One Dwelling (R-1) District to allow for:

- single detached dwelling (remains consistent with existing district);
- 1.2 metre side setback depth (a decrease from the existing 7.5 metre side setback depth);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of one dwelling unit per parcel; and
- the uses listed in the R-1 District.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.20 hectares \pm (0.50 acres \pm) located at 46 Elveden Drive SW (Plan 1811892, Block 2, Lot 40) **from** DC Direct Control District **to** Residential – One Dwelling (R-1) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use redesignation application was submitted by MKL Design Studio on 2019 January 11, on behalf of the landowners Christine and Ramel Oriel.

The subject site was subdivided from 50 Elveden Drive SW in December 2018. The 0.20 hectare parcel does meet the size requirements for the existing land use, DC Direct Control District

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0533

**Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW,
LOC2019-0005**

(Bylaw 12Z96). Under the existing DC Direct Control District, the 7.5 metre side building setback areas are a barrier to development as they limit the footprint area for a house (refer to Applicant's Submission Attachment 1).

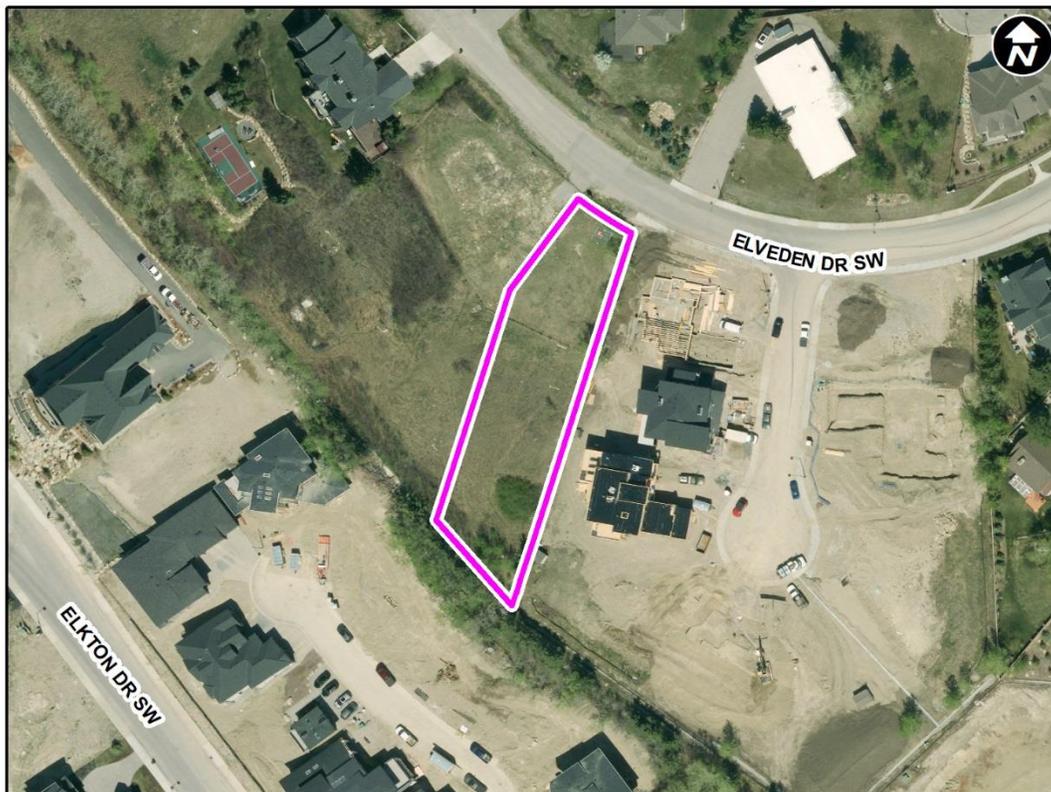
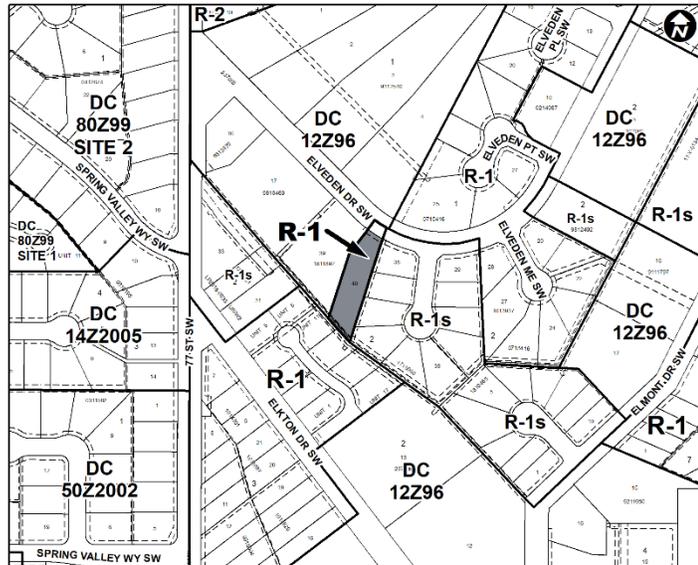
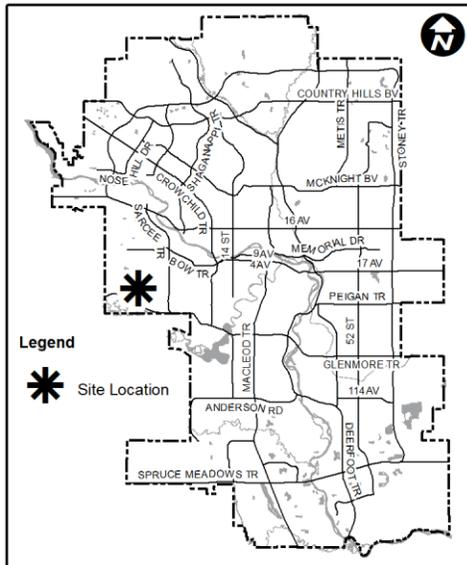
No development permit application has been submitted at this time. The intent, as stated in the applicant submission (Attachment 1), is to develop a single detached dwelling in the future.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0533

Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW,
LOC2019-0005

Location Maps



Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005

Site Context

The subject site is located in the community of Springbank Hill. The site is approximately 94 metres in length and 20 metres in width. Vehicular access is provided from Elveden Drive SW. The site slopes significantly from the highest point at the front property line to the lowest point at the rear property line. The total elevation change is 13.88 metres.

Current development in the immediate area is predominantly single detached dwellings situated in a network of smaller cul-de-sac street patterns. While much of this area has been developed through a series of smaller subdivisions over the past 20 years, some larger parcels developed with single detached dwellings exist, similar to the subject parcel.

Nearby community facilities include the Valleyview Community Church and Griffith Woods School, both approximately 800 metres from the site.

Figure 1 provides peak population statistics for the community of Springbank Hill. As identified in Figure 1, the community of Springbank Hill reached its peak population in 2018 with 10,052 residents.

Figure 1: Community Peak Population

Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population	0
Difference in Population (percent)	0%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application will accommodate low density residential development in a form and function that is similar to its existing local context. Alternate development patterns were considered, but due to the existing site constraints such as slope, parcel dimensions and existing adjacent developments, the R-1 District proposed for this application is considered appropriate.

Planning Considerations

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

**Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW,
LOC2019-0005**

Land Use

Development of the subject parcel is currently governed by the rules of the DC Direct Control District (Bylaw 12Z96). The purpose of this DC Direct Control District is to accommodate rural residential development in the form of single detached dwellings. The permitted use rules require 7.5 metre setbacks for front, side and rear yards. The discretionary use rules allow for existing parcels to be subdivided once only, where the purpose of the subdivision is to create an additional lot for residential development of no less than 0.2 hectares (0.5 acres).

The existing setback rules leave a long and narrow developable area on this parcel. When considering the slope, the resulting developable land is difficult to develop in a way that is consistent with the area.

The proposed Residential – One Dwelling (R-1) District would accommodate a single detached home in a development pattern and building form similar to those provided in the existing land use district, and in the character of the surrounding area. The proposed land use district also lists Secondary Suite and Backyard Suite as discretionary uses in the district.

Development and Site Design

A development permit has not been submitted for this parcel. The rules of the proposed Residential – One Dwelling (R-1) District will provide basic guidance for the site development including height and building massing, landscaping and parking. No development permit is required for a single detached dwelling in the R-1 District in the Developing Areas, provided all rules of the Land Use Bylaw are met.

Transportation

The subject parcel is approximately 330 metres from a Northbound 454 bus stop, which provides service to and from the 69 Street LRT station, approximately 1.6 kilometres away. Vehicle access to the parcel is from Elveden Drive SW, a residential class road that connects 77 Street SW and 26 Avenue SW.

Utilities and Servicing

Public water, sanitary and storm exist within the adjacent public right-of-way.

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 public meetings were held by the applicant or Administration in association with this application.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0533

Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW, LOC2019-0005

Two submissions were received from the public. One letter in support and one letter in opposition to the proposed redesignation. Both letters outlined concerns with the resulting increase in developable area on the lot, including the reduced side setback to the adjacent rear yards to the east of the subject property. There were also concerns that the resulting development would be set farther back from the front property line than the other homes along Elveden Drive SW.

As stated in the applicant submission (Attachment 1), the purpose of this redesignation is to allow for the resulting building to be closer to the front property line than what is currently developable under the DC Direct Control District. The proposed reduction in the side setback, to the neighbouring rear yards, will allow for a house that can be built closer to the front of the property. Administration relayed the neighbours' privacy concerns to the applicant, as the eventual single detached dwelling approval is not subject to a development permit, as it is in the Developing Areas.

The Springbank Hill Community Association was circulated on this application. No response was received.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory - 2009)

The subject site is located within the Residential Developing – Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The planned greenfield area is characterized as relatively low-density residential neighbourhoods containing single dwelling housing, smaller pockets of multi-residential and locally oriented retail. Although the MDP makes no specific reference to the subject site, the land use is in keeping with the applicable, overarching residential policies of the MDP.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0533

**Land Use Amendment in Springbank Hill (Ward 6) at 46 Elveden Drive SW,
LOC2019-0005**

Springbank Hill Area Structure Plan (Statutory - 2017)

The subject parcel is located within the Standard Suburban area as identified on Map 2: Land Use Concept in the *Springbank Hill Area Structure Plan (ASP)*. Standard Suburban areas are characterized by single detached and semi-detached dwellings, institutional and recreational uses. This land use redesignation proposal meets the intent of the Standard Suburban area.

Social, Environmental, Economic (External)

The recommended land use allows for the same housing type as the previous land use district. To proposed district allows for the developer to build a more economical house product, closer to the existing services at the curb.

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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the *Springbank Hill Area Structure Plan*. The rules of the proposed R-1 District in combination with the site's shape and topography allow for the construction of a single detached dwelling with a more efficient footprint than what would be currently allowed under the existing DC Direct Control District. Secondary suite and backyard suite are also listed uses in the district which allows for flexibility in accommodating different housing needs in the neighbourhood.

ATTACHMENT(S)

1. Applicant Submission

Applicant Submission

Subject Parcel Address:
46 Elveden Dr. S.W.
Calgary Alberta.

Lot 40, Block 2, Plan 1811892

Reason for the proposed land use re-designation:

The subject parcel is currently zoned DC12Z96. The required side yard setback for this zoning is 7.5 meters. When the setbacks are applied to the the parcel the area left to build a single family dwelling unit is a very narrow long strip. The length of the front setback line is 2.59 meters, and the width from side to side (east to west) at the widest point is 8.75 meter. This setback area and setback lengths are not conducive to designing a practical dwelling that would fit in with the existing homes and current homes under construction. In fact, the front setback line length of 2.59 meter does not provide any room for construction of a front facade for a single family dwelling with attached front garage. Any proposed dwelling would have to be set back 26.57 meters from the front property line to reach the 8.75 meter side to side length between side setbacks. This setback would place a proposed dwelling to far back in the lot, and the dwelling would require a very lengthy driveway down a step lot. We believe that this type of driveway would not meet the required "City of Calgary" driveway standard. Also the house would be set back to far on the lot and would not be consistent front setbacks of the existing homes, and most likely not acceptable to the community and city.

We believe that and R-1 zoning is the correct zoning for this parcel. It will provide the proper area and front lot length to design an aesthetically pleasing front facade with attached front garage, with in the side to side set backs. A R-1 zoning would be the same as the adjacent properties the the east and south of the the subject parcel.

The Subject parcel also meet the minimum requirement for parcel width, parcel depth, and parcel area in the Land Use Bylaw 1P2007 for a R-1 zoning.

In conclusion, we are asking for a land use re-designation, because the required setback for the current zoning impose design parameters that are restrictive to the practicable design of a single family dwelling on this parcel of land.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0094

**Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW,
LOC2018-0269**

EXECUTIVE SUMMARY

This application was submitted by Seven Designs on 2018 December 19 on behalf of the landowner Brian Killick. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached dwellings and duplex dwellings in addition to single detached dwellings;
- a maximum building height of 10 metres (no change from R-C1 District);
- a maximum of one main residential building per parcel (no change from R-C1 District); and
- the uses listed in the R-C2 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by Bylaw, the proposed redesignation of 0.09 hectares ± (0.22 acres ±) located at 1 Spruce Bank Crescent SW (Plan 4626GQ, Block 1, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

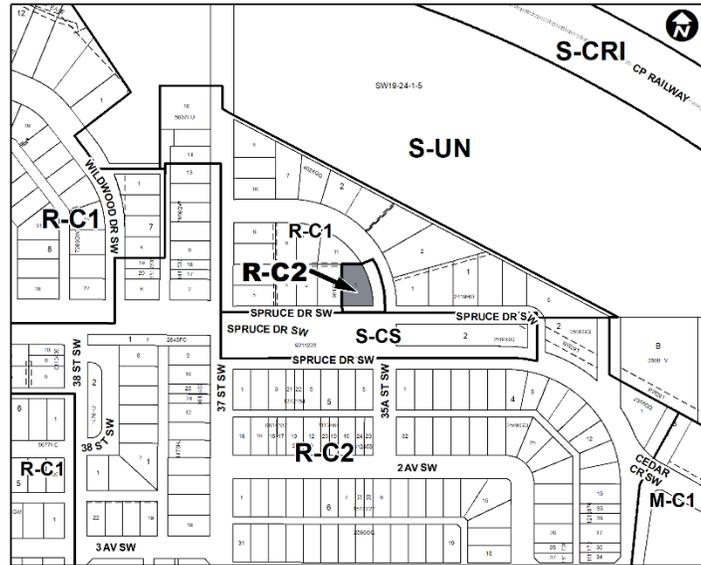
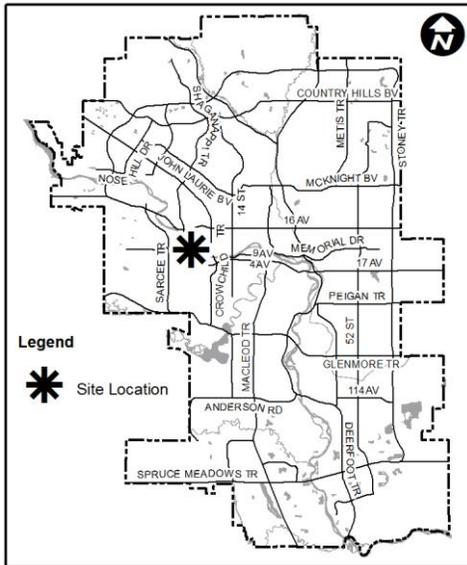
Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0094

Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW,
LOC2018-0269

BACKGROUND

Location Maps



**Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW,
LOC2018-0269**

SITE CONTEXT

The subject site is approximately 0.09 hectares in size and is located in the community of Spruce Cliff on the northwest corner of Spruce Bank Crescent SW and Spruce Drive SW. The property is currently developed with a one-storey single detached dwelling with an attached garage. Surrounding development in the area is characterized by single detached and semi-detached homes. The predominant land use in the immediate area is Residential – Contextual One Dwelling (R-C1) District. However, to the south and west, Residential – Contextual One / Two Dwelling (R-C2) District exists.

As identified in Figure 1, the community of Spruce Cliff has seen a slight population decline since its peak in 2015.

Figure 1: Community Peak Population

Spruce Cliff	
Peak Population Year	2015
Peak Population	4,677
2017 Current Population	4,562
Difference in Population (Number)	-115
Difference in Population (Percent)	-2.5%

Source: *The City of Calgary 2017 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached homes. The current R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Single detached homes may include a secondary suite.

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

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0094

Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW, LOC2018-0269

Development and Site Design

Building design, number of units and site layout details such as parking, landscaping and site access will be evaluated at development permit stage.

Environmental

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

Transportation

Pedestrian and vehicular access to the site is available from Spruce Bank Crescent SW and Spruce Drive SW. The area is served by Calgary Transit bus service with stops located approximately 75 metres walking distance to the Route 93 bus, with service to the 45 Street SW and Westbrook LRT stations. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

Administration received a neutral response to the application from the Spruce Cliff Community Association (Attachment 2).

Administration received ten letters in opposition to the application. Reasons stated for opposition are summarized below:

- decrease in neighbouring property value;
- change the community character;
- loss of R-C1 designated parcels in community; and
- increased traffic.

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

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0094

**Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW,
LOC2018-0269**

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*. While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Established area of the *Municipal Development Plan*. The applicable policies encourage modest redevelopment of established areas that is similar in scale and built form to existing development, including a mix of housing types. The *Municipal Development Plan* also calls for a modest intensification of the established area, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-C2 District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan for the community of Spruce Cliff.

Social, Environmental, Economic (External)

The recommended land use allows for a slightly wider range of housing types than the existing R-C1 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0094

**Land Use Amendment in Spruce Cliff (Ward 8) at 1 Spruce Bank Crescent SW,
LOC2018-0269**

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-C2 District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter

Applicant's Submission

To whom it may concern,

The following document details our plan for a land use amendment for the property located at 1 Spruce Bank Cr S.W.. The intent is to change the land-use from R-C1 to R-C2 to allow for a Semi-detached dwelling (side-by-side residential development). Previously we had engaged the community and neighbors with the prospect of pursuing an R-CG designation. While we did receive multiple letters in support of R-CG there were some parties that were against the possibility of there being suites in the units. Rather than push for R-CG we are deciding to move forward with a less intensive development.

This will be an owner-occupied development with myself (Robert Carpenter) living on one side, and Dr. Brian Killick and his wife Sandy living in the other (they are the grandparents to my 2 children).

The objective is to demolish the existing house and rebuild a new semi-detached home (preliminary renderings are supplied in our written rational). While I have attached these renderings, please note that we are very early in the design process and the purpose of attaching plans this early on is to simply give you an idea of the architectural style of the new home.

Bylaw Assessment

From our initial assessment of the parcel it has been determined that no relaxations will be required of the base requirements of the R-C2 district. The parcel exceeds all minimum applicable bylaws relating to the parcel itself. We are confident that should a re-designation be granted, and development permits applied for, the parcel allows itself to be subdivided can accommodate a semi-detached dwelling that will conform to all rules in the bylaw (parking requirements, parcel coverage, setbacks, heights, etc.).

Impact on Community/Built form/Massing

-This is a unique scenario where our family is choosing to develop a lot to continue to be close, grand-parents on one side, grand-children on the other. Family values are strong in both our homes and these values will ensure the continued goal of building a beautiful community in this area.

-By taking the time to hand out letters and introduce ourselves to the neighborhood it is clear that there are multiple other young families in the area, the addition of our family with 2 small children will continue this growth.

-The overall design will be unique and attractive, this is a prominent lot and we want to ensure the architectural aspects of this development take full advantage of this.

-Being a corner lot we are already in a great location to have a larger structure as there are only a few parcels that would be directly beside the proposed development.

-To increase the protection of adjacent properties further, the parcel is located adjacent to a somewhat major road with Spruce Drive separating it from most other neighbors.

-From a Bylaw standpoint, there are already multiple Semi-Detached homes within a block of ours, as well as multi family developments only a few blocks away - again this lot lends itself nicely to become an R-C2 lot.

Applicant's Submission

PL 1263 (R2017-09)

We believe this is an ideal lot for the R-C2 district but also understand that anytime an increase in density is requested it must be looked at closely, there are multiple factors to consider over and above if the lot itself can accommodate an increase in density. Our families are looking forward to the possibility of developing this lot for our new home and joining this community. Thank-you for taking the time to review this, if you have any questions or require clarification on any aspects of this please do not hesitate to contact me directly.

Robert Carpenter
(Applicant)
Phone: 403.700.2026
Email: rob@seven-designs.com

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

ISC: Protected

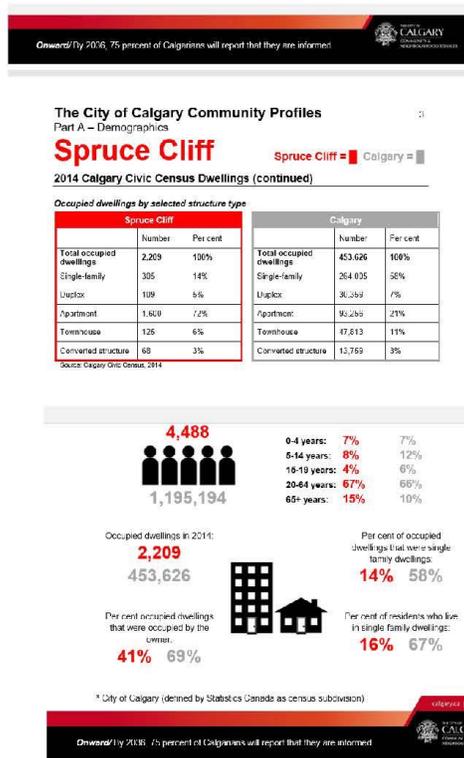
Community Association Letter

LOC 2018 0269 # 1 Spruce Bank Cr. Spruce Cliff CA comment due 2019 Jan 19
Application RC1 to RC2

We offer the following comment & community context information related to this application:
Spruce Cliff does not have a statutory planning document other than the MDP, yet in spite of that have managed growth from 2006 to 2018 with increases of 68% in population and 74% in units.
In 2018 we are at peak population 4749 in 2434 units

The density – intensity achievements being a meaningful comparative measurement only if looked at in related to – Gross Residential Area Spruce Cliff = 72.2 ha unit density 33.7

The community also currently has several larger land parcels held by different levels of government that are underdeveloped even to the current zoning and as these evolve, they will have a significant impact on the density & intensity measures.



Community profile from 2014 data

- *single family 14% many on RC2 lots
- * Current zoning - 26 parcels zoned RC1 on north end of the community on sites without lane access - map attached.

- *Housing mix related to the MDP performance measure of a diversified housing form in every community

http://www.calgary.ca/CSPS/CNS/Documents/community_social_statistics/spruce_cliff.pdf (2014)

We are interested to hear the discussion this application present: at what point is the RC1 land use inventory reduced to a level to not meaningfully reflect the MDP goal of a diversified mix of land uses in each community.

The CA has received mixed feedback from this site posting: Some hoping for the retention of the 26 (no lane) parcels currently zoned RC1 within the available community mix. Others supporting the RC2 zoning of this site, hoping to motivate this land owner to do something with a property that has had many Community Standard Bylaw infractions over years.

Community Association Letter

Balancing that desire, the planning group has advised us; that the city, once granting a land use, cannot impose a time line for site action; that granting the zoning change to RC2 would provide no timely guarantees for redevelopment of this parcel.

The applicants circulated information has a significant amount of irrelevant information for a LOC, related to who possibly might occupy the site, prior discussions about land uses not related to any formal application, references to sketches of *style* yet not attached in the circulated materials for this non-concurrent application. We hope this was not done with an intention to confuse. The notes also indicate; that through this limited engagement process, the applicant has discovered children live in this area, encouraging us to think; that with this knowledge better care will be taken of this often unoccupied & unfenced property, even if this land use change is not granted.

In the event that this change of zoning is approved and may then be processed as DP Contextual – where there are no further opportunities for the public to comment beyond this LOC:

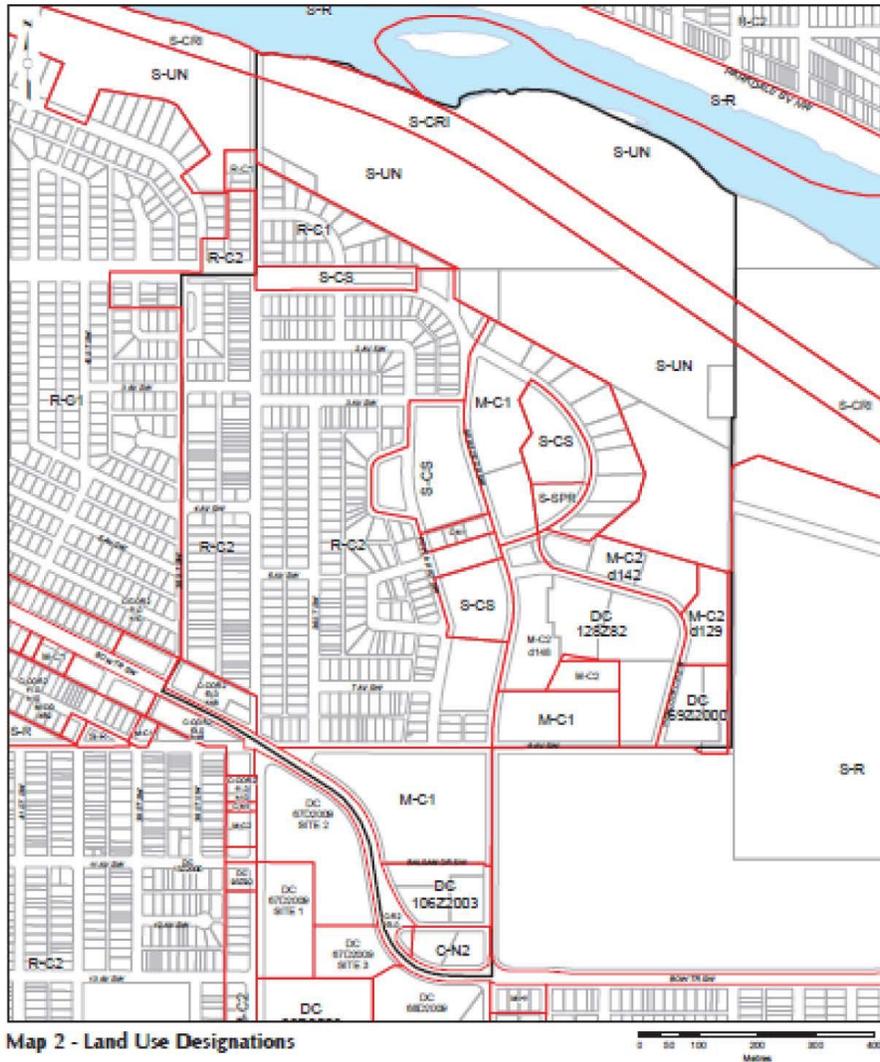
We offer this comment that would hopefully be attached to the file–
the duplex or split lot single units on an RC2 corner parcel should address both streets by having one unit facing Spruce Drive and one facing the crescent. As there is no back lane for this parcel; that any curb cut widths, for pedestrian safety, be kept to a minimum.

Thank you for the opportunity to contribute to the discussion.

Spruce Cliff CA
Lois Sime

Community Association Letter

Spruce Cliff: Community Planning Statement



Map 2 - Land Use Designations

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0512

**Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW,
LOC2019-0009**

EXECUTIVE SUMMARY

This land use amendment application was submitted by N2H Design, on behalf of the landowner Qicai Lin, on 2019 January 15. This application proposes to change the designation of the subject parcel from Multi-Residential – Contextual Grade Orientated (M-CGd72) District to Multi-Residential – Contextual Grade Orientated (M-CG) District to allow for:

- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit) based on a maximum density of 111 dwelling units per hectare.

This proposal is compatible with the applicable policies identified in the *Municipal Development Plan* and the *Bankview Area Redevelopment Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.02 hectares ± (0.05 acres ±) located at 2307 - 16 Street SW (Plan 5228AF, Block 4, Lot 9) from Multi-Residential – Contextual Grade Orientated (M-CGd72) District to Multi-Residential – Contextual Grade Orientated (M-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

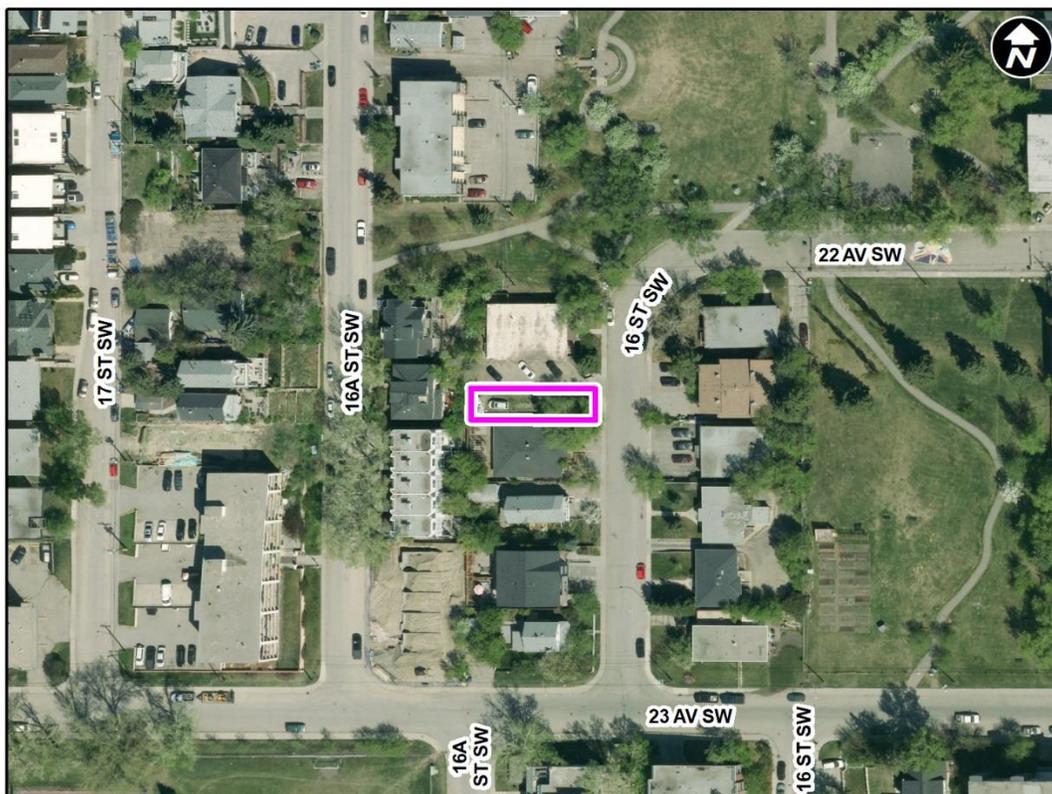
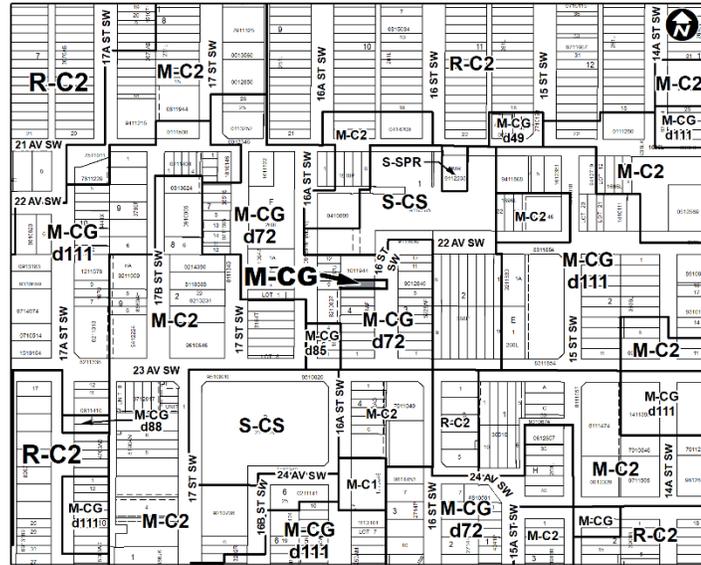
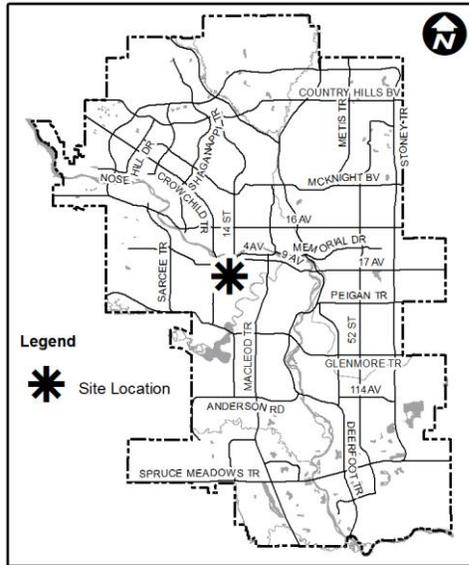
On 2019 January 15, a land use amendment application was submitted by N2H Design, see Applicant's Submission (Attachment 1), on behalf of the landowner, Qicai Lin. This parcel was subdivided in 1987 from the parcel to the north located at 2303 - 16 Street SW. Since then the parcel has remained undeveloped. There have been two previous approvals, in 2008 and 2013, by other applicants for a single detached dwelling on the subject site, but neither of them came to fruition. The applicant has identified their intent to pursue a development permit application for a front to back semi-detached dwelling on the subject site in the near future.

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0512

Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW, LOC2019-0009

Location Maps



Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW, LOC2019-0009

Site Context

The subject site, which is approximately 7.6 metres by 30 metres, is located in the community of Bankview, south of 22 Avenue SW and east of 16 Street SW. To the north is a bi-level six-unit condominium apartment. To the south is a raised bungalow style semi-detached dwelling. The site is surrounded by parcels designated Multi-Residential – Contextual Grade Orientated District, with a density modifier of 72 (M-CGd72). Buckmaster Park and Bankview Community Garden are located to the north and east of the site, designated as Special Purpose – Community Service (S-CS) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The subject site is currently undeveloped and is relatively flat with no rear lane.

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

Figure 1: Community Peak Population

Bankview	
Peak Population Year	1981
Peak Population	5590
2018 Current Population	5211
Difference in Population (Number)	-379
Difference in Population (Percent)	-6.8%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

On 2019 January 15, this land use amendment application was submitted, proposing to change the designation through the removal of the density modifier in the same M-CG District. During the review, Administration determined that this application aligned with the *Municipal Development Plan* (MDP). The existing local area plan, the *Bankview Area Redevelopment Plan* (ARP), identifies this parcel as part of the Conservation and Infill land use area, in which a two family dwelling is acceptable. The Location Criteria for Multi-Residential Infill was not applied in the evaluation, as what is being proposed is not a multi-residential building.

Planning Considerations

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

Planning & Development Report to
Calgary Planning Commission
2019 April 18

ISC: UNRESTRICTED
CPC2019-0512

Land Use Amendment in Bankview (Ward 8) at 2307 - 16 Street SW, LOC2019-0009

Land Use

This application proposes to remove the density modifier to allow for two dwelling units on the small parcel. There is no change to height and setbacks to the existing land use designation. The proposed change is appropriate for this area as it is located in close proximity to a number of important amenities and to 14 Street SW, which is identified in the MDP as a Neighborhood Main Street corridor.

Development and Site Design

If this application is approved by City Council, the rules of the proposed Multi-Residential – Contextual Grade Oriented (M-CG) District will provide basic guidance for the future site development. The building design, size and site layout details such as parking, landscaping, and site access will be determined during the development permit application review.

Environmental

No environmental issues have been identified at this time.

Transportation

Neither a Traffic Impact Assessment nor a Parking Study were required as part of this land use application. Access is to be from the access easement on title, shared with the parcel to the north, and will be reviewed at the development permit stage. The site is located approximately 306 metres from the nearest transit stop servicing Route 6 to the Westbrook LRT station, and 390 metres from the transit stop servicing Route 7 to the Downtown core. The site is 390 metres from the Primary Transit network on 14 Street SW, and approximately 1.10 kilometre walking distance from the Sunalta LRT.

Utilities and Servicing

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

Stakeholder Engagement, Research and Communication

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

The Bankview Community Association was circulated as part of Administration's standard. Comments of non-support were received, see Bankview email (Attachment 3). The applicant has since contacted the Bankview representative and clarify the intent of this application (see Applicant Response Email - Attachment 3).

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One citizen comment letter was received. The following is a summary of concerns:

- development would negatively affect property value;
- sunlight and view will be affected by developing a double unit;
- development would impede on the existing parking area;
- how additional parking will be provided on a narrow shared access;
- street parking is very limited with driveways and fire hydrant restrictions;
- construction will affect their building access and parking lot; and
- about the timeline and duration allowed for the construction process.

The applicant and the owner have met with the adjacent owner to discuss the concerns, see Applicant Response to Concerns (Attachment 2).

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

Engagement

Administration encouraged the applicant to contact the Bankview Community Association, the Councillor and neighbours. No additional City led engagement was undertaken as part of this application.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory - 2009)

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

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Bankview Area Redevelopment Plan (Statutory - 1986)

The subject site is identified as a Conservation Infill land use area, which allows for single and two family dwellings and small multi-dwelling infill projects. Although the policy does suggest that “new developments should not exceed 75 units per hectare,” the preface does allow reasonable interpretation in the context of a site specific proposal. This application does not require amendment to the local area plan.

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is consistent with the applicable policies of the *Municipal Development Plan* and the *Bankview Area Redevelopment Plan*, and is consistent with the intent of the Multi-Residential – Contextual Grade Oriented (M-CG) District of Land Use Bylaw 1P2007.

ATTACHMENT(S)

1. Applicant Submission
2. Applicant Response to Concerns from adjacent owner
3. Community Association Email and Applicant response

Applicant Submission

Dear Sir/Madam

This letter is regarding the Land-Use redesignation application for 2307 16 th Street SW, Calgary, AB. The land size is 25'x100' total 2,500sq ft. Based on the existing MCG-D72 zoning, this parcel can develop one residential unit. Our developing goal is fitting two units on this parcel, therefore, our propose is redesign the land use to M-CG.

The reasons to support this proposed redesignation are shown as follow:

From the Statistic Canada, the Average income of Bankview is \$73046, and the rental percentage is 61.78%, relatively lower average income and high rental percentage are the reasons to increase the density of this community.

For the surrounding area of this parcel, there is an apartment building just at north and a townhouse building at west. Other neighbors around the parcel all designed as M-CG D72 zoning.

As far as we know, there was a approved DP on hold for this parcel, but because of the developing cost and current market, there is no benefit for developer to built one unit dwelling on this parcel.

Therefore, we do believe that land-use redesignation from M-CG D72 to MCG will both benefit to the community and developer and will not have any impact to the existing neighborhood.

Sincerely,

Applicant Response to Concerns from adjacent owner

From: Nick Han [mailto:nnick.han@gmail.com]
Sent: Tuesday, April 16, 2019 9:37 PM
To: Ang, Benedict <Ben.Ang@calgary.ca>
Subject: [LOC2019-0009] Agreement with the neighbor

Good Wednesday morning Ben.

I and the owner of 2307 16st SW did talk to the owner of 2303 16st SW. We explained our proposed developing strategy to him. The owner of 2303 16 St SW agreed our proposal without any further concern.

Please take it into your consideration.

Thank you.
Nick

Summary of Concerns: Response to concern in *red Italic.*

- This development will affect my property value my sunlight and view will be affected by developing a double unit impede on the existing parking area,

Our purpose is not to increase the previous building envelope under M-CG D72 which has already been approved. We just want to cut the previous approved building mass to two separate units. In other words, the building heights and building coverage will not be increased under new land use designation. Therefore, your property value, sunlight and view will be maximum maintained.

- how will additional parking be provided on a narrow shared access street parking is very limited with driveways and fire hydrant restrictions

As we understood the shortage of parking around this area, the design of this building will locate two attached single garages at the first floor in the proposed building and will not occupy any street parking for residents.

- construction will affect our building access and parking lot what is the timeline duration allowed for this construction process

We will fully respect the access easement agreement 101 129 163 and access easement agreement 871 014 378 signed and attached between your and my property. Therefore, this development will not build, erect, plant or maintain any building, fence and structure on the agreed access easement area. Also, we will share the easement for future use according to the access agreements.

To minimum reduce the construction impact, the full basement will not to be designed, and the grade beam and piles for building foundation will be proposed, which also will shorten the construction duration. We haven't had the detailed construction schedule, but to my knowledge, the main building framing will be done in about two months.

Community Association Email and Applicant Response Email

From: Development Bankview [mailto:development@bankview.org]
Sent: Tuesday, April 16, 2019 4:13 PM
To: Ang, Benedict <Ben.Ang@calgary.ca>
Subject: [EXT] LOC2019-0009

Hi Ben,

The Bankview Development Committee is slow to comment on this however I see it still has time for the comments to be considered.

Firstly, the Development Committee does not support further densification of this particular street and this property. There are several high density buildings on the street and more people will cause more challenges; such as parking, waste removal, traffic etc. In addition we question the statistics in the developer's letter they state the rental rate is 61.78% whereas the City of Calgary's own [community profile info](#) states 69% compared to 27% for the rest of the city. Leading to the question where do these numbers come from?

Also, this street in particular was recently blocked by the city so that there is no through traffic, this combined with the adjacent park access makes this location unique. The committee sees great potential for a much different development that interfaces with the park and the street and fits the overall nature of the area.

Again we take issue with the statement "Therefore, we do believe that land-use redesignation from M-CG D72 to MCG will both benefit to the community and developer and will not have any impact to the existing neighborhood.", The Development Committee wants to realize the true potential of this location and does not want to add another high density development on this particular street.

Sincerely,

Nigel Lalande
Development Committee
Bankview Community Association

Community Association Email and Applicant Response Email

From: Nick Han [mailto:nnick.han@gmail.com]
Sent: Wednesday, April 17, 2019 1:52 PM
To: development@bankview.org
Cc: Ang, Benedict <Ben.Ang@calgary.ca>
Subject: [EXT] Re: Bankview CA Comments

Hi Nigel

Thanks for your understanding for our land use redesignation.
As we discussed, we are not changing the building form, or increase the height.
For now, we only try to remove the density modifier to make it two units.
But in the future, we may have a potential better development strategy to combine the north neighbor to fit the park and surrounding nature area.

Regards.

Nick Han

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0398

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

EXECUTIVE SUMMARY

This land use amendment application was submitted by B&A Planning Group on behalf of the landowner, ASI Sentinel Block Management, 1835220 Alberta Ltd (Arlington Group) and 332925 Alberta Ltd (Elizabeth Ko), on 2018 April 19. The application seeks to redesignate fourteen parcels in the community of Sunalta from Commercial - Corridor 1 (C-COR1f3.0h23) District and the Multi-Residential - Contextual Medium Profile (M-C2) District to a DC Direct Control District. The intent is to consolidate the parcels and create a landmark mixed-use, high-rise building at the gateway corner of 17 Avenue SW and 14 Street SW, two important corridors that are at the convergence of five inner-city communities.

The proposal seeks the following changes:

- a new DC Direct Control District based on the Centre City Mixed Use District (CC-X);
- the maximum building height increases from 23 metres to 97 metres;
- the base floor area ratio (FAR) increases from 3.0 to 5.0;
- the potential to go to 8.0 FAR is introduced, provided the development consists of residential uses and provides mandatory items of public benefit;
- the potential to go to 12.0 FAR is introduced, subject to the standard bonusing items found in the CC-X District; and
- larger restaurant uses.

Surrounding densities on the opposite (east) side of 14 Street SW are markedly higher. This, coupled with the gateway policy designation (*Centre City Plan*) of this site, supports an increase in the base density and height. The proposed additional density increases of up to 8.0 FAR are achievable through a suite of required public benefit bonus items that mandate upgraded public realm improvements and monetary contributions to community or heritage funds. Further, a standard bonus framework aligned with those typical of the Centre City will be implemented for the highest maximum density from 8.0 to 12.0 FAR.

Given that the proposed density is similar to those seen in the Beltline, the proposed DC Direct Control District implements these density and bonus changes through the Centre City base district of Centre City Mixed Use District (CC-X). The proposed DC District makes specific bonusing items mandatory and also adjusts setbacks and widens the range of uses available. An accompanying proposed major amendment to the *Sunalta Area Redevelopment Plan* (ARP) guides the bonusing structure, building massing and design, and integration with an enhanced public realm.

The application has undergone comprehensive public engagement which included both City-led and developer-led programs. Engagement began at the pre-application stage and continued through the various stages of the application process. The engagement led to critical items being incorporated into the proposal and garnered qualified support from community residents and the Sunalta Community Association.

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Administration supports the application because it aligns with *Municipal Development Plan* policy for Neighbourhood Main Streets. It also brings appropriate densification to a gateway location and properly balances this intensification with tangible elements of public benefit.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0398) to the 2019 May 27 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed amendments to the Sunalta Area Redevelopment Plan (Attachment 3); and
 - b) Give three readings to the proposed bylaw.
 - c) **ADOPT**, by bylaw, the proposed redesignation of 0.58 hectares \pm (1.43 acres \pm) located at 1434, 1438, 1442, 1444, and 1448A – 17 Avenue SW, 1511, 1513, 1517, 1521, 1525, 1527, 1529, and 1531 – 16 Avenue SW, and 1609 – 14 Street SW (Plan 5380V; Block 201; Lots 5 to 30) from Multi-Residential – Contextual Medium Profile (M-C2) District and Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to DC Direct Control District to accommodate a mixed-use high rise building, with guidelines (Attachment 2); and
 - d) Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The application, made on 2018 April 19 by B&A Planning Group on behalf of the landowner, ASI Sentinel Block Management, 1835220 Alberta Ltd (Arlington Group) and 332925 Alberta Ltd (Elizabeth Ko), seeks to redesignate the subject lands to allow for a mixed-use high-rise development at a prominent gateway location (see Attachment 1 for the Applicant's Submission).

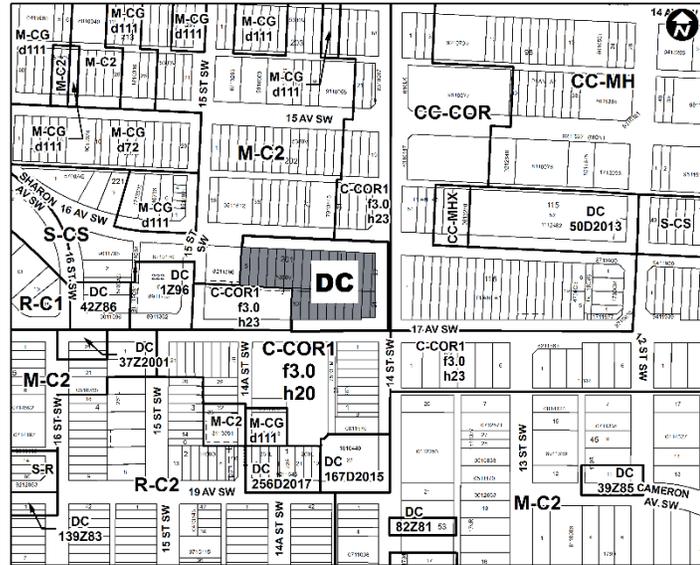
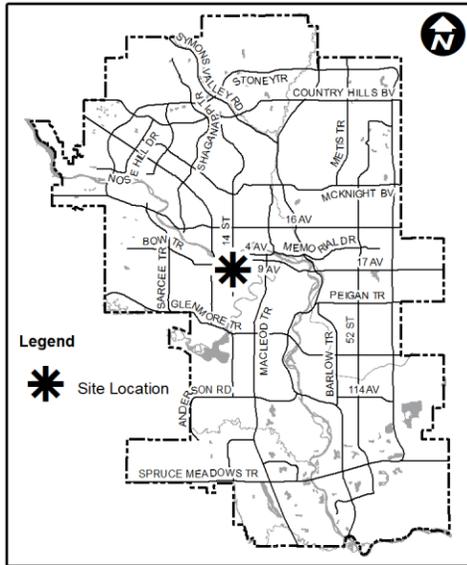
ASI currently owns many properties along 17 Avenue SW. A land use amendment application (LOC2018-0250) is pending on one other ASI property, while another has recently appeared at Calgary Planning Commission and will appear at Council on 2019 April 29 (LOC2018-0188). Administration has been reviewing these applications in a coordinated manner to ensure that the increases in density and offsetting public benefits have been considered holistically.

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Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple
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Location Maps



Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

Site Context

The subject site is composed of 14 lots (total area 5,778 square metres) located on the northwest corner of 14 Street SW and 17 Avenue SW in the community of Sunalta. While recognized by many Calgarians as a visual gateway into and out of the Centre City, this corner location is also the meeting point of three other inner-city Calgary communities: Beltline, Lower Mount Royal and Bankview, Scarboro is also located relatively close by. The site therefore holds importance for many of Calgary’s residents.

The 14 subject lots are currently developed with a number of small one- or two-storey commercial buildings, two single-detached dwellings, a large surface parking lot and the three-storey Jimmie Condon Building (built in 1966). This Condon Building is valued under the Heritage Inventory for its association to the former building owner, Jimmie Condon, who was well known for his entrepreneurship, sports promotion and philanthropy throughout Calgary, and for its modern style.

The site faces similar-scaled one and two-storey commercial development on the 14 Street SW and 17 Avenue SW frontages, while three- to four-storey apartments and single-detached dwellings face the site on 16 Avenue SW.

As identified in Figure 1, Sunalta’s population peaked in 2015, but has maintained a relatively steady population of roughly 3,000 people since the 1990s.

Figure 1: Community Peak Population

Sunalta	
Peak Population Year	2015
Peak Population	3,454
2018 Current Population	3,268
Difference in Population (Number)	-186
Difference in Population (Percent)	-5.4%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment seeks to accommodate a high density mixed use development at the corner of two significant corridors at the edge of the Centre City. The development is being accommodated through a DC Direct Control District based on CC-X District, with modifications to the bonusing structure that recognize the local context.

Administration undertook extensive consideration and public engagement to assess how much density is appropriate, how much of it should be offset by contributions of amenities to the community, and what those elements of community benefit should be.

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

Planning Considerations

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

Land Use

Existing Land Use

The existing land uses on the site are the M-C2 and C-COR1f3.0h23 District, which allows a maximum FAR of 3.0 and maximum height of 23 metres. C-COR1 allows for a variety of commercial uses that are intended to line both sides of a street. Despite four different local area plans converging on the intersection (and the additional application of the *Centre City Plan*), the surrounding designations are relatively aligned, as C-COR1 is found on three of the four corners. The only corner that does not correspond is the northeast corner, which is located in Beltline and therefore allows for a much higher potential floor area ratio and building height. This northeast corner is designated as Centre City Commercial Corridor (C-COR) District, which allows a maximum FAR of 3.0 (up to 9.0 with bonusing provisions) and no maximum building height. Therefore, despite the corners sharing an intersection, there exists only one high-density corner at the intersection.

Proposed Land Use – Density

The application proposes an increase in the current C-COR1 building height and density envelopes. Overall, because the new land use seeks to achieve much of what is accomplished by the CC-X District in the Beltline but needs to be modified to suit its Sunalta context, a DC District based on CC-X was chosen.

The new land use can be considered in three separate density tiers.

The first tier is the base density, which has been raised from 3.0 to 5.0 FAR. This increase is due to the following factors.

- First, the site is part of two corridors where higher density and built form are allowed on one side of the street (either 14 Street SW or 17 Avenue SW), but not the other. A more intense development potential is therefore warranted and desired.
- Additionally, the *Centre City Plan* identifies the site as a gateway location. These sites are thresholds between the Centre City and other parts of the city, and act as transitions in density and built form. The *Centre City Plan* recommends that development at gateways should “mark” the location. By its nature, the gateway connotation should not be restricted to only one corner of the intersection. The benefits and considerations should be applied to all gateway corners. Here, only the northeast corner has a density and built form which would contrast it from much of the surrounding development.

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

- Other similar gateway locations identified in the *Centre City Plan* (Macleod Trail SW/17 Avenue SW; 10 Avenue SW/14 Street SW) are designated as CC-X District (see Attachment 6). These sites have a base density of 5.0 FAR. Further, much of the east side of the 14 Street SW corridor also is designated CC-X District, with a base FAR of 5.0.

Considering the similar base densities at these gateway and corridor locations, a new base density of 5.0 FAR at this location can be supported.

The second tier of density is that which occurs above the base density, and which normally requires the provision of density bonusing items that grant some form of public benefit.

The stock CC-X District allows an additional 3.0 FAR if residential development is included, thereby incentivizing residential development. However, no community benefits are obtained until the 8.0 FAR threshold is reached.

Communities in redeveloping areas often identify that they deal with the impacts of density without gaining any offsetting benefits. With this site's prominent location, more density can certainly be considered, but the site still is within a part of Sunalta that has not yet seen development of the proposed scale. Furthermore, the gateway policies, and the nature of the site itself at the intersection of two Neighbourhood Main Streets suggest that the public realm should be incentivized. The proposed bonusing structure in the DC Direct Control District therefore reflects the need to obtain public benefit at a lower threshold, and directs much of that benefit to the public realm.

In addition, the proposed DC Direct Control District ensures that all benefits will be obtained with any development above the 5.0 FAR threshold. This is unique in that these items are not pro-rated by the FAR level achieved from 5.0 to 8.0 FAR, but are all required at any FAR above the 5.0 threshold.

Therefore, in order to ensure a distinctive and substantial public realm, the CC-X District has been modified to provide, in addition to the standard incentive for residential development above 5.0 FAR to 8.0 FAR, the following suite of required public benefits:

- a) A financial contribution, by the developer, of \$635,000 to the Sunalta Community Investment Fund or Heritage Incentive Reserve Fund (or combination thereof). The allocation of these monies to one and/or the other of these Funds will be determined by community engagement at the time of the development permit application. This figure was determined by applying the Council-approved average land value to the square footage of the heritage building on site.
- b) At the developer's cost and initiative, to ensure a public realm area that is commensurate with a gateway-scale node:
 - i. Publicly accessible private open space on all frontages, totalling a minimum size of 700 ± square metres. This is based on three metres of additional setback on the 14

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

- Street SW frontage, as well as the space between the property line and the building face all around the site, and will be complemented by a public access easement agreement.
- ii. Upgraded public realm design for hard and soft landscaping, from City road curb to building façade, on the north, east, and south sides of the development;
 - iii. Road dedication of the 2.134 metres road right-of-way (ROW) setback area on 14 Street SW. This dedication alleviates the need for City cost to acquire this land, and ensures a wider public realm that matches with the importance of the site. (Note: there was a previous dedication of a portion of road right-of-way of 3.048 metres width in this area, and the 2.134 makes up the total 5.182 in the required setback rules).

For the preceding points covered in b) i. – iii., the developer has provided a preliminary concept to illustrate the public realm intended to be achieved in this gateway location. (see Attachment 4). The final approved design would be coordinated between The City and the developer, and approved at the development permit stage to the satisfaction of The City, and subject to a perpetual maintenance agreement with the owner of the new consolidated parcel.

To warrant the granting of additional density, the public realm must be of a higher standard than that provided with other developments. Administration, in consultation with the Urban Strategy team, undertook an analysis of the value of standard public realm treatments, and of those which would reflect the gateway nature of this site. Though values can vary with the cost of labour and materials at a particular time, standard City elements (standard concrete, minimal plantings, etc.) can be valued at \$215-270 per square metre (\$20-25 per square foot). Upgraded materials can be valued at \$430-\$530 per square metre (\$40-50 per square foot). It would therefore be expected that in order to warrant a density bonus, the public realm improvements should be at the upper end of this continuum.

The third and final tier of density is that above 8.0 FAR. The stock CC-X District, as exists in the Beltline and along most of the 14 Street SW corridor, requires density at this threshold to be offset with the standard list of bonusing items from Land Use Bylaw 1P2007, up to a maximum of 12.0 FAR.

Considering that a similar tier of density is available across the street in the Beltline, and having already provided a high minimum standard of public benefit at the 5.0 – 8.0 FAR threshold, a 12.0 FAR development on this site will provide comparatively more benefit than those across the street. For these reasons, having the upper tier of density governed by the standard bonusing provisions of CC-X District was considered appropriate.

Heritage

As the site is currently home to the Jimmie Condon Building (which is on the Inventory of Evaluated Historic Resources), consideration must be given to the heritage status of the building. The proposed development scheme does not allow for the preservation of the building;

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however, its loss is part of the planning considerations for the proposed redesignation of the site. To that end, as previously described in the report, compensation in the form of \$635,000 to either the Sunalta Community Investment Fund or to the Heritage Incentive Reserve Fund (or a combination thereof), to accommodate the preservation of heritage assets in Sunalta is mandatory under the DC Direct Control District.

Further, at the development permit stage, measures to commemorate the importance of the Condon building and the site will be incorporated into the design of the development.

Uses

The DC Direct Control District also introduces new uses. Large restaurants have been added in order to allow for a wider array of active uses to occupy podium commercial spaces.

Additionally, the new use of *Restaurant Patio* has been added; this use is intended to allow for podium rooftop terrace spaces to be occupied by active uses. To mitigate potential impacts on adjacent residential properties, the *Restaurant Patio* use includes rules requiring physical separation from these residential parcels by a building.

Local Area Plan - Sunalta Area Redevelopment Plan

A major amendment to the ARP is required to accommodate the height, density, and bonusing structure of the proposal.

A site-specific Gateway Mixed Use category was created. The amendment lays out a new land use category for the ARP, specific to the site (See Attachment 3). Noted as the 17 Avenue SW and 14 Street Gateway Mixed Use Development, the category presents new allowable limits on density and a density bonusing structure which have both been previously explained in the land use section. These aspects have been integrated directly into the DC guidelines.

The ARP amendment also provides guidelines for building height, massing, articulation and interaction with the street. A maximum building height of 97 metres has been specified in the ARP, along with direction that this height be transitioned down across the block to deal with the varying contexts around the site. Further direction is given to step back towers from podiums, and to create building facades with narrow frontages and articulation that will provide an enhanced pedestrian experience.

Development and Site Design

No development permit application has been submitted for this site. However, a future development permit application will need to ensure that the building massing and height respond to the existing context. Policies which speak to these goals are found in the accompanying amendments to the *Sunalta Area Redevelopment Plan*. These policies will ensure that any building massing (including tower height) along 16 Avenue SW is reduced, as this frontage is much more residential than the other frontages. As well, the overall mass of the development should be concentrated on the corner of 14 Street SW and 17 Avenue SW.

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

While the overall height and form of the building have been assessed as part of the land use and policy amendments, the architectural design and details of the building must also ensure that its height integrates well into the skyline, and that the building itself adds to the streetscape. The Skyline (Section 7.2), Gateway (Section 7.3) and Built Form (Section 7.7.3) sections of the *Centre City Plan* will be used as guidelines in evaluating any future building, as well as the new proposed policies for the *Sunalta Area Redevelopment Plan*.

Environmental

Both Phase 1 and Phase 2 Environmental Site Assessments were submitted with the application, and no significant issues were identified.

Transportation

The site is located at the intersection of an Urban Boulevard (14 Street SW) and a Neighbourhood Boulevard (17 Avenue SW) as defined in the *Calgary Transportation Plan*. Both typologies provide a high level of connectivity to surrounding communities and prioritize active transportation modes and transit.

The proposed widening of the public realm adjacent to the site provides opportunity to enhance infrastructure for active modes and transit. Both the proposed ARP amendments and the proposed DC District require a high-quality design of the public realm which works to ensure a collaborative vision for this space is achieved to meet the needs of stakeholders.

The site is located directly adjacent to the Primary Transit Network which comprises a permanent network of high-frequency transit services (LRT, BRT, MAX Lines, frequent bus service, etc.). The Primary Transit Network forms the foundation of the transit system and incorporates the highest standards with regard to level of service, operating speed, connectivity and amenities to attract new customers. The following transit routes service the site: 2, 6, 7, 107, and 414, either on 17 Avenue SW or 14 Street SW. At the Development Permit stage bus zone areas will require modification to accommodate current and future levels of usage, including the provision of transit shelters.

A Traffic Impact Assessment (TIA) was submitted in support of the application. The TIA recommended signalization at the intersection of 17 Avenue SW and 15 Street SW to accommodate the proposed development, and is supported by Administration. At the development permit stage, the intersection of 16 Avenue SW and 15 Street SW will be further reviewed for opportunities to enhance its operation.

The TIA was also supplemented by a Parking Study that assessed parking needs to support the plan. A shared parking strategy that complements and leverages the mix of uses, analysing peak parking demand for the different uses, allowed the Developer and Administration to optimize parking needs required to support the development. Administration and the Developer will work together to refine and confirm parking needs in conjunction with the Development Permit application.

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The public realm interface and location for vehicular access to the anticipated underground parkade will be determined at the development permit stage. No direct access will be permitted to 14 Street SW and 17 Avenue SW.

Utilities and Servicing

Storm, sanitary and water lines are available to serve the development from either 16 Avenue SW, 17 Avenue SW or 14 Street SW. A surcharge has been identified on sanitary mains downstream of the development. Upgrading of the sanitary service therefore will be required at the time of Development Permit.

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.

Further engagement on the application was a combination of City-led and developer-led strategies. Prior to the application being filed, the applicant began a public engagement program that included small format meetings with community associations and other stakeholders, door knocking, and storefront information centres. An open house event was also held by the applicant on 2017 November 04 which Administration also attended. The intent was to gauge stakeholders early about how they wanted to be engaged in future stages of the application, and to gather technical concerns with the proposal that could be incorporated into the proposal at time of application.

This initial engagement identified increased traffic, strain on available parking, and decreased access into the community of Sunalta as potential concerns with the proposal. As well, there were concerns about the impact of additional height, shadow and aesthetic impacts of the potential development.

The applicant provided responses to these concerns as part of the application materials upon submission. These included a draft amendment to the ARP which spoke to some of the concerns around height, shadowing and aesthetics. Commitments were also made to addressing the access and traffic issues through transportation improvements.

As part of the land use amendment process, Administration held an Information Session on 2018 June 26. Fifty-nine people attended, and 34 comments were received. The objective of the session was to assess which uses stakeholders wanted to see within the development and to gather any additional general input. Comments that were provided by multiple respondents repeated the previously identified concerns around parking, traffic, height and density.

In response to these concerns, Administration investigated improvements to the transportation network including the upgrade of the pedestrian realm, as well as mitigating elements on building design that would be incorporated into the proposed ARP amendment.

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The application was circulated to the Sunalta Community Association, as per standard City procedure. Their comments are found as Attachment 5 and reflect qualified support. The comments indicate that redevelopment of the site could be an opportunity for a revitalization of the 14 Street SW corridor. Mixed use development at the site is supported, but concerns were expressed about the amount of density proposed, and the resultant effects on building height and traffic.

Administration believes that the concerns about height and traffic impacts are addressed through the transportation improvements being brought with the development, and the policies in the proposed ARP amendment which will guide the built form and public realm improvements of the site.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns 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 and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

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

As described elsewhere in the report, the site is also located along two Neighbourhood Main Streets, as identified in the MDP Section 3.4.

Section 3.4 identifies the need for an appropriate transition between developments in the Corridor and adjacent areas. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses with the highest densities located on lands directly fronting onto the Urban Corridor.

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Section 3.4 also includes policies encouraging mixed use development with retail and service uses at grade with residential and office uses on upper floors along corridors. Policy 3.4.1 (e) addresses large format retail (i.e. supermarket) which should be designed to support a high quality pedestrian experience, creating active building frontages lined with smaller retail units facing a corridor.

As part of the application, the *Sunalta ARP* has been amended to implement these policies in more detail. The application therefore aligns closely with the MDP.

Centre City Plan (Non-Statutory – 2007)

In the *Centre City Plan*, the intersection of 14 Street SW and 17 Avenue SW has been identified as a Gateway (Section 7.3), and all the corners of the intersection as sites framing the Gateway. According to the plan:

Gateways represent thresholds between the Centre City and surrounding areas, as well as between Centre City neighbourhoods, Districts and the Downtown. Gateways symbolically represent entry to different areas and can be expressed through a combination of linkage elements (e.g. landscaping, upgraded sidewalk treatments, special lighting, seating, signage and public art, etc.) or built form (e.g. landmark buildings, special building massing and materials, etc.). Public realm and private development at gateway locations should be designed with a view to “marking” these important locations.

By allowing for additional height, density, and a markedly improved public realm, the proposal fulfills the intent of the Gateway policy.

In addition, 14 Street SW is identified as a “Boulevard” in the Centre City Plan:

Boulevards are major transit and traffic connectors between the Centre City neighbourhoods, the Downtown and other established communities. Boulevards are gateway streetscapes that create a first impression of the Centre City when entering from the east, west and south sides of the City. In addition, boulevards serve as civic processional routes for the Calgary Stampede parade and other major civic events. Boulevards are dynamic, high-quality streetscapes with high transit and vehicular volumes and an attractive pedestrian environment that is defined with generous landscaping, street furniture and public art features. They are also defined by high-density land uses and large-scale built form. Major elements of the boulevard right-of-way may include sidewalks, multiple rows of trees, multiple car lanes, medians with or without trees, bus lanes with bus stops, LRT lines, bicycle lanes, and limited on-street parking.

In summary, the proposal aligns with this policy closely by virtue of the high-density, large-scale built form and the opportunity to create many of the public realm elements outlined in the policy.

Policy Amendment and Land Use Amendment in Sunalta (Ward 8) at multiple addresses, LOC2018-0087

Sunalta Area Redevelopment Plan (Statutory – 2008)

As the site is large, it straddles two of the Sunalta Area Redevelopment Plan's land use categories: the General Commercial and Medium Density Residential categories. The Medium Density Residential category allows a built form of up to four storeys. Meanwhile the General Commercial category mandates that commercial developments along both 14 Street SW and 17 Avenue SW be subject to the C-COR1f3.0h23 District.

Furthermore, at this scale of intensity, neither of these categories contemplates any type of density bonusing.

Since none of the existing categories within the ARP provide the necessary policy guidance, a site-specific Gateway Mixed Use category was created and detailed in a previous section.

Social, Environmental, Economic (External)

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

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are some significant risks associated with this proposal.

Much depends on the format and composition of the public realm. Upgraded street treatments typically cause concern about increased future City costs for maintenance.

These concerns are mitigated by the provision of clear public realm standards in the accompanying ARP amendments. As well, the fact that the DC Direct Control District mandates joint design with The City is expected to address any potential City concerns with future maintenance, while also ensuring that the design achieves its required intent.

Should The City and the developer not agree as to improvements within the public lands, the DC Direct Control District will allow the Development Authority to consider alternate configurations.

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Another risk is the potential for this application to generate and influence similar proposals along the two corridors. The site is located along corridors where density is allowed on one side and not the other. The gateway (and other) characteristics of this site allow for higher density to be considered here, and also give clear direction on what the offsetting public benefits should be. This clarity may not exist on other sites along the corridors, and Administration should therefore be cautious as to how much density is allowed and what public benefits should be created elsewhere. To that end, Administration will be analyzing these corridors as part of the upcoming Phase 2 review of the *Beltline Area Redevelopment Plan*.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the amended *Sunalta Area Redevelopment Plan*. The proposal brings appropriate densification to a gateway location at the intersection of two Neighbourhood Main Streets, and properly balances this intensification with an upgraded public realm and contribution to the Sunalta Community Investment Fund or the Heritage Incentive Reserve Fund to compensate for the loss of a heritage inventory building.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed DC Direct Control District Guidelines
3. Amendment to the Sunalta Area Redevelopment Plan
4. Public Realm Concept
5. Community Association Comments
6. Gateway Locations

Applicant's Submission

April 16, 2018

Applicant's Submission

B&A Planning Group has been retained by Arlington Street Investment to pursue a land use amendment for 1434 – 1448A 17th Avenue SW, 1511 – 1531 16th Avenue SW and 1609 14th Street SW. The property's current land use designation is split. The 17th Avenue and 14th Street frontage is designated a narrow band of Commercial – Corridor 1 (C-COR1f3.0h23) District. The 16th Avenue frontage is designated Multi – Residential – Contextual Medium Profile (MC-2) District. The site currently accommodates a series of single storey restaurants and retailers along the 17th Avenue frontage and a 3 storey building with retail at grade and office above. 16th Avenue frontage serves as a surface parking lot for the commercial uses in the area.

This redesignation application provides the opportunity to comprehensively redevelop this prominent location with a project that delivers a quality mixed use development deserving of a site at the entrance to the Centre City and located at the intersection of two important Main Street transit corridors - 17th Avenue and 14th Street SW. The site consists of almost ¾ of the block and has the critical depth and area to construct a significant transit oriented mixed use development at this key nodal location implementing policy direction of the Municipal Development Plan.

Our proposal is for a Direct Control District based on the Centre City Mixed Use (CC-X) District. This land use designation will provide an appropriate bookend to the 14th Street and 17th Avenue corridors. Both of these corridors currently have a similar CC-X designations or Direct Control Districts of similar height and density proposed at their intersections with other Main Street corridors at 10th Street SW and Macleod Trail SE.

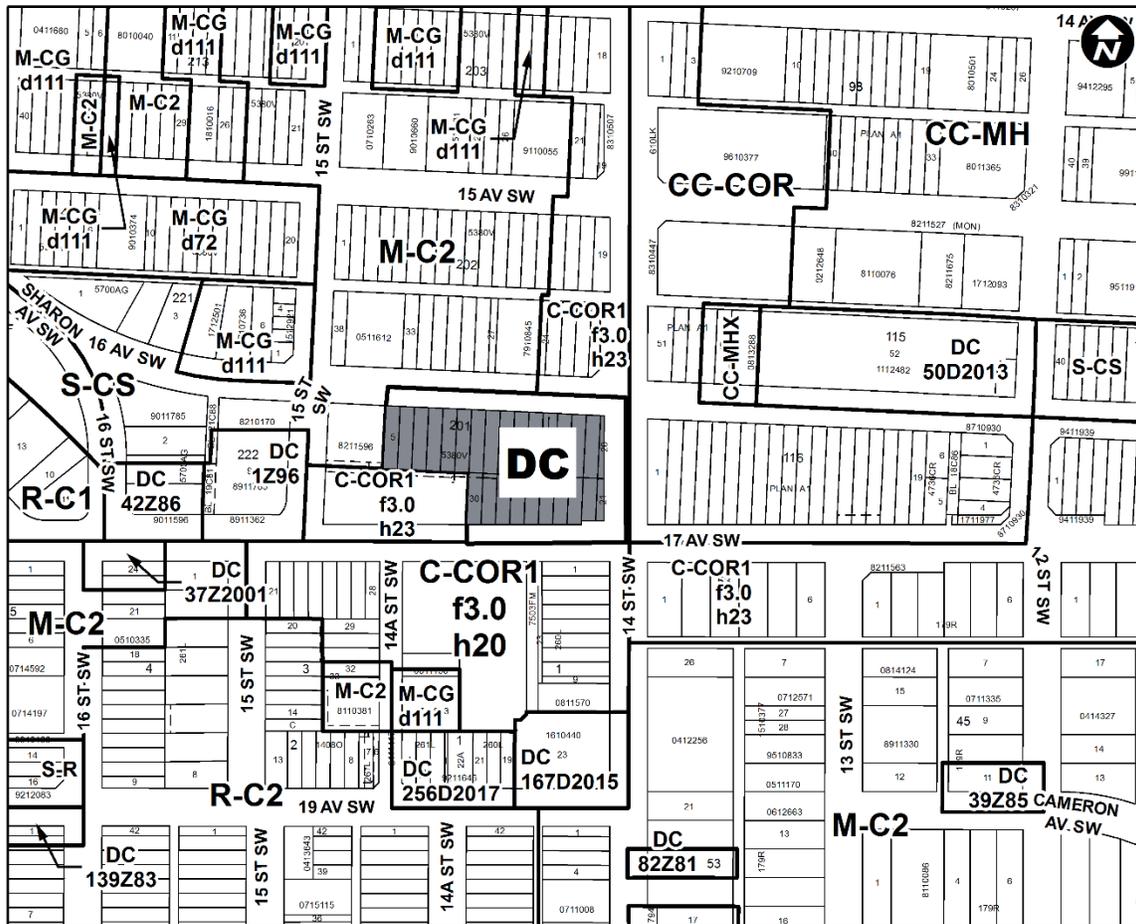
Our proposed land use amendment is intended to accommodate transit oriented development that will provide an active and ample pedestrian realm, a podium to provide human scale and landmark residential tower(s). Parking will be provided underground and accessed from 16th Avenue SW.

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

Proposed DC Direct Control District Guidelines

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

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- allow for tall **buildings** and enhanced public realm within the context of a gateway location as identified in the Centre City Plan;
- allow for additional density to be balanced with items of public benefit and bonusing provisions;
- provide for **buildings** with minimal setbacks from the **street**;
- provide for outdoor restaurant **uses** to activate at-grade and rooftop areas;

Proposed DC Direct Control District Guidelines

- (e) allow opportunities for some institutional **uses** on the ground floor of mixed-use **buildings**; and
- (f) provide for restaurant **uses** with larger **use areas** on the ground floor.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

General Definitions

- 4 In this Direct Control District,

- (a) “**publicly accessible private open space**” means outdoor open space located on the **development parcel** that is made available to the public through a registered public access easement agreement acceptable to the **Development Authority**, and is in a location, form, configuration and constructed in a manner acceptable to the **Development Authority**;

Defined Uses

- 5 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: Food Service Only – Large, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Neighbourhood, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, or Restaurant: Licensed – Small.**

Permitted Uses

- 6 The **permitted uses** of the Centre City Mixed Use (CC-X) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Centre City Mixed Use (CC-X) 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**

Proposed DC Direct Control District Guidelines

(c) **Restaurant Patio.**

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Mixed Use (CC-X) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 (1) Unless otherwise referenced in subsections (2) or (3), the maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** in subsection (1) may be increased by a **floor area ratio** of 3.0, to a maximum of 8.0, when:
- (a) this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel or Post-Secondary Learning Institution uses**; and
 - (b) all items in Section 14 of this Direct Control District are provided.
- (3) Where the **floor area ratio** has been increased in accordance with subsection (2), the maximum **floor area ratio** may be further increased by a **floor area ratio** of 4.0, to a maximum of 12.0, in accordance with the bonus provisions set out in Schedule B of this Direct Control District.

Setback Areas

- 10 (1) The maximum **setback area** from a **property line** shared with 17 Avenue SW must be 3.0 metres.
- (2) The maximum **setback area** from a **property line** shared with 16 Avenue SW is 3.0 metres.
- (3) (a) For **parcels** adjacent to 14 Street SW, the **setback area** is:
- (i) 2.134 metres from the property line; and
 - (ii) an additional minimum of 3.0 metres for a **development** with a **floor area ratio** greater than 5.0.
- (b) Section 53 of Bylaw 1P2007 does not apply in this Direct Control District.
- (4) The **Development Authority** may relax the rule in section 3(a)(i) of this provided the test for relaxation in Bylaw 1P2007 is met.
- (5) For **parcels** that share a **property line** with another **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **setback area**;
 - (b) a **residential district**, the **setback area** must have a minimum depth of 3.0 metres.

Proposed DC Direct Control District Guidelines

- (6) For the purposes of this Direct Control District, Sections 1169, 1170 and 1171 of Bylaw 1P2007 do not apply.

Floor Plate Restrictions

- 11 Each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing **Dwelling Units, Hotel, or Live Work Units**, has a maximum:
- (a) **floor plate area** of 850.0 square metres; and
 - (b) horizontal dimension of 37.0 metres.

Locations of Uses within Buildings

- 12 The following **uses** must not be located on the ground floor of **buildings**:

- (a) **Catering Service – Minor;**
- (b) **Community Recreation Facility;**
- (c) **Counselling Service;**
- (d) **Health Services Laboratory – With Clients;**
- (e) **Indoor Recreation Facility;**
- (f) **Medical Clinic;**
- (g) **Place of Worship – Small;**
- (h) **Radio and Television Studio; and**
- (i) **Social Organization.**

Rules for Restaurant Patio

- 13 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 combined maximum area of 500.0 square metres on the **parcel**;
- (c) must be located more than 18.0 metres from a **parcel** designated M-CG, M-C1, M-C2, M-G, M-1, M-2 or any **low density residential district** unless the **use** is completely separated from these districts by a **building** or intervening **street**;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

Proposed DC Direct Control District Guidelines

Public Benefit

14 (1) All of the following items must be provided as part of the relevant **development permit** to earn the increased **floor area ratio** as set out in section 9(2) of this Direct Control District:

- (a) compensation for the demolition of the Condon Building in the form of a cash contribution to the Heritage Incentive Reserve Fund or the Sunalta Community Investment Fund, or combination thereof such that:
Cash Contribution Amount = Cash Contribution Rate x total square metres for at grade and above floor area; and

For the purposes of this Direct Control District, the cash contribution rate is \$270 per square metre, or the average land value as established from time to time by **Council**.

- (b) a minimum of 700 square metres of **publicly accessible private open space** between the face of the building and the curb. This area must include a minimum width of 3.0 metres of private land immediately adjacent to 14 Street SW;
- (c) (i) Upgraded public realm improvements adjacent to the building on all frontages on both public and private lands to the satisfaction of the **Development Authority**. To reflect the gateway nature of the site, the public realm improvements should include, but are not limited to, the following elements:
- A. wherever possible, be jointly designed between the developer and the **City** to ensure a unified design throughout the space;
 - B. sufficient width to allow for a plaza or plaza-like space on the 14 Street SW frontage;
 - C. trees and plantings which create canopies or shaded areas for pedestrians;
 - D. surface treatments that provide visual interest and pedestrian comfort;
 - E. multiple seating areas; and
 - F. multiple opportunities to activate the space with outdoor cafes, public art, or performance spaces.
- (ii) All public realm improvements located on private lands must be subject to a public access easement. All public realm improvements located on public lands must be subject to a perpetual maintenance agreement with the **City**.

Proposed DC Direct Control District Guidelines

- (2) The ***Development Authority*** may relax the requirement that the public realm improvements be located on public lands as required in section 14(c) of this Direct Control District where the test for relaxation in Bylaw 1P2007 is met.

TEXT FOR DISCUSSION
ONLY

Proposed DC Direct Control District Guidelines

SCHEDULE B

Bonus Floor Area Ratio Earning Items

1.0 Introduction

- (a) A **density** bonus may be earned in accordance with this Direct Control District by providing any of the following items, or a combination thereof to the satisfaction of the **Development Authority**.
- (b) Where referenced below, Incentive Rate 1 is \$270.00 per square metre.

1.0	<p>INDOOR COMMUNITY AMENITY SPACE</p> <p>Indoor community amenity space is defined as floor area provided for community purposes, including, but not limited to, offices, meeting rooms, assembly spaces, recreation facilities, educational facilities, cultural facilities, daycares and other social services.</p>
1.1	<p>Incentive Calculation: Where a development provides an indoor community amenity space, the Incentive Rate is Incentive Rate 1.</p> <p>Method: Incentive gross floor area (square metres) = total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75).</p>
1.2	<p>Requirements: Provision of indoor community amenity space, within the development parcel, in perpetuity to the City, and in a form acceptable to the Development Authority.</p>
2.0	<p>PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE</p> <p>Publicly accessible private open space means outdoor open space located on the development parcel that is made available to the public through a registered public access easement agreement acceptable to the Development Authority and is in a location, form, configuration and constructed in a manner acceptable to the Development Authority. For the purposes of this Direct Control District, any publicly accessible private open space provided for the purposes of section 9(2) of this Direct Control District cannot also be used for the purposes of section 9(3) of this Direct Control District.</p>
2.1	<p>Incentive Calculation: Where a development provides a publicly accessible private open space, the Incentive Rate is Incentive Rate 1.</p> <p>Method: Incentive gross floor area (square metres) = total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75).</p>

Proposed DC Direct Control District Guidelines

2.2	<p>Requirements: Provision of publicly accessible private open space on the development parcel in a location, form, configuration and constructed in a manner acceptable to the Development Authority.</p>
3.0	<p>AFFORDABLE HOUSING UNITS</p> <p>Affordable housing units are defined as non-market housing units provided within the development, owned and operated by the City or a bona fide non-market housing provided recognized by the General Manager.</p>
3.1	<p>Incentive Calculation: Where a development provides affordable housing units, the Incentive Rate is Incentive Rate 1.</p> <p>Method: Incentive gross floor area (square metres) = total construction (\$) cost divided by (Incentive Rate 1 (\$) multiplied by 0.75) + gross floor area (square metres) of affordable housing units.</p>
3.2	<p>Requirements: Provision of affordable housing units within the development parcel, in perpetuity, in a number, location and design acceptable to the City or other bona fide non-market housing provider recognized by the City.</p>
4.0	<p>MUNICIPAL HISTORIC RESOURCE DESIGNATION</p> <p>Municipal Historic Resources are buildings or portions of a building, a site or portions of a site that are designated under the <i>Historic Resources Act</i>.</p>
4.1	<p>Incentive Calculation: Where a development designates a building, portions of a building, a site or portions of a site, as a Municipal Historic Resource, the Incentive Rate is Incentive Rate 1.</p> <p>Method: Incentive gross floor area (square metres) = total construction or restoration costs (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75)</p>
4.2	<p>Requirements: Historic resource designation includes:</p> <ul style="list-style-type: none"> (a) where the building is listed on the Inventory of Evaluated Historic Resources; (b) maintaining the historic resource or building feature in its approved location on the parcel or within the building where it is incorporated into a new building; (c) an agreement between the Development Authority and the developer establishing the total cost of retention of the heritage resource prior to approval; and

Proposed DC Direct Control District Guidelines

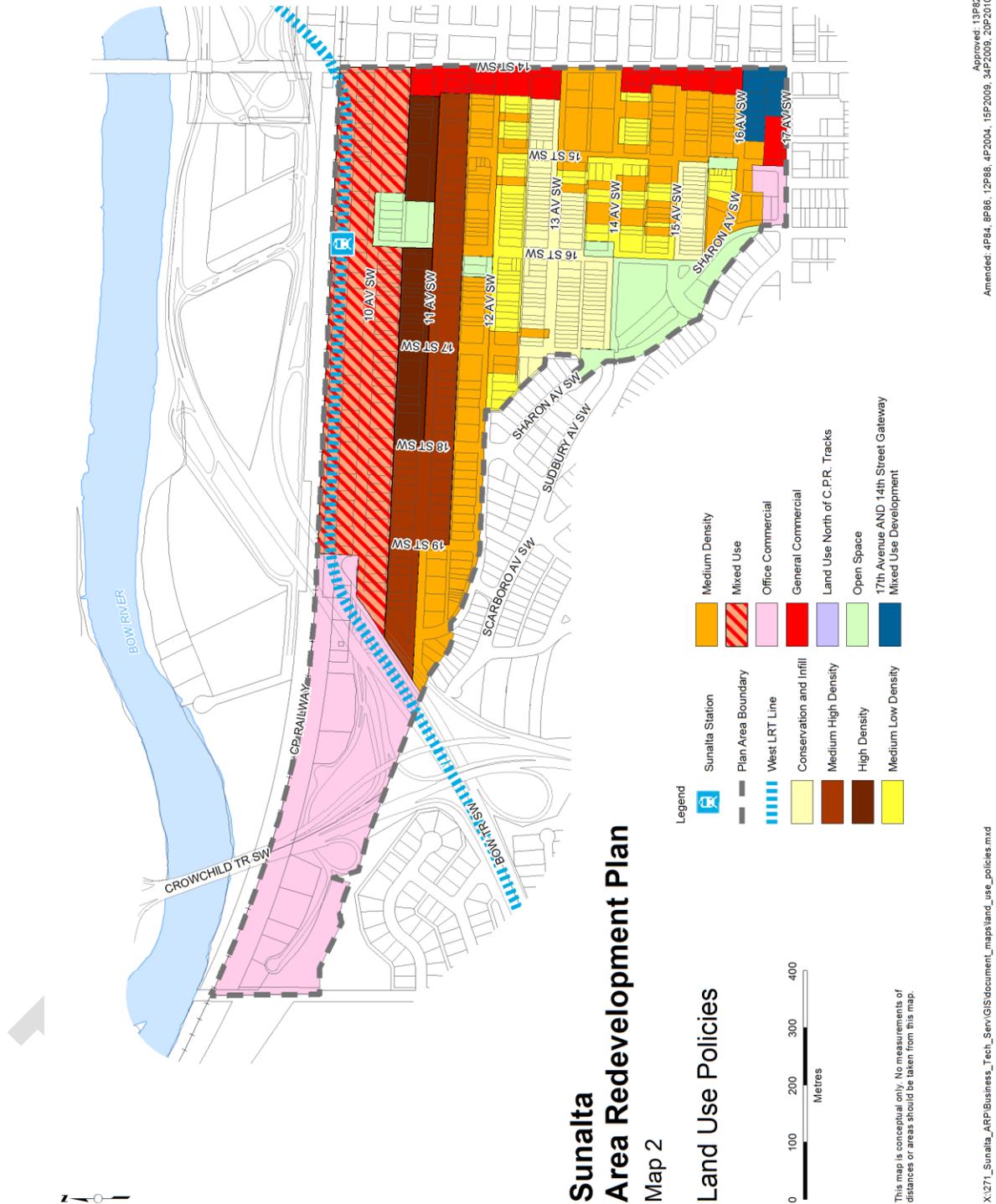
	(d) designation of the historic resource as a Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> by a Bylaw approved by Council .
5.0	<p>HERITAGE DENSITY TRANSFER</p> <p>Heritage density transfer is the transfer of unconstructed gross floor area from a parcel designated by bylaw as a Municipal Historic Resource pursuant to the provisions set out in <i>the Historical Resources Act</i> (the source parcel) to a parcel other than the development parcel (the receiving parcel).</p>
5.1	<p>Incentive Calculation:</p> <p>The heritage density transfer floor area in square metres is equal to the unconstructed gross floor area of a parcel as a result of designation of a parcel by bylaw as a Municipal Historic Resource. Unconstructed gross floor area is equal to the maximum allowable floor area ratio for that parcel and district, including applicable bonuses, multiplied by the parcel size and, subtracting the gross floor area of the Municipal Historic Resource.</p> <p>Method:</p> <p>Transferable incentive gross floor area (square metres) = maximum allowable gross floor area (square metres) minus Municipal Historic Resource gross floor area (square metres).</p>
5.2	<p>Requirements:</p> <p>A heritage density transfer must include:</p> <ul style="list-style-type: none"> (a) a transfer agreement that is registered on the Certificate of Title of the parcel(s) from which the density has been transferred; (b) a land use redesignation of the parcel from which the density has been transferred to a Direct Control District in which the allowable maximum floor area ratio remaining after the transfer is regulated; (c) a land use redesignation of the receiving parcel to a Direct Control District in which the allowable maximum floor area ratio achieved through the transfer is regulated; (d) transfers only to receiving parcels located within the bonus area boundaries indicated on Map 9; (e) transfers only from parcels where legal protection through designation as a Municipal Historic Resource has been completed; and (f) only a one-time transfer from the parcel from which the density has been transferred to the receiving parcel with no further transfer possibility.
6.0	<p>CONTRIBUTION TO THE SUNALTA COMMUNITY INVESTMENT FUND</p> <p>The Sunalta Community Investment Fund (SCIF) will be used for projects within Sunalta related to public realm improvements, including but not limited to: park acquisition, park design, redevelopment or enhancement, streetscape design and improvements within rights-of-way, implementation of urban design strategies and public art on public land.</p>

Proposed DC Direct Control District Guidelines

6.1	<p>Incentive Calculation: Where a development provides a contribution to the Sunalta Community Investment Fund, the Incentive Rate is Incentive Rate 1.</p> <p>Method: Incentive gross floor area (square metres) = contribution (\$) divided by Incentive Rate 1 (\$).</p>
6.2	<p>Requirements: A contribution must be made to the Sunalta Community Investment Fund for the development.</p>
7.0	<p>PARKS DENSITY TRANSFER Private land is dedicated to the City as a public open space. The unused density from the lands to be dedicated may be transferred to another site within the bonus area boundaries indicated on Map 9.</p>
7.1	<p>Incentive Calculation The transferable bonus gross floor area in square metres for land transferred to the City for park purposes is equal to the maximum floor area ratio of the district, not including bonus provisions, multiplied by 2.5.</p> <p>Method Transferable incentive gross floor area (square metres) = maximum gross floor area multiplied by 2.5.</p>
7.2	<p>Requirements: Private land is dedicated to the City as a public open space where the City is the legal owner of the open space and the site is in a location and of a size and configuration acceptable to the City.</p>

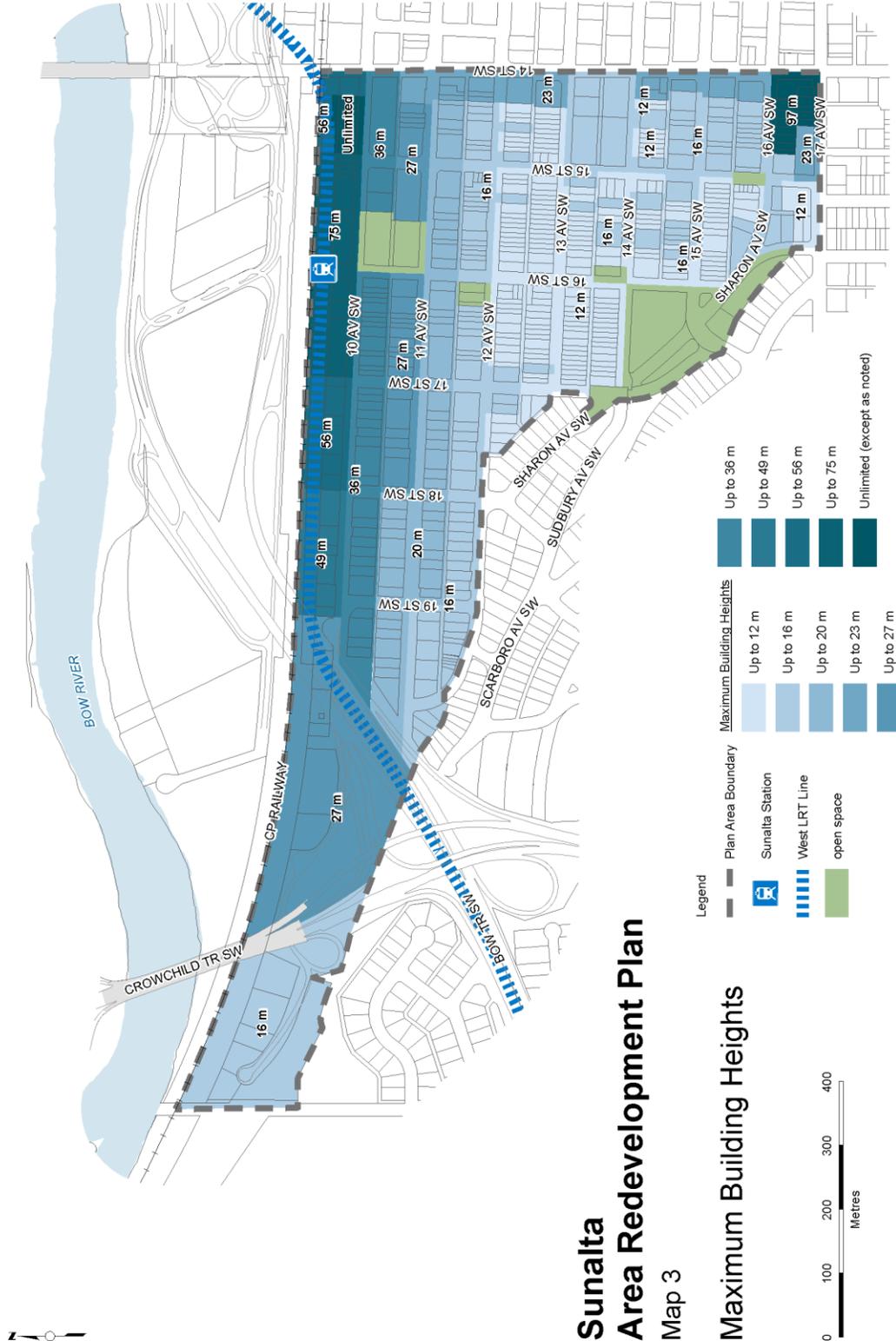
Proposed Amendments to the Sunalta Area Redevelopment Plan

1. The Sunalta Area Redevelopment Plan attached to and forming part of Bylaw 13P82, as amended, is hereby further amended as follows:
 - (a) Delete Map 2 entitled “Land Use Policies” and replace with the revised Map 2 entitled “Land Use Policies”, as follows;



Proposed Amendments to the Sunalta Area Redevelopment Plan

- (b) Delete Map 3 entitled “Maximum Building Heights” and replace with revised Map 3 entitled “Maximum Building Heights”, as follows;



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

Proposed Amendments to the Sunalta Area Redevelopment Plan

- (c) Add a new Section 3.3 with the following text and renumber any subsequent sections accordingly:

***“3.3 17th Avenue and 14th Street Gateway Mixed Use Development*”**

3.3.1 Objectives

To encourage high quality mixed use development at landmark gateway locations and allow for higher density in exchange for community benefit.

3.3.2 Land Use Policies

Context

The intersection of 17th Avenue and 14th Street is a gateway to both the Centre City and to the vibrant commercial destination of 17 Avenue SW. The parcel located on the northwest corner of this intersection is a landmark site in the community of Sunalta. Development is comprised of a mix of uses including retail, personal service, residential and commercial uses. The intersection is also the site of the Condon Building, valued in part for its association to the original building owner, Jimmie Condon, who was well known for his entrepreneurship, sports promotion and philanthropy throughout Calgary. It is also valued for its distinctive Modern style and for its prominent location at the intersection of the Sunalta, Beltline, Bankview and Lower Mount Royal neighbourhoods.

Policies

Development at the intersection of 14th Street and 17th Avenue SW should reflect its landmark location and be developed as a prominent gateway site. The vision for this location embraces the opportunity to provide increased residential density within a comprehensive mixed use development. A tower podium form may be appropriate. However, consideration must still be given to maximize sunlight and privacy in the neighbourhood as well as ensure a transition in building mass to residential areas. The proposed "gateway mixed use" development should achieve high standards in relation to design, sustainability, amenity and positive development impacts on the surrounding built environment.

3.3.3 Land Use District

A Direct Control District modeled on the CC-X District reflects the general intent of the policies for this landmark site. The land use should provide for a mix of residential and non-residential uses at the intersection of 14th Street and 17th Avenue SW. The district should provide for a mix of uses that is sensitive to adjacent residential districts, a building form that is street oriented at grade, and where the intensity of development is measured by floor area ratio. It should also require a maximum base density, with the provision for the opportunity for a density bonus over and above base density to achieve public benefit and amenities on the site.

Proposed Amendments to the Sunalta Area Redevelopment Plan

3.3.4 Implementation

To reflect the intent of the land use policies, the following guidelines are to be considered by the Approving Authority in reviewing the merits of discretionary development applications:

1) Density

- a. Development shall not exceed the maximum density of 5.0 FAR on the site located at Plan 5380V, Block 201, Lots 5-30 unless in accordance with the density bonusing provisions set out in the Land Use for this site.

2) Density Bonusing

- a. Density bonuses should only be established for items or features that provide a perpetual benefit or enduring benefit to the community in which the density is being accommodated .
- b. Density bonuses should not be granted for elements of building or site design that can be achieved or required through other means.

3) Building Height

- a. New development should be a maximum of 97 metres.

4) Building Massing and Design

- a. Building and site design should mitigate adverse impacts on adjacent properties and the community. New developments should consider impacts associated with use, noise, shadowing, privacy, wind and snow accumulation.
- b. A transition in building height, scale and massing should be created between higher and lower intensity development by:
 - i. Decreasing building heights from the corner of 17 Avenue SW and 14 Street SW westward through the block.
 - ii. Using building step backs and stepping down heights within individual buildings.
 - iii. Incorporating slim tower development where towers are proposed. Residential floor plates above 36 metres should not exceed 850 square metres.
 - iv. Encouraging a podium-tower format for large tower developments. Building podiums should be proportionate to width of the road- right-of-way and podiums should

Proposed Amendments to the Sunalta Area Redevelopment Plan

reduce the perception of bulk through greater facade articulation on all frontages.

- v. Providing horizontal separation for multiple tower developments. The minimum horizontal separation between a portion of a building above 36 metres in height and any other building should be 18 metres. Lesser separations can be considered if it can be demonstrated to the Approving Authority that any negative impacts relating to sunlight access to the public realm, views from residential units and the privacy of residential units can be mitigated.
- vi. Setting back floors located above the podium from the façade of the floors below. On residential frontages, this should be a minimum of 1.5 metres. On other frontages, the step back should be included to clearly emphasize the transition from podium to tower as part of an overall pedestrian-scaled, well-articulated design. Creative architectural forms and treatments which highlight the landmark southwest corner by reducing the step back may be considered.

5) Building Frontages and Interface

The site is the location of high pedestrian and vehicular traffic. Building frontages should integrate into the public realm in a way which greatly enhance the pedestrian experience. Features should include:

- a. Buildings with highly-articulated facades that create a rhythm of narrower, vertically oriented frontages.
- b. Multiple at-grade, active uses such as retail, with narrow business frontages. Uses which typically have wider frontages (such as supermarkets) should present a narrower frontage to the street and have the remainder of their internal space lined by other narrower frontage uses on the street, or provide an alternate design which activates the street frontage.
- c. Ground floor uses that are accessible and well-integrated with the sidewalk or public pathway.
- d. Ample space for outdoor patios on commercial frontages.
- e. Residential frontages that face a street should have individual entrances that face the street.
- f. Design features such as raised terraces, porches, steps, alcoves, forecourts or landscaping to provide transition from the public realm to at-grade residences.”

Public Realm Concept

PUBLIC REALM - SITE PLANS



SITE AREA AVAILABLE FOR PUBLIC REALM

UPPER LEVEL AMENITY AREA

PROPERTY LINE
SETBACK LINE

ENHANCED PUBLIC REALM CONCEPT



Community Association Comments



Sunalta Community Association
1627 – 10th Avenue S.W. • Calgary, Alberta • T3C 0J7
P: (403) 330.8594 • E: info@sunalta.net

Attn: Dino Kasparis
Re: LOC2018-0087

The Sunalta Community Association (SCA) is providing this updated letter in response to Land Use Amendment Application LOC2018-0087

The SCA has recently met with the applicant, spoke with the ward councilor and Dino Kasparis at the City of Calgary and reviewed the currently proposed land use.

Based upon the information we have seen from the applicant and their consultants, as well as what we have heard from members of our community, we want to share both our excitement and concerns.

1. The SCA is not fundamentally opposed to redevelopment or densification of the site. In fact it is seen as an exciting opportunity to kick off the revitalization 14th Street.
2. A mixed-use development, particularly if the commercial uses are community centric (ie grocery) is seen as appropriate and the SCA believes that significant residential is required to energize the street and support the at grade commercial.
3. As this is a prominent site at a gateway location and is an appropriate location for significant density and a well-designed, high quality building. However, the SCA has concerns with the amount of density that the proposed land use allows.

The images and renderings that the SCA has been shown by the developer suggest an approximate density of 6 FAR or perhaps a little greater. The proposed land use allows up to 12 FAR. This difference between 6ish and 12 FAR is very significant and the SCA believes that the FAR allowances in the upper tier of density outlined in the proposed land use is not appropriate at this location. While the SCA sees the renderings provided as generally acceptable we believe there is an orchestrated disconnect between them and the top tier of FAR proposed.

4. The SCA is concerned with traffic generation along 14th ST and to a lesser degree along 17th Ave. 14th ST is significantly backed up much of the time and at rush hour is already a significant challenge. As one looks at how much density is appropriate on this site it is also essential to examine the traffic generation that will come when full buildout occurs at all corners of 14th and 17th and other sites in the area. It is anticipated that the increased traffic will not only be terrible for motorists but will also have a negative impact on the quality of the pedestrian realm.
5. The SCA would like to see very clear requirements about the urban / pedestrian realm built into the land use and that the set back of the building is significant, even after any future road widening, to provide active uses in front of any commercial uses at grade. Tower developments are experienced by the person walking right beside it or the person 3 miles away. It is essential to get both right. Calgary has seen a large number of towers built recently, particularly but not exclusively, along 10th and 11th Ave which have failed at getting the experience at grade right. The SCA believes that getting this right can begin at land use and hopes that the applicant, the planning department, CPC and ultimately Council agree that the seeds for this begin with the rules and requirements set out in the DC.

www.sunalta.net

Community Association Comments

Sunalta Community Association
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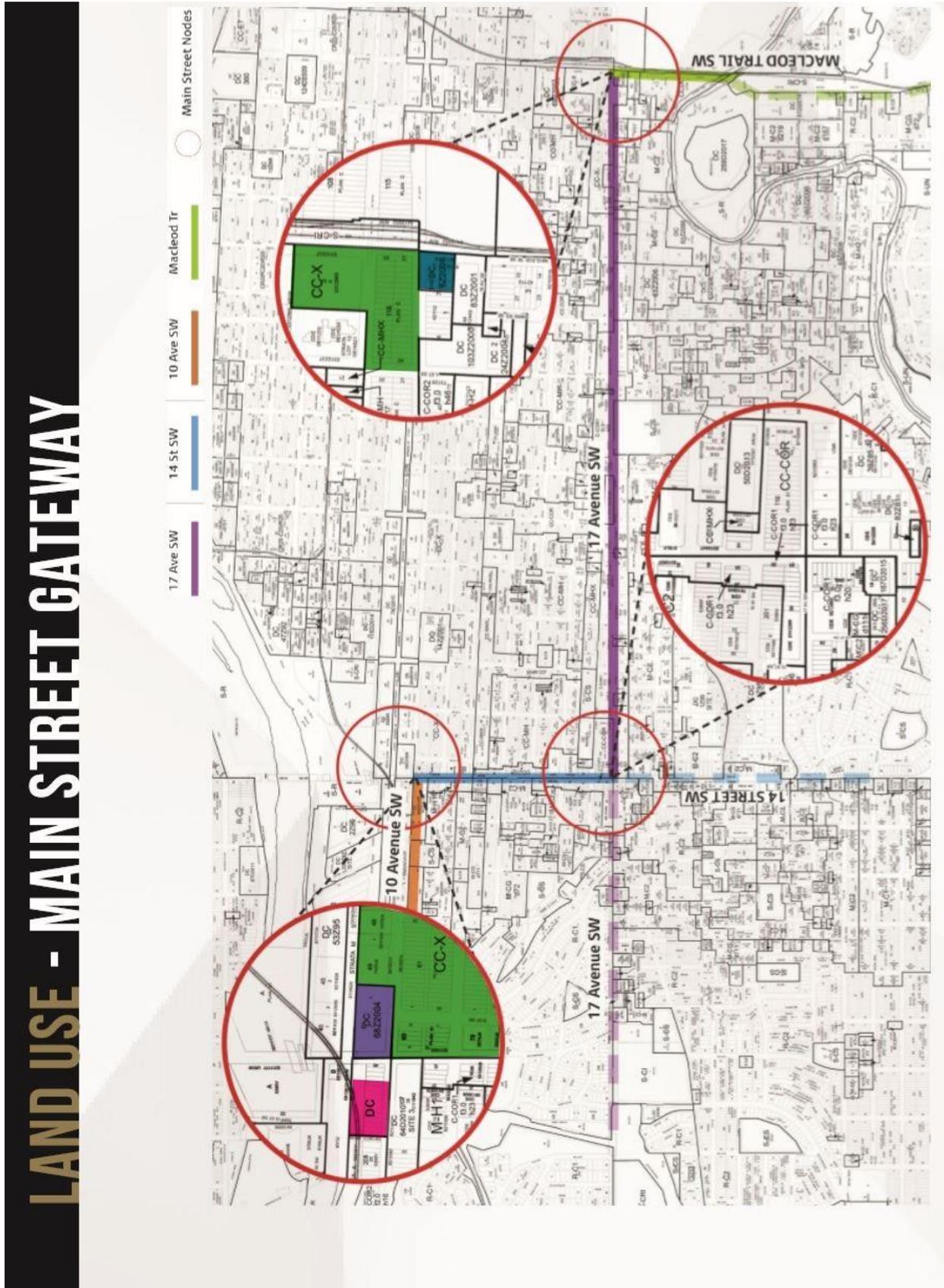
6. The SCA must point out that it has heard, from several members of the community, concerns about the proposed height and the shadow the development will cast. The SCA shares this concern and is hopeful that some defined transition to the single-family neighborhoods of Scarborough and Sunalta can be built into the land use.

Please keep the Sunalta Community Association informed on the progress of this application.

Courtney Clarke
Sunalta Community Association

www.sunalta.net

Gateway Locations



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CPC2019-0553

**Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW,
LOC2018-0190**

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of Genesis Land Development Corp. on 2018 August 22. The subject parcel is approximately 6.24 hectares (15.41 acres) located in the community of Sage Hill. The land use amendment proposes to change the designation of the property from DC Direct Control District (Bylaw 79D2008) to DC Direct Control District based on the Multi-Residential – Medium Profile (M-2) District and the Commercial – Community 1 (C-C1) District. The proposed DC Direct Control District is to provide for:

- multi-residential development of medium height and medium density;
- small to mid-scale commercial development;
- a wide range of residential and commercial uses listed in the proposed DC Direct Control District;
- the opportunity for vertically mixed-use development (e.g. small to mid-scale commercial development with apartments or offices above); and
- a maximum height of 18 metres for residential buildings and 12 metres for commercial buildings (a reduction from the current maximum of 95 metres).

The proposal is expected to achieve the *Municipal Development Plan* intensity targets for lands within a Community Activity Centre and meets the intent of the Town Centre Policies of the *Symons Valley Community Plan*. A Master Concept Plan has been submitted in support of this application demonstrating attention to comprehensive planning through which elements such as private streets and interface treatments have been clarified.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 6.27 hectares ± (15.49 acres ±) located at 150 Sage Hill Boulevard NW (Plan 1213664, Block 3, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate residential and commercial development with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

The subject lands are part of an area annexed to The City of Calgary in 1989. The *Symons Valley Community Plan* was drafted and adopted in 2001. The plan envisioned a predominantly residential area with five distinct communities with over 54,000 residents.

Since that time, several amendments of the *Symons Valley Community Plan* were undertaken which affected the subject lands. In 2008, Council approved amendments to establish a Transit Oriented Planning Area around a future bus rapid transit (BRT) hub. These amendments included policies enabling high density residential and regional commercial land uses, as well as encouraging significant suburban office development. In 2009, the *Municipal Development Plan* (MDP) identified this area as a Community Activity Centre.

Initial development of the Transit Oriented Planning Area, based on the 2008 vision, was completed, including the commercial area south of the site, construction of most of the roads and the roundabouts that are currently in place (with portions of Sage Hill Boulevard NW remaining unfinished).

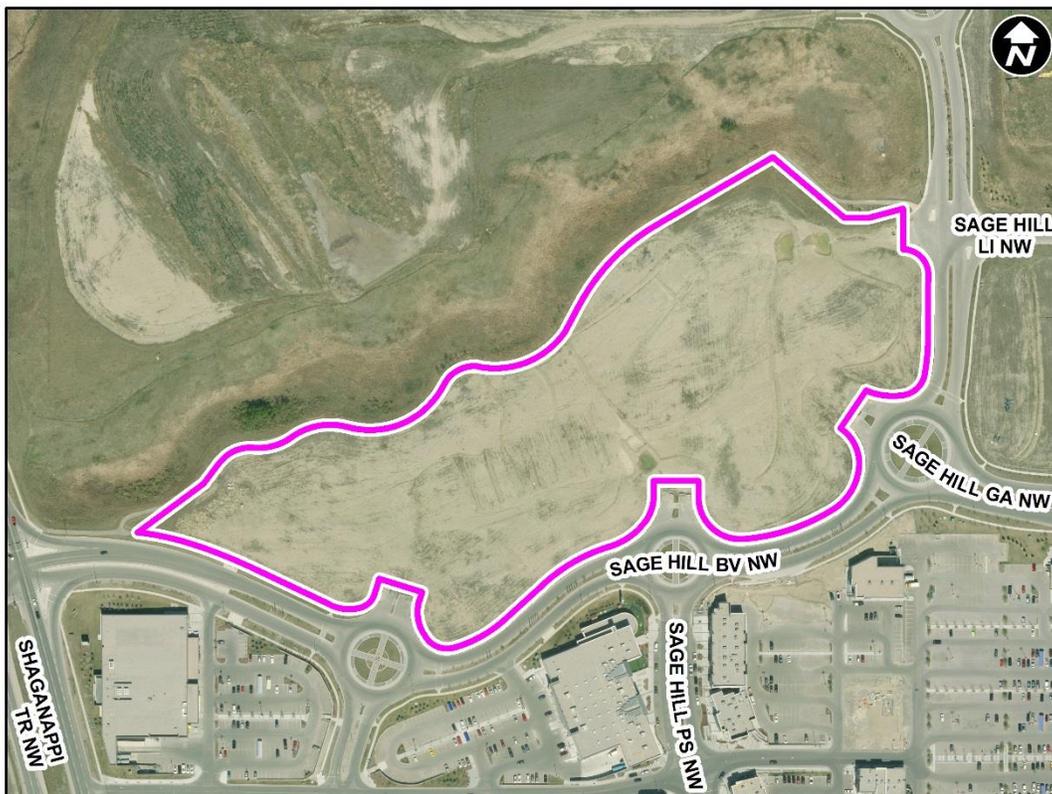
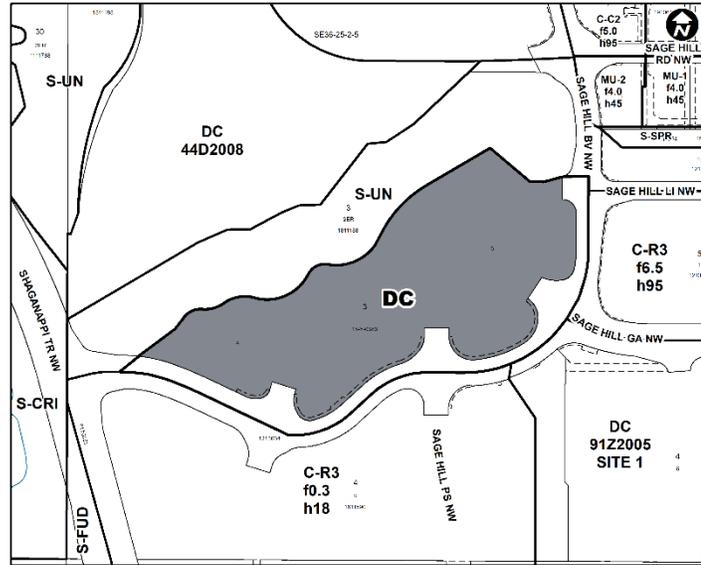
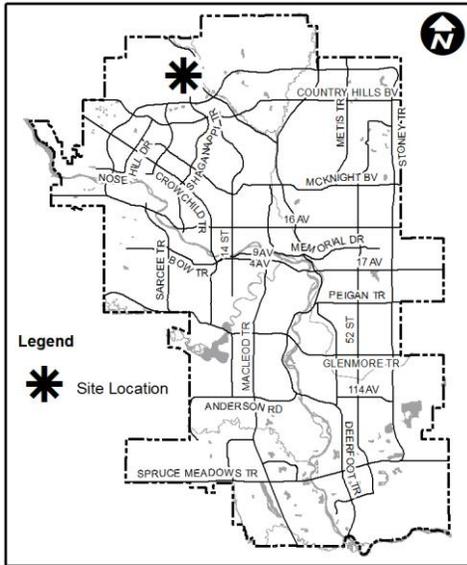
Nine years later, much of the land within this area had yet to realize development. This led to policy amendments approved by Council in 2017 September (Bylaw 55P2017). The *Symons Valley Community Plan* was amended modifying the vision which more closely aligned with landowners' current development expectations as supported through market studies. Minor amendments were made to the policies affecting this site allowing the potential for residential uses to be located at grade within comprehensively planned developments. This adjustment to policy was considered important to encourage development interest in a strategically located, undeveloped parcel.

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Location Maps



**Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW,
LOC2018-0190**

Site Context

Located in the developing community of Sage Hill, the subject site is north and west of Sage Hill Boulevard NW. This undeveloped site is approximately 6.24 hectares (15.41 acres) in size and has been graded in preparation for development.

The site slopes from west to east, with a change in elevation of approximately 18 metres over 475 metres, a grade of approximately 4 percent. A coulee, designated Special Purpose – Urban Nature (S-UN) District to reflect its environmental reserve status, bounds the entire northern edge of the parcel and forms part of a larger coulee and ravine system in the area.

Lands north of the coulee are currently vacant but are anticipated for a mix of residential and commercial development and are subject to an outline plan and land use application currently under review (LOC2017-0404). East of the subject site, across Sage Hill Boulevard NW is an undeveloped parcel owned by The City of Calgary. An integrated civic facility including a public library, Arts and Culture space and future affordable housing, as well as a bus transit hub is proposed under an outline plan and land use application also currently under review (LOC2018-0157). South of the site, is an existing regional commercial centre (Sage Hill Crossing) offering a mix of large and medium format retail uses.

The site is an irregular shape due to the influence of the coulee feature and previous planning for the area. The large traffic circles were originally anticipated to accommodate much higher development intensities thought possible when initial land use and outline planning was undertaken in 2008 (LOC2008-0003). These traffic circles create some challenges to rational and efficient development of the site.

As identified in Figure 1, the community of Sage Hill reached peak population in 2018, with 7,219 residents.

Figure 1: Community Peak Population

Sage Hill	
Peak Population Year	2018
Peak Population	7219
2018 Current Population	7219
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

**Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW,
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INVESTIGATION: ALTERNATIVES AND ANALYSIS

The subject parcel was redesignated in 2008 to DC Direct Control District (Bylaw 79D2008) to provide for a comprehensively planned, designed and phased development accommodating mixed-use retail, commercial and office uses. The site has however remained undeveloped for the past decade despite its strategic location north of an existing regional commercial centre, west of a future bus rapid transit (BRT) hub, and south of future residential development and natural amenities. This proposed land use amendment will refine the land use on the site in order to improve the development potential for both the residential and commercial uses.

This land use application will facilitate development of a comprehensively planned multi-residential and commercial area that is expected to achieve the intensities required by the *Municipal Development Plan* (MDP) for a Community Activity Centre. This future development is expected to meet the intent of the Town Centre policies of the *Symons Valley Community Plan* where development oriented around a central pedestrian corridor is achieved.

Planning Considerations

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

Land Use

The site's existing DC Direct Control District (Bylaw 79D2008) contemplates a comprehensively planned mixed use development oriented around a central pedestrian corridor. The DC District provides for development of up to 95 meters in height and envisioned roughly 187,000 square meters of development. At this location in the city, a very ambitious, detailed and prescriptive DC Direct Control District has challenged the developability of the site.

This application proposes a new DC Direct Control District based on a more modest development concept that will still achieve the development intensities expected for Community Activity Centres and meet the policy intent of the *Symons Valley Community Plan*.

The proposed DC Direct Control District divides the site into two parcels. The western site (Site 1) is based on the Multi-Residential – Medium Profile (M-2) District, and the eastern site (Site 2) is based on the Commercial – Community 1 (C-C1) District. The Multi-Residential – Medium Profile (M-2) District has been modified for Site 1 in order provide the opportunity for a variety of commercial uses to be integrated in a vertically mixed-use format. The district is similar to the Mixed Use – General (MU-1) District in terms of providing the opportunity for retail and commercial uses to be integrated with residential uses, but does not to require it; thereby providing flexibility to residential builders. No adjustments to the uses in the base C-C1 District were required in the proposed DC Direct Control District.

Given the availability of frequent bus service and the transit hub (BRT) located to the east of the site, reduced parking requirements have also been included in the proposed DC Direct Control District to recognize transit availability and support its use. The proposed DC Direct Control

**Land Use Amendment in Sage Hill (Ward 2) at 150 Sage Hill Boulevard NW,
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District also provides for a moderate (2 metre) height increase above what is typically accommodated within the stock M-2 and C-C1 Districts. This is to recognize some of the challenges of achieving the development intensities expected within a Community Activity Centre resulting from the irregular parcel shape.

Development and Site Design

A master concept plan was submitted in support of the application, which provides non-statutory conceptual supporting information regarding how the site could develop along with guidance regarding key comprehensive planning considerations (Attachment 3).

A private street will form the interface between the predominantly residential and commercial areas connecting Sage Hill Boulevard NW with a future pedestrian bridge that will span the environmental reserve area coulee north of the site providing a link to planned residential development. Pedestrian connections throughout the site will be further clarified through development permit applications to ensure connections to future civic facilities and transit hub to the east.

A subdivision application has also been submitted through which key elements of comprehensive planning related to public and mutual access easements and rights of way will be protected.

Environmental

No environmental issues were identified for the subject site.

Transportation

The entire subject lands are located within 600 metres of the planned integrated civic facility which will include a new public library, arts and culture space, affordable housing and transit hub (BRT). The BRT location currently provides access to several routes including Route 82 (service to Brentwood Light Rail Transit (LRT) Station and the University), Route 115 (service to Tuscany LRT Station), Route 123 (service to North Pointe, Bus Rapid Transit (BRT) Route 301, future Green Line), and Route 129 (service to Dalhousie LRT Station). As Sage Hill, Kincora, Nolan Hill, and areas within the *Glacier Ridge Area Structure Plan* build out, the transit hub will deliver further enhanced transit service and high frequency buses, including one BRT service connecting the transit hub itself to Brentwood/University and another BRT service running between North Pointe and Tuscany LRT stations.

Pedestrian crosswalks of Sage Hill Boulevard NW are located approximately every 150 metres, along the southern edge of the parcel. Additional planning and design will be required at development permit stages to provide quality pedestrian linkages within and through the subject lands to Sage Hill Drive NW and by extension, the Civic site.

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Important connections for pedestrians and cyclists will be provided via pedestrian bridge over the coulee north of the site. The bridge will provide a key link between the planned neighbourhood to the north, through the site to Sage Hill Boulevard NW. A private street, protected through public and mutual access easement and maintenance agreements, will be implemented through subdivision and development.

A Transportation Impact Assessment (TIA) submitted with this application was reviewed and accepted by Administration. The TIA confirmed that the proposed land use can be accommodated with the established road network. The established roundabouts provide sufficient access to the site. Access and internal circulation will be further detailed at the development permit stage.

Utilities and Servicing

Sanitary, water and storm services are available to service the plan area from Sage Hill Boulevard NW.

Stakeholder Engagement, Research and Communication

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

No comments were received from The Sage Hill Community Association.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

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

Interim Growth Plan (2018)

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

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Municipal Development Plan (Statutory - 2009)

Map 1 “Urban Structure” of the *Municipal Development Plan* identifies the subject lands as part of the Residential Developing Planned Greenfield Area subject to an Area Structure plan. Additionally, it is located within a Community Activity Centre.

Community Activity Centres should be locations for a mix of medium and higher density employment and residential uses. They should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population (section 3.3.3(e)). Intensities in the Community Activity Centre should be a minimum of 150 people and jobs per hectare. The proposed land use districts is aligned with the policy intent of the Community Activity Centre typology. The addition of multi-residential, and small and medium scale commercial development will support and complement the existing regional commercial development to the south of the site. Furthermore, the proposed land use districts will allow the development to meet the land use intensities envisioned in the *Municipal Development Plan*.

Symons Valley Community Plan (Statutory - 2001)

The subject site is in the Transit Oriented Planning Area as identified in Map 3 Land Use Concept. Within this area, the subject parcel is also identified as the Town Centre Area.

Development within the Town Centre Area is to consist of retail, commercial and residential uses, and demonstrate a strong pedestrian-orientation in order to create a cohesive shopping and living environment. As per section 5.12.2(1), development should be provided within a mixed use setting. Although, mixed use development is strongly encouraged in a vertical mixed use configuration, it is not required. The current proposal anticipates the mix of uses will be divided horizontally between a predominantly residential western portion of the site and the predominantly commercial eastern portion of the site. Nevertheless, the proposed Direct Control District provides the option to undertake vertically mixed in the presence of supportive market demand.

The Town Centre Area should also contain a well-defined pedestrian-oriented corridor as part of its design. This has been designed through the master concept plan and will be implemented through subsequent subdivision and development.

Future development permit applications will need to demonstrate compliance with the Design Guidelines in Appendix 1 of the *Symons Valley Community Plan*. The Design Guidelines provide flexible guidance for design features in the Transit Oriented Planning Area. Provisions qualitatively address building form, pedestrian connectivity, building setbacks, and amenity space.

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Social, Environmental, Economic (External)

The proposed land use redesignation will provide an intensity of uses that supports transit and active modes of transportation, and makes an efficient use of land and infrastructure. The proposed Direct Control District will also provide a refined land use framework that supports development of a site that has remained vacant for more than a decade.

Although encouraged by policy, no additional sustainability measures have been proposed by the applicant. This item will be revisited this issue at the time of subsequent development permits.

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.

Risk Assessment

Changing and challenging market conditions have already affected the site and this remains a risk. A variety of factors could affect and prolong development. Of particular concern are overly ambitious or unrealistic development expectations for the site that don't align with real estate market realities. These risks have been mitigated by working closely with the applicant team to ensure the proposal is well aligned with market conditions.

REASON(S) FOR RECOMMENDATION(S):

This proposal is keeping with applicable policies including the *Municipal Development Plan* and the *Symons Valley Community Plan*. The proposed land use will allow the development to achieve the minimum intensities required to meet MDP targets for the Community Activity Centre. The proposed DC Direct Control District recognises proximity to frequent transit service and the challenges of developing an irregularly shaped site with adjusted land use rules related to height and parking. The supporting master concept plan provides an understanding of the key details of the overall site's development which will be further detailed and implemented at future individual development permit stages.

ATTACHMENT(S)

1. Applicant Submission
2. Proposed DC Direct Control District Guidelines
3. Master Concept Plan

Applicant Submission

Introduction

This submission has been prepared on behalf of Genesis Land Development in support of their proposal to redesignate the Town Centre portion of Sage Hill Crossing. The Town Centre is Lot 1, Block 3, Plan 1213664, is 6.2 hectares (15.4 acres) in size and is designated Direct Control (DC79D2008) under the City of Calgary Land Use Bylaw. The subject parcel is located in the northwest quadrant of the City of Calgary and within the community of Sage Hill. A grassed coulee and a regional pathway run along the northern boundary of the Town Centre while Sage Hill Boulevard NW runs along the southern boundary. The parcel gradually slopes upwards from east to west and has undergone preliminary stripping and grading. The subject parcel was redesignated in 2008 however it has remained vacant of development even though it is strategically situated north of an existing regional commercial centre, west of a future Bus Rapid Transit (BRT) Station and south of future residential development. The purpose of this land use amendment is to refine the direct control district in order to improve the development potential of the site for residential and commercial uses.

Policy Context

The Municipal Development Plan identifies the subject site as a Community Activity Centre (CAC). In regards to greenfield sites, CACs are to provide convenient locations for a range of higher density housing types, local employment and retail services for new communities, in an area well served by the Primary Transit.

The subject site falls under the Symons Valley Community Plan and this plan identifies the subject site to be within the Town Centre portion of the Transit Oriented Planning Area. The purpose of the Transit Oriented Planning Area is to ensure that future development within this area occurs in a pedestrian oriented and transit supported manner. The Town Centre Area is intended for a comprehensively planned commercial centre consisting of mixed use retail, residential and commercial buildings.

Proposed Development

The subject parcel will be divided into two sites. The western site is intended to consist of four to five storey apartment buildings and the eastern site intended to consist of local commercial buildings. The two sites will share a north-south corridor that offers mutual access and a pedestrian connection from Sage Hill Boulevard NW to the future pedestrian bridge that will run over the coulee. The overall intention is to create a comprehensively designed horizontal mixed-use development that supports surrounding land uses. Details on the envisioned development are presented in a Master Concept Plan.

Proposed Land Use

The Town Centre area is proposed to be redesignated to a new direct control district. The western site (Site 1) is based on the Multi-Residential – Medium Profile (M-2) district whereas the eastern site (Site 2) is based on the Commercial – Community 1 (C-C1) district. These stock land use districts have been modified to accommodate the opportunity for vertical mixed-use development, a moderate height increase, increased setbacks from the coulee and reduced parking requirements.

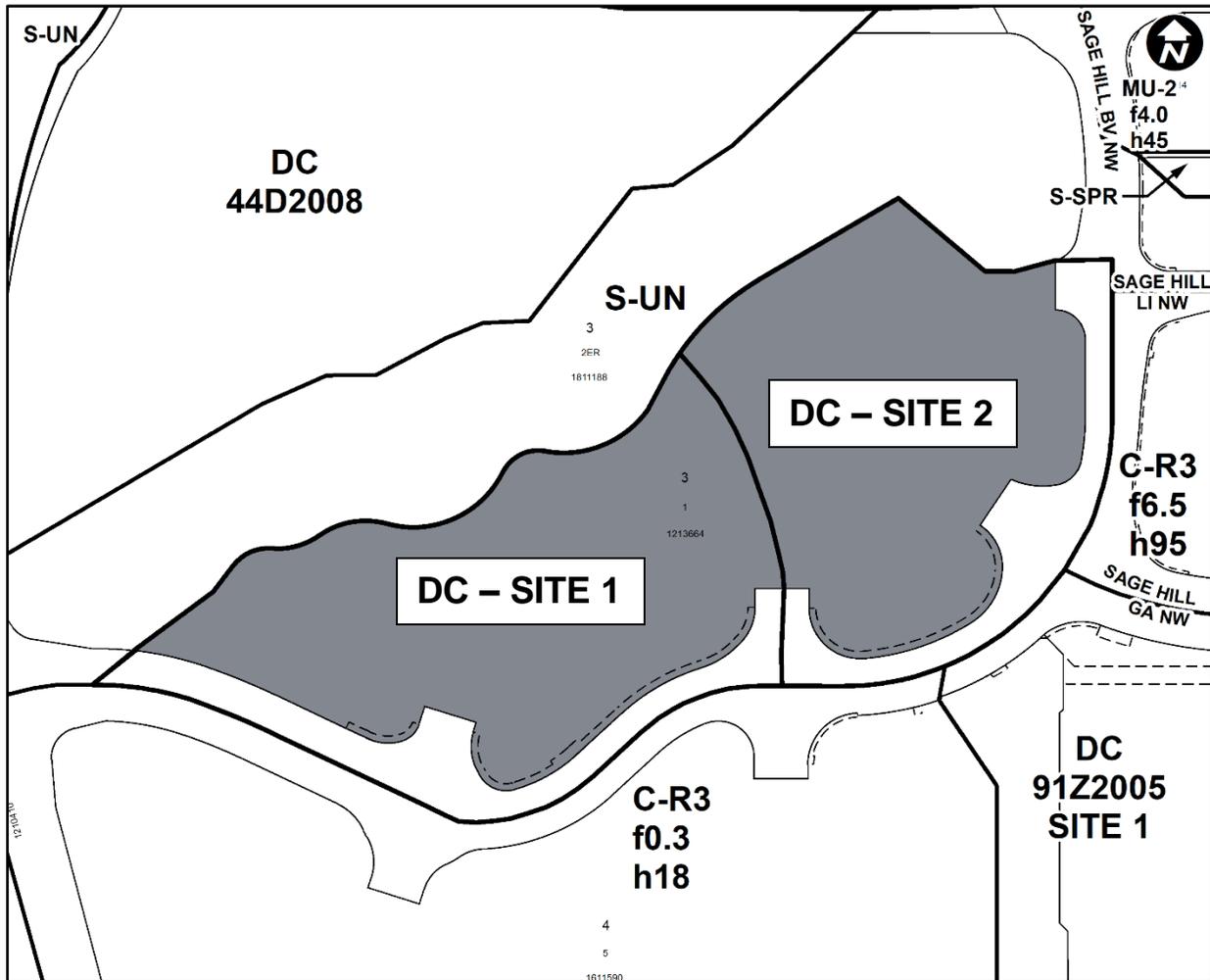
Summary

The vision for the Town Centre is a comprehensively planned horizontal mixed-use development that is the focal point of activity for Sage Hill Crossing. To help realize this vision, it is requested that the proposed amendment to the City of Calgary's Land Use Bylaw be supported for approval.

Proposed DC Direct Control District Guidelines

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

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) implement the Symons Valley Community Plan;
 - (b) allow for a comprehensively planned town centre **development**;
 - (c) provide for predominantly residential development on Site 1, and predominantly commercial development on Site 2;

Proposed DC Direct Control District Guidelines

- (d) provide the opportunity for residential and commercial **uses** in the same **building**;
- (e) provide for residential **development** of medium height and medium **density**; and,
- (f) provide for small to mid-scale commercial **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 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.

Setbacks from Special Purpose District

- 4** The minimum **setback area** from a **property line** shared with a **special purpose district** is 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

- 5** The minimum number of **motor vehicle parking stalls** for Site 1 and Site 2:
- (a) for each **Dwelling Unit** in a **Multi-Residential Development** is:
 - (i) 0.75 stalls per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls**;
 - (b) for each **Live Work Unit** is:
 - (i) 0.5 stall per **unit**, for resident parking; and
 - (ii) 0.5 **visitor parking stalls** per **unit**;
 - (c) for an **Office**, where located on floors above the ground floor is:
 - (i) 1.0 stall per 100 square metres of **gross usable floor area**; and
 - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
 - (d) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small**, is 1.7 stalls per 10.0 square metres of **public area**;
 - (e) for a **Convenience Food Store, Information and Service Provider, Pet Care Service, Print Centre, Retail and Consumer Service and Specialty Food Store** is:

Proposed DC Direct Control District Guidelines

- (i) 2.0 stalls per 100.0 square metres of total gross **usable floor area**; and
- (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** located on the ground floor to a maximum reduction of 3.0 stalls; ground floor to a maximum reduction of 3.0 stalls;
- (f) for a **Fitness Centre, Medical Clinic, Amusement Arcade, Billiard Parlour, Indoor Recreation Facility and Liquor Store** is 4.0 stalls per 100.0 square metres of total **gross usable floor area**; and
- (g) for all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Reduction for Transit Supportive Development

- 6 The required number of **motor vehicle parking stalls** in section 5 is reduced by 25.0 per cent when the **use** is located in a **building** located within 150.0 metres of **frequent bus service**.

Required Bicycle Parking Stalls

- 7 (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) zero where the number of **units** is less than 20; and
 - (ii) 0.5 stalls per **unit** when the total number of **units** equals or exceeds 20; and
 - (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) 2.0 stalls for **developments** of 20 **units** or less; and
 - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
 - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

Reduction for Bicycle Supportive Development

- 8 The total number of **motor vehicle parking stalls** required in section 5 for all **units** within the **development** is reduced by 0.25 **motor vehicle parking stalls** for each additional **bicycle parking stall – class 1** provided in excess of the number of **bicycle parking stalls – class 1** required in section 7 to a maximum of 25 per cent of the total number of **motor vehicle parking stalls** required by section 5 for all **units** within the **development**.

Proposed DC Direct Control District Guidelines

Relaxations

- 9 The **Development Authority** may relax the rules set out in Section 4, 5, 7, 14 and 19 of this Direct Control District in accordance with Section 36 of Bylaw 1P2007.

Site 1 (3.31 ha ±)

Application

- 10 The provisions in sections 11 through 14 apply only to Site 1.

Permitted Uses

- 11 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 12 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Amusement Arcade;**
- (c) **Artist's Studio;**
- (d) **Catering Service – Minor;**
- (e) **Computer Games Facility;**
- (f) **Convenience Food Store;**
- (g) **Counselling Service;**
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Financial Institution;**
- (k) **Fitness Centre;**
- (l) **Health Services Laboratory – With Clients;**
- (m) **Indoor Recreation Facility;**
- (n) **Information and Service Provider;**
- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Market;**
- (r) **Market – Minor;**
- (s) **Medical Clinic;**
- (t) **Office;**
- (u) **Outdoor Café;**
- (v) **Pet Care Service;**
- (w) **Print Centre;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Restaurant: Food Service Only – Small;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Restaurant: Neighbourhood;**
- (cc) **Retail and Consumer Service;**
- (dd) **Seasonal Sales Area;**
- (ee) **Service Organization;**
- (ff) **Specialty Food Store;**
- (gg) **Social Organization;**
- (hh) **Special Function – Class 2;**

Proposed DC Direct Control District Guidelines

- (ii) **Take Out Food Service;**
- (jj) **Vehicle Rental – Minor;** and
- (kk) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

- 13** Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 14** The maximum *building height* is 18.0 metres.

Site 2 (2.93 ha ±)

Application

- 15** The provisions in sections 16 through 19 apply only to Site 2.

Permitted Uses

- 16** The *permitted uses* of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 17** The *discretionary uses* of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

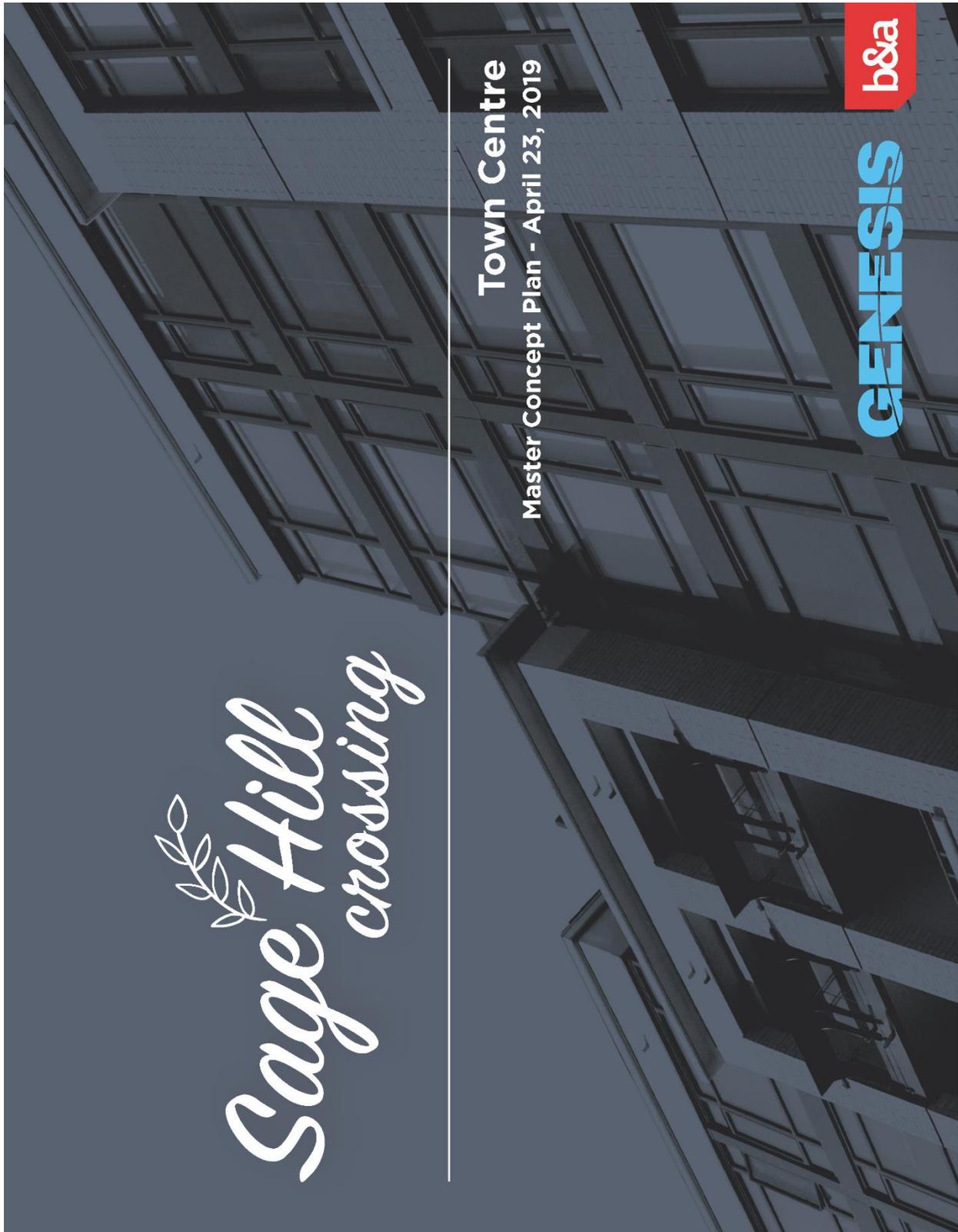
Bylaw 1P2007 District Rules

- 18** Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 19** The maximum *building height* is 12.0 metres.

Master Concept Plan



Master Concept Plan

Introduction

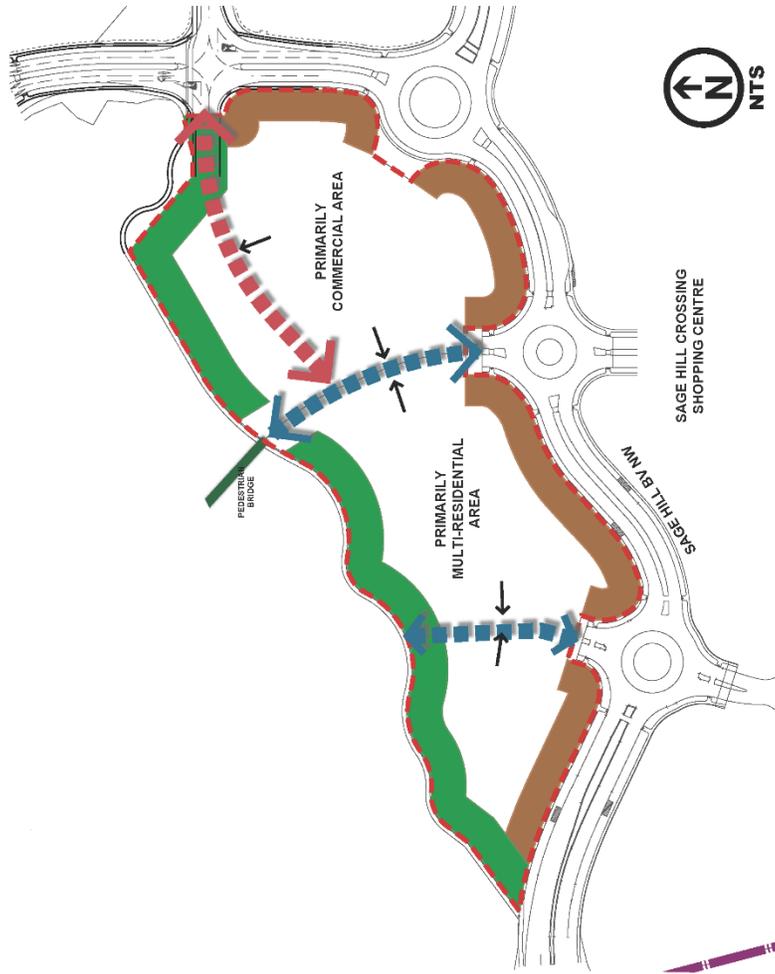
This Master Concept Plan is a visionary document intended to inform the related land use application by describing key elements and features supporting the comprehensive planning and development of the overall Town Centre site. This document builds upon the broader direction found in the Symons Valley Community Plan and the Land Use Bylaw as well as discussions between the City of Calgary, the developer and anticipated builders. This Master Concept Plan has a number of characteristics that are not found in conventional guidance including:

- A strong focus on the neighbourhood character and an emphasis on built form rather than use of the land;
- Comprehensive direction that demonstrates the interrelationship between various design elements including buildings, roads and open space; and
- A broad range of design guidance primarily delivered through diagrams, maps and tables as opposed to only text.

The Plan Area has been divided into four precincts and each have their own character as defined in the following pages. It should be noted that development permit applications may differ from the Master Concept Plan but are expected to maintain the broader vision.



Master Concept Plan



- Outline Plan/Land Use Boundary
- Precincts**
- █ Coulee Edge
- █ Town Centre Edge
- █ Active Frontage
- █ Town Centre Corridor
- ↙ Private Pedestrian/Vehicular Access

MCP



Master Concept Plan

Active Frontage Precinct

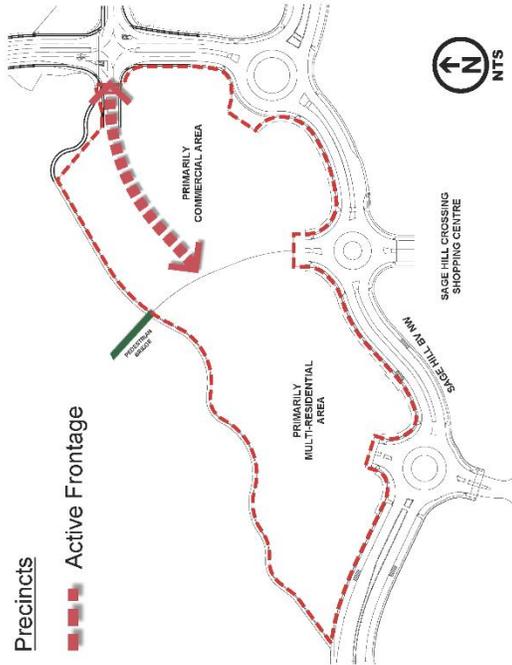
The Active Frontage precinct will be characterized by pedestrian-oriented development that provides a desirable connection between the pedestrian-bridge to the west and the future BRT station to the east. It is expected that this precinct will include a cohesive grouping of retail and services that strongly interact with the facing active frontage. Buildings within this area are to frame and have entrances that face the active frontage, include narrower to moderate facade widths, offer higher levels of articulation and provide mainly contiguous uses. Buildings may be situated on one-side or on both-sides of the active frontage. It is anticipated that this precinct will be the commercial focal point of the Town Centre and offer an animated retail experience that draws people from the surrounding commercial, residential and BRT uses.



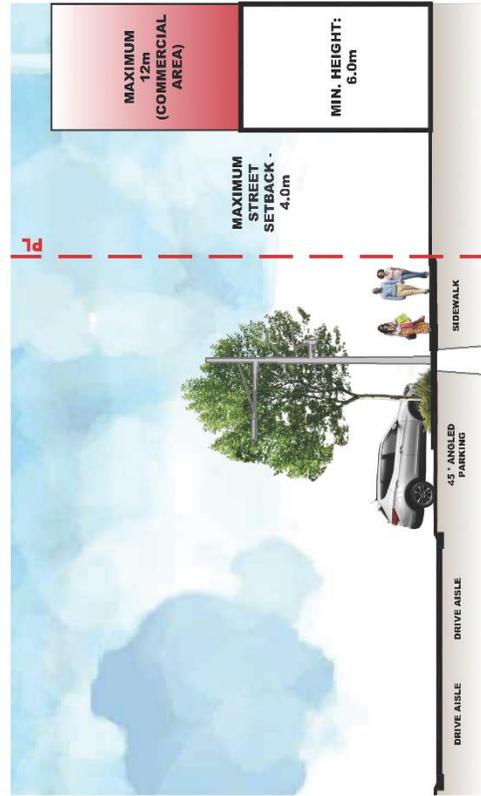
3



Master Concept Plan



COMPONENT	Characteristics
Applicable Interface	Active Frontage
Building Height	6 - 12 metres
Facade Widths	Narrow to Moderate
Landscape Emphasis	Adjacent to Active Frontage



MCP



Master Concept Plan

Coulée Edge Precinct

The Coulée Edge Precinct will be characterized by its interface with the coulee located along the northern perimeter of the site. The coulee is dedicated as Environmental Reserve and development is anticipated to frame this natural feature with attractive buildings that incorporate narrow to moderate facade widths. Setback areas are expected to offer attractive landscaping to soften the appearance of the buildings and provide a transition with the natural coulee features. There is the potential for views to be provided between the buildings to the coulee as well as patio and other private amenity spaces. Those walking and biking along the existing Environmental Reserve pathway are expected to discover and appreciate the compatible interface established between the Town Centre and the coulee.

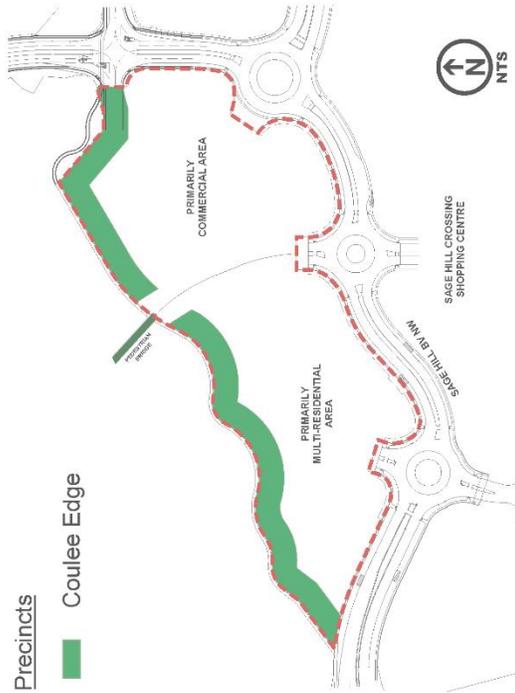
Master Concept Plan



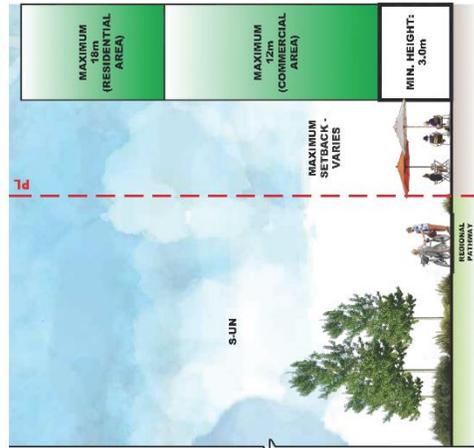
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Master Concept Plan



COMPONENT	Characteristics
Applicable Interface	Environmental Reserve
Building Height	3 - 12 metres - Commercial Area 3 - 18 metres - Multi-Residential Area
Facade Widths	Narrow to Moderate
Landscape Emphasis	Adjacent to Environmental Reserve



MCP

Master Concept Plan

Master Concept Plan

Town Centre Corridor Precinct

Pedestrian and vehicular links are anticipated to be provided to establish connections between Sage Hill Boulevard NW to the south and the Environmental Reserve to the north. A pedestrian bridge is also proposed to extend across the coulee to connect with development to the north. The final design of the Town Centre Corridor Precinct will be determined at the subdivision and development permit stages but may come in the form of a private drive aisle for vehicles and a sidewalk or pathway for pedestrians. On-street parking may be offered along the corridor as well. Development adjacent to the corridors are envisioned to include buildings with the possibility of parking and/or loading. The corridors are anticipated to be lined with attractive landscaping to create a comfortable and inviting atmosphere for those traversing through the Town Centre. Grades are to generally match on both sides of the corridors but any retaining walls will be incorporated through landscaping, stairs or ramps. Street orientated entrances may be contemplated whereas rear facing facades should be well articulated. Registration public access easements and mutual access and right-of-way agreements may be required at subdivision to accommodate pedestrian access, the possible realignment of the existing ER pathway and vehicular movements between the residential and commercial areas.

COMPONENT	Characteristics
Applicable Interface	Corridor
Building Height	3 - 12 metres - Commercial Area 3 - 18 metres - Multi-Residential Area
Maximum Facade Widths	Narrow to Moderate
Landscape Emphasis	Adjacent to Corridor

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Master Concept Plan

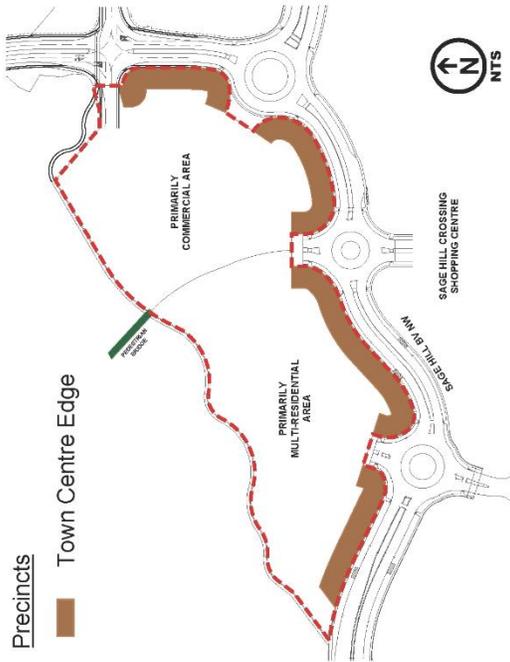
Town Centre Edge Precinct

The Town Centre Edge Precinct will be characterized by its interface with Sage Hill Boulevard NW. Development along this road is expected to offer an inviting introduction to Sage Hill Crossing by outlining the street with attractive buildings that incorporate moderate facade widths and building articulation as well as appropriate landscaping. Buildings and landscaping located along the perimeter of the Town Centre site are expected to minimize views of the internal parking fields from the public streets. Opportunities for private amenities spaces and street orientated entrances may be considered to take advantage of the southern exposure. Efforts will be made to moderate slopes along the development boundary in order to achieve a gentle transition from private property to the road right-of-way. Where greater slopes or retaining walls are necessary, they will be incorporated through attractive landscaping. It is envisioned that this precinct will offer a quality pedestrian environment and an inviting neighbourhood gateway.

Master Concept Plan



Master Concept Plan



COMPONENT	Characteristics
Applicable Interface	Sage Hill Boulevard NW
Building Height	3 - 12 metres - Commercial Area 3 - 18 metres - Multi-Residential Area
Facade Widths	Narrow to Moderate
Landscape Emphasis	Adjacent to Sage Hill Boulevard NW



Master Concept Plan



Preliminary Concept Plan

MCP