



## AGENDA

### CALGARY PLANNING COMMISSION

June 6, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER  
Members Present

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

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
  - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 May 16
5. CONSENT AGENDA
  - 5.1 Land Use Amendment in Parkdale (Ward 7) at 3120 – Parkdale Boulevard NW, LOC2019-0032, CPC2019-0608
  - 5.2 Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037, CPC2019-0697
  - 5.3 Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023, CPC2019-0500

6. POSTPONED REPORTS  
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Legacy (Ward 14) at 1411 and 1555 – 210 Avenue SE, DP2018-2164, CPC2019-0735

7.2 PLANNING ITEMS

- 7.2.1 Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277, CPC2019-0544
- 7.2.2 Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226, CPC2019-0636
- 7.2.3 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP), CPC2019-0681
- 7.2.4 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237, CPC2019-0702
- 7.2.5 Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP), CPC2019-0703
- 7.2.6 Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 – 24 Street SE, LOC2018-0153, CPC2019-0689
- 7.2.7 Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE, LOC2019-0033, CPC2019-0673
- 7.2.8 Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043, CPC2019-0676
- 7.2.9 Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047, CPC2019-0690
- 7.2.10 Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048, CPC2019-0712
- 7.2.11 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174, CPC2019-0720
- 7.2.12 Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002, CPC2019-0704



- 7.2.13 Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW, LOC2019-0008, CPC2019-0716
- 7.2.14 Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015, CPC2019-0709
- 7.2.15 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001, CPC2019-0705
- 7.2.16 Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107, CPC2019-0717
- 7.2.17 Outline Plan in Keystone Hills (Ward 3) at 13818 and 13920 – 15 Street NE, LOC2014-0107, CPC2019-0718

7.3 MISCELLANEOUS ITEMS  
None

8. URGENT BUSINESS

9. ADJOURNMENT





**AGENDA**

**CALGARY PLANNING COMMISSION**

**TO BE HELD 2019 JUNE 06 AT 1:00 PM**  
**IN COUNCIL CHAMBERS**

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

ISC: Unrestricted



## CONSENT AGENDA

### ITEM NO.: 5.1

Allan Singh

**COMMUNITY:**

Parkdale (Ward 7)

**FILE NUMBER:**

LOC2019-0032 (CPC2019-0608)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

3120 Parkdale Boulevard NW

**APPLICANT:**

Inertia

**OWNER:**

Tammy Le  
Andy Phan

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.2

Jarred Friedman

**COMMUNITY:**

Richmond (Ward 8)

**FILE NUMBER:**

LOC2019-0037 (CPC2019-0697)

**PROPOSED POLICY AMENDMENT:**

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:**

2201 – 28 Avenue SW

**APPLICANT:**

CivicWorks Planning + Design

**OWNER:**

Christine Macken

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.3**

Chris Wolfe

**COMMUNITY:**

Bridgeland / Riverside (Ward 9)

**FILE NUMBER:**

LOC2019-0023 (CPC2019-0500)

**PROPOSED CLOSURE:**

0.028 hectares  $\pm$  (0.069 acres  $\pm$ ) of road between 816 and 824 McDougall Road NE

**PROPOSED REDESIGNATION:**

From: Undesignated Road Right-of-Way

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

**MUNICIPAL ADDRESS:**

Portion of road adjacent to 816 and 824 McDougall Road NE

**APPLICANT:**

Kaben Design Group

**OWNER:**

The City of Calgary

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.: 7.1.1**

Angie Dean

**COMMUNITY:**

Walden (Ward 14)

**FILE NUMBER:**

DP2018-2164 (CPC2019-0735)

**PROPOSED DEVELOPMENT:**

New: Supermarket, Retail and Consumer Service,  
Restaurant: Food Service Only - Medium, Liquor Store,  
Financial Institution, Drive Through, Cannabis Store (3  
buildings)

**MUNICIPAL ADDRESS:**

1555 – 210 Avenue SE

**APPLICANT:**

Gibbs Gage Architects

**OWNER:**

Royop (Legacy) Development Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

<b>ITEM NO.:</b>	<b>7.2.1</b>	Jenna Dutton
<b>COMMUNITY:</b>		Lincoln Park (Ward 8)
<b>FILE NUMBER:</b>		LOC2018-0277 (CPC2019-0544)
<b>PROPOSED POLICY AMENDMENTS:</b>		Amendment to the Currie Barracks CFB Master Plan
<b>PROPOSED REDESIGNATION:</b>		From: DC Direct Control District  To: DC Direct Control District to accommodate a wide mix of commercial and residential uses in the same building or in multiple buildings throughout the site
<b>MUNICIPAL ADDRESS:</b>		5116 Richard Road SW
<b>APPLICANT:</b>		B&A Planning Group
<b>OWNER:</b>		BCIMC Holdco (2007) Inc
<b>ADMINISTRATION RECOMMENDATION:</b>		<b>APPROVAL</b>

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<b>ITEM NO.:</b>	<b>7.2.2</b>	Joseph Yun (Related to 7.2.4)
<b>COMMUNITY:</b>		Springbank Hill (Ward 6)
<b>FILE NUMBER:</b>		LOC2018-0226 (CPC2019-0636)
<b>PROPOSED CLOSURE:</b>		0.004 hectares ± (0.009 acres ±) of road adjacent to 85 Street SW
<b>PROPOSED REDESIGNATION:</b>		From: Direct Control District and Undesignated Road Right-of-Way  To: Residential – Narrow Parcel One Dwelling (R-1N) District; Residential – Low Density Mixed Housing (R-G) District; Special Purpose – School, Park and Community Reserve (S-SPR) District; and Special Purpose – Urban Nature (S-UN) District
<b>MUNICIPAL ADDRESS:</b>		2938, 3028, and 3118 – 85 Street SW
<b>APPLICANT:</b>		CivicWorks Planning + Design
<b>OWNER:</b>		Timber 85 Land Development GP Ltd
<b>ADMINISTRATION RECOMMENDATION:</b>		<b>APPROVAL</b>

**ITEM NO.: 7.2.3**

Joseph Yun  
(Related to 7.2.3)

**COMMUNITY:** Springbank Hill (Ward 6)  
**FILE NUMBER:** LOC2018-0226 (OP) (CPC2019-0681)  
**PROPOSED OUTLINE PLAN:** Subdivision of 5.45 hectares ± (13.47 acres ±)  
**MUNICIPAL ADDRESS:** 2938, 3028, and 3118 – 85 Street SW  
**APPLICANT:** CivicWorks Planning + Design  
**OWNER:** Timber 85 Land Development GP Ltd  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.4**

Dino Civitarese  
(Related to 7.2.5)

**COMMUNITY:** West Springs (Ward 6)  
**FILE NUMBER:** LOC2018-0237 (CPC2019-0702)  
**PROPOSED AMENDMENT:** Amendment to the West Springs Area Structure Plan  
**PROPOSED REDESIGNATION:** From: DC Direct Control Districts  
To: Residential – Low Density Mixed Housing (R-G) District; Special Purpose – School, Park and Community Reserve (S-SPR) District  
**MUNICIPAL ADDRESS:** 7233, 7373, and 7385 – 11 Avenue SW  
**APPLICANT:** IBI Group  
**OWNER:** Giuseppe Tiberio  
John Tiberio  
John Mark Noel  
Leanne Rae Tiberio  
Katherine Lois Tiberio  
**ADMINISTRATION RECOMMENDATION:** **APPROVAL**



**ITEM NO.: 7.2.5**

Dino Civitarese  
(Related to 7.2.4)

**COMMUNITY:**

West Springs (Ward 6)

**FILE NUMBER:**

LOC2018-0237 (OP) (CPC2019-0703)

**PROPOSED OUTLINE PLAN:**

Subdivision of 3.01 hectares  $\pm$  (7.44 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

7233, 7373, and 7385 – 11 Avenue SW

**APPLICANT:**

IBI Group

**OWNER:**

Giuseppe Tiberio  
John Tiberio  
John Mark Noel  
Leanne Rae Tiberio  
Katherine Lois Tiberio

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.6**

Ezra Wasser

**COMMUNITY:**

Shepard Industrial (Ward 12)

**FILE NUMBER:**

LOC2018-0153 (CPC2019-0689)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the Southeast Area Structure Plan

**PROPOSED REDESIGNATION:**

From: DC Direct Control District

To: Commercial – Corridor 2 (C-COR2 f0.22h12)  
District

**MUNICIPAL ADDRESS:**

11488 – 24 Street SE

**APPLICANT:**

Kumlin Sullivan Architecture Studio

**OWNER:**

I.G.L. Properties Inc

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.7**

Ezra Wasser

**COMMUNITY:**

Manchester Industrial (Ward 9)

**FILE NUMBER:**

LOC2019-0033 (CPC2019-0673)

**PROPOSED REDESIGNATION:**

From: Industrial – General (I-G) District

To: Industrial – Commercial (I-C) District

**MUNICIPAL ADDRESS:**

4415 – 1 Street SE

**APPLICANT:**

Zeidler Architecture

**OWNER:**

Enright Capital Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.8**

Ezra Wasser

**COMMUNITY:**

Kingsland (Ward 11)

**FILE NUMBER:**

LOC2019-0043 (CPC2019-0676)

**PROPOSED REDESIGNATION:**

From: Residential – Contextual One Dwelling (R-C1) District

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

**MUNICIPAL ADDRESS:**

7103 – 7 Street SW

**APPLICANT:**

Blackcollar

**OWNER:**

Hektor Askushaj  
Entela Zarka

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.9**

Breanne Harder

**COMMUNITY:**

Bridgeland / Riverside (Ward 9)

**FILE NUMBER:**

LOC2019-0047 (CPC2019-0690)

**PROPOSED POLICY AMENDMENTS:**

Amendment to the Bridgeland/Riverside Area  
Redevelopment Plan

**PROPOSED REDESIGNATION:**

From: Multi-Residential – Contextual Low Profile  
(M-C1d110) District

To: Mixed Use - General (MU-1h11) District

**MUNICIPAL ADDRESS:**

65 and 69 – 7A Street NE

**APPLICANT:**

CivicWorks Planning + Design

**OWNER:**

Sahra Kanji Professional Corporation  
1853985 Alberta Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.10**

Jennifer MacLaren

**COMMUNITY:**

Hillhurst (Ward 7)

**FILE NUMBER:**

LOC2018-0048 (CPC2019-0712)

**PROPOSED REDESIGNATION:**

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

To: Commercial – Neighbourhood 1 (C-N1) District

**MUNICIPAL ADDRESS:**

628 – 15 Street NW

**APPLICANT:**

Jacqueline Steeves

**OWNER:**

Jacqueline Steeves  
Roberval DaSilva

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.11**

Giyan Brenkman

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2018-0174 (CPC2019-0720)

**PROPOSED POLICY AMENDMENT:**

Amendment to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

1418 – 19 Avenue NW

**APPLICANT:**

Inertia

**OWNER:**

Donghui Xie

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.12**

Kelsey Cohen

**COMMUNITY:**

Capitol Hill (Ward 7)

**FILE NUMBER:**

LOC2019-0002 (CPC2019-0704)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

1516 – 21 Avenue NW

**APPLICANT:**

Kelvin Hamilton Architecture

**OWNER:**

Di Lin Deng and Xue Lan Zhu

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.13**

Coleen Auld

**COMMUNITY:**

Residual Ward 2 – Sub Area 02K

**FILE NUMBER:**

LOC2019-0008 (CPC2019-0716)

**PROPOSED REDESIGNATION:**

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

To: DC Direct Control District to accommodate existing School – Private and proposed Child Care Service

**MUNICIPAL ADDRESS:**

15001 – 69 Street NW

**APPLICANT:**

Dialog Edmonton

**OWNER:**

Bearspaw Christian School Society

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.14**

Peter Schryvers

**COMMUNITY:**

West Hillhurst (Ward 7)

**FILE NUMBER:**

LOC2019-0015 (CPC2019-0709)

**PROPOSED REDESIGNATION:**

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

To: Mixed Use – General (MU-1f3.3h19) District

**MUNICIPAL ADDRESS:**

218, 222, 226 and 230 – 19 Street NW

**APPLICANT:**

CivicWorks Planning + Design

**OWNER:**

Hillhurst Manor Ltd  
Eagle Crest Homes Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.15**

Matthew Atkinson

**COMMUNITY:**

Tuxedo Park (Ward 7)

**FILE NUMBER:**

LOC2019-0001 (CPC2019-0705)

**PROPOSED POLICY AMENDMENTS:**

Amendments to the North Hill Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

To: Mixed Use - General (MU-1f4.0h23) District

**MUNICIPAL ADDRESS:**

3216 Centre Street NE

**APPLICANT:**

Rick Balbi Architect

**OWNER:**

1872282 Alberta Ltd (Studio Development Inc)

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.16**

Sara Kassa  
(Related to 7.2.17)

**COMMUNITY:**

Keystone Hills (Ward 3)

**FILE NUMBER:**

LOC2014-0107 (CPC2019-0717)

**PROPOSED REDESIGNATION:**

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

To: Industrial – Commercial (I-C) District; Industrial – Business (I-B f0.5h20) District; Industrial – General (I-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:**

13818 and 13920 – 15 Street NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Multiple Owners

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 7.2.17**

Sara Kassa  
(Related to 7.2.16)

**COMMUNITY:**

Keystone Hills (Ward 3)

**FILE NUMBER:**

LOC2014-0107(OP) (CPC2019-0718)

**PROPOSED OUTLINE PLAN:**

Subdivision of 37.90 hectares  $\pm$  (93.65 acres  $\pm$ )

**MUNICIPAL ADDRESS:**

13818 and 13920 – 15 Street NE

**APPLICANT:**

B&A Planning Group

**OWNER:**

Multiple Owners

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**







## MINUTES

### CALGARY PLANNING COMMISSION

**May 16, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

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

**ALSO PRESENT:** Acting Principal Planner K. Wishlow  
Acting CPC Secretary G. Chaudhary  
Legislative Advisor J. Dubetz

1. **CALL TO ORDER**

Director Tita called the meeting to order at 1:00 p.m.

2. **OPENING REMARKS**

Director Tita provided opening remarks at today's Meeting.

3. **CONFIRMATION OF AGENDA**

**Moved by** Commissioner Foht

That the Agenda for the 2019 May 16 Regular Meeting of the Calgary Planning Commission be confirmed, **as amended, by bringing forward Item 7.2.5, Report CPC2019-0596, to be heard immediately following Item 7.1.2, Report CPC2019-0612.**

**MOTION CARRIED**

4. **CONFIRMATION OF MINUTES**

**Moved by** Commissioner Gedye

That the Minutes of the following Meetings of the Calgary Planning Commission be adopted in an omnibus motion:

- 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 April 18

4.2 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 May 2

**MOTION CARRIED**

5. CONSENT AGENDA

5.1 Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW, LOC2019-0034, CPC2019-0598

The following clerical corrections were noted with respect to Report CPC2019-0598:

- Cover Report, on page 1, Executive Summary section, bullet three, and on page 4, Land Use section, paragraph two by deleting "4 dwelling units" and replacing with "3 dwelling units".
- Cover Report, on page 4, Transportation section, paragraph one by deleting "150 metres east" and replacing with "150 metres west".

**Moved by** Commissioner Scott

That with respect to **Corrected** Report CPC2019-0598, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.04 hectares ± (0.11 acres ±) located at 837 – 67 Avenue SW (Plan 4910AK, Block 9, Lot 1 and 2) from Residential – contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

5.2 Road Closure and Land Use Amendment in Glamorgan (Ward 6) along a portion of 50 Avenue SW, LOC2019-0018, CPC2019-0511

A clerical correction was noted with respect to Report CPC2019-0511 in the Cover Report, on page 1, Administration Recommendation section by deleting "June 16" and replacing it with "June 17".

A revised Attachment 4 was received for the Corporate Record with respect to Report CPC2019-0511.

**Moved by** Commissioner Scott

That with respect to **Corrected** Report CPC2019-0511, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0379) to the 2019 June **17** Combined Meeting of Council to the Public Hearing portion of the Agenda;

2. **That revised attachment 4 be added to the Report prior to forwarding to Council.**

3. Recommend that Council hold a Public Hearing; and

- a. ADOPT, by bylaw, the proposed closure of 0.098 hectares  $\pm$  (0.24 acres  $\pm$ ) of road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW with conditions (Attachment 3); and
- b. Give three readings to the proposed closure bylaw.
- c. ADOPT, by bylaw, the proposed redesignation of 0.098 hectares  $\pm$  (0.24 acres  $\pm$ ) of closed road (All that portion of road on plan 1612555 adjacent to the southerly boundary of lot 2 block 3 plan 1612555 which lies north of the southerly 18.40 metres of said road) adjacent to 4850 – 50 Avenue SW from Undesignated Road Right-of-Way to DC Direct Control District to accommodate a seniors housing proposal and associated commercial uses, with guidelines (Attachment 2); and
- d. Give three readings to the proposed bylaw.

**MOTION CARRIED**

5.3 Proposed Street Name in West Springs (Ward 6), SN2018-0014, CPC2019-0594

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0594, the following be approved:

That the Calgary Planning Commission recommend that Council APPROVE the street name: Welcome.

**MOTION CARRIED**

## 6. POSTPONED REPORTS

None

## 7. ITEMS FROM OFFICER, ADMINISTRATION AND COMMITTEES

### 7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Walden (Ward 14) at 1555 – 210 Avenue SE, DP2018-0932, CPC2019-0611

With respect to Report CPC2019-0611 and Report CPC2019-0612, Commissioners Foht and Schmalz declared conflicts of interest and abstained from discussion and voting. Commissioners Foht and Schmalz left the Council Chamber at 1:10 p.m. and returned at 1:37 p.m. after the votes on both items were declared.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0611, the following be approved:

That the Calgary Planning Commission APPROVE the proposed development permit application DP2018-0932 for a New: Retail and Consumer Service, Restaurant: Licensed - Large, Restaurant: Licensed - Medium, Outdoor Cafe, Liquor Store (10 buildings) at 1555 – 210 Avenue SE (Plan 1413264, Block 13, Lot 2), with conditions (Attachment 2).

**MOTION CARRIED**

- 7.1.2 Development Permit in Walden (Ward 14) at 1555 – 210 Avenue SE, DP2018-1300, CPC2019-0612

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0612, the following be approved:

That the Calgary Planning Commission APPROVE the proposed development permit application DP2018-1300 for a New: Restaurant: Licensed - Small, Fitness Centre, Financial Institution, Cannabis Store, Restaurant: Licensed - Medium, Restaurant: Licensed - Large, Outdoor Cafe, Retail and Consumer Service, Drive Through (6 Buildings) at 1555 – 210 Avenue SE (Plan 1413264, Block 13, Lot 2), with conditions (Attachment 2).

**MOTION CARRIED**

## 7.2 PLANNING ITEMS

- 7.2.1 Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012, CPC2019-0651

A Revised Attachment 2 was distributed with respect to Report CPC2019-0651.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0651, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 10.1 hectares  $\pm$  (24.9 acres  $\pm$ ) located at 4838 Richard Road SW (Plan 0812071, Block 2, Lot 10) from DC Direct Control District to DC Direct Control District to accommodate office, industrial and commercial uses, with guidelines (**Revised** Attachment 2); and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.2 Land Use Amendment in Bridlewood (Ward 13) at 2375 – 162 Avenue SW, LOC2018-0276, CPC2019-0589

Speakers who addressed Calgary Planning Commission with respect to Report CPC2019-0589:

1. Susan Sanderson, Affordable Housing.
2. Jeff Lyness, MTA, Urban Design Architecture Interior Design.

**Moved by** Director Vanderputten

That with respect to Report CPC2019-0589, the following be approved, **after amendment**:

That the Calgary Planning Commission:

1. **Direct this report (CPC2019-0589) to the 2019 June 17 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 0.87 hectares  $\pm$  (2.15 acres  $\pm$ ) located at 2375 – 162 Avenue SW (Plan 0112369, Block 23, Lot 3) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – Low Profile (M-1) District (Attachment 2); and
  - b. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.3 Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188, CPC2019-0523

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0523, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendments to the West Springs Area Structure Plan (Attachment 2);
2. Give three readings to the proposed bylaw;
3. ADOPT, by bylaw, the proposed redesignation of 13.53 hectares  $\pm$  (33.43 acres  $\pm$ ) located at 1166 Wentworth View SW, 1127 - 85 Street SW and 8888 - 12 Avenue SW (Plan 0214183, Block 14, Lot 75; Plan 6160HF, Block C) from DC Direct Control District to Residential – One Dwelling (R-1) District, Mixed Use - General (MU-1f2.5h16) District, Mixed Use - General (MU-1f2.5h20) District, Mixed Use - General (MU-1f4.0h28) District, Commercial – Corridor 2 f2.5h28 (C-COR2 f2.5h28) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to accommodate low density

residential development, and comprehensively designed older adult housing community, with guidelines (Attachment 4); and

4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

- 7.2.4 Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2017-0188(OP), CPC2019-0524

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0524, the following be approved:

That the Calgary Planning Commission **APPROVE** the proposed outline plan located at 1166 Wentworth View SW, 1127 – 85 Street SW, and 8888 – 12 Avenue SW (Plan 0214183, Block 14, Lot 75; Plan 6160HF, Block C) to subdivide 13.53 hectares  $\pm$  (33.43 acres  $\pm$ ) with conditions, **after amendment to Attachment 1 as follows:**

**That the Calgary Planning Commission amend Development Engineering condition 9 under CPC2019-0524 (LOC2017-0188OP), Attachment 1 to read:**

9. Post **grading** slope stability assessments will be required prior to approval of Development Permit/Tentative Plan once design grades are known to ensure that minimum required factors of safety are achieved.

**MOTION CARRIED**

- 7.2.5 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 – 19 Avenue NW, LOC2018-0230, CPC2019-0596

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0596.

Commissioner Palmiere left the Council Chamber at 1:37 p.m. and returned at 1:44 p.m. after the vote was declared.

A Revised Attachment 3 was distributed with respect to Report CPC2019-0596.

**Moved by** Commissioner Gedye

That with respect to Report CPC2019-0596, the following be approved:

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

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (**Revised** Attachment 3);
2. Give three readings to the proposed bylaw;

3. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 738 19 Avenue NW (Plan 2934O, Block 18, Lots 19 and 20) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.6 Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0551

Revised Attachments 1 and 2 were distributed with respect to Report CPC2019-0551.

The following Speaker addressed Calgary Planning Commission with respect to Report CPC2019-0551:

1. Ajith Karunasena

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0551, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 3.09 hectares  $\pm$  (7.63 acres  $\pm$ ) located at 3650 Sage Hill Drive NW and 155 Sage Hill Rise NW (Plan 10Y0452, Block 7, Lots 1 and 3) from Residential – Low Density Multiple Dwelling (R-2M) District and Multi-Residential – Medium Profile (M-2d90) District to Multi-Residential – Low Profile (M-1d80) District and DC Direct Control District to accommodate reduced commercial floor area, restricted auto-oriented uses, and minimum residential density, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

**ROLL CALL VOTE**

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

Against: (3): Commissioner Foht, Commissioner Palmiere, and Commissioner Schmalz

**MOTION CARRIED**

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

**Moved by** Director Vanderputten

That pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, the Calgary Planning Commission move into Closed Meeting at 3:10 p.m., in the Legal Traditions Boardroom, to discuss confidential matters with respect to Report CPC2019-0547.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 4:30 p.m. with Director Tita in the Chair.

By general consent, the Calgary Planning Commission rose and reported at this time.

9.1 ITEMS FROM ADMINISTRATION AND COMMITTEE

9.1.1 West View Area Structure Plan – POL2018-0001 (Verbal Item), CPC2019-0547

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0547:

Clerk: G. Chaudhary, J. Dubetz;

Advice: M. Huber, D. Down, J. Hall, S. LeBouthillier, D. Mahalek, A. Parks;

Observer: N. Marchut, M. Krizan, K. Wishlow.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0547, the following be approved:

That the Calgary Planning Commission:

1. Receive the draft policy and PowerPoint presentation for information; and
2. Direct that the closed session discussions, draft policy and PowerPoint presentation remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019, August 1.

**MOTION CARRIED**

10. ADJOURNMENT

**Moved by** Commissioner Palmiere

That this Meeting adjourn at 4:33 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JUNE 17 COMBINED MEETING OF COUNCIL:



**PLANNING MATTERS FOR PUBLIC HEARING:**

- Road Closure and Land Use Amendment in Glamorgan (Ward 6) along a portion of 50 Avenue SW, LOC2019-0018, CPC2019-0511
- Land Use Amendment in Bridlewood (Ward 13) at 2375 – 162 Avenue SW, LOC2018-0276, CPC2019-0589

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 JULY 22 COMBINED MEETING OF COUNCIL:

**PLANNING MATTERS FOR PUBLIC HEARING:**

- Land Use Amendment in Kingsland (Ward 11) at 837 – 67 Avenue SW, LOC2019-0034, CPC2019-0598
- Land Use Amendment in Lincoln Park (Ward 8) at 4838 Richard Road SW LOC2019-0012, CPC2019-0651
- Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple address, LOC2017-0188, CPC2019-0523
- Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 738 - 19 Avenue NW, LOC2018-0230, CPC2019-0596
- Land Use Amendment in Sage Hill (Ward 2) at 155 Sage Hill Rise NW and 3650 Sage Hill Drive NW, LOC2017-0406, CPC2019-0551

**PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:**

- Proposed Street Name in West Springs (Ward 6), SN2018-0014, CPC2019-0594

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 June 6.

CONFIRMED BY COMMISSION ON

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
ACTING CPC SECRETARY



Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0608

## Land Use Amendment in Parkdale (Ward 7) at 3120 – Parkdale Boulevard NW, LOC2019-0032

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by Inertia on behalf of the landowners Tammy Le and Andy Phan on 2019 March 06. This application proposes to change the designation of the subject site from Residential – Contextual One / Two (R-C2) District to Residential – Grade Orientated Infill (R-CG) District to allow for:

- rowhouses in addition to building uses already allowed (e.g. single detached, semi-detached, duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 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* and is supported by the objectives of the *South Shaganappi Communities Area Plan*.

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

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 3120 – Parkdale Boulevard NW (Plan 8321AF, Block 37, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

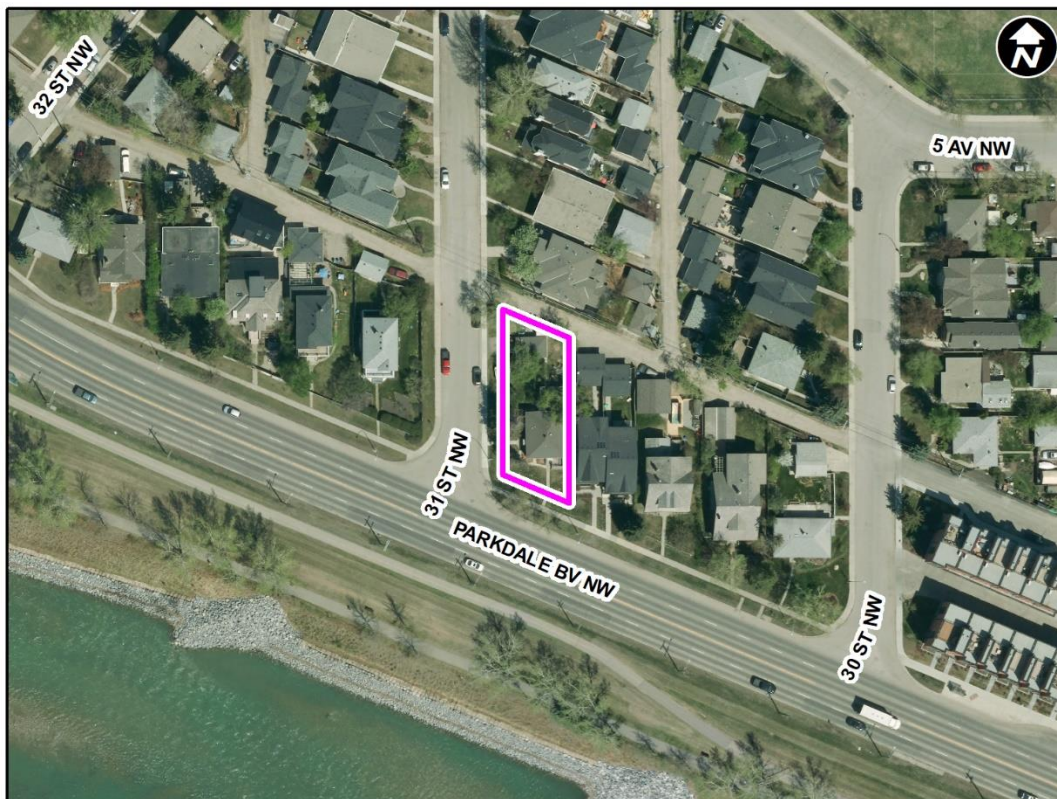
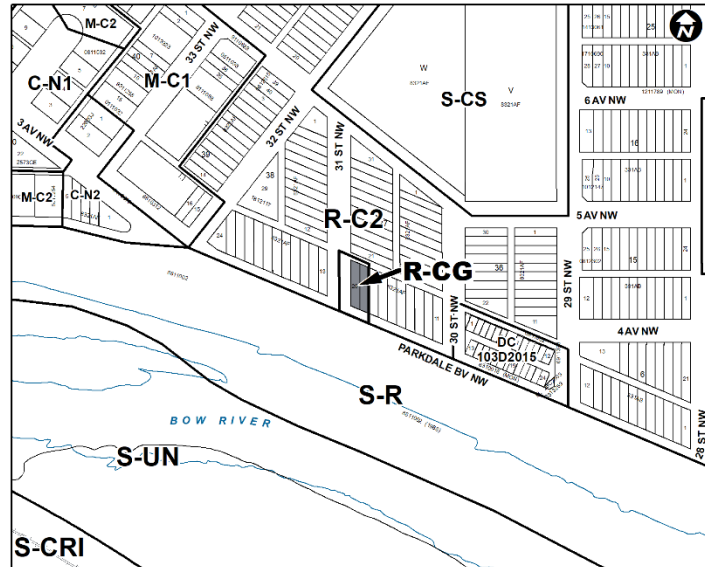
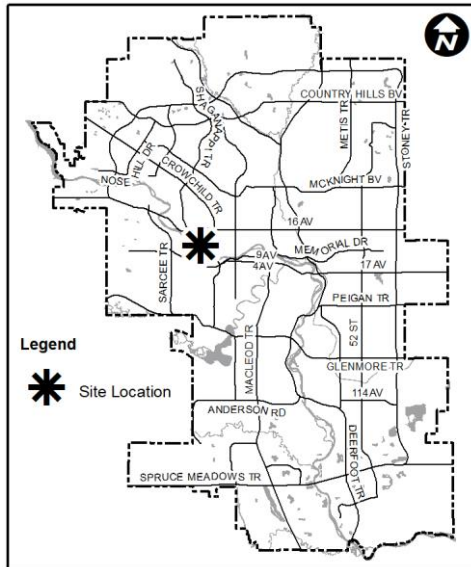
This land use amendment application was submitted by Inertia on behalf of the landowners Tammy Le and Andy Phan on 2019 March 06 (Attachment 1). A development permit application for a four-unit rowhouse development (DP2019-1285) was submitted by Inertia on 2019 March 19 and is currently under review (Attachment 2).

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0608

Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,  
LOC2019-0032

Location Maps



## Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW, LOC2019-0032

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### Site Context

The subject parcel is located at the northeast corner of the intersection at Parkdale Boulevard NW and 31 Street NW. The site is approximately 17 metres in width by 39 metres in length and is located in the residential community of Parkdale 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 northern edge of the site.

The surrounding 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 densities of residential units. The Parkdale Community Association and park space are 500 metres to the northwest of the site. Westmount Elementary is the nearest school and is located 200 metres north of the site.

There is a neighbourhood activity centre comprised of small scale businesses located 200 metres west of the site. North Hill Mall is the nearest Community Activity Centre and is located less than 5 kilometres north of the parcel. Similarly, SAIT is located less than 6 kilometres to the northeast. The downtown core, Sunnyside's commercial district and the University of Calgary are less than 3 kilometres away respectively.

In terms of employment, Foothills Hospital, Alberta's Children Hospital along with the University of Calgary are located three kilometres north of the parcel.

As shown in Figure 1, the community of Parkdale achieved its peak population in 2018.

Figure 1: Community Peak Population

<b>Parkdale</b>	
Peak Population Year	2018
Peak Population	2,602
2018 Population	2,602
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 [Parkdale](#) community profile.

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,  
LOC2019-0032**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This proposal involves the redesignation of a single R-C2 parcel to R-CG 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.

**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 dwellings. Single detached dwellings may include a secondary suite but 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 on this parcel.

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 4 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. 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 Parkdale Blvd and 31 Street NW frontages;
- Mitigation of overlooking and privacy concerns; and
- Improving pedestrian connections along 31 Street NW by ensuring vehicle access to the site is off the lane.

A development permit application for a four-unit rowhouse was submitted by Inertia group on 2019 March 19 and has been placed on hold by administration. No decision will be made on the development permit application until a decision has been rendered on this land use designation.

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,  
LOC2019-0032**

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***Environmental***

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

***Transportation***

Pedestrian access to the subject site is available from Parkdale Boulevard NW and 31 Street NW. Vehicular access is restricted to the rear lane. The area is served by Calgary Transit bus service. Base, primary and rapid service is provided along Parkdale Boulevard NW as the Routes 1, 9, 40, 90 and 305 have stops located across the street from the property; providing a direct connection to major northwest activity hubs and the downtown core respectively. On street parking adjacent to the subject site is restricted to local residents only on 31 Street NW. There is no parking available along Parkdale Boulevard NW.

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

***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 Parkdale Community Association stating they have no objection for this application.

Administration received ten 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;
- insufficient space allocation for waste and recycling bins; and
- general concern about higher density residential and commercial developments within neighbourhood.

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,  
LOC2019-0032**

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A number of comments were primarily relevant to the Development Permit application (DP2019-1285) and will be addressed during the subsequent review process.

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 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.

***South Shaganappi Communities Area Plan (Non Statutory – 2011)***

The subject parcel is located within Inner City Residential land use typology as shown on Map 3: Development Strategy and Urban Structure in the *South Shaganappi Communities Area Plan* (SSCAP). The applicable SSCAP policies encourages multi-residential development and modest intensification in a form and nature that respects scale and character of the neighbourhood context. The proposal is in keeping with relevant SSCAP 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.



Planning & Development Report to  
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2019 June 06

ISC: UNRESTRICTED  
CPC2019-0608

**Land Use Amendment in Parkdale (Ward 7) at 3120 - Parkdale Boulevard NW,  
LOC2019-0032**

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

The proposed land use district will provide a wider range of housing types than the existing designation. 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 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 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 and South Shaganappi Communities Area Plan*. The proposed R-CG land use 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 while allowing for development that can be compatible with the built form of the existing community.

**ATTACHMENT(S)**

1. Applicant Submission
2. Development Permit (DP2019-1285) Summary
3. Community Association Letter



## Applicant Submission

Site Address: 3120 Parkdale Blvd. NW  
Land Use Redesignation from R-C2 to R-CG

March 06, 2019

### Design Intent and Context:

The subject parcel is located in the community of Parkdale and consists of 0.062 ha. We are proposing a development with a four-unit multi-residential building with doors facing 31 ST NW and Parkdale Blvd, with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to R-CG Division 11: Residential – Grade-Oriented Infill.

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

The Residential – Grade-Oriented Infill (R-CG) District accommodates existing residential development; accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; accommodates Secondary Suites and Backyard Suites with new and existing residential development; provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

The parcel is located on a corner lot and is situated next to low density Single-detached and Semi-detached buildings towards the east, and Single-detached buildings to the west across the adjacent street. The proposed land use is intended to add further density along a major corridor. While R-CG does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible with low density residential development.

The proposed development will be designed so each unit will have separate and direct access to grade. The overall massing will be designed with in the setbacks and maximum height rule of the Land Use Bylaw which respects the existing character of the block.

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

- The site is only 150m from multiple bus stops to the east and west.
- The site is less than 200m to Westmount Elementary School.
- The site is only 10 minutes' walk west (a 5 minutes' drive) to small shops and restaurants.
- The site is only 15 minutes' walk (a 6 minutes' drive) to Foothills Hospital.
- The site is only 15 minutes' walk (a 6 minutes' drive) to The University of Calgary.
- The site is only 5 minutes' drive to Banff Trail CTrain Station
- The site is only 6 minutes' drive to Sunnyside CTrain Station



### **Development Permit (DP2019-1285) Summary**

A development permit application (2019-1285) has been submitted by Inertia Group on 2019 March 19. The development permit application is for a two-storey, four-unit rowhouse development including 4 on-site motor vehicle stalls. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

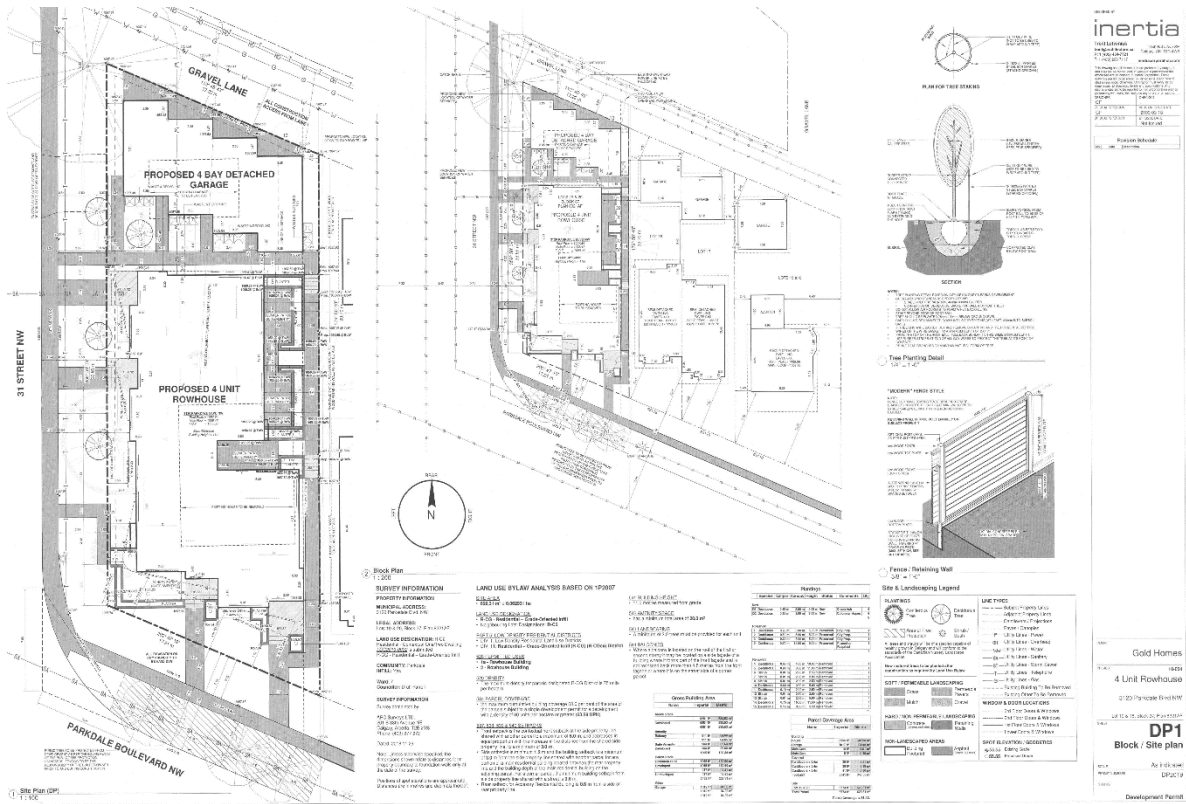
Administration's review of the development permit will determine the ultimate building design, number of units and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until council has made a decision on this land use redesignation.

**Figure 1:** Rendering of Proposed Development (View from Parkdale Blvd NW)

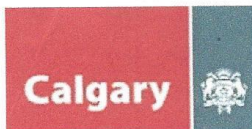


## Development Permit (DP2019-1285) Summary

Figure 2: Site Plan



## Community Association Letter



### APPLICATION NOTICE LOC2019-0032

March 12, 2019

A new Land Use Amendment to accommodate R-CG is proposed at the address(es) below. Please contact the file manager directly at any point in the review process if you have any questions or concerns.

#### Application Details

**File Number:** LOC2019-0032

**File Manager:** ALLAN SINGH

**Phone:** (403) 268-5398

**eMail:** Allan.Singh@calgary.ca

**Address:** 3120 PARKDALE BV NW

8321AF;37;19,20

**Community:** PARKDALE

**Ward:** 07

**Map  
Section:** 19C

**Application  
Description:** Land Use Amendment

**Proposed Use:** R-CG

**Existing Use:** R-C2

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please return your response to:** Circulation Control  
Planning and Development  
P.O. Box 2100 Station M  
IMC 8201  
**eMail:** [cpag.circ@calgary.ca](mailto:cpag.circ@calgary.ca)

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

☒ No Objection

☐ Comments Attached

**Name:**

Judy Hoarf

**Date:**

April 10 2019

**Organization:**

Parkdale CA

(if representing an organization)

**Comments Due By:**

April 04, 2019





Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0697

## Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted on 2019 March 18 by CivicWorks Planning + Design on behalf of the landowner Christine Macken. This application proposes to change the designation of 2201 - 28 Avenue SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District in the community of Richmond 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 dwellings 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 the applicable policies of the *Municipal Development Plan* (MDP).

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 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  $\pm$  (0.15 acres  $\pm$ ) located at 2201 – 28 Avenue SW (Plan 4479P, Block 20, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0697

**Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037**

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**BACKGROUND**

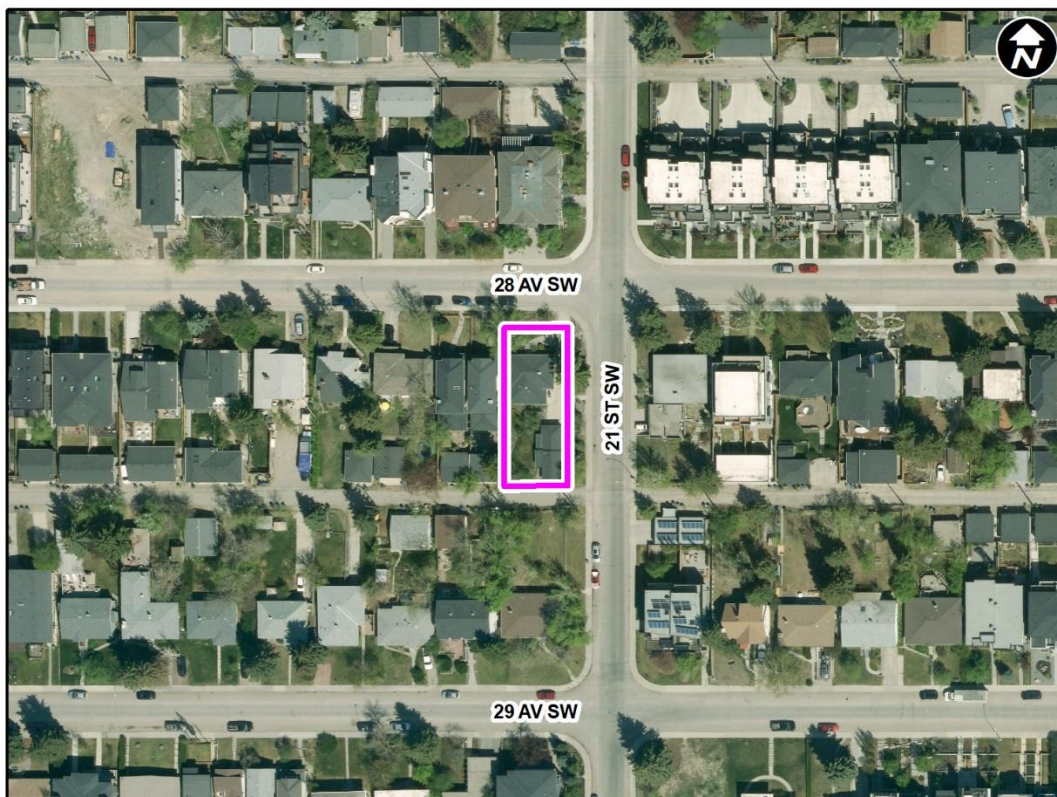
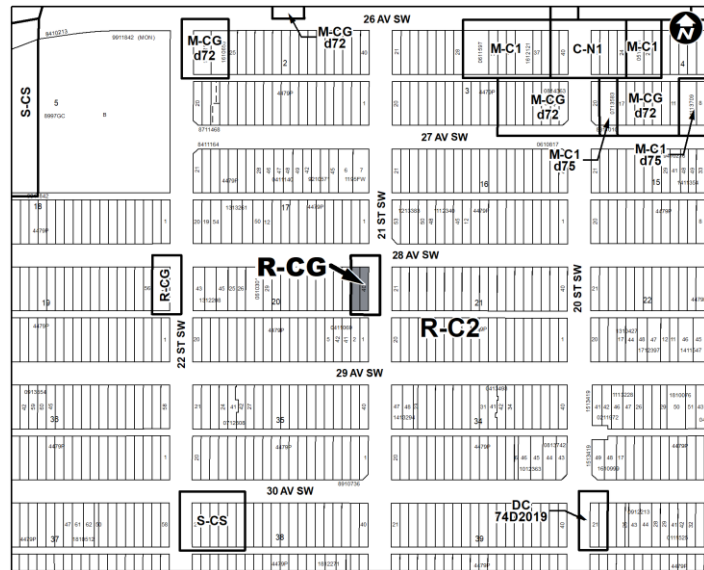
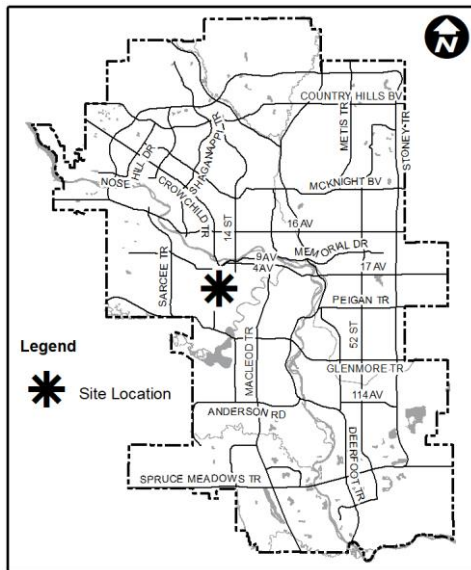
This land use redesignation application for 2201 - 28 Avenue SW was submitted on 2019 March 18 by CivicWorks Planning + Design on behalf of the landowner Christine Macken. The parcel is located in the community of Richmond, on a corner parcel, at 28 Avenue SW and 21 Street SW. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District (Attachment 1). No development permit application has been submitted at this time.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0697

Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28  
Avenue SW, LOC2019-0037

Location Maps



## Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037

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### Site Context

The subject site is located on the southwest corner of the intersection of 28 Avenue SW and 21 Street SW in the community of Richmond. Surrounding development is characterized by single detached and semi-detached dwellings.

The subject site is approximately 0.06 hectares in area with dimensions of approximately 15 metres by 37 metres. It is currently developed with a one-storey single detached dwelling with a parking pad and accessory building. There is lane access at the rear of the property.

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

## **Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037**

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The 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.

The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

### ***Development and Site Design***

While a development permit has not been submitted for this parcel, 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 will include:

- ensuring an engaging built interface along both 28 Avenue SW and 21 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 and vehicular access to the site is available from 28 Avenue SW, 21 Street SW and the rear lane. The area is served by Calgary Transit, with the Shaganappi Point LRT Station within approximately 1.7 kilometres walking distance of the site on 28 Avenue SW and 26 Street SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority. The site is approximately 330 metres from a transit stop, servicing Route 6 which offers service to the downtown core and the Westbrook LRT Station.

### ***Utilities and Servicing***

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

## **Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037**

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### **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 twelve letters of opposition to the application. Already congested on-street parking, impact on the character of the neighbourhood, increase in density and on-street traffic 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.

The applicant led engagement included the following:

- Community Association notification memos which included information on the proposal and outlining stakeholder engagement;
- On-site signage that was installed at the time of submission which included project and contact information;
- 100 postcards delivered to surrounding neighbours that provided information on the proposal and how to contact the applicant for questions or comments; and
- Responding actively to stakeholder feedback – six email responses and three telephone calls.

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 Town and promotes the efficient use of land.

#### ***Interim Growth Plan (2018)***

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

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CPC2019-0697

## **Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28 Avenue SW, LOC2019-0037**

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### ***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 MDP. The applicable MDP policies encourage redevelopment and modest intensification in the 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 the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a form that is sensitive to existing residential development in terms of height, built-form and density.

### ***Richmond 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 and duplex dwellings. To accommodate the R-CG District, a minor amendment to Map 2 (Attachment 2) is required to change the subject site to Low Density Residential, which is intended for low profile family-oriented redevelopment (single and duplex dwellings and townhousing not exceeding 75 units per hectare).

### **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 facilitate a more efficient use of the 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.

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**Policy Amendment and Land Use Amendment in Richmond (Ward 8) at 2201 - 28  
Avenue SW, LOC2019-0037**

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

The proposal is in keeping with applicable goals and policies of the *Municipal Development Plan* and serve to accommodate future development that enables a modest increase in density while maximizing the use of existing infrastructure. Moreover, the proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form 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



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

15.03.2019

**ATTN:** City of Calgary Planning & Development

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

**RE:** Land Use Redesignation from R-C2 to R-CG:  
2201 - 28 Avenue SW | Lots 39-40, Block 20, Plan 4479P

The subject parcel is located in the community of Richmond / Knob Hill and consists of 0.058ha of privately owned land. Oldstreet Development Corporation has retained CivicWorks to undertake a land use redesignation process to facilitate the construction a four-unit Rowhouse Building with front doors facing 28 Avenue and 21 Street SW, with no provisions for secondary suites on site. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual One / Two Dwelling) District allows for duplex, single and semi-detached dwellings. In support of the proposed development, this application seeks to amend the existing R-C2 (Residential - Contextual One / Two Dwelling) District to a R-CG (Residential - Grade-Oriented Infill) District. A supporting Minor ARP Amendment to the Richmond ARP will also be required.

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

### PLANNING RATIONALE

The proposed development vision will introduce new, innovative and more affordable housing options to the inner city, where single and semi-detached homes are increasingly out of reach. The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 28 Avenue and 21 Street SW with grade-oriented unit entrances.

**Direct Lane Access:** The subject site enjoys direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 28 Avenue and 21 Street SW. Additionally, the existing front drive curb cut will be removed and rehabilitated to City sidewalk standards.

## Applicant's Submission



**Proximity To Transit:** The subject site is within ~350 walking distance (~250m as the crow flies) from a local transit stop (Route 6) along 26 Avenue SW, and within ~600m walking distance (~415m as the crow flies) from a Primary Transit stop (Route 20 and 112) and future BRT stop along Crowchild Trail SW.

**Proximity To A Main Street Corridor:** The subject site is within ~475m walking distance of the 33 Avenue SW Neighbourhood Main Street.

**Proximity To An Existing Open Space / Community Amenity:** The subject site is within ~250m walking distance of both the Richmond School, Richmond Knob Hill Community Association and associated open space.

### CITY-WIDE POLICY ALIGNMENT

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

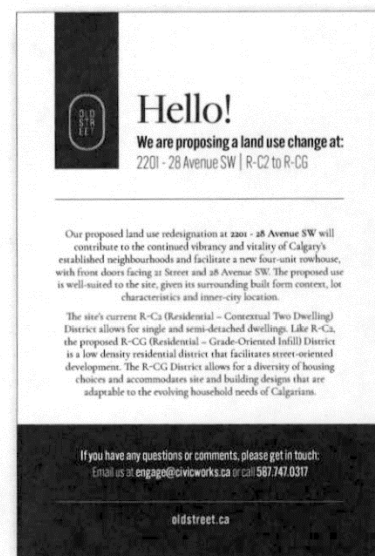
### COMMUNITY ENGAGEMENT

Oldstreet is committed to being a good neighbour and working with surrounding community members and stakeholders throughout the application process. As part of that commitment, Oldstreet and the project team have undertaken a community engagement process in support of this application to ensure a clear and transparent process for all stakeholders. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. Key elements of our engagement process include:

**On-site Signage:** *To be installed on-site at time of submission*

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

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



## Applicant's Submission



Surrounding Area Postcard Drop: ~100 surrounding area neighbours



Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

### CONCLUSION

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

Should you have any questions, comments, or concerns, please contact me at 403.889.4434 or [boris@civicworks.ca](mailto:boris@civicworks.ca).

Sincerely,

**Boris Karn** | Urban Planner  
BHSc, MPlan



## 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 2201 – 28 Avenue SW (Plan 4479P, Block 20, Lots 39 and 40) from 'Conservation/Infill' to 'Low Density Residential' as generally illustrated in the sketch below:

**Map 2**

### Land Use Policy

**Legend**

- Study Area Boundary
- Main Street Area
- Developed Areas Guidebook
- Future Comprehensive Plan
- Neighbourhood - Low Rise
- Neighbourhood Limited
- Community Mid Rise
- Conservation/ Infill
- Low Density Residential
- Medium Density Residential
- High Density
- Open Space
- Institutional
- General Commercial
- Local Commercial
- Restricted Local Commercial
- Pedestrian Bridge
- ★ Transition Policy Applies



TEK



Planning & Development Report to  
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ISC: UNRESTRICTED  
CPC2019-0500

## Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023

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### EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Kaben Design Group on 2019 February 14, on behalf of the landowner, The City of Calgary. The application proposes to close the laneway between 816 and 824 McDougall Road NE and to designate the land as Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- multi-residential buildings (e.g. townhouses and apartment buildings);
- a maximum building height of 14 metres; and
- the uses listed in the M-C1 District.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*. A development permit has not been submitted.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.028 hectares  $\pm$  (0.069 acres  $\pm$ ) of road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE, with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.028 hectares  $\pm$  (0.069 acres  $\pm$ ) of closed road (Plan 1910732) adjacent to 816 and 824 McDougall Road NE from Undesignated Road Right-of-Way **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

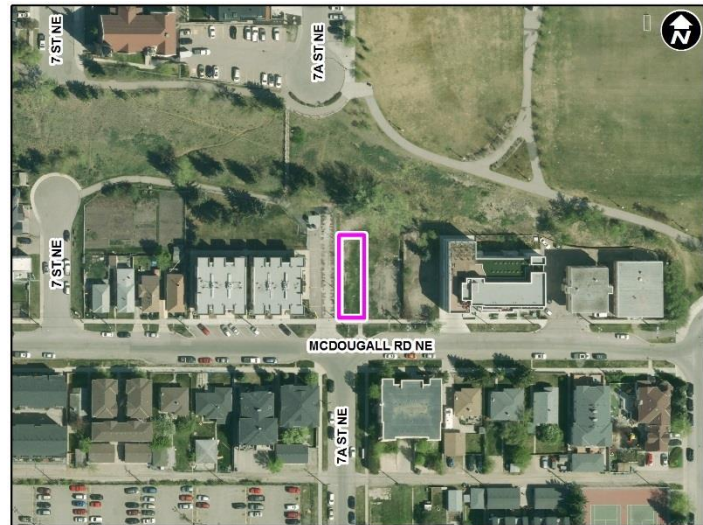
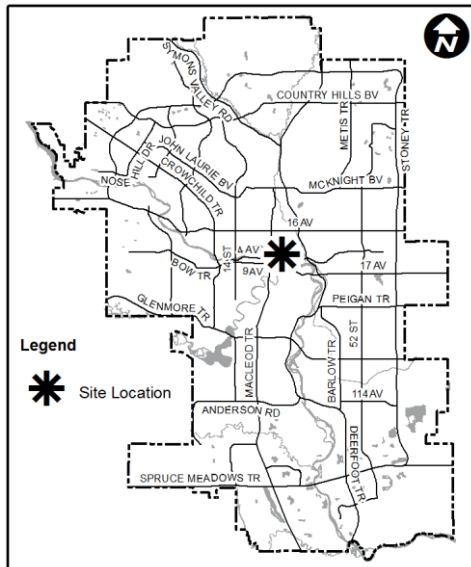
This redesignation application was submitted by Kaben Design Group on 2019 February 14 on behalf of the landowner, The City of Calgary. As noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application for a multi-residential development on this site in conjunction with 824 McDougall Road NE to the east. The road closure is described by the Registered Plan included in Attachment 2.

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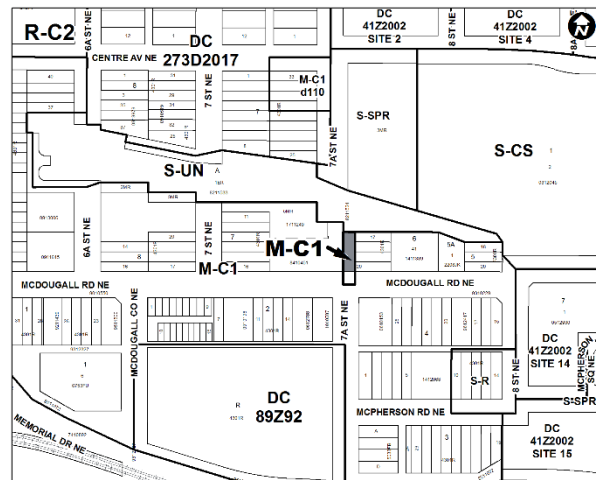
Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)  
between 816 and 824 McDougall Road NE, LOC2019-0023

Location Maps



Road Closure Map

Proposed Land Use Map





## Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023

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### Site Context

The road closure is a laneway located in the community of Bridgeland/Riverside off of McDougall Road NE, across from 7A Street NE. Surrounding development is characterized by a mix of multi-residential developments, although there are some single detached residences in the vicinity. An escarpment is to the north of the site which is used as an off-leash dog park.

The laneway is approximately 0.028 hectares in size with approximate dimensions of 9.1 metres by 30.4 metres. The property is currently undeveloped. If this application is approved, the parcel created would be consolidated with the parcel to the east and the combined site would be developed.

The site is located approximately 360 metres from the Bridgeland - Memorial LRT Station (approximately 580 metre walking distance). McDougall Road NE is two blocks south of the 1 Avenue NE Neighbourhood Main Street which has local shops and services.

As identified in Figure 1 below, the community of Bridgeland/Riverside's peak population was in 2018, with a population of 6,529 people.

Figure 1: Community Peak Population

<b>Bridgeland/Riverside</b>	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and social-economic information may be obtained online through the [Bridgeland/Riverside](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and 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

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

## **Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023**

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### ***Road Closure***

The application proposes to close the undeveloped road right-of-way, subject to conditions included in Attachment 3, with the intent consolidate the subject lands with the adjacent parcel municipally known as 824 McDougall Road NE. Land Use

The Undesignated Road Right-of-Way is currently undeveloped.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District is a multi-residential designation that is primarily for three to four-storey (14 metres maximum height) townhouses and apartment buildings. The district provides for a maximum density of 148 units per hectare which would enable up to four dwelling units on the subject site. The M-C1 District has a range of contextual building setbacks and massing rules which would allow for a development that is contextually sensitive.

### ***Development and Site Design***

The rules of the proposed M-C1 District will provide guidance for the future development of the site including appropriate uses, height and building massing, landscaping and parking. Given the specific context of this corner site, additional factors that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the McDougall Road NE frontage;
- emphasizing individual at-grade entrances;
- provision of amenity space for individual units;
- the delineation of an appropriate front yard setback;
- building placement, height and transitioning of massing; and
- site appropriate vehicular access, parking and garbage pickup.

### ***Environmental***

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

### ***Transportation***

A Transportation Impact Assessment and Parking Study were not required for the proposed land use at this time.

Vehicular access to the parcel is available via McDougall Road NE.

The area is well served by Calgary Transit via Routes 5 and 90, located within approximately 300 and 600 metres of the subject parcel, as well as within a 580 metre walking distance of the Bridgeland - Memorial LRT Station.

## **Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9) between 816 and 824 McDougall Road NE, LOC2019-0023**

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

### ***Utilities and Servicing***

Sanitary sewers are available to service the development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Water mains are available to service the development. At the development permit stage, a Fire Flow calculation letter may be required by to determine whether off-site upgrades are needed.

Storm sewers are available to service the proposed development and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

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

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

The Bridgeland/Riverside Community Association responded to the circulation with a message of 'no objections'. No letters were received from adjacent landowners or the general public, and only a small number of enquiries were received and responded to by Administration.

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 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.

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)  
between 816 and 824 McDougall Road NE, LOC2019-0023**

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***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 multi-residential housing such as townhouses and apartments. Additionally, the provision of housing choice to service a variety of needs and income levels is encouraged. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-C1 District provide for a development form that may be sensitive to existing residential development in terms of height and built form.

***Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)***

The site is located within the Non Family Oriented Development on Figure 3: Generalized Land Use Concept in the *Bridgeland-Riverside Area Redevelopment Plan* (ARP). Policies indicate that the appropriate land uses are residential in nature, and that there are two appropriate designations within the Land Use Bylaw that correspond to the Multi-Residential – Contextual Low Profile (M-C1) District, or Multi-Residential – Contextual Medium Profile (M-C2) District. This application is supported by the policies of the ARP.

An update to the *Bridgeland-Riverside ARP* is ongoing, but has not yet been completed or approved. The proposed road closure and land use redesignation would align with both the current ARP and the draft ARP in its current state.

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

The proposed road closure and land use redesignation will support future development in Bridgeland/Riverside.

**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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2019 June 06

ISC: UNRESTRICTED  
CPC2019-0500

**Road Closure and Land Use Amendment in Bridgeland/Riverside (Ward 9)  
between 816 and 824 McDougall Road NE, LOC2019-0023**

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *Bridgeland-Riverside Area Redevelopment Plan*, as amended. The proposed road closure and M-C1 District designation is appropriate to the context of the site.

**ATTACHMENT(S)**

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

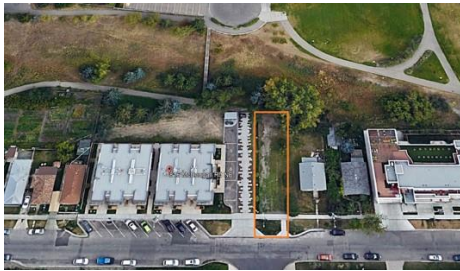


## Applicant's Submission

February 14, 2019

### Land Use Application for road closure and change the current designation from a road to MC-1 – City owned parcel between 816 and 824 McDougall Road NE

Please accept this land use application to change the current designation from a city owned road to MC-1 for this site. Located at the base of the escarpment in Bridgeland Riverside, the site fronts onto McDougall Road NE and backs onto the escarpment at the south west end of Murdoch Park. The site is adjacent 816 McDougall Road NE, which is an affordable housing project and 824 McDougall Road NE, a vacant lot we own and zoned MC-1. We purchased 824 McDougall Road NE in February 2018. Since owning the adjacent property at 824 McDougall Road NE we demolished the abandoned home which was left in disrepair from the previous owners. As part of the affordable housing development at 816 McDougall Road NE a new woonerf was built as a shared space for cars to access the site and pedestrians to connect to the pathway system, stairs and park. The road we are seeking to close and designate MC-1 has been abandon for many years and is now physically cut off from pedestrian, cars and the community.



This proposed MC-1 land use change will allow the site to be developed with the adjacent parcel 824 McDougall Road NE. The proposed land use change will help offer a wider range of multiple family options to be built along with 824 McDougall Road NE. The larger frontage will allow for a mix of build form type and a wider variety of unit types. This development will help to achieve the redevelopment and density goals of the Municipal Development Plan. It will also improve the McDougall Road NE streetscape, add eyes on the street, additional personality to the park and enhance the character of the area. The proximity to Memorial Trail, river valley pathway, downtown and the LRT station which is less than 600m away makes this a desirable location for the type of multi-family development being proposed.

Approving this road closure and land use change will facilitate the redevelopment of these underutilized urban transit orientated development (TOD) sites. We trust the above is in order and look forward to proceeding with this redevelopment.









### **Proposed Road Closure Conditions**

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



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ISC: UNRESTRICTED  
CPC2019-0735

## Development Permit in Legacy (Ward 14) at 1411 and 1555 – 210 Avenue SE, DP2018-2164

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### EXECUTIVE SUMMARY

This application was submitted by Gibbs Gage Architects on 2018 May 04 on behalf of the landowner, Royop (Legacy) Development Ltd and proposes the development of a commercial phase of the planned South Macleod Centre Area Structure Plan's Community Activity Centre, including:

- 3 single-storey buildings oriented around a central surface parking area;
- 5,630 square metres (60,602 square feet); and,
- Large grocery store anchor, commercial services, and pedestrian plaza with art feature.

The application aligns with the *Municipal Development Plan* (MDP) and the *South Macleod Centre Area Structure Plan* (ASP).

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2018-2164 for a New: Supermarket, Retail and Consumer Service, Restaurant: Food Service Only - Medium, Liquor Store, Financial Institution, Drive Through, Cannabis Store (3 buildings) at 1411 and 1555 – 210 Avenue SE (Plan 1611206, Block 38, Lot 1 and Plan 1413264, Block 13, Lot 2), with conditions (Attachment 2).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

Council adopted the new *South Macleod Centre Area Structure Plan* (ASP) on 2017 September 12, which contained policies specifically crafted to guide the development of a 25 hectare mixed-use area, serving as a town centre for the communities of Legacy and Walden. This application is the third major development permit for the general commercial area in the plan.

An outline plan and land use amendment application (LOC2016-0210) was approved concurrently with the *South Macleod Centre ASP* at the 2017 July 27 meeting of Calgary Planning Commission, and by Calgary City Council in September 2017. The outline plan implemented the vision of the ASP and contained targeted conditions to guide the subdivision and development of the site.

An application for subdivision (SB2017-0412) to dedicate the public roads and create the first 5 development parcels in the northern portion of the plan area was approved by the Subdivision Authority on 2018 October 30 and the associated legal plan is currently in circulation with Administration. A second subdivision application (SB2018-0321) for the southern portion of the ASP plan area was submitted on 2018 September 12 and is currently under review.

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**ISC: UNRESTRICTED  
CPC2019-0735**

**Development Permit in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE,  
DP2018-2164**

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A Street Name application (SN2018-0009) for the streets in this area was approved by City Council at the 2018 December 10 Public Hearing. The approved street names are Aldersyde, Cayley, Hartell, Longview, and Naptha in tribute to southern Alberta communities.

Two commercial Development Permit applications, for Lot 3 (DP2018-0932) and Lot 6 (DP2018-1300) on this site were approved by Calgary Planning Commission on 2019 May 16.



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### **Site Context**

The subject site is on the northeastern edge of the *South Macleod Centre ASP*'s plan area which has been branded by the developer as "Township", located in the southeast community of Legacy. This proposed development is located on Lot 7 of Township and is located directly adjacent to 210 Avenue SE on the north, directly west of Legacy Village Link SE and east of Lot 6, in the Township development.

Located to the north across 210 Avenue SE are single detached and townhouse dwellings in the developing community of Walden. East of this site, across Legacy Village Link SE, additional commercial development and an undeveloped parcel designated as Multi-Residential – Medium Profile Support Commercial (M-X2) District exists. South of this parcel, on land that will be developed as a future stage of the Township development, is an existing RV storage facility that is expected to remain in the short term and will be removed when the developer is ready to build in that area.

This application proposes development of the northern portion of Lot 7, covering approximately 80 percent of the approved parcel area. A development permit application for a child care facility on the southern portion of the lot was submitted on 2019 May 21 and review is currently underway by Administration.

The 2.86 hectare  $\pm$  (7.07 acre  $\pm$ ) site is currently undeveloped and has been graded and cleared of vegetation to facilitate the proposed development.

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

#### **Land Use and Bylaw Relaxations**

The subject site is located within Site 1 of DC Direct Control District (Bylaw 308D2017, included in this report as Attachment 3). This DC District was designed in accordance with the vision and development objectives for this area contained in the ASP. The DC District consists of two sites (Site 1 and Site 2) that are based on the Commercial – Regional 3 (C-R3) District with the added residential uses of Live Work, Dwelling Unit and Multi-Residential Development.

The purpose of the DC District is to allow for comprehensively planned and designed regional and locally-oriented commercial development with opportunities for mixed-use and multi-residential development throughout the site.

In an effort to encourage development of the site with a pedestrian-oriented core with high streets, mid-rise developments and a centrally located pedestrian plaza/promenade, a number of auto-oriented uses within the base C-R3 District have been excluded from Site 2.



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In recognition of the ASP's form-based code controls that are intended to guide development of the site and in an effort to optimize overall development flexibility, the DC Direct Control District allows for:

- a maximum floor area ratio of 0.64 for the plan area with the ability for distribution across Site 1 and Site 2; and
- removal of the base C-R3 District's setback rules in favour of the form-based controls for building placement and orientation in the ASP.

A number of relaxations related to landscaping and rooftop mechanical screening are proposed in conjunction with the approval of this development permit, and are listed in the following Bylaw Relaxations table:

<b>Bylaw Relaxations</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
694 Landscaping for Large Parking Area	(3) Islands provided in the parking area must: (c) be a minimum area of 12.0 square metres with at least one side of the island being a minimum length of 2.0 metres;	Plans indicate multiple islands that have an area less than 12.0m <sup>2</sup> .  <i>Islands with irregular shapes exceed requirement on one side and fall short on the other - Administration supportive of relaxation</i>
	(d) provide a minimum of 1.0 trees and 2.0 shrubs; and	Plans indicate 27 (-4) trees and 54 (-8) shrubs provided on required islands within the parking area.  <i>Plantings moved to adjacent areas to avoid utility conflicts - Administration supportive of relaxation</i>
691 Planting Requirements	(3) Deciduous trees min. calliper of 50 mm, 50.0% of the provided trees must have min. calliper of 75 mm.	Plans do not indicate the caliper size for proposed Amur Maple deciduous trees.  <i>Species is multi-stemmed and therefore is measured by height - Administration supportive of relaxation</i>
696 Mechanical Screening	Mechanical systems or equipment that are located outside of a building must be screened.	Plans do not indicate screening is provided for the roof top mechanical units.  <i>Screening provided by parapets – Administration supportive of relaxation</i>

## **Development Permit in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, DP2018-2164**

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### **Application Review**

Administration reviewed the initial application and requested that several changes be made. Specifically, the initial application proposed buildings adjacent to Longview Common SE that were not presenting a façade towards the future central core that was considered to be compatible with the character envisioned for that area, as required in the ASP.

There were also several other technical revisions required, such as reconfiguration of the building and drive through placement for Building N to avoid conflicts with multiple drive aisles and pedestrian crossings in close proximity.

The applicant worked with Administration to address many of Administration's concerns through their amended plan submissions. Several other minor issues are outstanding and need to be resolved prior to release of the development permit, and permanent conditions will apply through the life of the permit (Attachment 2).

### ***City Wide Urban Design***

Each iteration of the application was reviewed by the City Wide Urban Design team. The Urban Design team deems the development to now satisfy urban design requirements for developments of this scale and context.

### ***Urban Design Review Panel***

This application was reviewed by the Urban Design Review Panel (UDRP) on two occasions. It was first reviewed by UDRP on 2018 June 13, shortly after submission, allowing UDRP's comments to be included in Administration's first Detailed Team Review (DTR) document, and to be addressed comprehensively by the applicant in their amended plan submission. UDRP's comments at that stage are included in Attachment 4 of this report, and focused on activation of the streets and pedestrian circulation.

UDRP acknowledged the strong pedestrian connections and architectural design quality throughout the site but called for particular attention to be paid to the building placement on the site, especially with regards to Building N and the associated drive through. Concerns related to strengthening the sense of entry, Crime Prevention Through Environmental Design (CPTED) and retail street diversity were noted, and were addressed by the applicant with the submission of amended plans that combined two individual buildings along 210 Avenue SE into one, (as shown on the plans in Attachment 1) with the drive through placed along 210 Avenue SE, away from the pedestrian realm and creating a more diverse building facade. The applicant's detailed responses to all UDRP comments is included in Attachment 4.

## Development Permit in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, DP2018-2164

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Following the resubmission of the plans in response to the first DTR and UDRP review, the application was brought back to UDRP on 2019 January 23 with the intent of identifying how the previous comments had been addressed in the revised plans. However, since all three current Township development permit applications (Lot 3, 6, and 7) were being reviewed at that meeting of UDRP, in addition to the fact that several members of the panel had not been present for the initial review, the panel conducted a more comprehensive review of the three developments as contributions to the overall development, and provided the comments in Attachment 5.

The comments from the second review by UDRP focused on the overall connections, pedestrian movements and flow of the three proposals in relation to the ultimate build out of the entire Township development, including the commercial core. Administration notes that the intent of the ASP and outline plan were to ensure that strong pedestrian connections were established between these general commercial developments and the future pedestrian-centred commercial core area, and considers the connections between this site and the commercial core area to satisfy these objectives.

Several concerns with the general size of streets and their impact on the pedestrian experience were noted. However, it should be noted that the street network was established and approved at the outline plan stage and has been finalized through the approved subdivision application. Concerns cited by UDRP with respect to the overall configuration of the sites with buildings framing centralized parking are noted. However, this configuration was determined at the ASP stage as being the appropriate form for this portion of the overall development. Further stages in the core and the southern transitional zone will be required to be designed in a more compact, urban form.

### **Site and Building Design**

This application proposes the third development in Phase 1 of the *South Macleod Centre ASP's* Community Activity Centre, which has been branded by the developer as "Township." This site is the proposed Lot 7 on the approved, but not yet registered, subdivision application shown on Page A0-050 of the development permit plans in Attachment 1. That same application will create the road rights-of-way for Longview Common SE and Hartell Way SE, from which this development will take its main accesses.

The general design character of this site was prescribed by the *South Macleod Centre ASP* in Section 4.2. Building Areas as:

1. **General Commercial:** *Buildings within this area are to include a variety of façade widths, entrances that typically face surface parking areas, and a mix of stand-alone and contiguous uses.*

The ASP also identifies Naptha Plaza SE, which is adjacent to the southern boundary of Lot 7, as a Community Corridor. Development along that southern edge will be required to develop in accordance with the policies in the ASP for Community Corridors, but those policies do not apply to this application since it does not propose development along that frontage.

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This application proposes two smaller, multi-tenant buildings near the northern portion of the site, and a large supermarket at the southern end of the development area, oriented toward an internal surface parking lot. The two smaller buildings will accommodate a variety of uses including a financial institution, a cannabis store, a liquor store, three retail and consumer service uses and a medium (food only) restaurant with a drive through. The buildings have been designed to be adaptable, easily divisible into smaller units or amalgamated to accommodate a single occupant using several units, allowing the buildings to adapt to changes in the retail industry in the future. The site design also optimizes current demand while still creating opportunities for future infilling along the edges of the site in the longer term.

The large supermarket that is proposed at the southern edge of the site has identified an area for possible future expansion along the eastern edge of the site, which would remove the row of parking and drive aisle along Legacy Village Link SE. The main entrance to the store is near the east side of the building, marked with a large, offset peaked roofline to clearly establish the entry and maximize exposure to the adjacent street.

The buildings are styled with prairie modern architecture, employing a combination of brick, metal cladding, wood, concrete and glazing in a range of neutral colours including greys, browns, blues and reds. Roof lines incorporate a mix of peaks and flat roofs with parapets to provide both visual interest and screening of rooftop mechanical equipment.

### ***Landscaping and Public Realm***

The design of the site considered several key pedestrian activities that would need to be accommodated. The site must accommodate foot and bicycle travel from the adjacent community into the site, necessitating intuitive, attractive and unobstructed pathways from 210 Avenue SE and Legacy Village Link SE into this site and through the site towards the future commercial core area.

A 3.0 metre wide multi-use pathway is being provided along 210 Avenue SE adjacent to the northern edge of the site to provide access to this site, and along Hartell Way SE along the western edge of the site to link users to the other Township development sites including the core. Bicycle racks are also provided in two locations along the front of the supermarket, as well as along the frontage of building N near the proposed restaurant.

The Circulation Network Diagram on Page L0.03 in Attachment 1 illustrates the pedestrian pathways within the site, which connect to the pathways in the adjacent Lot 6 development to the west, then run along the storefronts of buildings N and P, providing east-west connections through the site to the adjacent bus stop, multi-use pathway, and sidewalks. A total of four north-south pedestrian connections are provided through the site, including a wide, winding central pathway lined with trees and marked with raised, cement crossings at both the central drive aisle extending from Longview Common SE, as well as along the front of the supermarket. The western façade of the supermarket (building Q) is directly adjacent to the intersection of Hartell Way SE and the future, private east-west “high street” in the core commercial area. This important terminal vista was a fundamental focus of Administration in reviewing this application. In order to activate this important space and create a strong sense of place, the applicant has

## **Development Permit in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, DP2018-2164**

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added a large pedestrian plaza adjacent to the building, with a large art installation incorporated into the plaza and attached to the building. The flowing metal mesh structure will be suspended above the plaza by support columns and will honour the bull trout, an endangered species in our region, which is consistent with the theme that the developer has established for art in this development, honouring endangered species. The plaza will also feature winding pathways and hard landscaping adjacent to the architectural gabion columns featuring river rocks, with cementitious bull trout design panels on the building and mesh. Seating areas with tables and chairs as well as benches and seat walls are provided throughout the plaza to encourage visitors to gather.

### ***Site Access and Parking***

Loading areas for the buildings on site have been minimized and screened to limit the visual impact on the site's design, but maintain functionality for the tenants.

This development will take access from two right-in, right-out only driveways onto Legacy Village Link SE, two access points onto Hartell Way SE, as well as from the intersection of Longview Common SE and Hartell Way SE, and from the private drive aisle along the western boundary, which will function as an extension of Hartell Way SE.

A main internal drive aisle is proposed to extend into the site from the intersection of Longview Common SE and Hartell Way SE, with a second drive aisle running adjacent to the parking in front of buildings N and P, and meeting up with the third drive aisle along the front of the supermarket in building Q. As noted in the ASP, the majority of the parking on the site has been centralized, with a row of parking along most store fronts, separating the pedestrian areas from the main drive aisle and allowing easy accessibility for users of the barrier free stalls.

This development permit provides 266 regular and 8 barrier free parking stalls, for a total of 274 stalls, exceeding the 256 stalls required in the DC Bylaw by 18 stalls. However, the parking area adjacent to the east side of the supermarket (building Q) is identified as a future expansion area and contains exactly 18 stalls. Therefore, if the building is expanded into this space in the future, the excess parking will simply be negated. Additionally, 24 class 2 bicycle stalls have been provided, exceeding the 13 required.

### ***Environmental***

As noted in the ASP, this development is in close proximity to two astrophysical observatories, a nocturnal preserve and wildlife corridors. As such, the developer has retained an experienced lighting designer to employ dark sky principles to reduce light pollution and glare, and conserve energy. This has been achieved using downlighting (shielded or full cut-off) fixtures, glare reduction and control, and placement to minimize "spill light."

The development also employs sustainability strategies such as directing storm water runoff to landscaped areas prior to entering the underground storm system, choosing drought and chinook resistant species of vegetation in the landscaping, and sourcing construction materials locally where possible.

**Development Permit in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE,  
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***Transportation***

Vehicular access to the development site is provided off 210 Avenue SE via Aldersyde Gate SE and Longview Common SE as well as Legacy Village Link SE and Naphtha Plaza SE. Bus stops are located on Legacy Village Link SE south of 210 Avenue SE. A new proposed bus stop on 210 Avenue SE east of Walden Common SE will be provided with the Township development. The existing bus stops are currently serviced by routes 167 and 168. A regional pathway runs along 210 Avenue SE and along Legacy Village Link SE. Internal to the Township development, a pathway runs along Aldersyde Gate SE, Longview Common SE, Cayley Road SE, and Hartell Way SE to service the active modes movements to the site. The intersection of Aldersyde Gate SE and Longview Common SE as well as Longview Common SE and Cayley Road SE will be signalized to facilitate both vehicular and pedestrian movements.

***Utilities and Servicing***

The subject site is being serviced under agreement with the Developer as part of the Legacy (Royop) Phase 1 subdivision. Public water, sanitary, and storm sewer mains will be available for connection from Longview Common SE prior to the release of the development permit, and these mains have been designed with adequate capacity to service the proposed development. Details of the on-site servicing and storm water management requirements will be determined Prior to Release of the Development Permit to ensure it conforms with the applicable City of Calgary bylaws, design guidelines, and specifications.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. The application has been advertised at online. The decision made by Calgary Planning Commission as the Development Authority will be advertised in accordance with the Municipal Government Act. As this development permit is for a discretionary use, an appeal may be filed based on the decision on the entire permit, the decision to grant a relaxation, or any of the conditions placed on an approval.

**Strategic Alignment**

This development permit proposal was evaluated based on its conformance to the applicable policy documents, summarized in the following sections.

***South Saskatchewan Regional Plan (2014)***

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

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***Interim Growth Plan (2018)***

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

***Municipal Development Plan (Statutory – 2009)***

The *Municipal Development Plan* (MDP) identifies the Township development site as a Community Activity Centre (CAC) and calls for a concentration of jobs and population at these strategically located centres. Retail development is an important element of Community Activity Centres, with higher density residential and local employment opportunities encouraged, especially in new communities.

The MDP calls for a minimum intensity threshold of 150 people and jobs per gross developable hectare, which will be required with the completion of the future phases of development, including the higher density commercial core.

Community Activity Centres are also expected to contain a mix of residential opportunities, which will be provided in the future stages of this development, within the CAC, as outlined in both the Area Structure Plan and outline plan.

***South Macleod Centre Area Structure Plan (Statutory – 2017)***

The *South Macleod Centre ASP* identifies this site as part of the General Commercial zone, characterized by a mix of large, medium and small format commercial development around the periphery of the plan area, promoting it as a destination for shopping and services. Aldersyde Gate SE, which is adjacent to the site along the western boundary of the site, is identified in the ASP as a Community Corridor, providing a link between the surrounding communities and the (future) Core Commercial area. Policies for this corridor call for buildings to offer an attractive interface with the entrance streets, with 50% of the street consisting of building facades. Due to the nature of the street, with high volumes of automotive traffic, they are not intended to have buildings oriented towards them.

This application has been evaluated against the policies in the ASP and is considered to be in conformance with the policies in place for this site.

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

The proposed development contributes to the commercial economy and provides services to nearby residents.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

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**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

The proposed development does not trigger any current or future capital budget impacts, however the build out of the overall larger site is limited to 400,000 square feet until such time as an interchange is built at either Macleod Trail S and 210 Avenue SE or Macleod Trail S and 194 Avenue SE.

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed development meets the intent of City policies. Specifically, the proposal is consistent with the overarching policies of the *Municipal Development Plan* and conforms to the intent and direction of the *South Macleod Centre Area Structure Plan*. The proposed development includes opportunities for multi-modal accessibility for nearby residents, provides much-needed amenities and includes place-making elements. The proposed development meets the intent of the Land Use Bylaw, with supportable relaxations.

**ATTACHMENT(S)**

1. Development Permit Plans
2. Conditions of Approval
3. Existing Direct Control District Guidelines
4. UDRP Comments 2018 June 13 (including applicant response)
5. UDRP Comments 2019 January 23 (including applicant response)



Development Permit Plans

DEVELOPMENT PERMIT SUBMISSION: TOWNSHIP - LOT 7



PROJECT INFO

CIVIC ADDRESS	SITE TOTAL AREA			PROPOSED USES	PARKING REQUIREMENTS
1411&1555-210 Avenue SE South Macleod Trail SE, Calgary, Alberta.	PARCEL	AREA (ha.)	AREA (sq.ft.)	Commercial and Multi-Residential Development.	Motor vehicle parking stalls is requirement referenced in Part 4 of City of Calgary Bylaw 1P2007 for the following uses:
LEGAL DESCRIPTION  Township Phase 1 City of Calgary, Alberta Tentative Plan 1611206 showing Survey of Subdivision affecting part of BLOCK 38, Lot 1 & PLAN 1413264, BLOCK 13, Lot 2.	Lot 3	5.683	611,713	ZONING  DC 308D2017 based on Commercial-Regional 3 District (C-R3).	- Cinema: 1 stall per 4 fixed seats
	Lot 4	3.150	339,063		- Hotel: 1 stall per 2.5 guest room
	Lot 5	2.776	298,806		- Office: 2 stalls per 100 m <sup>2</sup> GFA
	Lot 6	1.569	168,886		- Dwelling Units: 0.75 stalls per unit for resident parking; and 0.1 visitor parking stall per unit.
	Lot 7	2.859	307,740		
	Road Widening	0.152	16,361		
	Road	2.483	267,268		
	TOTAL	18.67	2,009,837		

<b>DEVELOPER</b> <b>ROYOP DEVELOPMENT CORPORATION</b>  # 200, 1060 – 7th street sw, Calgary, AB, T2R 0C4, Canada. 403-263-6550  CONTACT: Jacob Weber.	<b>STRUCTURAL ENGINEER</b> <b>READ JONES CHRISTOFFERSEN Ltd.</b>  #500-1816 crowchild Trail NW, Calgary, AB, T2M 3Y7, Canada. 403-283-5073  CONTACT: Joe Fallica.	<b>TRANSPORTATION</b> <b>BUNT &amp; ASSOCIATES</b>  #400-11012 Macleod Trail SE, Calgary, AB, T2J 6A5, Canada. 403-291-1193  CONTACT: Glen Pardoe, Kristen Myers.	<b>SURVEYOR</b> <b>URBAN SYSTEMS</b>  #101-2716 Sunridge Way NE, Calgary, AB, T1Y 0A5, Canada. 403-291-1193  CONTACT: Colin D. Keir, Mike Burlak.
<b>ARCHITECTS</b> <b>MUSSON CATTELL MACKEY PARTNERSHIP</b>  1066 W Hastings St, Vancouver, BC, V6E 3X1, Canada. 604-687-2990  CONTACT: Celso Stifelmann, Curtis Brock.	<b>MECHANICAL / ELECTRICAL ENGINEER</b> <b>EMBE Consulting Engineers Inc.</b>  #204, 110 12th AVE SW, Calgary, Alberta T2R0G7, Canada.  CONTACT: Moortaza Bhajji, Mansi Bindal.	<b>CIVIL</b> <b>URBAN SYSTEMS</b>  #101-2716 Sunridge Way NE, Calgary, AB, T1Y 0A5, Canada. 403-291-1193  CONTACT: Kris Compton, Grant Campbell.	<b>MASTER PLANNING</b> <b>B&amp;A PLANNING</b>  600,940-8th Avenue SW, Calgary AB, T2P 3T1, Canada. 403-692-4532  CONTACT: Patrick Wetter.
<b>GIBBS GAGE ARCHITECTS</b>  #350, 140-10 AVE SE, Calgary, AB, T2G 0R1, Canada. 403-233-2000  CONTACT: Doug Gage, Rick Lewis.	<b>LANDSCAPE ARCHITECT</b> <b>PWL Partnership</b>  5th, East Asiatic House, 1201 West Pender St. Vancouver, BC, V6E 2V2, Canada. 604-688-6111  CONTACT: Grant Brumpton, Zhiwei Lu.		

DRAWING LIST

SHEET	DRAWING LIST	SCALE	ISSUED FOR DP
<b>GENERAL</b>			
A-000	Cover Sheet	N.T.S.	●
A-010	Master Plan	1:1000	●
A-050	Site Survey Plan	1:2000	●
<b>LOT PLANS</b>			
A7-101	Lot 7 Site Plan	1:300	●
A7-102	Lot 7 Phasing Plan	1:300	●
A7-105	Lot 7 Site Details&Parking Calculations	1:50&1:20	●
A7-110	Lot 7 Sun Studies	1:500	●
A7-111	Lot 7 Sun Studies	1:500	●
A7-112	Lot 7 Sun Studies	1:500	●
<b>LOT 7 - BUILDINGS</b>			
A7-N201	Building N-01,N-02,N-03,N-04 Floor&Roof Plans	1:100	●
A7-N301	Building N-01,N-02,N-03,N-04 Elevations	1:100	●
A7-P201	Building P-01, P-02, P03 Floor&Roof Plans	1:100	●
A7-P301	Building P-01, P-02, P03 Elevations	1:100	●
A7-Q201	Building Q-01 Floor Plan	1:100	●
A7-Q203	Building Q-01 Roof Plan	1:100	●
A7-Q301	Building Q-01 Elevations	1:100	●
A7-Q302	Building Q-01 Elevations	1:100	●
A7-Q303	Building Q-01 Concept plan&Elevation	N.T.S	●
A7-Q304	Building Q-01 Precedent Imagery&Materials	N.T.S	●
A7-Q305	Building Q-01 Concept Rendering	N.T.S	●
A7-320	Lot 7 Typological Buildings Sections	1:100	●
<b>LANDSCAPE</b>			
L0.00	Cover Page	1:1000	●
L0.01	Legend, Notes, Plans List and Key Plan	N.T.S	●
L0.02	Landscape Requirements Calculation	1:400	●
L0.03	Network Circulation Diagram	1:300	●
L1.01	Materials, Layouts and Grading Plan	1:200	●
L1.02	Materials, Layouts and Grading Plan	1:200	●
L1.03	Materials, Layouts and Grading Plan	1:200	●
L2.01	Planting Plan	1:200	●
L2.02	Planting Plan	1:200	●
L2.03	Planting Plan	1:200	●
L3.01	Sections and Details	1:50	●
L3.02	Sections and Details	1:10	●
L3.03	Sections and Details	1:25	●
L3.04	Sections and Details	1:25	●
L3.05	Sections and Details	1:25	●
<b>CIVIL</b>			
SGP	Lot 7, Site Grading Plan	1:500	●
SSP	Lot 7, Site Servicing Plan	1:500	●
<b>ELECTRICAL</b>			
ES1	Lot 7 Site Plan-Site Lighting	1:300	●
ES2	Lot 7 Site Plan-Point by Point&Schedules	1:300	●
ES3	Lot 7 Site Plan-Renderings	N.T.S.	●
<b>TRANSPORTATION</b>			
A0-101	Traffic Control Plan	1:500	●
A0-102	Vehicle Turning Analysis-WB 21&HSU loading	1:500	●
A0-103	Vehicle Turning Analysis-Waste&Recycling Collection	1:500	●
A0-104	Vehicle Turning Analysis-Emergency Vehicle Maneuvering	1:500	●



**Musson  
Cattell  
Mackey  
Partnership**  
Architects Designers Planners  
Oscar Plan  
1556 West Hastings Street  
Suite 1008  
Vancouver, British Columbia  
Canada V6E 3X1  
T: 604.687.2990  
F: 604.687.1771  
MCM@mussoncattellmackey.com



**NOTE TO ALL ARCHITECTURAL SET:**  
These drawings have been printed to fit a 24" x 36" and/or 11"x17" paper size as requested. Therefore not to scale. Please use the PDF files included with our full submission which should be printed to 36" x 48" for proper scaling if required.

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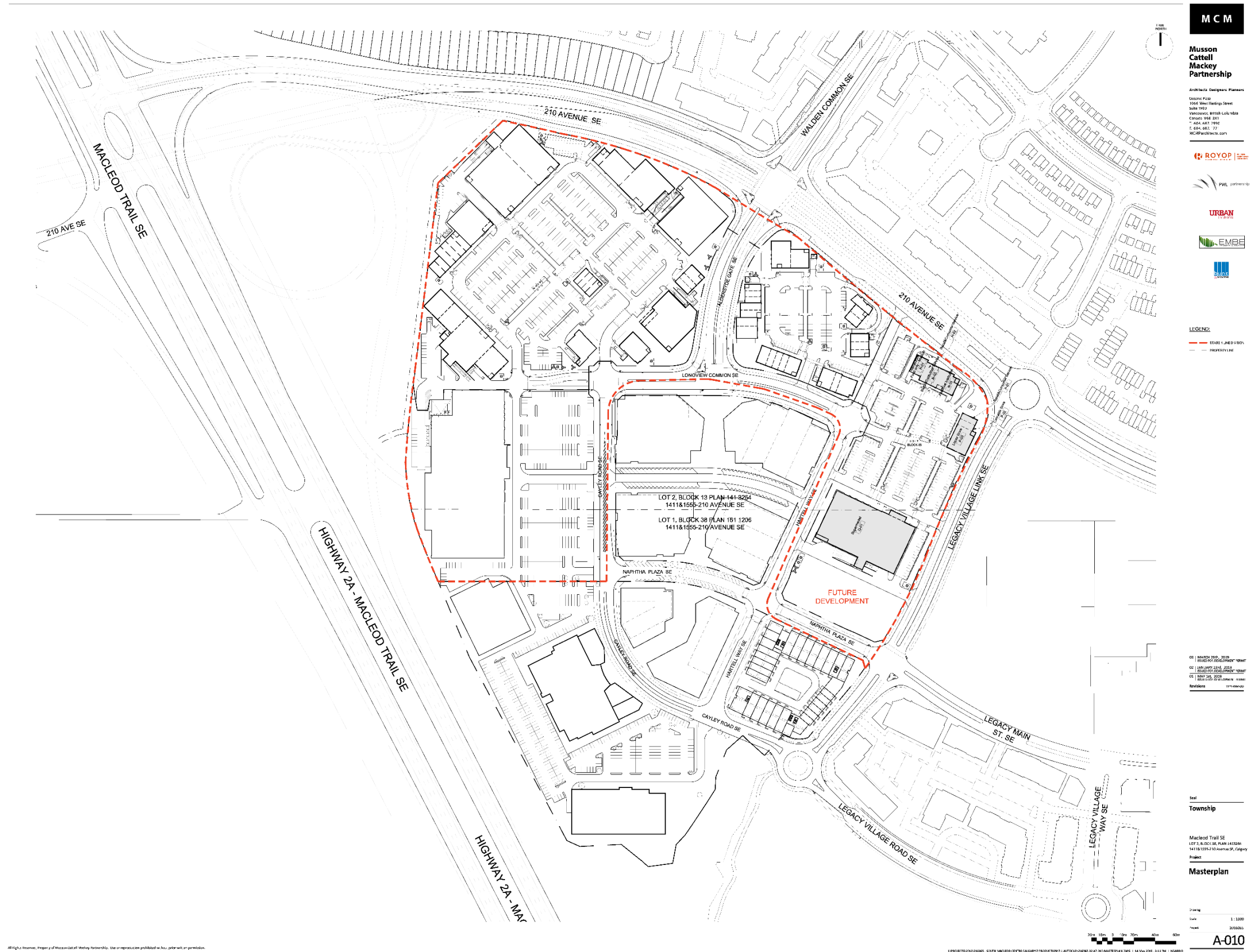
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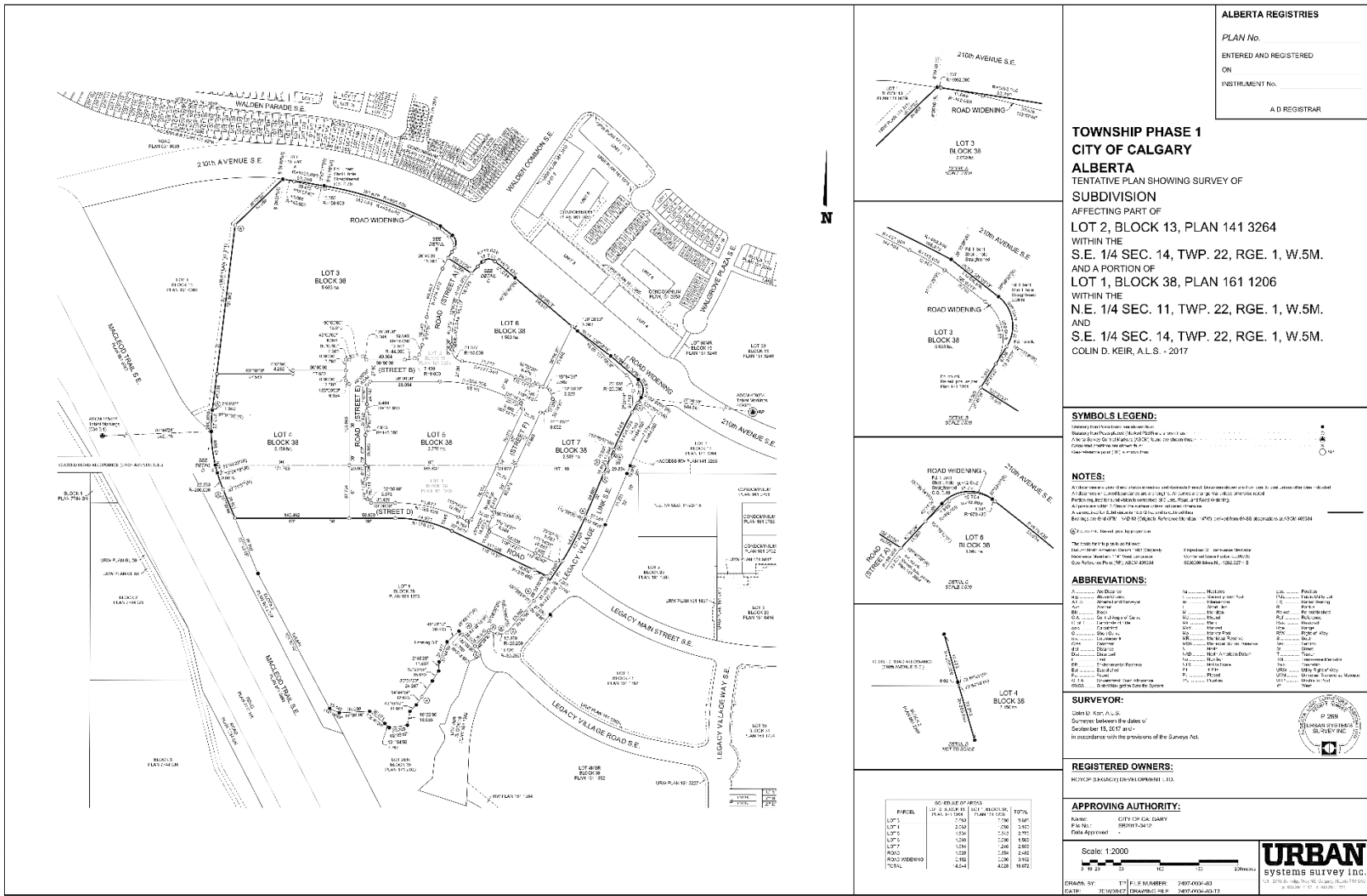
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## Development Permit Plans





## Development Permit Plans



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**Macleod Trail SE**  
 LOT 2, BLOCK JB, PLAN L413214  
 141141555 212 Avenue SE, Colesburg, IA

## Survey

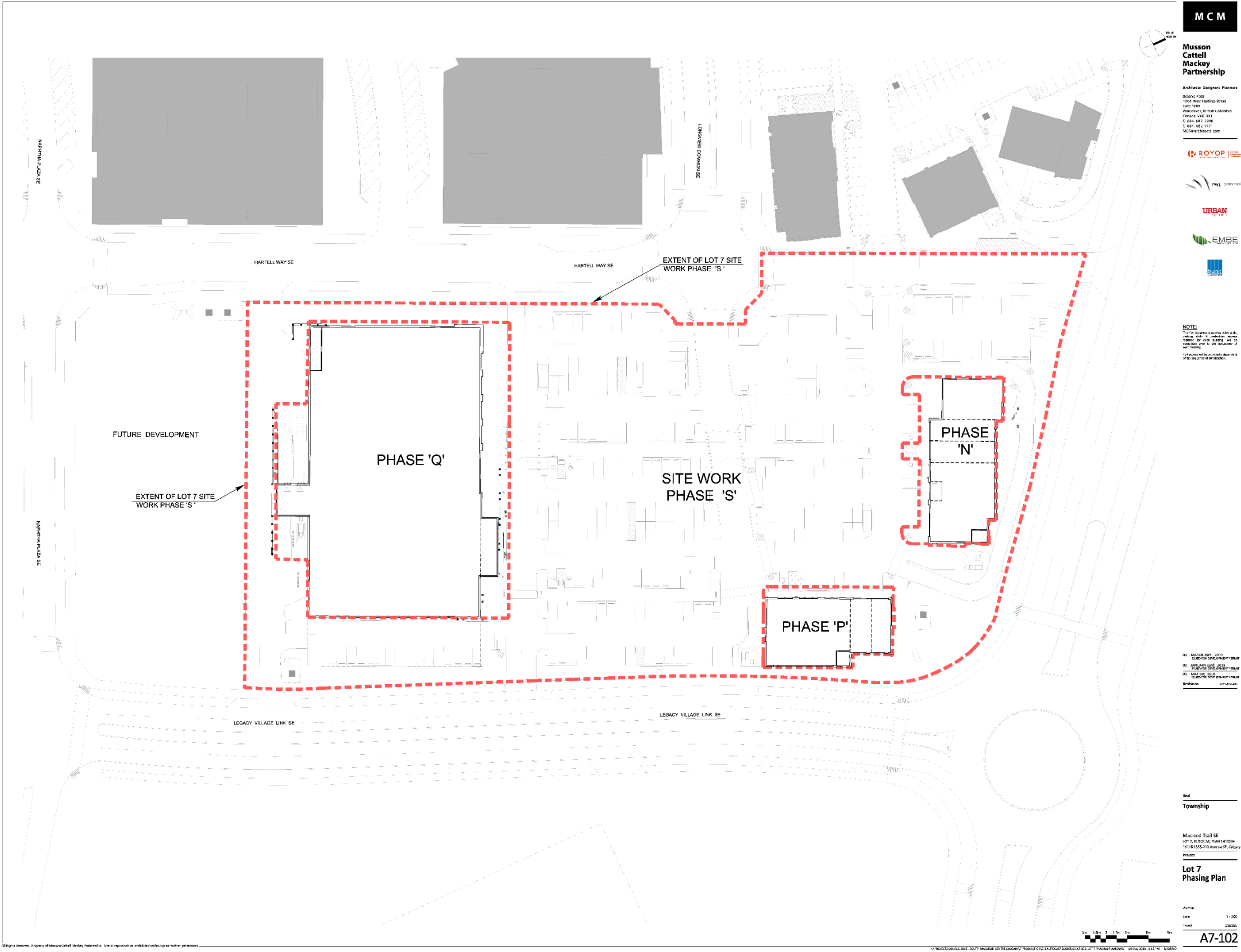
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Development Permit Plans



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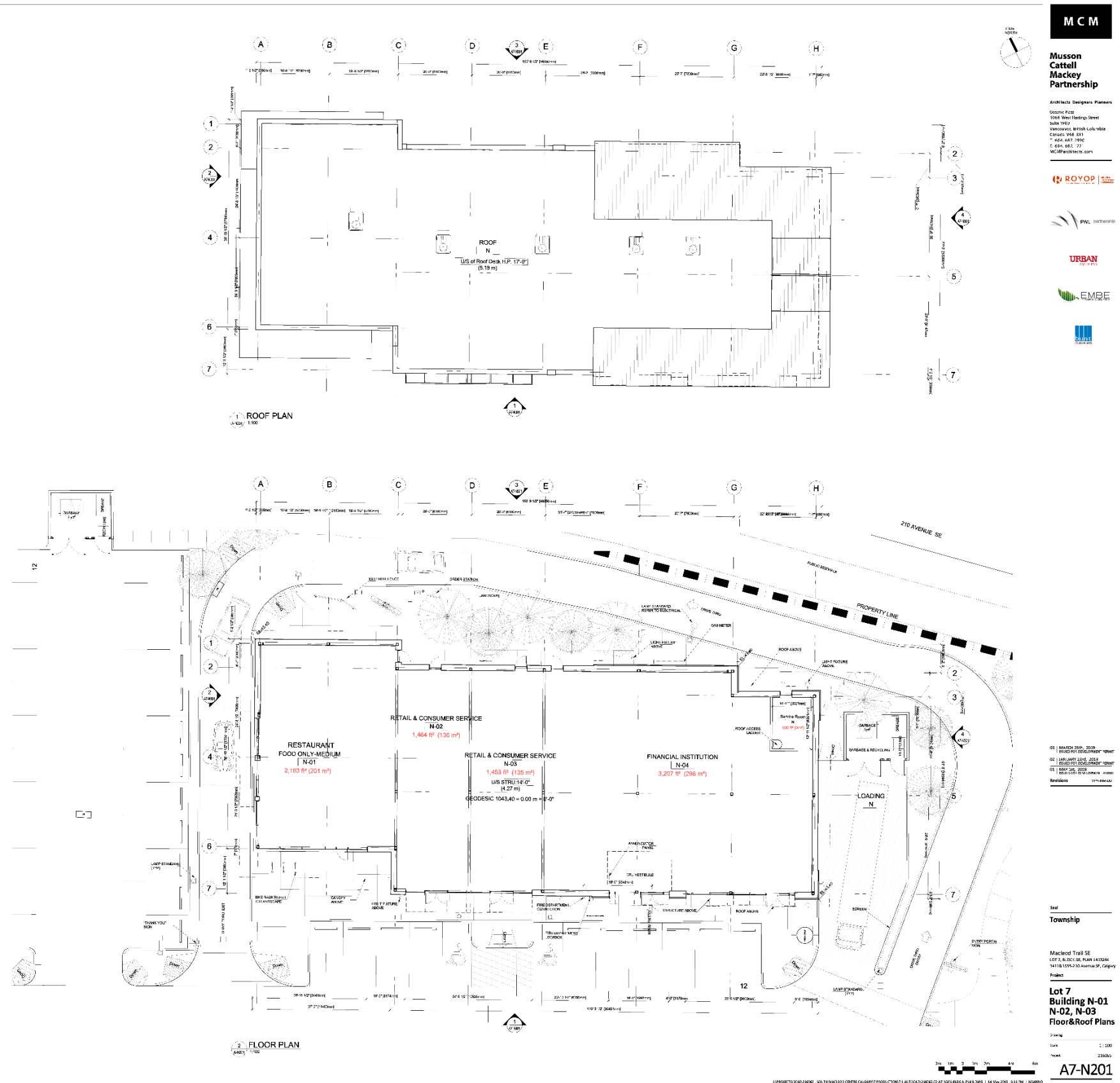




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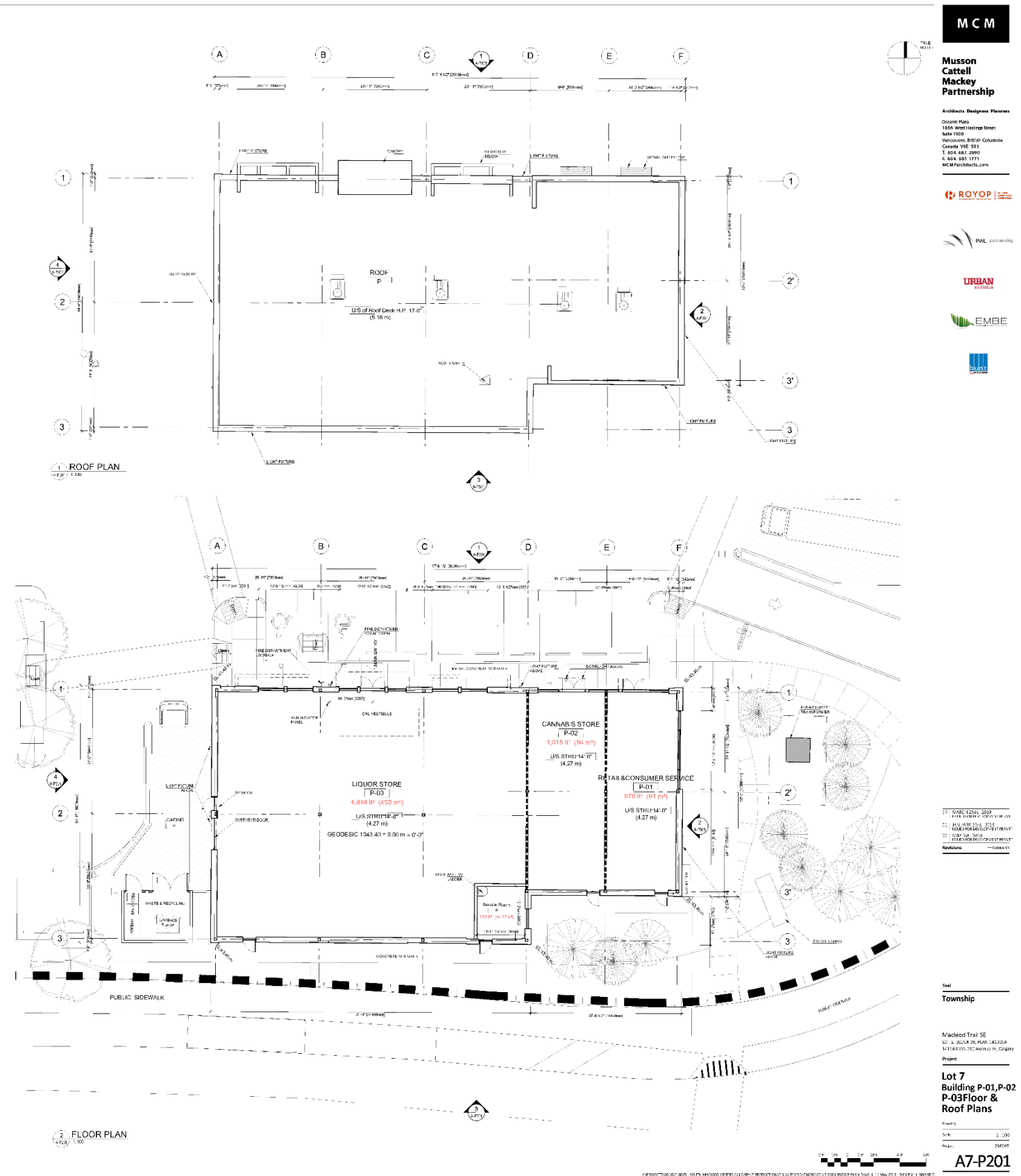
## Development Permit Plans





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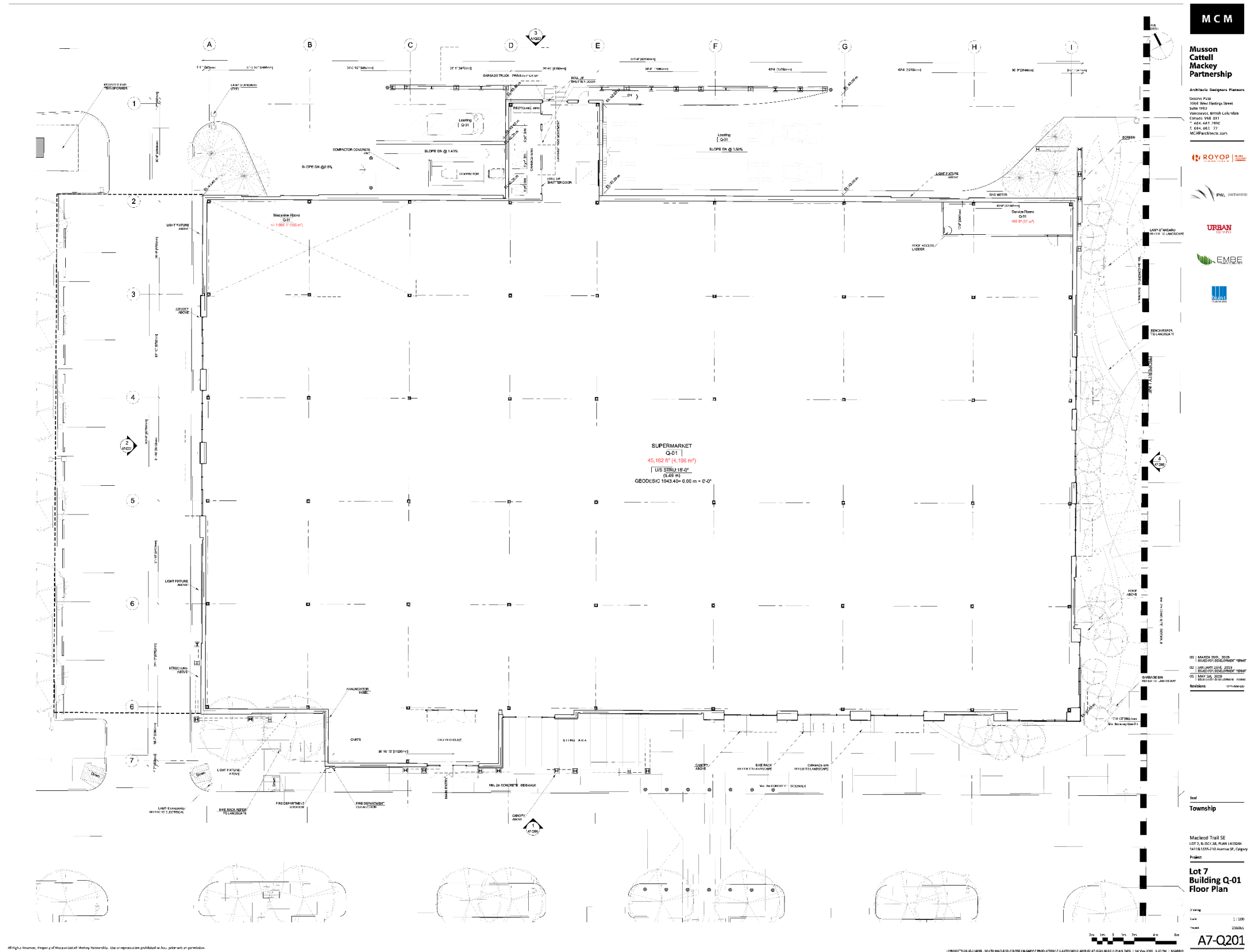


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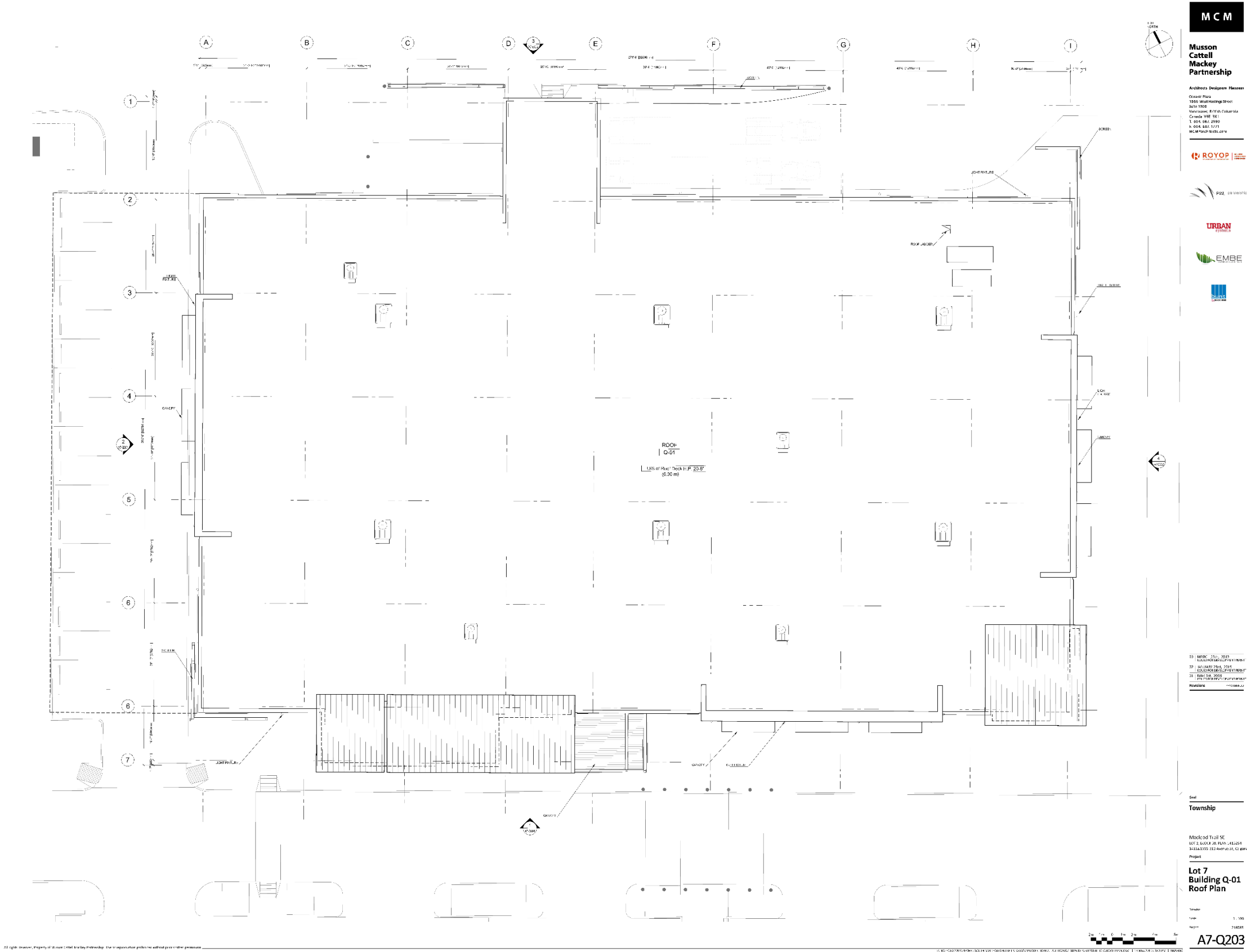




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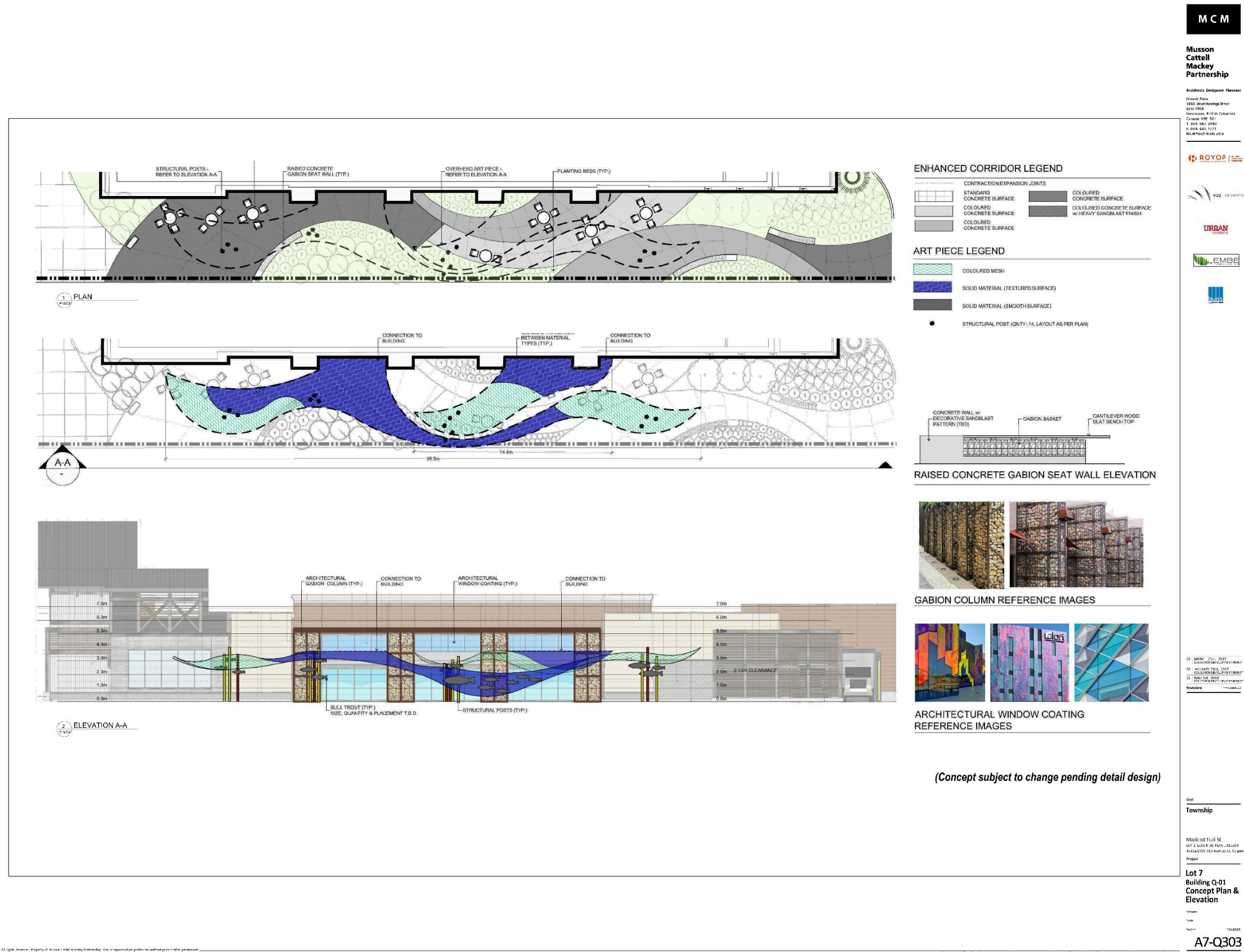
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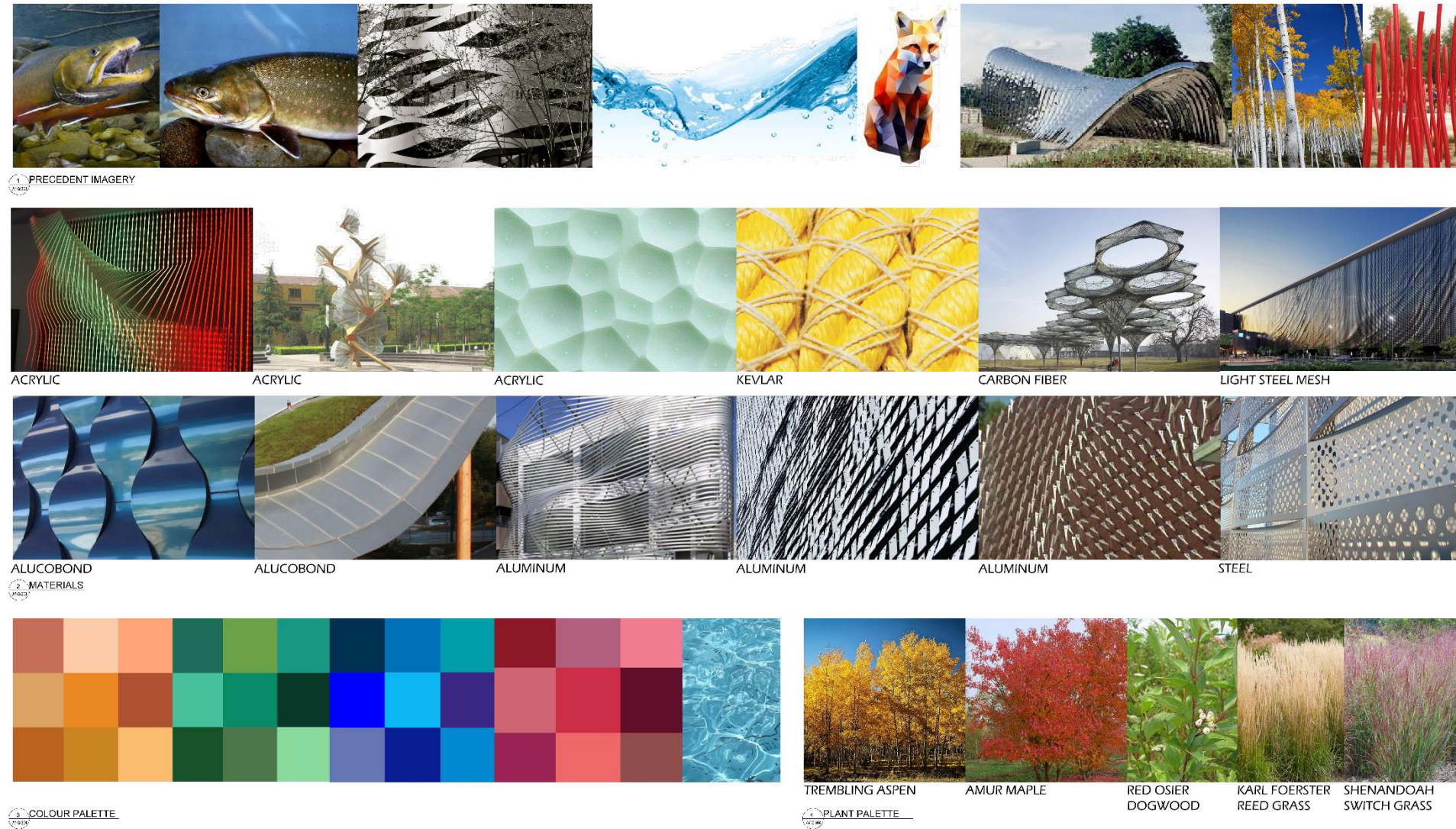
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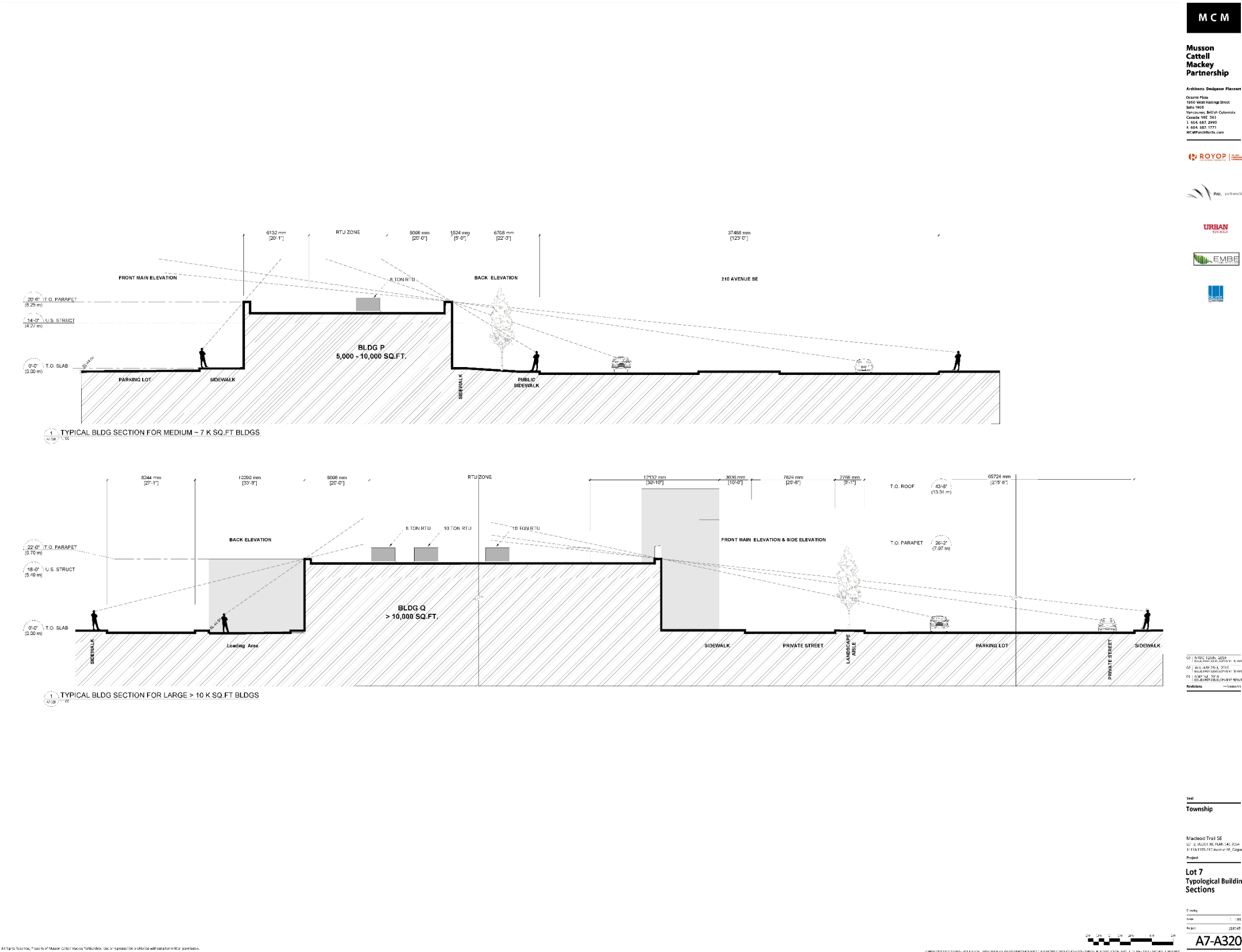
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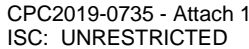


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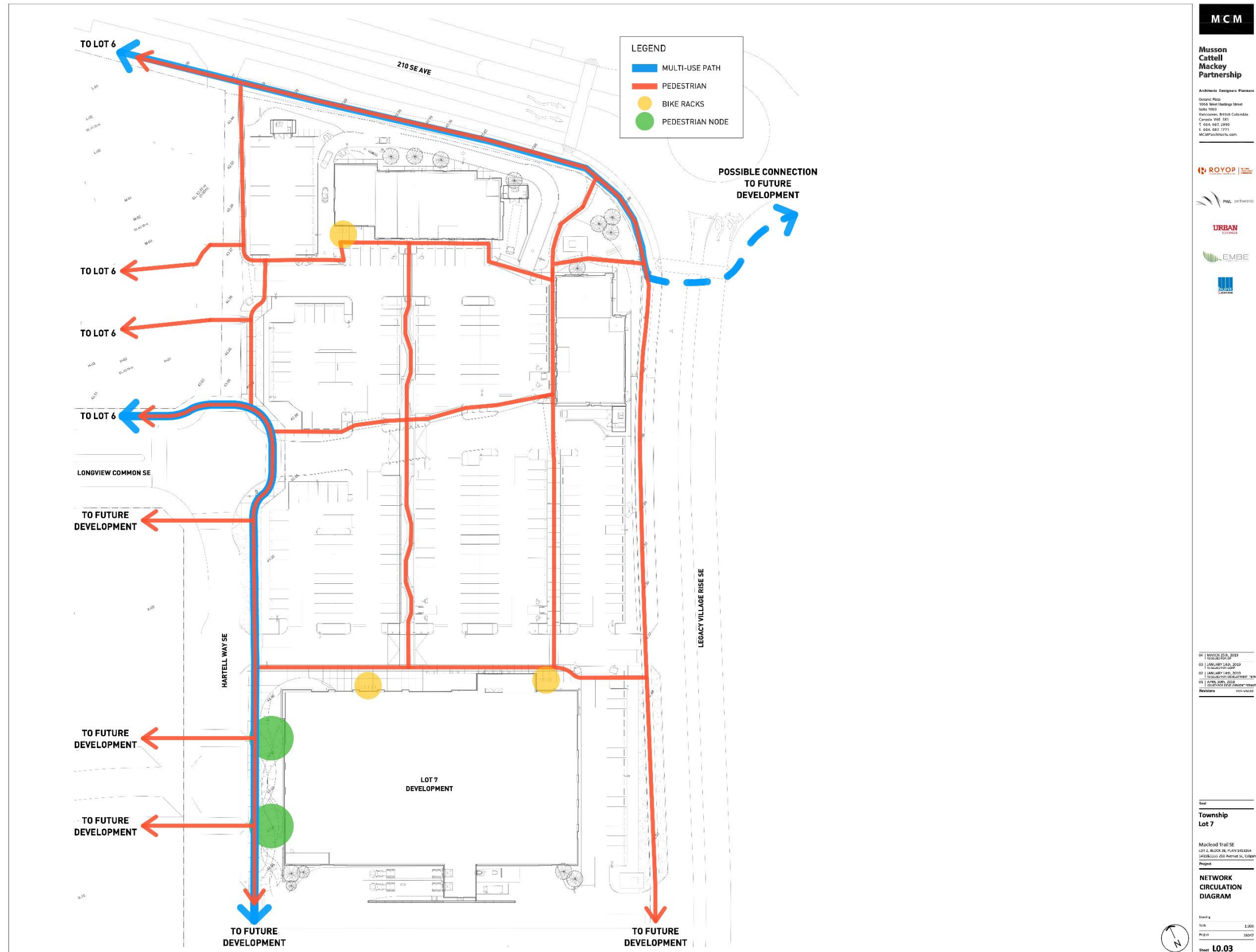
## Development Permit Plans







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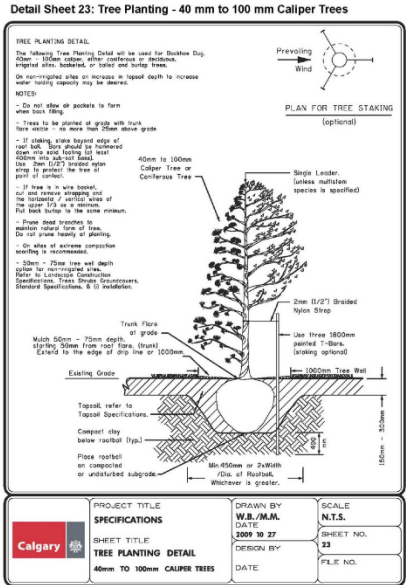
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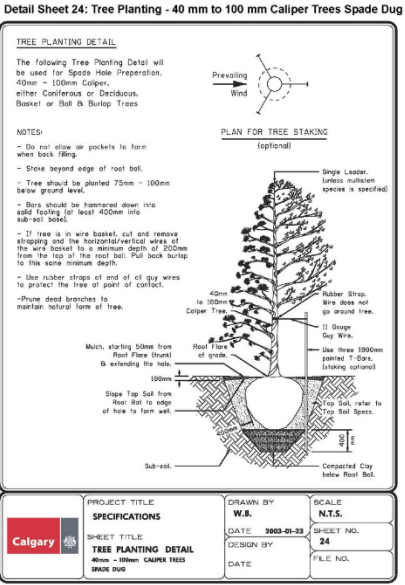


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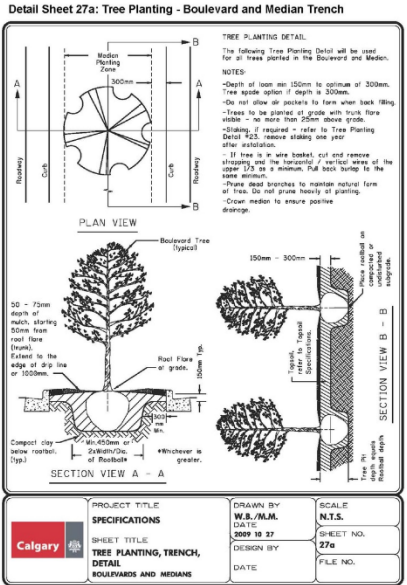
Calgary Parks 2017 237

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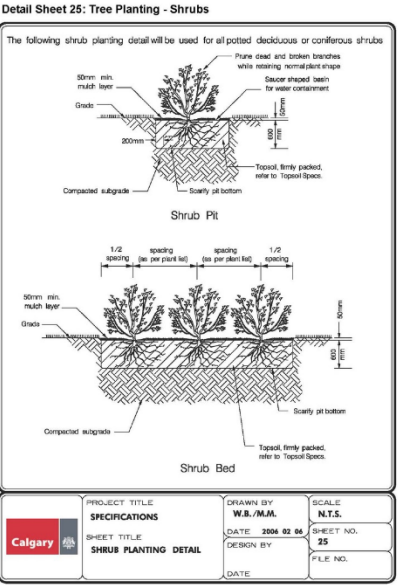
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2 TREE PLANTING - SPADE DIG



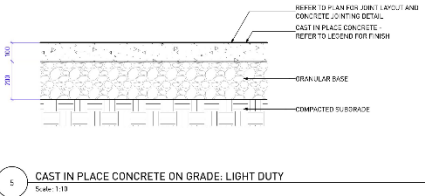
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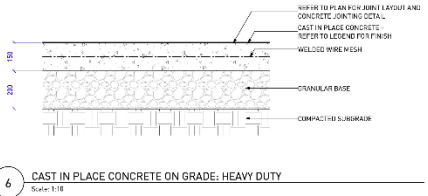


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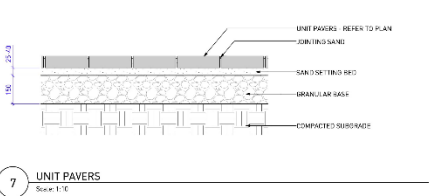
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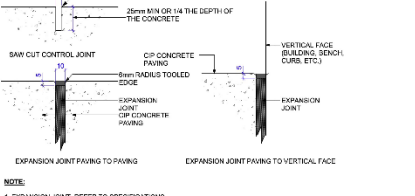
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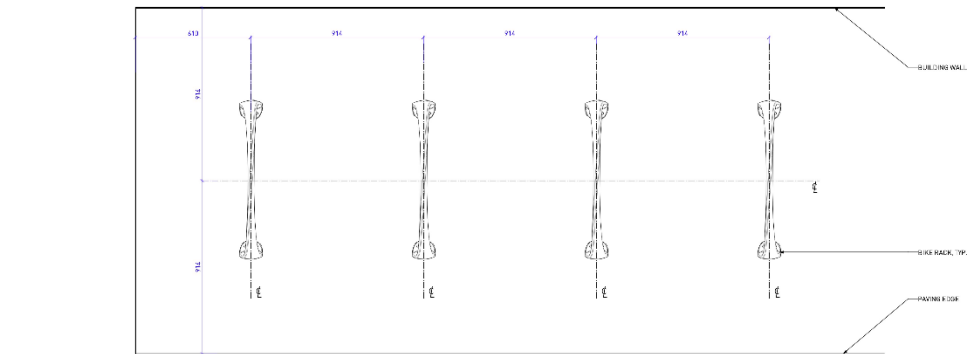
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MCM

Musson  
Cattell  
Mackey  
Partnership

Architects Designers Planners  
Oscar Pina  
1000 West Hastings Street  
Suite 1010  
Vancouver, British Columbia  
Canada V6C 3K1  
T: 604.687.2990  
F: 604.687.2771  
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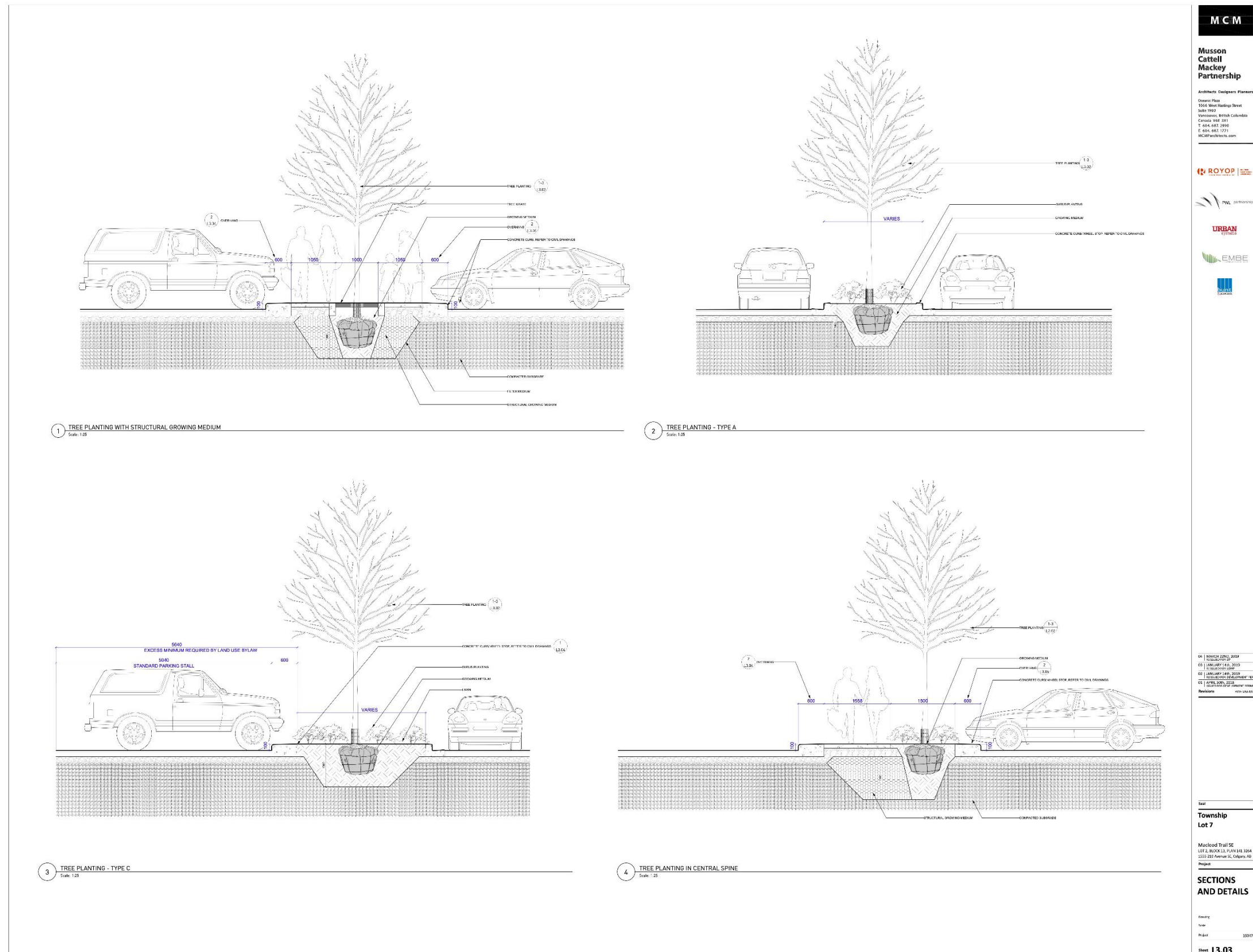
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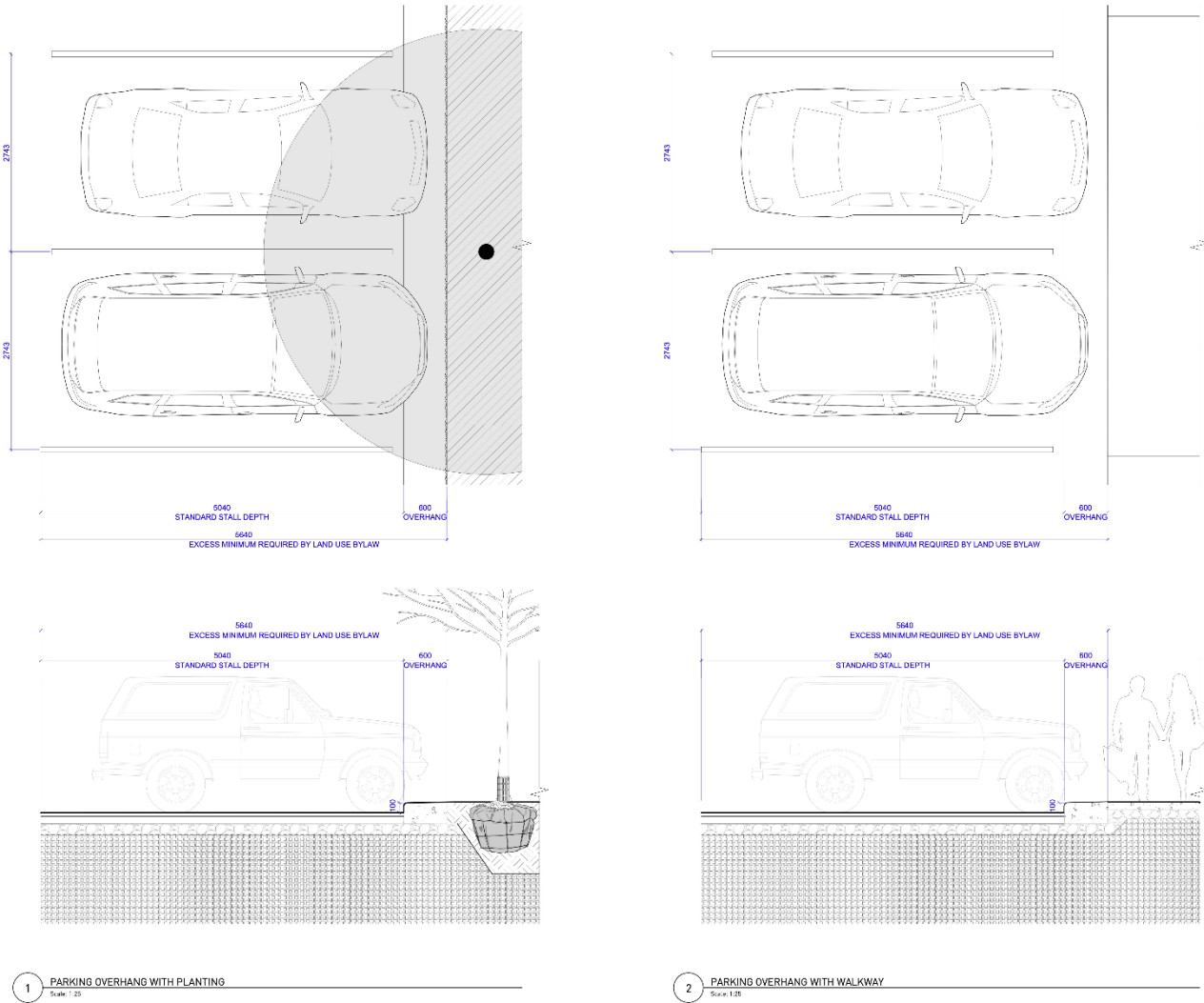
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504 | JANUARY

## Development Permit Plans



Development Permit Plans



Musson  
Cattell  
Mackey  
Partnership

Architects Designers Planners  
Owenik Plaza  
1060 West Hastings Street  
Suite 1900  
Vancouver, British Columbia  
Canada V6E 3K1  
T: 604.681.1990  
F: 604.681.1771  
MCMPartnership.com



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10 | REVISION 02/01/2019

Seal  
Township  
Lot 7

Macleod Trail SE  
100' x 100' x 100' x 100'  
100' x 100' x 100' x 100'

SECTIONS  
AND DETAILS

Drawing  
Scale  
Project  
Sheet L3.04



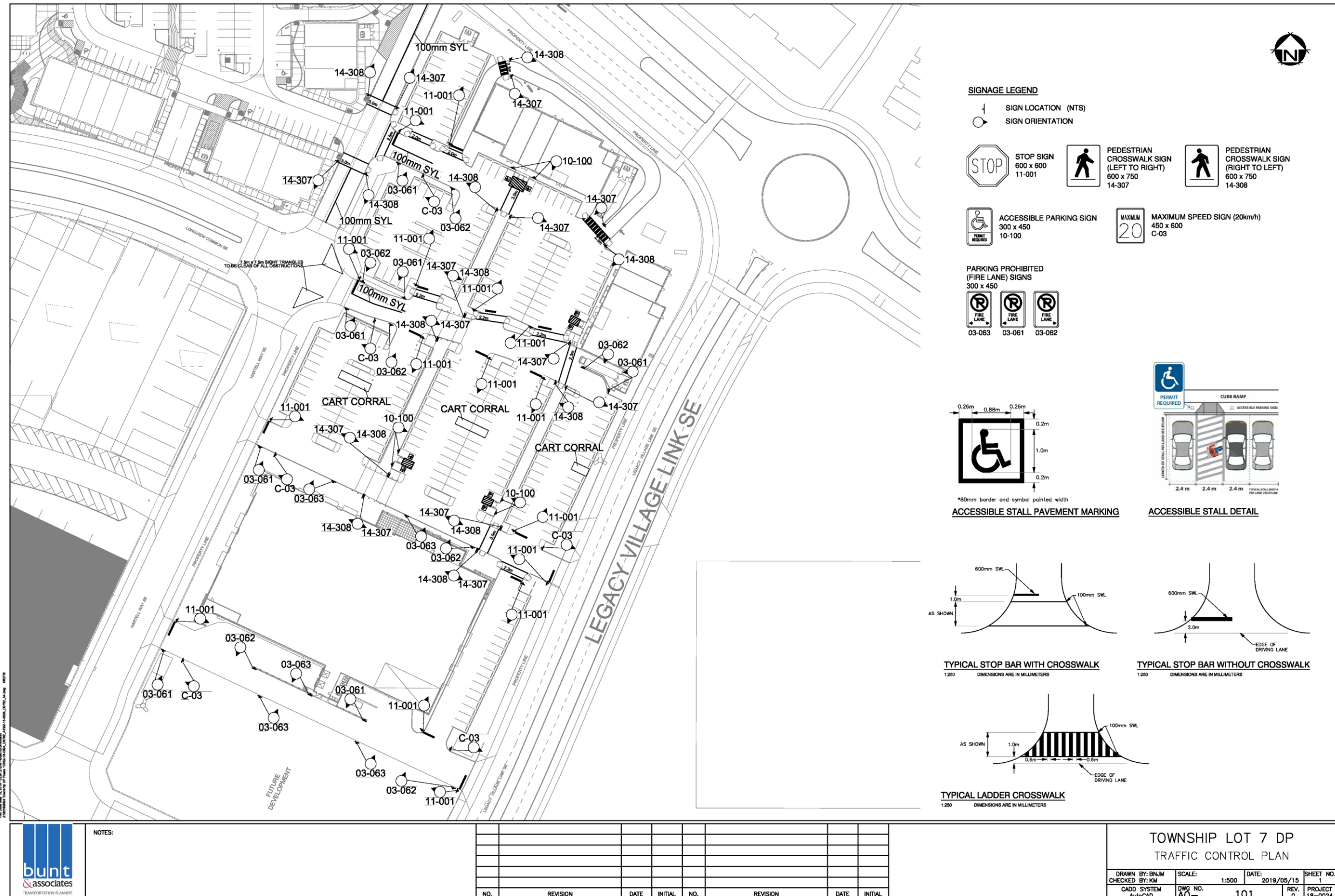
## Development Permit Plans

## Development Permit Plans

## Development Permit Plans



## Development Permit Plans



## Development Permit Plans







## Conditions of Approval

### Prior to Release Conditions

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

#### Planning:

1. Submit a total of 6 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior to Release conditions of all Departments as specified below.

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

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

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

2. Submit a cheque payable to the City of Calgary for a total of \$735.00 for the cost of 3 additional Development Completion Inspections (\$245.00 per phase) that was not paid for at the time of the Development Permit submission.

#### Development Engineering:

3. Amend the plans to:

##### Utility Line Assignments

- a. Indicate and dimension the final endorsed utility right-of-ways (URW) and / or easements on **all relevant** plans and details, as per subdivision application SB2017-0412 and associated legal plan application LP2019-0073.
- b. Remove/relocate any proposed encroachments (including trees and shrubs) from within the proposed utility right-of-ways. Please note that there may be various conflicts with the proposed URW. If the proposed URW changes through the endorsement process, the Developer shall accommodate any URW requirements on the site.
- c. Show locations of all proposed shallow and deep utilities on the landscaping drawings and ensure there are no conflicts. Current plans are showing several possible conflict locations between the landscaping and proposed underground utilities.

4. Amend the plans to:

##### Waste & Recycling Services

- a. Provide details for the overhead door for the Building Q waste and recycling storage area. A minimum size of 3.0m wide X 2.1m high is required.
- b. Provide protection to ensure all parts of the storage area for Building Q do not come into contact by any part of a container (including any doorways). Refer to the "Development Reviews: Design Standards for the Storage and Collection of

## Conditions of Approval

Waste” found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>.

5. Prior to the release of the Development Permit, the following items are required:
- Approval of the subdivision construction drawings for the adjacent roads and utilities.
  - Approval of the subdivision application to create this proposed site and endorsement of the associated Legal Plan application by Development Engineering.
  - Confirmation from all shallow utility companies that the proposed servicing plan for the overall subdivision has been accepted and that no further utility right-of-ways area required.
  - Confirmation that the necessary public infrastructure required to service the development associated with the above noted subdivision application has been installed and tested to the satisfaction of the Manager of Infrastructure Planning in accordance with the associated Development Agreements.
6. Submit a Stormwater Management Report (SWMR), for review and acceptance by the Development Approvals Team Leader, Water Resources, prior to submitting a Development Site Servicing Plan. Stormwater Management Reports are to be submitted electronically directly to Water Resources via POSEIDONOnline which is accessed through The City of Calgary’s [VISTA website](#).
- Please note: Prior to the review of the development site SWMR, an approved subdivision SWMR is required to demonstrate the overall stormwater management design for the entire subdivision area.
7. Submit a copy of the certificate of title and other documentation as needed to demonstrate that the existing utility right-of-way instrument 141110271 has been discharged and affected utilities have been removed and/or relocated. All submitted documentation shall be to the satisfaction of the Development Engineering Generalist.
8. Submit three (3) sets of the Development Site Servicing Plan (DSSP) details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact [developmentservicing2@calgary.ca](mailto:developmentservicing2@calgary.ca) for additional details.

For further information, refer to the following:

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

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

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

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

Please note: Prior to the review of the DSSP, the approved subdivision construction drawings and SWMR are required to confirm the final details of the public utilities this site will be connecting to.



### Conditions of Approval

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

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

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

### Transportation:

11. Amend the site plan to realign the pedestrian connection adjacent to building "N" and drive through entry to align with the north-south pedestrian crossing at the roundabout of 210 Avenue SE/ Legacy Village Link SE.
12. Execute and register on title a Mutual Access Easement Agreement between Lot 6 and Lot 7 for the purpose of parking access / vehicular access / pedestrian access / an access route for the waste & recycling collection vehicle(s) to the storage facilities. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
13. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

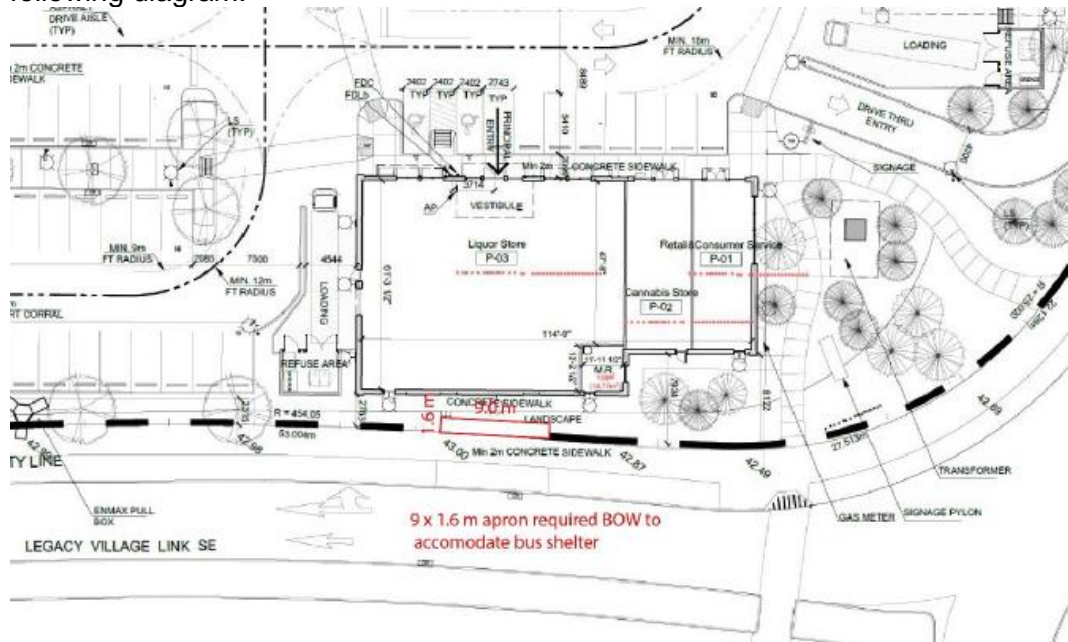
The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

### Roads

- a. Construction of 4 new driveway crossings
- b. Closure of one existing driveway

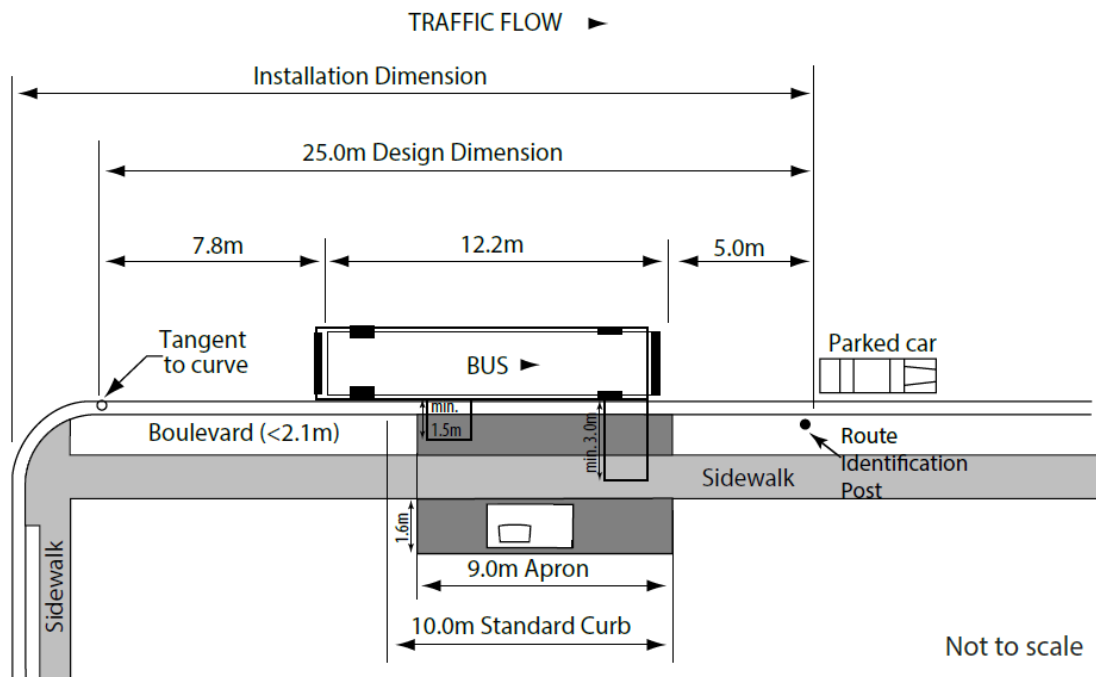
## Conditions of Approval

- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
14. The developer shall contribute to the cost of upgrading the intersections of Macleod Trail / 210 Avenue SE and Macleod Trail SE / 194 Avenue SE, based on the Transportation Impact Assessment recommendations for the East and West Macleod area. The cost sharing contribution is \$95,510 as per the approved Outline Plan LOC2016-0210. It should be noted, once conditions are satisfied for the related Subdivision, this condition will also be satisfied.
15. Roads Traffic will be required to enter the parcel and install road markings and signage for the Longview Common SE and Hartwell Way SE intersection. Provide a letter under corporate letter head confirming that all costs associated with these changes are to be the developer's sole expense. Contact the Traffic Engineer (403-268-3520) eight (8) weeks prior to occupancy to arrange for the necessary work. Please note: Stop bars are required no more than 1.0 m away from the crosswalk location.
16. Amend the plans to include a 1.6m x 9m bus apron back-of-walk on the site to accommodate the bus shelter. The existing bus apron on SB Legacy Village Link SE at 210 Avenue SE does not meet design standards and is too small to fit a shelter while allowing space for passengers to align the bus. A public access easement is required along this strip of bus pad to allow the public to use the facility. Please refer to the following diagram:



## Conditions of Approval

### STANDARD BUS ZONE DIMENSIONS (Type A) (if sidewalk blvd < 2.1m)



17. Execute and register on title an Access Easement Agreement with the City of Calgary over Lot 7 (Servient Lands) in favour of Legacy Village Link SE (Dominant Lands) for the purpose of pedestrian access to access a bus shelter. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

### Permanent Conditions

The following permanent conditions shall apply:

### Planning:

18. This approval recognizes 4 phases on the approved plans. A Development Completion Permit shall be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
19. In order to satisfy access and bylaw requirements, Phase S as identified on page A7-102 must be completed prior to occupancy of any other phases in this development.

### Conditions of Approval

20. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.
21. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
22. No changes to the approved plans shall take place unless authorized by the Development Authority.
23. This Development Permit approves the use of Cannabis Store where all cannabis that is offered for sale or sold must be from a federally approved and licensed facility.
24. Prior to commencing the use, the Cannabis Store must be licensed by the Alberta Government.
25. All roof top mechanical equipment shall be screened by the building parapet as shown on the approved plans released with this permit and shall not be visible from thoroughfares or sidewalks.
26. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
27. All trees located within the subject property and shown on the approved plans, which cannot be retained during development, must be replaced by a tree of a species and size which is acceptable to the Development Authority within twelve months of the issuance of the development completion permit.
28. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
29. Any noise or music from outdoor speakers shall be contained on the site in accordance with the Community Standards Bylaw.
30. All electrical servicing for freestanding light standards shall be provided from underground.
31. Barrier free parking stalls shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
32. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
33. The garbage enclosures shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

## Conditions of Approval

### Development Engineering:

34. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
  - on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
35. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

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

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

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

36. Contact the Erosion Control Inspector, Water Resources, with at least two business days' notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
37. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
38. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.



### Conditions of Approval

39. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
40. Access to fire department connections for sprinkler or standpipe systems by firefighters and their equipment shall be maintained free of obstructions (including snow and ice) at all times.

#### Transportation:

41. The developer shall be responsible for the cost of public work and any damage during construction in City road rights-of-way, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
42. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
43. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.
44. The provided elevations along the property line must be compatible with road grades and elevations as per the approved construction drawing (CD2018-0066 and CD2019-0054). The developer/owner shall be responsible to verify that the elevations shown on the plans are correct.

#### Parks:

45. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
46. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
47. Applicant should indicate on the plans the location of new services in accordance with the DSSP approved by the City. However, if the servicing trench will be located within the drip line of an existing adjacent public tree, the applicant should contact Urban Forestry through 311 or contact Development Site Servicing directly in attempt to avoid this conflict.

### **Conditions of Approval**

48. The submitted plans indicate that the removal of existing public trees along property frontage is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 to make arrangements for the letter and compensation.



## Existing Direct Control District Guidelines

### BYLAW NUMBER 308D2017

#### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2016-0210) \*\*\*\*\*

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

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

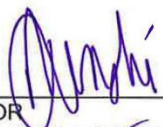
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

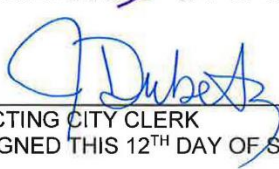
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

READ A FIRST TIME THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

READ A SECOND TIME THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

READ A THIRD TIME THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

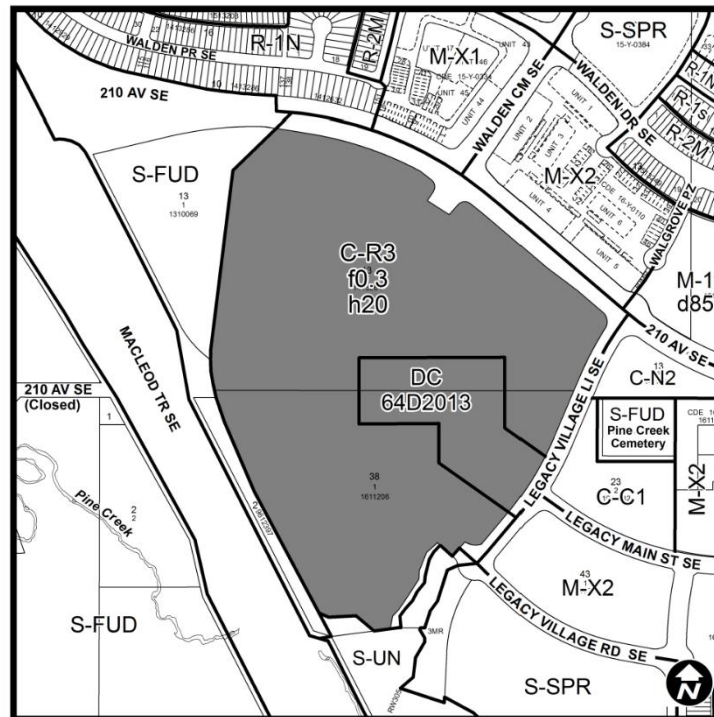
  
\_\_\_\_\_  
MAYOR  
SIGNED THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

  
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
BYLAW NUMBER 308D2017

### SCHEDULE A

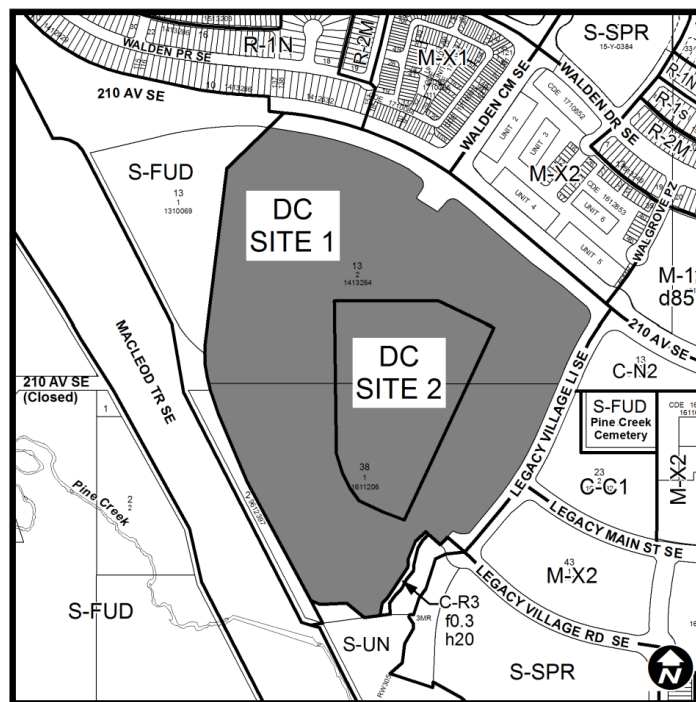




## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
BYLAW NUMBER 308D2017

### SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) allow for comprehensively planned and designed regional and locally oriented commercial **development**;
- (b) allow for residential developments in the form of **Dwelling Units, Live Work Units and Multi-Residential Development**;
- (c) allow for a pedestrian oriented core area with mixed use mid-rise

## Existing Direct Control District Guidelines

### AMENDMENT LOC2016-0210 BYLAW NUMBER 308D2017

*developments* complemented by high streets and a centrally located pedestrian plaza/promenade;

- (d) allow for staged *development* of the site in accordance with transportation network capacity for the area; and
- (e) implement the vision of the South Macleod Centre Area Structure Plan.

#### Compliance with Bylaw 1P2007

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

#### Reference to Bylaw 1P2007

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

#### Site 1 (± 20.15 ha)

##### Application

- 4 The provisions in sections 5 through 8 apply only to Site 1.

##### Permitted Uses

- 5 The *permitted uses* of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

##### Discretionary Uses

- 6 The *discretionary uses* of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) Dwelling Unit;
- (b) Live Work Unit; and
- (c) Multi-Residential Development.

##### Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

##### Site Landscaping

- 8 A comprehensive landscape plan approved by the *Development Authority* must be submitted as a part of the first *development permit* application and must include the entirety of Site 1.

#### Site 2 (± 5.0 ha)

##### Application

- 9 The provisions in sections 10 through 13 apply only to Site 2.

## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
BYLAW NUMBER 308D2017

### Permitted Uses

- 10 The *permitted uses* of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

### Discretionary Uses

- 11 The *discretionary uses* of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:

- (a) with the addition of:
  - (i) Dwelling Unit;
  - (ii) Live Work Unit;
  - (iii) Multi-Residential Development; and
- (b) with the exclusion of:
  - (i) Auto Service – Major;
  - (ii) Auto Service – Minor;
  - (iii) Car Wash – Multi-Vehicle;
  - (iv) Car Wash – Single Vehicle;
  - (v) Drive Through;
  - (vi) Gas Bar;
  - (vii) Parking Lot – Grade;
  - (viii) Vehicle Rental – Major; and
  - (ix) Vehicle Sales – Major.

## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
BYLAW NUMBER 308D2017

### Bylaw 1P2007 District Rules

- 12 Unless otherwise specified, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

### Site Landscaping

- 13 A comprehensive landscape plan approved by the *Development Authority* must be submitted as a part of the first *development permit* application and must include the entirety of Site 2.

### Application

- 14 The provisions in sections 15 through 22 apply to Site 1 and Site 2.

### Additional Rules for Residential Uses

- 15 (1) For *developments* which contain any one or more of *Dwelling Units*, *Live Work Units* or *Multi-Residential Developments*, the rules in this section apply.
- (2) *Amenity space* may be provided as *common amenity space*, *private amenity space* or a combination of both.
- (3) The required minimum *amenity space* is 5.0 square metres per *unit*.
- (4) When the *private amenity space* provided is 5.0 square metres or less per *unit*, that specific area will be included to satisfy the *amenity space* requirement.
- (5) When the *private amenity space* exceeds 5.0 square metres per *unit*, only 5.0 square metres per *unit* must be included to satisfy the *amenity space* requirement.
- (6) Where a *patio* is located within 4.0 metres of a *lane* or another *parcel*, it must be *screened*.
- (7) *Private amenity space* must:
- (a) be in the form of a *balcony*, *deck* or *patio*; and
- (b) have no minimum dimensions of less than 2.0 metres.
- (8) *Common amenity space*:
- (a) may be provided as *common amenity space – indoors* and as *common amenity space – outdoors*;
- (b) must be accessible from all the *units*; and
- (c) must have a contiguous area of not less than 50.0 square metres, with no dimension less than 6.0 metres.
- (9) *Common amenity space – indoors* may only be provided to satisfy the *amenity space* requirement as part of a *development* with 100 or more *units*.

## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
BYLAW NUMBER 308D2017

- (10) A maximum of 10.0 per cent of the required *amenity space* may be provided as *common amenity space – indoors*.
- (11) *Common amenity space – outdoors*:
  - (a) must provide a *balcony, deck* or *patio* and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required *landscaped area*.
- (12) A driveway must not have direct access to a *major street* unless:
  - (a) there is no practical alternative method of vehicular access to the *parcel*; and
  - (b) a turning space is provided on the *parcel* to allow all vehicles exiting to face the *major street*.
- (13) A driveway connecting to a *street* must:
  - (a) be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
  - (b) be a minimum of 3.0 metres in width.
- (14) A driveway connecting to a *lane* must:
  - (a) be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and
  - (b) be located between the *property line* shared with a *lane* and the vehicular entrance of the *private garage*.
- (15) A *retaining wall* must be less than 1.0 metres in height, measured from lowest *grade* at any point next to the *retaining wall*, within 3.0 metres of a *property line*.
- (16) A minimum horizontal separation of 1.0 metres must be maintained between *retaining walls* on a *parcel*, within 3.0 metres of a *property line*.



## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
BYLAW NUMBER 308D2017

### Floor Area Ratio

- 16 (1) Subject to subsection (3), the maximum cumulative *floor area ratio* is 0.64.
- (2) With each *development permit* application for a new *building* or *development*, a development density table expressed in square metres must be provided that identifies the total (Site 1 and Site 2) amount of:
- (a) existing *development*;
  - (b) approved *development*;
  - (c) the additional amount of *development* being proposed; and
  - (d) the remaining amount of allowable *development* under subsection (1).
- (3) The maximum cumulative *floor area ratio* in subsection (1) may be exceeded where studies are provided demonstrating that the transportation and utility network capacities can accommodate additional *development*.

### Building Height

- 17 The maximum *building height* is 40.0 metres.

### Front Setback Area

- 18 There is no *front setback area* required.

### Rear Setback Area

- 19 There is no *rear setback area* required.

### Side Setback Area

- 20 There is no *side setback area* required.

### Minimum Required Motor Vehicle Parking Stalls

- 21 The minimum number of *motor vehicle parking stalls*:
- (a) is the requirement referenced in Part 4 of Bylaw 1P2007 for the following *uses*:
    - (i) **Cinema**;
    - (ii) **Hotel**;
    - (iii) **Medical Clinic**, when located above the ground floor;
    - (iv) **Office**, when located above the ground floor;
    - (v) **Performing Arts Centre**; and
    - (vi) **Post-secondary Learning Institution**;

## Existing Direct Control District Guidelines

AMENDMENT LOC2016-0210  
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- (b) for each **Dwelling Unit** is:
  - (i) 0.75 stalls per *unit* for resident parking; and
  - (ii) 0.1 *visitor parking stalls* per *unit*;
- (c) for each **Live Work Unit** is:
  - (i) 0.5 stalls per *unit*; for resident parking; and
  - (ii) 0.5 *visitor parking stalls* per *unit*; and
- (d) for all other *uses* is 4.5 stalls per 100.0 square metres of *gross usable floor area*.

### Development Authority – Power and Duties for Relaxations

22 The *Development Authority* may relax any of the rules within this Direct Control District provided the test for relaxations as set out in Bylaw 1P2007 is met.



**UDRP Comments 2018 June 13 (including applicant response)**



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January 14<sup>th</sup> 2019

City of Calgary  
Community Planning – Mail code #8073  
P.O. Box 2100, Stn. Mfa  
Calgary, Alberta, Canada T2P 2M5

Attention: Angelique Dean  
Senior Planner  
[angelique.dean@calgary.ca](mailto:angelique.dean@calgary.ca)

Dear Angie,

Re: **SOUTH MACLEOD CENTRE CALGARY  
OUR PROJECT #216065 – 6.1  
RESPONSE TO UDRP COMMENTS – LOT 7  
DEVELOPMENT PERMIT NUMBER: DP2018-2164**

Please accept the following as our response to the City of Calgary (CoC) UDRP comments.

**Note to the reviewer**

The comments in this letter respond to the initial comments by the City of Calgary to our development permit application and offer a new proposed site plan for consideration and review. We trust this revised and improved site plan addresses and exceeds expectations by the City of Calgary and makes Lot 7 a complement to our applications for Lots 3 and 6 and to this exciting development as outlined and anticipated by the South MacLeod Area Structure Plan.

The enclosed revised and improved set of documents is reflecting and documenting the outcome of several meetings held with various departments of the City of Calgary therefore we trust it would be acceptable in response to the comments below. We have added commentary to each item below as an introduction to the enclosed set of documents.

**Summary**

As a long-term vision and full buildout design, the project presents itself as a unique opportunity to create something unique and meaningful. In the current application, this quadrant needs to compliment the overall vision being pursued by the applicant as a critical first step for the development.



## UDRP Comments 2018 June 13 (including applicant response)

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Response to UDRP Comments (Lot 7)  
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In general, the current layout is relatively expected for a suburban commercial shopping centre with a centralized parking field and perimeter building placement. The applicant is commended for their intent to create a pedestrian network of pathways, connecting each building, and gathering space. However, if the applicant's desire is to create something that is 'not a shopping centre, but a community' such as a Town Centre, UDRP urges further review as to ensure site design is complementary and compatible with the character of the Core Commercial area and reinforces a less auto-centric placemaking concept.

Adjustments to building siting and massing are to be studied. Building interactions with internal streets should create a strong urban edge that animates the pedestrian network. Building massing as it relates to open space interaction requires further evaluation. Additional study on sightlines as one approaches the site and the sense of entry to the development is encouraged. UDRP strongly suggests, in the next submission, a revised overall Master Plan of the complete development, illustrating the pathway system connectivity and nodes throughout the development.

### Applicant Response

Please see our response to more specific items included in your summary in the following pages.

### Urban Vitality

#### 1. Retail street diversity

##### Best Practice

*Retail streets encourage pedestrians along sidewalk with a mix and diversity of smaller retail uses. Retail wraps corners of streets. Space for patios and cafe seating is provided.*

##### UDRP Commentary

*The retail streets are typical of a traditional suburban development model with respect to building placement and size, with medium to larger format commercial focused towards the central parking areas. As a result, retail streets do not offer much diversity and interest from a pedestrian perspective, particularly along 'Street F'.*

*Applicant to consider revisiting the built-form interface by re-siting buildings to better frame internal streets and break up large surface parking areas. Framing of vehicular intersections through place making of street corners is suggested either through open gathering space or building placement.*

### Applicant Response

The site plan and building location responds to a specific format and size of a typical grocery store which is the main tenant anticipated for this site as outlined by the South MacLeod Area Structure Plan. The grocery is complemented by smaller format retail along the corner of Legacy Village Link SE and 210<sup>th</sup> Ave. and with a tenant mix that creates a connection between Lot 7 and 6 for the targeted demographics.

The site plan is almost a result of the large parking requirement by the Grocery store and non-build restrictions imposed by such type of tenants and other tenancies requirements. Nevertheless the design team made all efforts to incorporate improved urban design concepts to offset such design constraints.

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Landscape is being used to "break-up" the large surface parking areas in addition to generous pedestrian circulation network which creates connections north-south as well as to and from the future core commercial

To enhance pedestrian experience, here is a combination of hard and soft landscape elements, including seating, low walls, feature wayfinding elements, and pedestrian scale lighting proposed along Hartell Way SE (street F), beside building Q-01.

### 2. Retail street transparency, porosity

#### Best Practice

*Retail street maximizes glazing - 70% and more. Maintains view into and out of retail, avoids display-only windows.*

#### UDRP Commentary

*Glazing on the site is typical of similar developments with respect to frontages that address the parking lots. Additional treatment of the side and rear facades which face the public realm to be emphasized.*

#### Applicant Response

The site is surrounded by high speed streets with four or more lanes to the north and east. These flanking arterial streets do not have parallel parking which does not promote a retail environment and public interaction with the rear of the buildings. The design team improved the back of the buildings and enhanced the pedestrian access points from streets and adjacent sites in order to respond to the "street porosity" issue referred to in the comment above.

A minimum of 70% of glazing is being provided on façades facing the internal parking, plazas and any other spaces which are intended to be animated as public amenities and promoting any interaction between these spaces and the retail spaces.

The large format retail (Supermarket) is a lot more difficult to respond to such requirement however the design team is proposing a large amount of spandrel glazing within a façade which is broken-down by a number of different architectural elements and cladding materials and textures

### 3. Pedestrian-first design

#### Best Practice

*Sidewalks are continuous on all relevant edges. Materials span driveway entries and parking access points. No drop offs or lay-bys in the pedestrian realm. Street furnishings support the pedestrian experience.*

#### UDRP Commentary

*Perimeter sidewalks generally support good pedestrian circulation with boulevard areas buffering vehicle traffic for greater pedestrian comfort. Internal pedestrian circulation is generally good with uninterrupted connections provided throughout the site. Special consideration is given to material differentiation across parking surfaces and the use of landscaping enhancements – a plus.*

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*The built form interface with the pedestrian network needs reconsideration. Visual interest, a core ingredient of walkability, has not been achieved (see item #1). Key considerations are re-orienting buildings to provide a stronger urban edge and providing secondary entrances to buildings which front sidewalk and plaza areas.*

### Applicant Response

Buildings have been relocated within the site in order to improve permeability and pedestrian access to the site as well as internal circulation which is also more organized and "landing" on more active places as well as better connected with parking and buildings.  
For that reason we don't see the benefit of secondary entrances fronting the adjacent streets (Urban edge) however building elevations and landscape around those edges have been significantly improved to promote a more active use of those spaces.

### 4. Entry definition / legibility

#### Best Practice

*Entry points are clear and legible*

#### UDRP Commentary

*Entry points are clear and legible through secondary free-standing signage, though revisions to strengthen the sense of entry to the site are encouraged. This could be revising the drive through location at the northern entry location and exploring the proposed supermarket's architectural features at the south entry location.*

### Applicant Response

The drive-through have been relocated together with the stand alone building which creates the opportunity for a more relevant gateway into the site with opportunities for free-standing signage, pedestrian and visual porosity both on North-west and North-east corners of the site.

The Grocery large retail main entrance was enlarged and other Architectural elements were created in order to provide more legibility from various viewpoints.

### 5. Residential multi-level units at grade

#### Best Practice

*Inclusions of two or three storey units are encouraged, particularly at street level. Private outdoor patios with access to the sidewalk are ideal. Patios are large enough to permit furnishing and active use.*

### Applicant Response

We appreciate the comments by the panel. However, the inclusion of residential uses on General Commercial zones of the development, although supported by the ASP, was discussed with planning department and during the UDRP meeting, and was never anticipated to take place at Lot 7 subject to this application.

Multi-use residential uses are expected to be implemented on phase 2 of this project within the Core Commercial zone in multi-level buildings with retail at the ground level as outlined by the Table 2 of section 4.3 in the ASP.

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### 6. At grade parking

#### Best Practice

At grade parking is concealed behind building frontages along public streets.

#### UDRP Commentary

*At grade parking internal to the site is generally consistent with the guidelines and policy. Given the large centralized parking area, landscaping enhancements including trees of a substantial caliper will be integral to breaking up the parking into smaller clusters.*

*Similar to items #1 and #3, the panel strongly recommends providing a stronger urban edge on the west boundary to conceal parking and be compatible and complimentary with the character of the core commercial area proposed. Future tenant preference for maintaining view corridors to an individual building is not an advisable urban design rationale.*

#### Applicant Response

The design team improved upon the placemaking and seating/active spaces along the sidewalks, entry points to the site and other opportunities.

Although not ideal in terms of Urban Design, the Supermarket tenant required a dedicated parking area and has non-build restriction which makes it almost impossible to animate the west boundary of this site. The retail on future core commercial will also benefit from the large surface parking being proposed since Street F (Hartell Way SE) doesn't supply enough parking spaces.

### 7. Parking entrances

#### Best Practice

*Ramps are concealed as much as possible. Entrances to parking are located in discrete locations. Driveways to garage entries are minimized, place pedestrian environment and safety first.*

#### UDRP Commentary

*No underground parking is proposed.*

#### Applicant Response

Acknowledged

### 8. Other

#### Urban Connectivity

*Provide visual and functional connectivity between buildings and places, ensure connection to existing and future networks. Promote walkability, cycle networks, transit use, pedestrian-first environments.*

### 9. LRT station connections

#### Best Practice

*Supports LRT use via legible, dedicated pedestrian pathways to stations with direct routes. Avoids desire lines / shortcutting through parking areas.*

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### Applicant Response

The project site is within a 400m Transit Stop Catchment Area and will in future benefit from the LRT Red Line extension.

#### 10. Regional pathway connections

##### Best Practice

*Supports walkability via intentional urban design connections to pathway systems.*

##### UDRP Commentary

*Pathway connections to the site and along the primary entry road provide adequate connection.*

### Applicant Response

Not required

#### 11. Cycle path connections

##### Best Practice

*Supports cycling via intentional, safe urban design connections to pathway systems and ease of access to bicycle storage at grade.*

##### UDRP Commentary

*Pathway connections to the site and along the primary entry road provide adequate connection.*

### Applicant Response

Please refer to L0.03 pedestrian and bicycle network diagram for further information.

#### 12. Walkability - connection to adjacent neighbourhoods / districts / key urban features

##### Best Practice

*Extend existing and provide continuous pedestrian pathways. Extend pedestrian pathway materials across driveways and lanes to emphasize pedestrian use.*

##### UDRP Commentary

*The panel supports the use of different pathway materials across the parking areas, though the same 'concrete type 4' treatment is encouraged across vehicle access points from 'Street F' in order to minimize vehicle-pedestrian conflicts.*

### Applicant Response

Crosswalks with patterning are provided in the parking areas, as well as the vehicle access points from Hartell Way SE (street F). Pedestrian crossings along Hartell Way SE (street F) shown in landscape drawings are for reference only. The actual design of the crosswalk at that location will be included in off-site package (Line Assignment) submitted by the project civil engineer.



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### 13. Pathways through site

#### Best Practice

*Provide pathways through the site along desire lines to connect amenities within and beyond the site boundaries.*

#### UDRP Commentary

*Pathway connections throughout the site provide adequate connection and address desire lines to site amenities in an upgraded format.*

*Building N (drive thru) requires further study in the placement of the building as it does not adequately support the general site circulation. While the applicant spoke to study of joining this building to Building O (reverse drive thru configuration) and difficulty achieving a desired result, this arrangement can be executed successfully and may assist in strengthening the pathways through site. Alternative configurations are to be studied to assist improving this interface with the rest of the development.*

#### Applicant Response

Please see our response above on items #2 and #3 and our revised and improved site plan enclosed with this resubmission. We strongly believe the new building placement offers a significant overall improvement to the site.

### 14. Open space networks and park systems

#### Best Practice

*Connects and extend existing systems and patterns.*

#### UDRP Commentary

*The planned open spaces could benefit from additional building interaction to prevent dead spaces from developing. Building entrances, glazing, and hardscape as opposed to soft landscaping ground surface treatments should be explored to create more porosity and incite more active use.*

#### Applicant Response

Please see above responses to Items 2, 3 and 4 and our revised and improved site plan enclosed with this resubmission. We strongly believe the new building placement offers a significant overall improvement to the site.

### 15. Views and vistas

#### Best Practice

*Designed to enhance views to natural areas and urban landmarks.*

#### UDRP Commentary

*The site plan places emphasis on an individual future tenant's desire for driver visibility. The panel strongly encourages thorough analysis and revisions to strengthen landmark views and vistas. See item #4.*

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### Applicant Response

We believe this is not applicable to Lot 7 and will only be an issue on Phase 2 of the development on the area south of the development looking into the Environmental Reserve subject to a few discussions during ASP review and where we anticipate having viewpoints.

### 16. Vehicular interface

#### UDRP Commentary

*Vehicle circulation generally responds to the site and adjacent uses, however should be developed in a less traditional commercial suburban format as indicated in the Applicant's vision for the overall masterplan. See comments #3 and 6 for related information.*

### Applicant Response

Again, unfortunately not ideal as far as urban design concepts the major tenant (Grocery Store) have very stringent requirements for the number, arrangement and size of their dedicated parking and very little deviation or improvements were allowed during extensive conversations with the tenant design team.

### 17. Other

#### Contextual Response

*Optimize built form with respect to mass, spacing and placement on site in consideration to adjacent uses, heights and densities*

### 18. Massing relationship to context

#### Best Practice

*Relationship to adjacent properties is sympathetic*

#### UDRP Commentary

*The Panel recognizes the variety in urban form and architecture contemplated on the site. Variation in roofline, floorplate and façade treatments for internal frontage is indicative of good design.*

### Applicant Response

Thank you for the positive feedback

### 19. Massing impacts on sun shade

#### Best Practice

*Sun shade impacts minimized on public realm and adjacent sites*

#### UDRP Commentary

*Information on this item is not included for review. The panel advises that special consideration be given to sunlight access and shading affecting the proposed public open spaces internal to the subject parcel.*

### Applicant Response

Please see attached sun shade studies.

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### 20. Massing orientation to street edges

#### Best Practice

*Building form relates / is oriented to the streets on which it fronts.*

#### UDRP Commentary

*The proposed design avoids long monotonous building walls by introducing generally high quality façades with significant modulation and articulation. The panel recommends particular sensitivity to the design detail of rear facades facing the future development site adjacent the community corridor, as envisioned in the ASP.*

#### Applicant Response

We appreciate the comments and agree. Please find enclosed a revised set of drawings indicating very articulated and rich volume of all buildings facing Legacy Village Link SE and 210<sup>th</sup> Avenue SE.

The open spaces around the sides of the project have been landscaped with large pockets of planting in lawn. The shape and layout of these planted areas are derived from the overall landscape theme and concept of the project. Care has been taken to ensure clear site lines into and through these spaces even though they are intended to be for visual relief and are not intended to be occupied. Full planting plans have been provided for review.

### 21. Massing distribution on site

#### UDRP Commentary

*The panel notes a dramatic jump in building height and massing from Lot 7 to the planned high street commercial area directly adjacent. The panel suggests the applicant consider exploring a more transitional scale relative to the rest of the site, and adjacent future development areas.*

*Further, Building Q appears pushed into the corner with potential future 'back of house' implications on the future development immediately adjacent. UDRP suggests a future schematic of this future development be shown conceptually, to better evaluate the interface that is being proposed at this location.*

#### Applicant Response

Please find enclosed revised and improved site plan addressing your concerns. Buildings have been redistributed within the site and offer a much more "balanced" massing and opportunities to address many other items as outlined on your comments above.

At this point the developer doesn't have a firm tenant or approach to the remaining site to be developed in the future. We do recognize that the back-of-house of the Grocery Store poses a constraint and requires a comprehensive assessment of the opportunities for this site. The developer and MCMP will be involved on all phases of the future proposed development in order to make sure that any mitigating strategies are taken in order to guarantee a successful outcome.

### 22. Massing contribution to public realm at grade

#### Best Practice

*Building form contributes to a comfortable pedestrian realm at grade*



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### UDRP Commentary

*The Panel recognizes the scale and setbacks of buildings with respect to the perimeter conditions, and interface with the adjacent roadways and pedestrian connections. Internal pedestrian realm is typical of suburban retail and commercial development, and not aligned with the vision and theming identified in the introductory section of the submission. The Panel understands that future phases may include a high street concept and encourages consideration of enhanced walkways and pedestrian oriented pedestrian realm that complements the architecture and massing in quality and scale. Buildings located adjacent to the Internal Streets should be complementary and compatible with the character of the Core Commercial area and the Transitional area.*

### Applicant Response

Please refer to our answers to items #2 and #3 above.

### 23. Other

#### Safety and Diversity

*Promote design that accommodates the broadest range of users and uses. Achieve a sense of comfort and security at all times.*

### 24. Safety and security

#### Best Practice

*CPTED principles are to be employed - good overlook, appropriate lighting, good view lines, glazing in lobbies and entrances.*

### UDRP Commentary

*Areas of concern include loading areas and the 45-degree wedge formed by the massing along the site edges. Provide appropriate design interventions to improve safety and security of the site.*

### Applicant Response

CPTED is a proactive development philosophy whereby the proper design and effective use of the built environment can lead to a reduction in the incidence of crime. This is accomplished by thoughtfully employing natural forms of surveillance, access control, and territorial reinforcement to present a psychological deterrent to criminal behavior.

The design of Township utilizes natural surveillance, natural access control, and territorial reinforcement through the following design principals:

- Orienting access roads and pathways towards natural forms of surveillance such as building entrances and windows.
- Increasing visual permeability at main building entrances.
- Strategically lighting public areas and potential problem areas such as narrow pedestrian links and secondary building accesses.
- Providing clear sight lines and visual permeability.
- Limiting uncontrolled access to buildings and private spaces.
- Adding dense or thorny landscaping as a natural barrier to discourage unwanted entry.
- Providing amenities in public areas that encourage activity and use.
- Avoiding the creation of "no-man's land" by ensuring that all spaces have an assigned use.

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- Creating clearly marked transitional zones as people move between public and private spaces.

With these thoughtfully employed natural barriers, we are encouraging positive social interactions while reducing the opportunities for criminal activity.

### 25. Pedestrian level comfort - wind

#### Best Practice

*Incorporate strategies to block wind, particularly prevailing wind and downdrafts. Test assumptions and responses via Pedestrian Level Wind Analysis. Particular attention to winter conditions.*

#### UDRP Commentary

*Information on this item is not included for review.*

#### Applicant Response

The development has been thoughtfully designed to take into consideration the wide variety of environmental conditions that are experienced in Calgary. It is the Applicant's opinion that the current design does not have any significant wind conditions worthy of detailed analysis.

### 26. Pedestrian level comfort - snow

#### Best Practice

*Incorporate strategies to prevent snow drifting. Test assumptions and responses via Snow Drifting Analysis. Particular attention to winter conditions.*

#### UDRP Commentary

*Information on this item is not included for review.*

#### Applicant Response

The Applicant has developed, owned, and actively managed its commercial properties for over forty years. This site will be maintained in a first class manner with the utmost priority placed on the safety and comfort of every visitor.

### 27. Weather protection

#### Best Practice

*Weather protection is encouraged at principal entrances. Continuous weather protection is encouraged along retail / mixed used frontages.*

#### UDRP Commentary

*Information on this item is not included for review.*

#### Applicant Response

The design team worked towards improving weather protection along the retail frontages also respecting the Architectural expression of buildings and tenant requirements.

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## UDRP Comments 2018 June 13 (including applicant response)

A. Dean, City of Calgary  
Response to UDRP Comments (Lot 7)  
Development Permit Number: DP2018-2164  
January 14, 2019



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### 28. Night time design

#### UDRP Commentary

*Information on this item is not included for review.*

#### Applicant Response

We will prepare renderings showing night time for review during UDRP upcoming meeting. These will not be included with the DP resubmission package.

### 29. Barrier free design

#### Best Practice

*Site access to be equal for able and disabled individuals. Provide sloped surfaces 5% grade or less vs ramps.*

#### UDRP Commentary

*Information on this item is not included for review.*

#### Applicant Response

The design of the development has incorporated best practices in barrier free design.



### 30. Winter city

#### Best Practice

*Maximize exposure to sunshine for public areas through orientation, massing. Design public realm that supports winter activity.*

#### UDRP Commentary

*Information on this item is not included for review.*

#### Applicant Response

The orientation of the buildings and gathering spaces respect sun orientation and landscape/hardscape treatment supports winter activity. Please find enclosed sun study.

### 31. Other

#### Service / Utility Design

*Promote design that accommodates service uses in functional and unobtrusive manner. Place service uses away from and out of sight of pedestrian areas where possible. Screening elements to be substantive and sympathetic to the building architecture.*

#### Applicant Response

Noted.

## UDRP Comments 2018 June 13 (including applicant response)

A. Dean, City of Calgary  
Response to UDRP Comments (Lot 7)  
Development Permit Number: DP2018-2164  
January 14, 2019

### 32. (specify)

#### Commentary

*Loading areas are integrated into the overall site plan, between buildings in many cases. The locations and proximity to the pedestrian realm suggest that design interventions of architecturally designed gates or moveable screens to provide an integrated urban edge and provide a visual screen to loading areas, waste collection and other associated back of house facilities and amenities.*

#### Applicant Response

Loading areas have been screened by Architectural elements as well as landscape as much as possible without compromising the safety (visual) aspect of those facilities and pedestrians walking by.

We trust the above and attached addresses your concerns. Please feel free to contact me if you have any questions.

Yours truly

**MUSSON CATTELL MACKEY PARTNERSHIP**  
**ARCHITECTS DESIGNERS PLANNERS**

Celso Stifelmann  
ARCHITECT AIBC, M. ARCH, MRAIC  
Celso Stifelmann Architect Inc., Partner

CS:wm

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## UDRP Comments 2019 January 23 (including applicant response)



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March 25, 2019

City of Calgary  
Community Planning – Mail code #8073  
P.O. Box 2100, Stn. Mfa  
Calgary, Alberta, Canada T2P 2M5

Attention: Angelique Dean  
Senior Planner  
[angelique.dean@calgary.ca](mailto:angelique.dean@calgary.ca)

Dear Angie,

Re: SOUTH MACLEOD CENTRE CALGARY  
OUR PROJECT #216065 – 6.1  
RESPONSE TO URBAN DESIGN REVIEW PANEL AND DETAILED TEAM  
REVIEW 2 COMMENTS  
DEVELOPMENT PERMIT NUMBER: DP2018-2164 (LOT 7)

Please accept the following as our response to the City of Calgary (CoC) UDRP comments.

### Note to the reviewer

The comments in this letter respond to the initial comments by the City of Calgary Urban Design Panel received on January 23<sup>rd</sup>, 2019 regarding our development permit application for Lots 3, 6 and 7 of the proposed Township development.

We trust this letter helps with understanding some complex issues arising from the discussions during the UDRP meeting which may have lacked in understanding of the history of this project and previous submission not limited to Urban design but also through the entire process of revisions to the South MacLeod Area Structural Plan, Outline Plan and others.

At the end of this letter we address technical comments from various other departments specifically to Lot 3. Technical comments for Lots 6 and 7 are provided under separate cover.

### Urban Design Review Panel Comments

#### A. Summary

1. The following consolidated comments address three individual Development Permit applications for Lots 3, 6 and 7 of the South MacLeod Centre. Each development is adjacent to each other as part of the larger master-planned community. As such, the design for each parcel is interlinked with the next with the intent that they each contribute to an overall vision for the complete development and therefore it is appropriate to consider these applications together.



## UDRP Comments 2019 January 23 (including applicant response)

**A. Dean, City of Calgary**  
South Macleod Centre Calgary  
Response to Urban Design Review Panel and Detailed Team Review 2 Comments  
Development Permit Number: DP2018-2164 (Lot 7)



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### Applicant Response:

The three development permit applications (DP2018-0932, DP2018-1300, and DP2018-2164) that were before the panel are part of a larger regional commercial development named Township. The development is a master planned regional commercial centre located wholly within the boundaries of the South Macleod Centre Area Structure Plan (the "ASP") as approved by Council in October 2017 along with a corresponding direct control land use. The aforementioned development permit applications represent the first phase of Township and have been submitted in accordance with the Implementation and Staging Policies of the ASP. Each of the separate development permit applications were previously presented separately to the Urban Design Review Panel ("UDRP") on the following dates:

- DP2018-0932; March 21, 2018
- DP2018-1300; April 25, 2018
- DP2018-2164; June 13, 2018

Following the initial UDRP meeting and Detailed Team Review from the City the Applicant undertook extensive work and meaningful collaboration with Administration to revise the applications. Further, in consideration of the collective comments from UDRP, City administration, and the Applicant's own timing, a single comprehensive presentation of the revised plans was presented to UDRP on January 23, 2019 with the intention of showcasing the positive changes made in the plans, and some of the great urban design features of the first phase of Township.

2. That said, the masterplan was not provided to the Panel, although it was briefly referred to and presented as a single slide in a presentation. It would be typical that the Panel would have access to the Masterplan to be able to review the applications for compliance. The Masterplan would set in place the long term vision for pedestrian movement, public space, green space, overall massing, form and density and would give the reviewers the ability to understand how each subsequent development would anticipate and set in place a framework for success for the next. Some general principals were discussed but not at the level of detail expected in an application of this size.

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## UDRP Comments 2019 January 23 (including applicant response)

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### Applicant Response:

It should be noted that Administration, in addition to this meeting, did an outstanding job of presenting the Masterplan at the original three UDRP meetings, however due to inconsistencies in the members of the panel this prior investment in time was not able to be carried forward to the January meeting.

The Panel's comments reference a number of important urban design criteria that are included in the ASP, Masterplan and were previously presented to UDRP. In response to those comments the following letter is a description of how the ASP, Land Use, Masterplan, and current development permit applications respond to these items.

Township will be a twenty-five-hectare regional commercial centre based on the C-R3 land use district in the current Land Use Bylaw 1P2007 (the "LUB"). This is important to note as C-R3 is the broadest commercial land use designation in the current LUB and is intended for "comprehensively planned and designed subdivision and development with multiple buildings on multiple parcels;" as stated in Section 880(1)(a). Further reinforcing this, Section 880(2) of the LUB states; "Areas of land less than 6.0 hectares should not be designated Commercial – Regional 3 District". Therefore, it is clear that the overarching intent of this land use is to accommodate large format general retail uses on a regional scale. This fact is reflected by the approved ASP which states the following in its introduction:

"The South Macleod Centre Area Structure Plan (ASP) provides policy direction for the development of the Plan Area into a comprehensively designed mixed use centre. The outer edge of the Plan Area will be comprised of a mix of retail format buildings located adjacent to Macleod Trail S.E., 210 Avenue S.E. and Legacy Village Link S.E., with convenient access to and high exposure from these surrounding streets."

"The center of the Plan Area will consist of two pedestrian-oriented High Streets containing smaller format retail stores with above grade office, residential and hotel uses. South Macleod Centre forms part of a larger Community Activity Centre where the adjacent lands will include retail, institutional, recreational and residential development that will complement and support the function of the Plan Area.

Figure 1 below illustrates the ASP Concept Plan with the locations of the three current applications overlaid on the Masterplan.

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## UDRP Comments 2019 January 23 (including applicant response)

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Figure 1 – South Macleod Centre Area Structure Plan with DP overlay



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## UDRP Comments 2019 January 23 (including applicant response)

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The three development permit applications currently before the City are all located within the "General Commercial" Plan Area and Section 4 of the ASP sets out various land use and built form standards for each of the Plan Areas. Specifically, in the ASP General Commercial is characterized as:

"General Commercial: An integrated mix of retail formats is intended in this zone to create a dynamic commercial environment. To achieve this, the predominant uses in this zone will be medium to large format retail uses but can also include offices, hotels, residential and a number of small format retail uses."

Two of the development permit applications (DP2018-0932 and DP2018-1300) are also located in one of the Plan Areas two Community Corridors. The ASP characterizes Community Corridors as:

"Community Corridor: Buildings within this area are to offer an attractive interface with Entrance Streets and provide contiguous and/or standalone uses."

While not documented by UDRP in their formal comments, there was substantial discussion at the meeting regarding these aspects of the ASP. The reaction from the panel chair was that the ASP was fundamentally flawed and should be revised, however the Applicant believes that as the ASP was the culmination of over two years of intensive collaboration with Administration and has been approved by Council, this comment was without merit.

In addition to the four discrete land use components of the Plan Area, the ASP also sets out the locations of key urban design elements such as plaza/promenade opportunities, pedestrian movements, form, and density. Each of the current development permit applications is in accordance with these aspects of the ASP as will be further illustrated in this letter.

- Of particular note were comments by the applicant that they do not anticipate building to the level of density allowed for by zoning. This is an important consideration, as the full FAR determines the extent of roadwork infrastructure required. Plans indicate a six lane roadway entering the site and four lane roadways for the most part elsewhere. The Panel is concerned that the road network is sized for a full build out that will never be realized, and, is far larger than would be desirable for a walkable, self sustaining community which the applicant states is the intent. The applications provide no explanatory diagrams to illustrate the guiding urban design concepts, massing distribution, gateway or other feature massing elements, viewlines, greenspace concepts or dedicated routes for bicycle or pedestrian movement. These are elements that should be described and presented as a whole before approvals are provided for individual developments.



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Response to Urban Design Review Panel and Detailed Team Review 2 Comments  
Development Permit Number: DP2018-2164 (Lot 7)

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### Applicant Response:

The panel's comments with regard to density appear to be a misunderstanding of the response to this question by the Applicant and Administration during the meeting. Both parties attempted to explain to the Panel that the land use permits a Floor Area Ratio (FAR) of 0.64, but that it is assessed over the entire ASP Plan Area.

The Applicant stated to the panel that to achieve the desired density in the Core Commercial, the General Commercial Plan area needs to be primarily single storey development. This is consistent with the ASP Masterplan. We regret that this may not have been effectively communicated to all members of the Panel. For clarity, the Applicant has every intention of achieving the ultimate cumulative FAR of 0.64, however this cannot be realized until the entire development is built out some years into the future. It should be noted that the land use specifically requires a density table to be provided with each application.

Figure 2 below is the current density table for Township.

Figure 2 - Lot Areas

Lot	Area (ha)	Area (Acres)	Area (SF)	ProShare	Building Area (SF)	FAR
3	5.683	14.04	611,713	26.2%	175,000	0.29
4	3.150	7.78	339,063	14.5%	120,000	0.35
5	2.776	6.86	298,806	12.8%	640,000	2.14
6	1.569	3.82	166,572	7.2%	40,000	0.24
7	2.859	7.06	307,740	13.2%	93,000	0.30
9	3.804	9.40	409,464	17.6%	120,000	0.29
10	0.931	2.30	100,188	4.3%	220,000	2.20
11	0.890	2.20	95,832	4.1%	94,000	0.98
Subtotal	21.662	53.48	2,329,378	100.0%	1,502,000	0.64
Total Site	25.026	61.84	2,693,776			
Public ROW	3.364	8.37	364,398			
Net Developable	21.662	53.48	2,329,378			

4. *It is for this reason that the Panel does not recommend acceptance of any of the individual applications. The City has stated that it wants new developments to follow the best principals in urban design creating sustainable communities that are less car dependant, place an emphasis on walkability, have clearly defined urban streets and have a legible plan with defined viewpoints and safe pedestrian first environments. While the proposals provide moments of these elements, they do not function as a cohesive whole in the designs as presented.*

## UDRP Comments 2019 January 23 (including applicant response)

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### Applicant Response

The Applicant strongly disagrees with the Panel's second round of comments on these applications, particularly in the context of the supportive and constructive comments from the first round of UDRP presentations. As will be further outlined in this letter, the Applicant believes that when true consideration is given to the context of the governing ASP and Land Use, Township not only meets current urban design standards, but will prove to be a unique and outstanding mixed-use destination for all Calgarians.

In order to address specific comments regarding viewpoints and safe, pedestrian-first environment comments, we have added a series of new renderings as suggested by Planning Department on recent dialog, in order to clarify our design and provide views as close to what pedestrian will experience the centre.

5. **Overall Configuration** – Previous reviews of these three parcels have noted that they should set the tone for a 'Town Center' and a 'Community'. Instead we have a typical suburban retail center in each parcel with a sea of parking surrounded by inward facing retail. If this submission is part of, and the start of, a larger plan to fulfill these ambitions it is not apparent. Each parcel seems to have a different organizing structure which works against a cohesive and interconnected design.

### Applicant Response:

The proposed development site plan creates a well-balanced building placement respecting the site geometry and the relationship with the context. The layout of the Lots 3, 6 and 7 helps to create a Gateway to the development in conjunction with strategies outlined by the approved ASP for the future Core Commercial by creating an "Arrival Experience" to pedestrians, bikes and vehicles.

The gaps between buildings and connectivity to the multi-path network encourage people coming to the site by car, walk or bike to choose where they want to access the site. The "view cones" created by these public areas between buildings inform the public of what they will find while entering the site and allow them to make an informed decision. Wayfinding will also improve the visual information in addition to the physical aspect of the site.

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## UDRP Comments 2019 January 23 (including applicant response)

**A. Dean, City of Calgary**  
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The site plan and building location responds to the geometry of the site as outlined by the City of Calgary Large Retail/Commercial Urban Design Guideline and offers opportunities for landscape features which promote public activity between buildings creating seating areas supporting smaller food and beverage retailers amongst other activities.

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In reference to the comments regarding the full build-out, I believe this is exactly the vision that is missing from the Design Panel as these first phases are more retail oriented. Once the Core commercial is built the overall concept will become a lot clearer and cohesive.

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The site plan as proposed is NOT what one would expect for a suburban commercial shopping Centre and offers a unique approach to a modern, walkable and vibrant retail-oriented community. We have also included with this letter the original, more traditional site layout issued with one of our first applications in order to create a reference and comparison to the current angled arrangement, which we strongly believe was a huge improvement to the overall site layout which was well received by Planning and previous members of the Design Panel.



With regards to the panel comment about a cohesive and interconnected design, we strongly disagree and would like to take this opportunity to add a couple of diagrams which hopefully help with understanding our approach to this site below:



6. **Grid Rotation** – The grid rotation in Lot 3 is distinctly different from the other parcels. When queried, the applicant noted that this was done to facilitate the placement of the larger big box retail units, and to provide some open views to the interior of the parcel from the exterior roadways. The Panel expressed concern that this layout did not reinforce a street edge to the north and west – primary entry positions to the development. If the built form was arranged similarly to buildings illustrated in Lot 6 as they face Aldersyde Gate SE it would achieve the same result noted by the applicant and create a streetwall that is oriented to the entry roadway on both sides. The building footprints seem to be a slave to the grid rotation, rather than a considered urban design response to creating legible streets, connections and spaces.



## UDRP Comments 2019 January 23 (including applicant response)

**A. Dean, City of Calgary**  
South Macleod Centre Calgary  
Response to Urban Design Review Panel and Detailed Team Review 2 Comments  
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### Applicant Response:

Firstly, we would like to clarify a statement which was misinterpreted by the panel as stated above:  
*"the applicant noted that this was done to facilitate the placement of the larger big box retail units, and to provide some open views to the interior of the parcel from the exterior roadways"*

That was not what we intended to say and not what the design is about. There are more complex issues which were taken into consideration on our proposed site plan as follows:

- The street to the North – 210<sup>th</sup> Ave. – doesn't provide parallel parking; therefore, creating a streetwall as described by the panel makes no sense and doesn't help with promoting retail or the views into the site. We strongly believe that orienting the buildings on an angle will create a more interesting and dynamic experience from the drivers going west and east bound along 210<sup>th</sup> Avenue. Please see Views 15 to 198 on the additional rendering package enclosed with this letter.
- The street accessing the site – Aldersyde Gate SE also presents the same issues, so creating the viewpoints and active landscape areas is a much better approach than creating a streetwall.

We strongly disagree that the *"building footprints seem to be a slave to the grid orientation"* and actually trust the orientation is responding to the site geometry and creating legible connections and active urban spaces as opposed to having a "streetwall" which is how suburban centers are configured.

7. The plaza design within Lot 3 has some nice moments but is very small within the overall scale of the parcel. Green spaces along the perimeter are residual – greater effort should be expended to place green space where it will be enjoyed by those using the site.

### Applicant Response

The applicant recognizes the concern and acknowledges the comments; however, we would like to point out a few requirements which influenced our design which may have been missed by the reviewer team:

- The retail tenants, which are extremely important for the success of the development have specific requirement for number of parking stalls to be in front of their main entrance in addition to the City of Calgary parking bylaw.
- The same tenants have also in their standard leasing agreements, what is called "No-build zones" which means no other buildings can be within a certain radius from their front entrance. Visibility to their main entrance and signage is critical for retail.
- We disagree with the comment that *"Green spaces along the perimeter are residual"* except for the area facing the green area east of Lot 3 facing the Highway in which we didn't put much effort. There is a significant amount of landscape along the north and east of the site which is a lot more than if a streetwall was created as suggested in previous comments.
- The landscape "pockets" created between the buildings create a visual "break" to people biking, driving or (rarely) walking along 210<sup>th</sup> Ave. which can be enjoyed by those approaching and using the site.

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**A. Dean, City of Calgary**  
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8. **Axes and View Lines** – It is fundamental to good urban design that view lines and axis of movement should be respected through massing, building form and purpose. Axis of sight and movement should lead somewhere interesting or be terminated with celebration, emphasis and activity. A street and pedestrian corridor should not end on the blank side of a building. The flanking blank wall of the large grocery building on Lot 7 at the east terminus of the proposed High St/Main St with only landscaping, as currently shown, is not acceptable. The applicant is to consider alternatives such as fine-grained retail interface with outdoor patios or civic space – would be popular as a sunny, warm place to take in the long view of a vibrant main street environment. The end of an axis would preferably offer an entry to the grocery store, but if this is not possible, then an entrance to other desirable units should be provided. This position should be designed as a significant feature in the architecture that invites people. It should not be a blank wall or a false façade.

### Applicant Response

In addition to the comments below, please find attached a complimentary set of additional renderings created at the request of the planning department which will help address the view lines into and within the site.

Also enclosed with our response is an improved set of landscape drawings responding to your comments as per below:

- Lot 3 specifically has a strong visual and circulation axis well defined by wide sidewalks heavily landscaped, same with Lots 6 and 7.
- Those axes were specifically located in order to terminate on highly activated retail and landscaped areas where we created “landings” with sitting areas and opportunity for a pause to enjoy the site, meet and relax.
- With regards to your comment about a street terminating at a blank wall of the grocery building we have the following comments:
  - We strongly disagree with the comment and suggestion made during the UDRP meeting to add CRU's with storefronts facing this plaza.
  - This comment seems inconsistent with other comments from the Panel which encourage the design team to create public spaces
  - We don't agree that retail storefronts are the only element that can animate a public space.
  - There are several examples of famous places which attract thousands of people that have no relationship to retail whatsoever and sometimes rely on a “blank wall” as a canvas for artwork and activity. Some are illustrated below.
  - Many of these are recognized worldwide as “Instagram Selfie Places”
  - Most recently interactive digital installations have also been attracting people from all over the world.



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Example 1

Nashville TN  
Art installation between residential  
buildings also present in Vancouver  
BC



Example 2

Las Vegas NV  
The Park  
Is located away from the strip with a  
sport arena with massive "blank  
walls" and community centers  
fronting this famous destination



Example 3

Various locations of interactive  
digital experiences.



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- The ASP identifies this as a plaza/promenade opportunity on section 4.4 – Open Space as listed in the following design criteria:
  - *Plazas, Promenades and Open Spaces should:*
    - *Be designed and maintained to create usable public gathering places for the community;*
    - *Allow for unobstructed, universal and barrier-free public access to the space at all hours of the day;*
    - *Accommodate a variety of activities, functions and programming*
    - *Be designed in a manner that shelters users from prevailing winds; and,*
    - *Include native species of plantings that enhance biodiversity and provide shaded areas where appropriate.*
- We feel that the direction of the current design is hitting the points listed above. As the design is further developed, interactive and inviting elements will be explored along with complimentary planting creating a space that engages the users and/or passerby.

There is no reference to having these areas animated by retail and in our understanding adding retail to such “Plazas” will be detrimental to the main objectives for these spaces as outlined by the ASP.

9. **Street Network** – *The established planning and roads for this area make it very difficult to achieve good design outcomes. The large entry road in particular with multi-lane width does not allow for a good entry condition. The first intersection was appropriately modified from a traffic circle to the current condition. However, the design indicates that this is also a very busy pedestrian crossing zone. The scale of the intersection, the inclusion of “pork chops” and unclear pedestrian movement paths make this an unsafe or at very least an intimidating location to cross. The Panel notes that the Masterplan should deal with and provide safe and welcoming pedestrian routes between all parcels to knit the development together. Instead, it feels as though the only safe way to navigate the site is by car. The panel urges the applicant to reconsider the design of the intersection or to alter the pedestrian movement system to one that is more legible, safe, convenient and pleasurable to navigate. This may mean a reconsideration of the access points to the future pedestrian only internal street in the future blocks.*



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### Applicant Response:

Please refer to the response on item #3. The design of the public road intersections has been reviewed and approved by the City of Calgary in accordance with their guidelines and standards.

As a clarification, the design team had several meetings with Transportation and Engineering in order to try to achieve a customized (narrower) street section for this site which would have been more pedestrian friendly and not a result of transportation standards and oversized roads and intersections.

These were not accepted by the City and subsequently to our original submission for the Outline Plan, the city requested further widening of Aldersyde Gate SE and Longview Common SE.

10. Internal block street structure has been entirely internalized. Each parcel places the backs of the retail to the primary streets. An alternative approach would focus retail toward Longview Common, Hartell Way, Cayley Road and Naptha Plaza – setting in motion a ring of active, “complete streets” with pedestrian activity and on street parking with larger parking areas behind – connecting all parcels into a cohesive community plan instead of isolated power centres. We note this alternative to underscore the reality of the design that has been proposed and encourage the applicant to consider design alternatives that knit the site together in a more effective and ultimately more powerful manner.

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Planners

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### Applicant Response

Please see our answer to comments 5 and 6 which deal with similar concerns.

11. **Landscaping:** Although the landscaping is generally well designed and nicely detailed it can not overcome the constraint of poor overall configuration. Nice small scale green areas complimented by thoughtful hard landscaping are great to have but if they don't fit in a larger overall pattern with good connections they have only limited value.





## UDRP Comments 2019 January 23 (including applicant response)

**A. Dean, City of Calgary**  
South Macleod Centre Calgary  
Response to Urban Design Review Panel and Detailed Team Review 2 Comments  
Development Permit Number: DP2018-2164 (Lot 7)



**Musson  
Cattell  
Mackey  
Partnership**

### Applicant Response

We appreciate the panel's positive feedback on the landscape design. We believe an appropriately scaled pedestrian and bicycle circulation network has been proposed that will connect the outdoor spaces of all three project phases to each other and the future core commercial. The use of larger scale trees supported by substantial growing medium volumes will humanize the scale of the sites to create a positive experience for visitors, encouraging them to return and spend more time. The varied sizes of the outdoor courts and gathering places will allow for a wide range of programming opportunities including seasonal festivals and other events that help build community.

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Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0544

**Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116  
Richard Road SW, LOC2018-0277**

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**EXECUTIVE SUMMARY**

This application was submitted by B&A Planning Group on 2018 December 21, on behalf of the landowner BCIMC Corporation c/o Quadreal Property Group LP. The application proposes to change the designation of the site that is split into two land use districts. The majority of the parcel is currently designated as a DC Direct Control District based on the I-2 General Light Industrial District of Bylaw 2P80. This current land use designation is focused on an office campus style development similar to the WestMount Corporate Campus to the north. A northern portion of the site that fronts onto Mount Royal Gate SW is designated as Industrial – Business f0.63h32 (I-B f0.63h32) District. The intent of this use is to limit the height and density of the development for an area of the site that can more adequately accommodate a higher maximum building height.

The proposed DC Direct Control District is based on the Mixed Use - General (MU-1) District to allow for:

- a maximum building floor area ratio (FAR) of 1.6;
- a maximum density of 165 units per hectare to limit the intensity of development on the site;
- a range of maximum building heights from 20 metres in the southern portion of the site, 25 metres in the middle portion of the site, and 32 metres in the north portion of the site to fit with the context of the surrounding residential and office development;
- the addition of uses to the Façade Width for Uses Facing a Street section at a maximum of 30 metres to give more flexibility to frontage rules for uses; and
- the addition and exclusion of a number of discretionary uses to allow for a broader diversity of uses and exclude vehicle rental and sales.

The proposal is in keeping with the intent and existing policies of the *Municipal Development Plan* and the *Currie Barracks CFB West Master Plan*, as amended, with the addition of the proposed policy and mapping amendments, and is intended to allow for the comprehensive development of the subject site.

No development permit application has been submitted at this time.

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by resolution, the proposed amendments to the Currie Barracks CFB West Master Plan (Attachment 3);
2. **ADOPT**, by bylaw the proposed redesignation of 5.39 hectares  $\pm$  (13.32  $\pm$  acres) located at 5116 Richard Road SW (Plan 1410343, Block 1, Lot 9) from Industrial – Business f0.63h32 (I-B f0.63h32) District and DC Direct Control District **to** DC Direct Control District to accommodate a comprehensive mixed-use development, with guidelines (Attachment 2); and
3. Give three readings to the propose bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

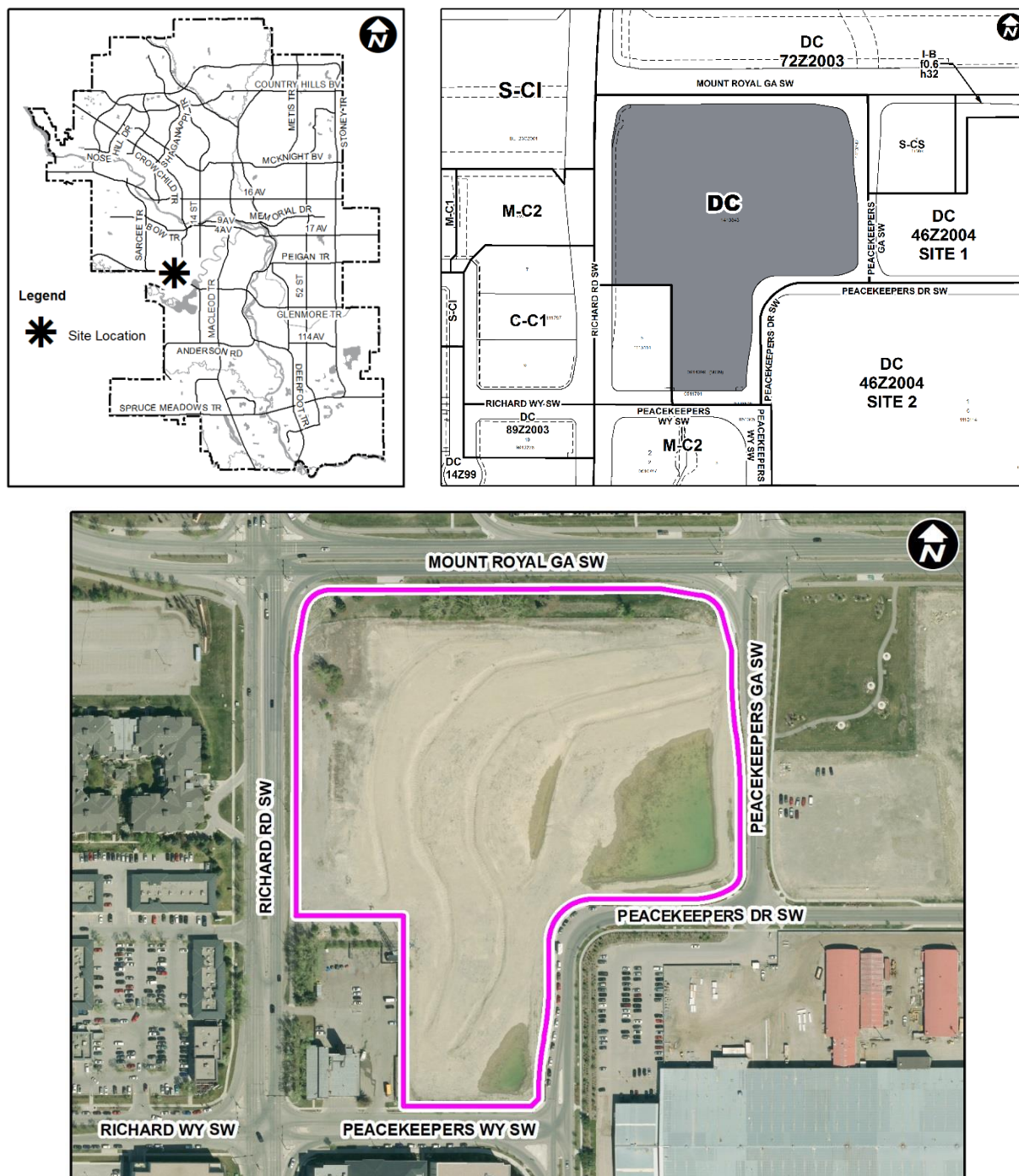
The application for the 5.39 hectares  $\pm$  (13.32  $\pm$  acres) parcel was submitted by B&A Planning Group on 2018 December 21, on behalf of the landowner BCIMC Corporation c/o Quadreal Property Group LP. The proposal (Attachment 1) is to accommodate a mixed-use development. No development permit application has been submitted at this time.

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Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116  
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Location Maps



## Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277

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### Site Context

The subject site, 5116 Richard Road SW, is located in the community of Lincoln Park, south of Mount Royal Gate SW, north of Peacekeepers Way SW, east of Richard Road SW, and west of Peacekeepers Gate SW.

The site is currently vacant and undeveloped. Surrounding development consists of mixed use commercial to the west, Westmount Corporate Campus to the north, United Active Living Seniors facility to the south and ATCO to the south east.

As identified in Figure 1, the population of the Lincoln Park community peaked in 2015 at 2,726 and as of 2018 had reduced to 2,400, representing a decline of 326 residents.

Figure 1: Community Peak Population

Lincoln Park	
Peak Population Year	2015
Peak Population	2,726
2018 Current Population	2,400
Difference in Population (Number)	-326
Difference in Population (Percent)	-12%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Lincoln Park](#) 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

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

### Land Use

The current land use districts for the site are DC Direct Control District (Bylaw 46Z2004) based on the I-2 General Light Industrial District that was in Section 43 of Bylaw 2P80. The intent of this District is similar to the office campus development to the north of the site that does not allow for residential uses. The other district encompasses a northern portion of the site that fronts onto Mount Royal Gate SW and is designated as Industrial – Business f0.63h32 (I-B f0.63h32) District which similarly allows for employment related office uses. These uses align with the associated business / office policies of the *Currie Barracks CFB West Master Plan*.

## **Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277**

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The proposed land use district is a DC Direct Control District based on the Mixed Use - General (MU-1) District of Land Use Bylaw 1P2007 (Attachment 3). Section 20 of the Land Use Bylaw states that DC Districts must only be used for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

A DC Direct Control District has been used in this application to address a number of unique characteristics to facilitate future development on this land, as follows:

- a maximum building floor area ratio of 1.55;
- a maximum density of 165 units per hectare;
- a range of maximum building heights from 20 metres in the southern portion of the site, 25m metres in the middle portion of the site, and 32 metres in the north portion of the site;
- the addition of uses to the Façade Width for Uses facing a Street at a maximum of 30.0 metres; and
- the addition and exclusion of a number of Discretionary uses.

### ***Development and Site Design***

The rules of the proposed DC Direct Control District, along with the rules of the base MU-1 District, will provide guidance for the development of the site including the height and building massing, building setbacks, frontage, landscaping, and parking.

The applicant provided a general development concept for the site that was submitted along with the presentation to the Urban Design Review Panel, however the final development concept may change based on market readiness and will be determined at the development permit stage.

The proposed amendments to the *Currie Barracks CFB Master Plan* provide further guidance on site design for mixed-use development that has a residential component.

### ***Environmental***

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

### ***Transportation***

Primary access to the subject lands is from north-south and east-west arterial roadways, Richard Road SW and 50 Avenue (Mount Royal Gate) SW respectively, with additional access on collector streets Peacekeepers Way SW and Peacekeepers Drive SW.



## **Policy Amendment and Land Use Amendment in Lincoln Park (Ward 8) at 5116 Richard Road SW, LOC2018-0277**

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Administration worked with the applicant to develop a transportation network that supports multimodal connectivity for local and regional trips, served by an existing street network of collector streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of the street network with public access easements, block sizes (active mode connections through blocks), pathways and park space provides opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

A Transportation Impact Assessment has been produced for this site to demonstrate impacts of the anticipated traffic to the intersections at the northern corners of the site are well within capacity. Existing eastbound and westbound transit stops along the north boundary of the site (50 Avenue (Mount Royal Gate) SW) are directly accessible and the site is within 400 metres of the existing South Crosstown Bus Rapid Transit (BRT) Max Teal Station. There is a multi-use pathway on the north and west perimeter of the site and a sidewalk along the east and south perimeter of the site allowing for full access to the site and the planned internal park space.

### ***Utilities and Servicing***

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

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

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

The applicant conducted their own engagement as part of their application. The applicant met with both the Rutland Park Community Association and North Glenmore Park Community Association. A project flyer was distributed to 900 adjacent neighbours in Lincoln Park and Garrison Green that invited them to attend three different public information sessions held on 2018 December 10, December 14 and December 15. The project team also engaged with residents of the adjacent CareWest Garrison Green and United Active Living facilities and held information sessions on 2019 February 5 and February 15.

The applicant project team received 20 feedback forms and four stakeholder emails during engagement activities. The feedback was broken down into 45 distinct comments for the sake of analysis. Feedback received throughout engagement focused on four main themes: transportation, density, commercial services and general feedback about the process and engagement. Eighty-four percent of comments received were either neutral or positive with many stakeholders verbally expressing their excitement for the development (Attachment 4).

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

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### **Strategic Alignment**

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

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

#### ***Interim Growth Plan (2018)***

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

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

The subject site is located within the Major Activity Centre (MAC) area as identified on Map 1 of the *Municipal Development Plan* (MDP).

Specific policies of the MDP encourage increased development densities in proximity to the Primary Transit Network by targeting residential and employment intensities within 400 metres of transit stops. The subject site is located within 400 metres of the existing South Crosstown Bus Rapid Transit (BRT) Max Teal Station and therefore the site aligns with the policy.

The proposed land use aligns further with section 2.2.4 Complete Communities that speaks to supporting a compact urban form with a range of housing choices and section 2.3.1 that refers to providing housing diversity and choice.

#### ***Currie Barracks CFB West Master Plan (Non-Statutory – 2015)***

The parcel is shown as Business/Office in the Figure 4 General Development Concept map. This use is identified as providing for its transformation into a comprehensively designed, high quality office park. The parcel is also shown as Business/Office area in Figure 11 Business/Office Policy Area.

As the proposed DC Direct Control District does not align with the Business/Office designation the site has been amended to Mixed Use Commercial in both Figures 4, 10, and 11 (Attachment 4) within the policy document. A new policy sub-section has also been added to section 9.0 Mixed Use Commercial section and is identified as 9.4 Mixed Use Residential Design Criteria (Attachment 3). The proposed DC Direct Control District aligns further with policy section 5.3.3 that speaks to supporting a transit-supportive and pedestrian-friendly environment, to support sustainability and reduce automobile dependence.

Administration is in support of the proposed policy amendments as they align with the intention of a mixed use development and exclude the requirement for the Business/Office use that is currently not viable.

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

The proposal will allow for a comprehensive mixed-use development that will increase the viability of the Major Activity Centre (MAC) and South Crosstown Bus Rapid Transit (BRT) Max Teal Station. This will be achieved by providing a combination of residential and commercial uses and assisting in maintaining a complete community where transportation connectivity and a focus on the public realm will provide for long term sustainability.

***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* and the *Currie Barracks CFB West Master Plan*, as amended, and allows for a mixed use residential development that will be transit supportive, pedestrian friendly and align with market conditions and the surrounding development in the area.

**ATTACHMENT(S)**

1. Applicant Submission
2. What We Heard Report
3. DC Direct Control Guidelines
4. Proposed Amendments to Currie Barracks CFB West Master Plan
5. Urban Design Review Panel Comments

## **Applicant Submission**

B&A Planning Group has been retained by QuadReal Property Group to manage this Land Use redesignation application for a vacant ~5.39ha (~13.32ac) parcel located at 5116 Richard Road SW in the Lincoln Park neighbourhood of southwest Calgary. To date, there have been several meetings with City Administration, an introductory meeting with the Rutland Park Community Association (RPCA), and 3 Pop-Up Engagement sessions in the community. A TIA has been prepared to address traffic issues.

The new vision for the site is to create a pedestrian and transit oriented mixed-use community hub and neighbourhood centre which would bridge the distinct surrounding areas, characterized by a mix of medium density residential opportunities, ground level retail along walkable streets, a cozy central green space, and opportunities for hotel and institutional uses. In order to achieve this vision, a policy amendment to the Currie Barracks CFB West Master Plan and a new land use is required. This land use would allow for a broad range of uses and contain criteria to achieve the vision while maintaining enough flexibility to be viable for current and future conditions. This vision is supported by various policies of the MDP, which classifies the site as a Major Activity Centre (MAC). MACs are intended “to provide a major mixed-use destination central to larger residential or business catchment areas” and “will have the highest density and building heights outside of Centre City, with the broadest range of land uses.”

The site is currently designated a “Business / Office Area” by the Master Plan, with a purpose “to accommodate a range of intensive, non-retail employment opportunities.” Policies note that “The predominant use of land within these areas shall be intensive, non-retail, employment-generating uses” which “may include office only or substantial offices with ancillary uses.” The market for offices has decreased significantly since the revised Master Plan was adopted in 2015, though these policies appear to be from the original 2000 Plan. The new proposed Master Plan site designation is a “Mixed Use Commercial Area.” The Master Plan notes that “Mixed land use and development are being officially promoted as essential to the creation and maintenance of attractive, liveable and sustainable urban environments” and “Mixed use commercial areas are often focal points because of the variety of activities and special character they usually offer to a community.” Various policies of the Mixed Use Commercial Area support the vision that is being sought. Based on these policies, a mixed-use development would better facilitate the implementation of the goals of the Master Plan.

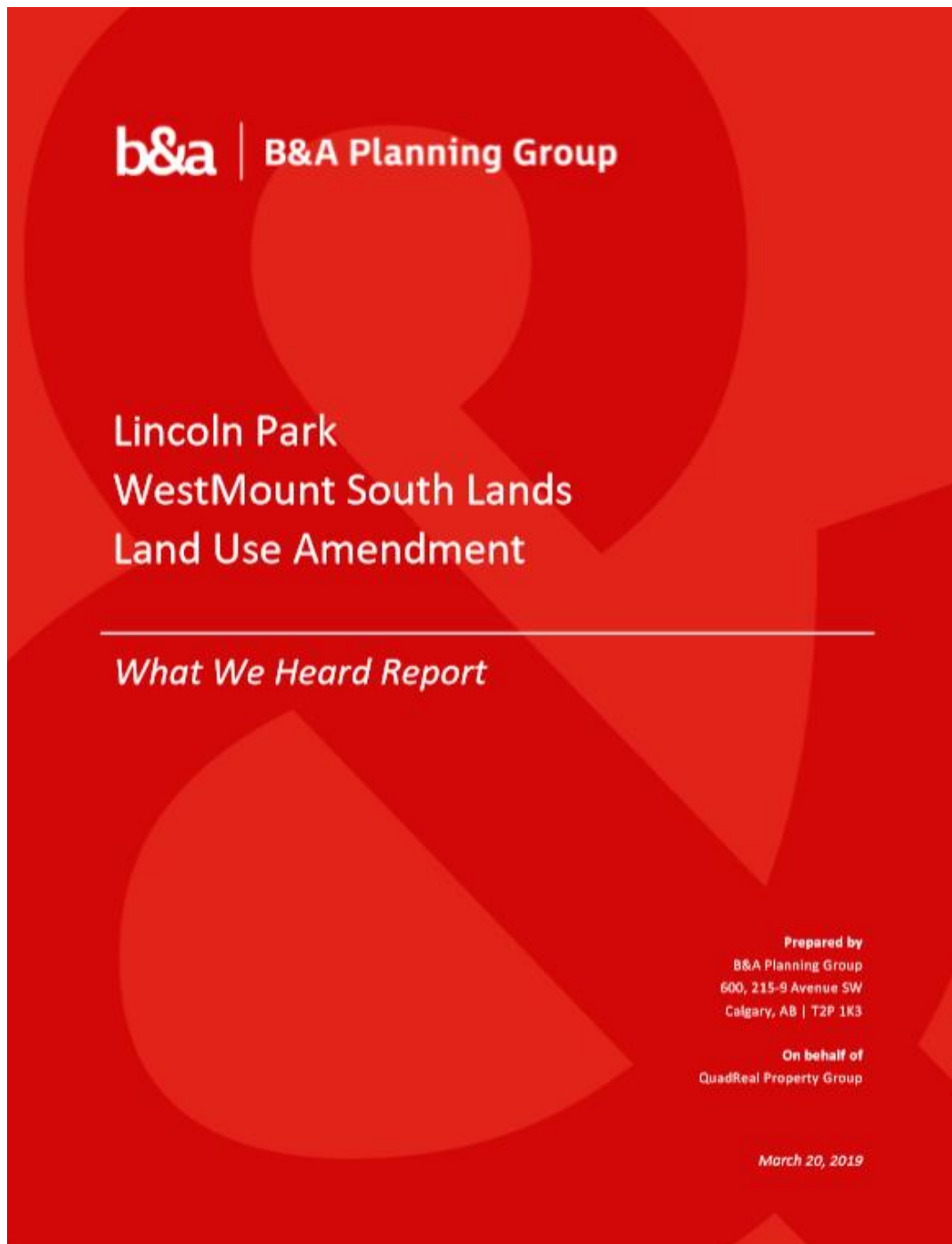
The current land use designation for the subject site is DC District 46Z2004, which appears to be focused on a suburban office campus style development similar to WestMount Corporate Campus (WCC) to the north. The number of uses allowed as either Permitted or Discretionary other than offices is limited. Residential uses are not allowed. The proposed DC is based on the Mixed Use - General (MU-1) District, which allows for a wide variety of compatible uses and contains rules to help create a well-designed and attractive pedestrian and transit-oriented community. While most of the MU-1 purpose, uses, and rules will remain, the DC slightly modifies this District to better accommodate the site, including adding and removing several uses. Additionally, the Master Plan states that Direct Control Districts should be used in the Mixed Use Commercial Areas. Buildings up to 20m (6 storeys) in height will be allowed throughout the site, though the 32m height allowed along Mount Royal Gate under the current DC will remain.

## **Applicant Submission**

The design concept illustrates how the site could accommodate a wide mix of medium density housing types, from 2-3 storey townhouses to 4-8 storey multi-residential buildings, ground-level retail, and opportunities for hotel and institutional development. Parking would primarily be located underground, though street parking would be available. In general, the site contains its highest intensity uses along the north and generally decreases to the south. The retail uses would be focused along the privately owned and maintained but publicly accessible streets. An open space is proposed in the heart of the development and would be similar to the “square-about” pocket parks found in WCC, Garrison Green, and Garrison Woods, surrounded on all four sides by narrow, slow-moving one-way streets and active retail uses such as cafés and local shops. The street network is proposed to connect to Mount Royal Gate and Richard Road with right-in / right-out access, and Peacekeepers Gate and Peacekeepers Drive with all-turns access.

We believe the proposed land use for the site would provide a significant contribution to the surrounding neighbourhoods by bridging several distinct surrounding areas, providing needed services to existing and future residents, creating a community hub, and allowing development to proceed much sooner than it could under the current restrictive DC. We look forward to Administration, Calgary Planning Commission, and Council support of our proposal in 2019.

Applicant What We Heard Report





## Applicant What We Heard Report



### 1.0 ENGAGEMENT APPROACH

The proposed communications and engagement strategy was designed to proactively respond to questions and concerns of directly neighbouring stakeholders and the Rutland Park Community Association. The approach focused on informing and consulting with stakeholders early in the land use application process. The communications tactics were tailored to the diversity of the directly adjacent neighbours, while still respecting the engagement needs of the area community associations. The following tactics were used during engagement:

#### Community Association Outreach

Information sessions and project information have been shared via social media by both Community Associations. The project team appreciates the additional promotion and received two stakeholder emails in response to the social media posts.

##### *Rutland Park Community Association*

The subject site is in the community of Lincoln Park, which is represented by the Rutland Park Community Association (RPCA). The project team was invited to attend the Community Association meeting on November 13, 2018. The team provided a project information package, shared details on the proposed engagement plan and presented preliminary concepts. The Community Association appreciated the consultation, asking several questions on transportation, density, engagement goals and the Transit Oriented Development catchment. Our responses to these topics are summarized below. The project team continues to provide updates to Rutland Park Community Association throughout the process.

##### *North Glenmore Park Community Association*

The community of Garrison Green directly borders the subject site to the south and is represented by the North Glenmore Park Community Association (NGPCA). The project team has provided information and details on engagement events to the NGPCA Redevelopment Committee. The NGPCA Redevelopment Committee requested a meeting in response to a project update email. A meeting was held on February 28, 2019 with representatives from NGPCA, QuadReal and B&A Planning Group.

The project team provided a booklet detailing the project timeline, current land use, existing site conditions, and proposed land use. The NGPCA representatives had questions on building heights, proposed uses, site access and transportation circulation. Generally, the committee was supportive of the proposed land use and excited for the mixed use, walkable and more urban land use proposal.

#### Project Information Flyer

A project flyer was developed to introduce stakeholders to the land use proposal and invite them to attend the upcoming Information Sessions. 900 project flyers were hand delivered to adjacent neighbours in Lincoln Park and Garrison Green. A further 1,640 tenants at WestMount Corporate Campus were emailed the project flyer. We received two stakeholder emails from the flyer distribution. The comments were included in the analysis below. Nearly all the information session attendees mentioned they heard about the events through the flyer, with some further mentioning their appreciation for the notice.

#### Information Sessions

## Applicant What We Heard Report



The project team hosted three different public information sessions that provided background information on the project area, preliminary concepts for the proposed land use, and information on the application process. Stakeholders had the opportunity to ask questions and provide their feedback to the project team through comment forms. Attendees were mostly excited about the plans, frequently requesting community-oriented services like a grocery store. Some expressed concerns on height and traffic caused by additional density.

1. **Rutland Park Community Hall**  
Date: Monday December 10, 2018  
Time: 5:00pm to 7:00pm  
Attendees: 10
2. **Westmount Corporate Campus**  
Date: Friday December 14, 2018  
Time: 12:00pm to 1:00pm  
Attendees: 10
3. **Spot on Kitchen & Bar**  
Date: Saturday December 15, 2018  
Time: 1:00pm to 3:00pm  
Attendees: 22

### Care Facility Engagement

The project team reached out to CareWest Garrison Green and United Active Living, directly adjacent neighbours to the south of the project site. A meeting was scheduled on November 26, 2018 with Directors of the facilities to discuss project details and ask how best to engage with residents. Project flyers were delivered to both facilities in December 2018. Both facilities requested a formal presentation to their residents. Details about the presentations are included below. Residents were generally excited about the proposed development, specifically mentioning a desire for additional services in the area.

4. **CareWest Garrison Green presentation**  
Date: Tuesday February 5, 2019  
Time: 3:00pm to 4:00pm  
Attendees: 45+
5. **United Active Living presentation**  
Date: Friday February 15, 2019  
Time: 1:30pm to 2:30pm  
Attendees: 45+

## Applicant What We Heard Report



### Engagement by the numbers:

- 20 comments forms received
- 4 stakeholder emails received
- 3 stakeholder meetings
- 5 community information sessions
- 130+ people attended information sessions
- 900 project flyers delivered to adjacent neighbours
- 1640 flyers emailed to neighbours working at WestMount Corporate Campus

## 2.0 WHAT WE HEARD

The project team received 20 feedback forms and four stakeholder emails during engagement activities. The feedback has been broken down into 45 distinct comments for the sake of analysis. Feedback received throughout engagement focused on four main themes: transportation, density, commercial services and general feedback about the process and engagement. 84% of comments received were either neutral or positive with many stakeholders verbally expressing their excitement for the development. Feedback themes have been summarized below:

### Retail Uses – 29% of comments

Stakeholders generally expressed excitement at the commercial uses proposed within the land use. Nearly all appreciated the vision, excited for a pedestrian-oriented service centre. Verbal comments received at the information sessions frequently requested a small to mid-size grocery store.

#### Our response:

The current land use proposal includes street level retail and services with opportunities for a grocery store, hotel, institutional, and office spaces. The Commercial space will be subject to future market conditions. Specific tenants and services will be determined later and will also be subject to market conditions.

### Transportation – 29% of comments

Comments on transportation represented the majority of concerns for neighbours. Many attendees were interested to hear what improvements were identified in the Traffic Impact Assessment (TIA). Some stakeholders identified the lack of access to east-bound Glenmore Trail as a concern for their community. Others were concerned with the back up that can occur getting on to and through 50<sup>th</sup> Avenue to Crowchild Trail.

Parking was a concern with stakeholders hoping that the proposed development would have adequate parking for its proposed population. Residents and staff at the care facilities were particularly concerned about parking. Staff and visitors are often looking for on-street parking as there are limited parking spaces at the facilities.

Many verbal comments and a few written comments expressed support for the pedestrian focus of the development, and even encouraged walkability in the development.

## Applicant What We Heard Report



### Our response:

A TIA has been completed for the subject site, and the recommendations from the study will be shared with the City of Calgary and evaluated by the Transportation Department.

The project is still in the conceptual stages; and will adhere to City of Calgary parking requirements which are determined at the Development Permit stage.

The subject lands are also located within a walking catchment for the new MAX Teal BRT station and can therefore be considered a Transit Oriented Development.

### **General Feedback - 27% of comments**

Overall, most of the comments received expressed excitement that the currently empty piece of land is being developed and proposing retail uses for the surrounding community. Many of the comments expressed appreciation for the engagement, with a few requesting more information as the project moves ahead.

### Our response:

The project team will continue to share updates on the proposed Land Use Amendment. Both community associations will continue to be notified on the land use application process. The feedback received to date has been appreciated and we look forward to continuing to share details about the development.

### **Density – 13% of comments**

Two different themes emerged from the comments on density. Stakeholders generally asked about the proposed height. The project flyer very clearly identified the overall proposed height for the site ranging from 2 to 8 storeys. Generally, stakeholders appreciated that the taller heights were being shown along Mount Royal Gate, to the north of the site. However, some specifically requested assurances the height would be kept along the north boundary.

Stakeholders were also concerned about the style of density, hoping that the character of the development would reflect the surrounding community. Some stakeholders were excited for additional housing options in their community, providing opportunity for alternative dwelling styles in their neighbourhood.

### Our response:

The proposed land use aims to create a mixed-used development, with high quality street-level retail and services, commercial spaces, and higher density, medium-rise residential. The proposed Direct Control District guidelines will allow for a maximum floor area ratio (FAR) of 1.55 and a maximum density of 165 units per hectare.

The current zoning allows for two office buildings along Mount Royal Gate SW (50 Avenue SW) that are up to 32m tall. In the conceptual renderings, the tallest buildings are situated along Mount Royal Gate SW and generally to the north of the site. The proposed maximum building height for the north portion of the site is 32 metres. The heights will scale down to the south portion, with a proposed maximum height of 20m.

## Applicant What We Heard Report



Current conceptual plans have the buildings along Peacekeepers Way developed in a style and scale that complements the surrounding neighborhoods. Residential development will be subject to market conditions. Preliminary concepts identify a mix of townhouse and apartment style dwellings. Plans for exact heights and styles will be determined at the development permit stage.

### 3.0 ENGAGEMENT CONTACT

The project team has a dedicated communications and engagement specialist to ensure that all project-related input is heard and responded to in a timely fashion. All questions, comments and concerns received to date have been documented and summarized for the application.

Martha McClary  
Engagement Specialist  
403-692-5230  
mmclary@bapg.ca

## Applicant What We Heard Report



## Appendix 1 –Feedback

The following table details the 45 distinct comments received from the 20 comment forms and 5 emails received during engagement.

	Distinct Comments	Sentiment	Topic area	Sub-topic area
1	Just reaching out to you in order to get some more detailed information regarding the proposed plan for the Lincoln Park land use redesignation. I'm a resident of Garrison Green and currently a stakeholder in a commercial property in the Lincoln Park office center. Please if possible can you indicate a proposed timeline for this plan.	Neutral	General	Engagement
2	Also, the current traffic and poor parking situations that currently existing in the area need some extra attention.	Neutral	Transportation	Parking
3	It is curious the amount of high rise residential slated for this block. Is this to be supplemental student housing? Currie Barrack s has such a high density of buildings it has changed the feel of that neighborhood since they changed the previous density levels.	Neutral	Density	Style
4	Having said that, I'm in favor of a high quality commercial development in the area, serving several needs,	Positive	Commercial	Services
5	however increasing residential density with high rise residential I'm not in favor unless they keep it to 50th and nit bring it in to peacekeepers way.	Negative	Density	Height
6	Interested in how it will develop, would like a grocery store as it would be very useful!	Neutral	Commercial	Services
7	Thanks for doing this - it's great to be consulted. We are glad to see that there are plans for these vacant lots.	Positive	General	Engagement
8	Including a mid-sized grocery store would be a bonus.	Positive	Commercial	Services
9	Please build on the development standards which have been established in Garrison Green and Currie Barracks.	Neutral	Density	Style
10	Is the green space large enough?	Neutral	Open space	
11	Please consider pedestrian walkways to BRT.	Neutral	Transportation	Pedestrian



## Applicant What We Heard Report



12	Overall, I think the development will be well received by the Garrison Green residents. It will offer amenities by way of the "Mixed 'Main Street' Retail" that are not available at present.	Positive	Commercial	Services
13	As well, the development is on the edge of the neighborhood, and I don't see it significantly increasing traffic in the neighborhood proper.	Positive	Transportation	Traffic
14	As mentioned, my primary concern is the height of the proposed individual buildings. As you indicated, the taller buildings contemplated (Up to 8 stories) are along Mount Royal Gate (50th Ave.); and the corner of Richard Road and 50th, the farthest distance away from present residential homes in Garrison Green. However, I would personally like assurance that the buildings along Peacekeepers Way (just east of the fire hall) are kept to 2 stories. Presently, block "E" on the flyer indicates that they could be 3 to 8 stories tall. This would be my primary concern at this time.	Negative	Density	Height
15	1. As discussed, although the development is "legally" within the boundaries of Rutland Park Community Association, it would impact the NGPCA equally, if not more than the RPCA. So, keeping NGPCA and Garrison Green residents updated (as you have) would be very important.	Neutral	General	Engagement
16	2. While acknowledging that many things could go sideways, sharing a very TENTATIVE (optimistic) timeline would be greatly appreciated. As well, sharing the steps in the process (Permits, etc.) would also be appreciated.	Neutral	General	Engagement
17	3. Sharing that you have dialogued with the folks at the ATCO center may serve you well.	Neutral	General	Engagement
18	4. Sharing what Quadra and b&a see as POSSIBLE tenants in the "Mixed Retail" Neighborhood Centre would be helpful. Again, this would be a "best guess", but very helpful. As well, stating what won't go in (such a gas/service station) is also helpful.	Neutral	Commercial	Services
19	Glad to see something happening in this area. I understand too early to be specific but appreciate this chance for input. Please keep us informed.	Positive	General	Engagement
20	Exciting development! Garrison Green Lincoln Park need more shops and retail opportunities. I hope this goes ahead as soon as possible.	Positive	Commercial	

## Applicant What We Heard Report



21	Very excited about the development!	Positive	General	
22	1 - East bound Glenmore has to be changed	Negative	Transportation	Traffic
23	2 - Need a grocery (small) in the area	Neutral	Commercial	Services
24	3 - No hotel!	Negative	Commercial	Services
25	4 - More townhomes and multi-use homes/facilities	Neutral	Density	Style
26	East bound access to Glenmore needs to be addressed before additional density introduced. 50th Ave access is bottleneck Richard Rd to Glenmore need to be built	Neutral	Transportation	Traffic
27	Excellent! Looking forward to this happening.	Positive	General	
28	Need to engage the city on the southbound exit/access from Richard Rd SW to Glenmore Trail. Currently there is no WB Glenmore Trail access from Richard Rd SW.	Neutral	Transportation	Traffic
29	I think small to medium size retail (grocer, coffee shops, clothing/gift boutiques and restaurants) would add to our community positively.	Neutral	Commercial	Services
30	Concerns: parking,	Negative	Transportation	Parking
31	not too much rentals-would prefer more owner occupied	Neutral	Density	Style
32	Looking forward to hearing about the updates that will be provided along the way! Please email me at	Positive	General	Engagement
33	Have you addressed SB Richard Rd SW to WB Glenmore Trail exit?	Neutral	Transportation	Traffic
34	I can't attend any information sessions however I wanted to put my two cents in. I live in Garrison Green and have watched the surrounding area develop. The Westmount business area on the north side of 50th Avenue is an eyesore and generally a complete disaster. It was designed purely with the commute of an automobile in mind, and it's areas and walkability and retail is a testament to its lack of addition by anyone in the surrounding neighborhoods. It doesn't work. Office workers are generally trapped inside buildings, and no one visits the space on foot or bike or for any other reason. Now look at what ATCO has pulled off. Greenspace, a park, an open community centre. And, barely a sign of a car! Now, what I see with this Garrison Green. The car is back in vogue! Actually, it's not that bad really.	Neutral	Transportation	Pedestrian

## Applicant What We Heard Report

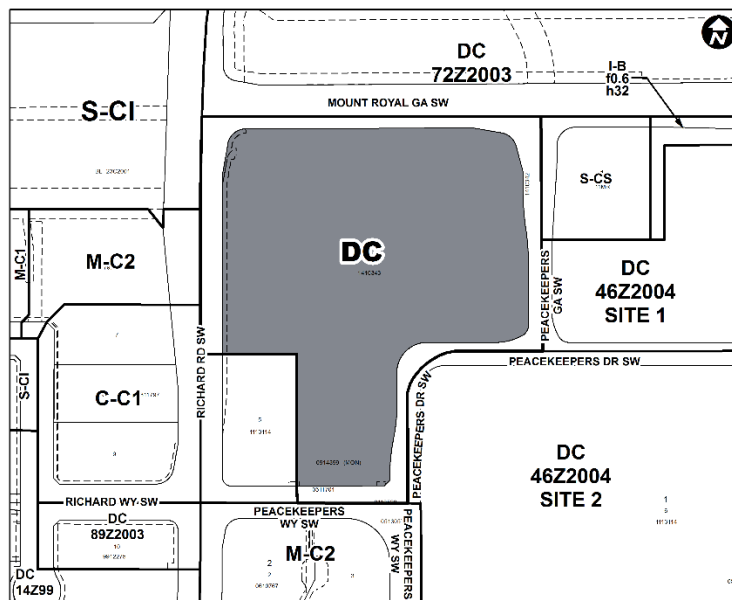


	My suggestion - anyway you can get rid of the roads through the development, turn them into walkways, bike paths and parks, and build a walkable mixed use area?. I know that's the goal and generally the design. Stick the cars and roads to the outside, parking underground, and build up the pedestrian, retail, and community feel right the we through the middle of the development. Force people to walk. We don't need the ugly roads through the middle!			
35	Anyway, that's my two cents. Oh, and figure out a way to get Wild Rose Brewery a place in there so we don't lose such an iconic brewery from its traditional, loved home.	Neutral	Commercial	Services
36	Is there an opportunity to ask for another information session? Seeing as it is the holiday season and everyone is very busy I imagine a lot of people will not be able to attend.	Neutral	General	Engagement
37	Supported uses would be grocery store, small grocer, shoppers drug mart. No cannabis stores.	Neutral	Commercial	Services
38	Hurry up - it looks like a great plan! HURRY UP!	Positive	General	
39	A few concerns re: two hour parking restrictions that will impact staffing/visitor parking for CareWest.	Negative	Transportation	Parking
40	Retail concerns: would like to see restrictions for alcohol use and for cannabis sales being directly across from a longterm care centre living residents with addictions.	Neutral	Commercial	Services
41	All sounds great. I feel more reassured about street parking as that has been a concern as a staff member. Thanks!	Positive	Transportation	Parking
42	Ideal uses would be post office, bank, grocery store, drug store.	Neutral	Commercial	Services
43	Parking is an issue	Negative	Transportation	Parking
44	It would be nice to have more transit	Neutral	Transportation	transit
45	Thanks for coming, good presentation. Not sure I will be around when things get going!	Positive	General	

## DC Direct Control 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) allow for future development of the site in accordance with the Currie Barracks CFB West Master Plan;
  - (b) accommodate a wide mix of commercial and residential uses in the same building or in multiple buildings throughout the site; and
  - (c) be generally characterized by street-oriented buildings.

#### 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 Bylaw.

#### Reference to Bylaw 1P2007

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

## DC Direct Control Guidelines

### Permitted Uses

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

### Discretionary Uses

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

- (a) with the addition of:
  - (i) **Amusement Arcade;**
  - (ii) **Billiard Parlour;**
  - (iii) **Cinema;**
  - (iv) **Conference and Event Facility;**
  - (v) **Dinner Theatre;**
  - (vi) **Drinking Establishment – Medium;**
  - (vii) **Museum;**
  - (viii) **Performing Arts Centre;**
  - (ix) **Restaurant: Food Service Only – Large; and**
  - (x) **Restaurant: Licensed – Large; and**
- (b) with the exclusion of:
  - (i) **Vehicle Rental – Minor; and**
  - (ii) **Vehicle Sales – Minor.**

### Bylaw 1P2007 District Rules

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

### Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.6.

### Density

- 8 The maximum **density** is 165 **units** per hectare.

### Building Height

- 9 The maximum **building height** is identified in Schedule B of this Direct Control Bylaw.

## DC Direct Control Guidelines

### Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) For an individual **Drinking Establishment – Small, Drinking Establishment – Medium, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Food Service Only – Small, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Restaurant: Neighbourhood, Retail and Consumer Service, or Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** is a maximum of 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3) The length of the **building** façade that faces a **street** containing an individual **Cannabis Counselling, Office or Payday Loan use** on the floor closest to **grade** is a maximum of 9.0 metres.

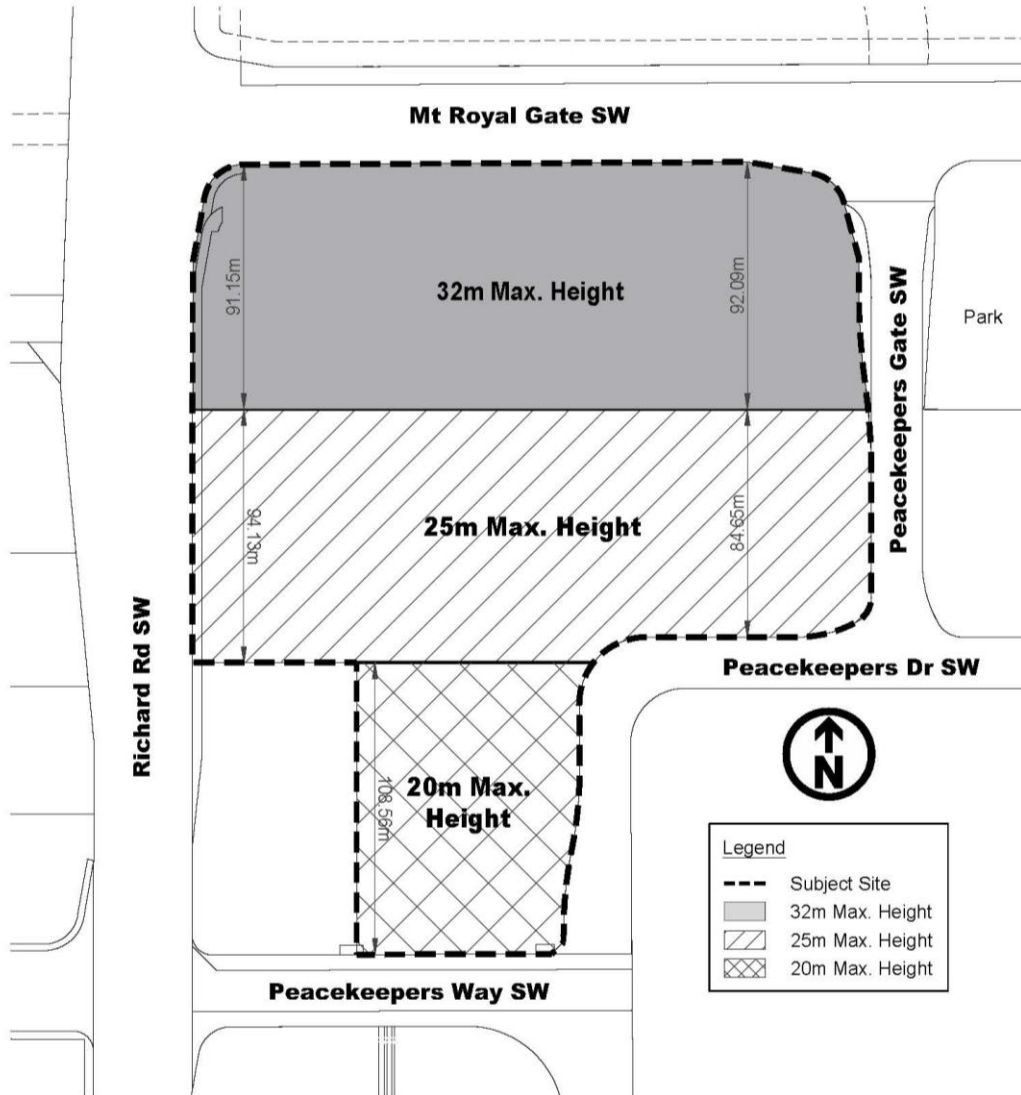
### Relaxations

- 11 The **Development Authority** may relax the requirements in Sections 7, 8, 9 and 10 of this Direct Control District Bylaw where the test for relaxation in Bylaw 1P2007 is met.



DC Direct Control Guidelines

SCHEDULE B



## **Proposed Amendments to Currie Barracks CFB West Master Plan**

1. The Currie Barracks CFB West Master is hereby further amended as follows:
  - (a) Create a new section 9.4 titled 'Mixed Use Residential Design Criteria' as follows:

### **"9.4.1 Purpose**

The following policies apply to the mixed use commercial areas shown on Figure 10 if proposed development provides a residential component.

### **9.4.2 Site Design**

1. New development that provides a residential component should establish a permeable street network and incorporate a pedestrian focused neighbourhood centre area featured by:
  - a) a centrally located, publicly accessible shared amenity space with a minimum size of 0.1 hectare (ha);
  - b) on-street parking; and
  - c) identified active frontage areas that have at least one building frontage facing onto the shared amenity space.
2. If a publicly accessible, shared amenity space is proposed with a development it should:
  - a) be located and designed for appropriate access to sunlight;
  - b) be animated and framed by appropriate building massing, building frontages and active uses;
  - c) be configured in a manner which provides enough space for a variety of uses such as play equipment, seating, etc.;
  - d) be well connected to existing open spaces and adjacent pedestrian routes and have safe crossings at all adjacent intersections, where feasible;
  - e) be well landscaped to provide appropriate interface adjacent to auto traffic and shaded areas for year-round use;
  - f) include space and soil depth to support trees and include them in the planting plan;
  - g) be finished with comfortable yet durable high-quality furnishings (seating, etc.);
  - h) be well lit for safety and comfort; and
  - i) be designed to add to the character and provide a memorable focal point to the development.

## Proposed Amendments to Currie Barracks CFB West Master Plan

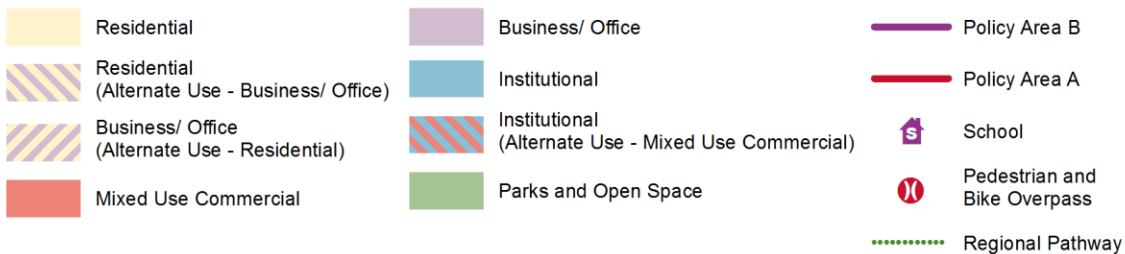
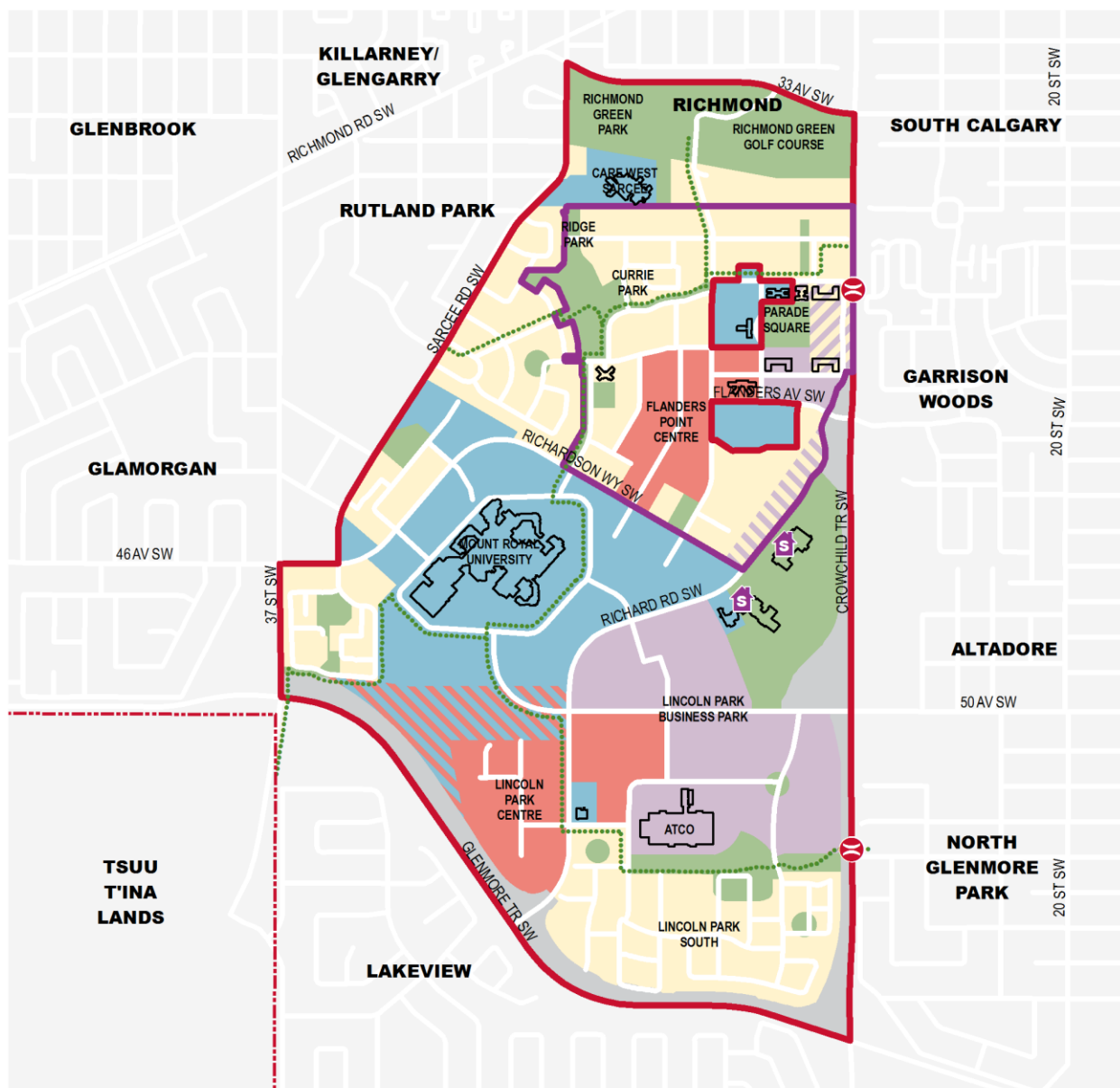
3. New development shall not cast shadow on any adjacent parks (directly adjacent or across a street or lane), beyond 20 metres past the site's property line, on March 21 and on September 21 between 10:00 a.m. and 4:00 p.m. Mountain Daylight Time.
4. New development should accommodate other types of publicly accessible amenity spaces (e.g. courtyards, forecourts, plazas, small urban gardens) to be located within a building site and connected to surrounding streets and places.
5. Active uses should be strategically located at the street corners and open space frontages.
6. A 3.0m setback should be applied for street-oriented residential units to accommodate landscaping elements.

### 9.4.3 Built Form

1. New development should provide varied building heights depending on adjacent context. Proper transition to adjacent uses and maximizing sunlight access to surrounding public realm (including active frontage areas, shared amenity spaces) should be the main determinants when distributing site density and determining building heights and massing.
  2. Building massing should be broken down vertically and horizontally to create recognizable building forms (e.g. bays, bases, tops of buildings). Vertical breaks should be applied to the façades of building frontages that exceed 60.0m in length.
  3. A greater degree of façade articulation should be applied to ensure active frontages for any larger commercial development where the façade width exceeds 15.0m."
- (b) Delete the existing Fig 4 entitled "General Development Concept" and replace with the revised Fig 4 entitled "General Development Concept", attached hereto as Schedule "A".
- (c) Delete the existing Fig 10 entitled "Mixed Use Commercial Policy Areas" and replace with the revised Fig 10 entitled "Mixed Use Commercial Policy Areas", attached hereto as Schedule "B".
- (d) Delete the existing Fig 11 entitled "Business / Office Policy Areas" and replace with the revised Fig 11 entitled "Business / Office Policy Areas", attached hereto as Schedule "C".

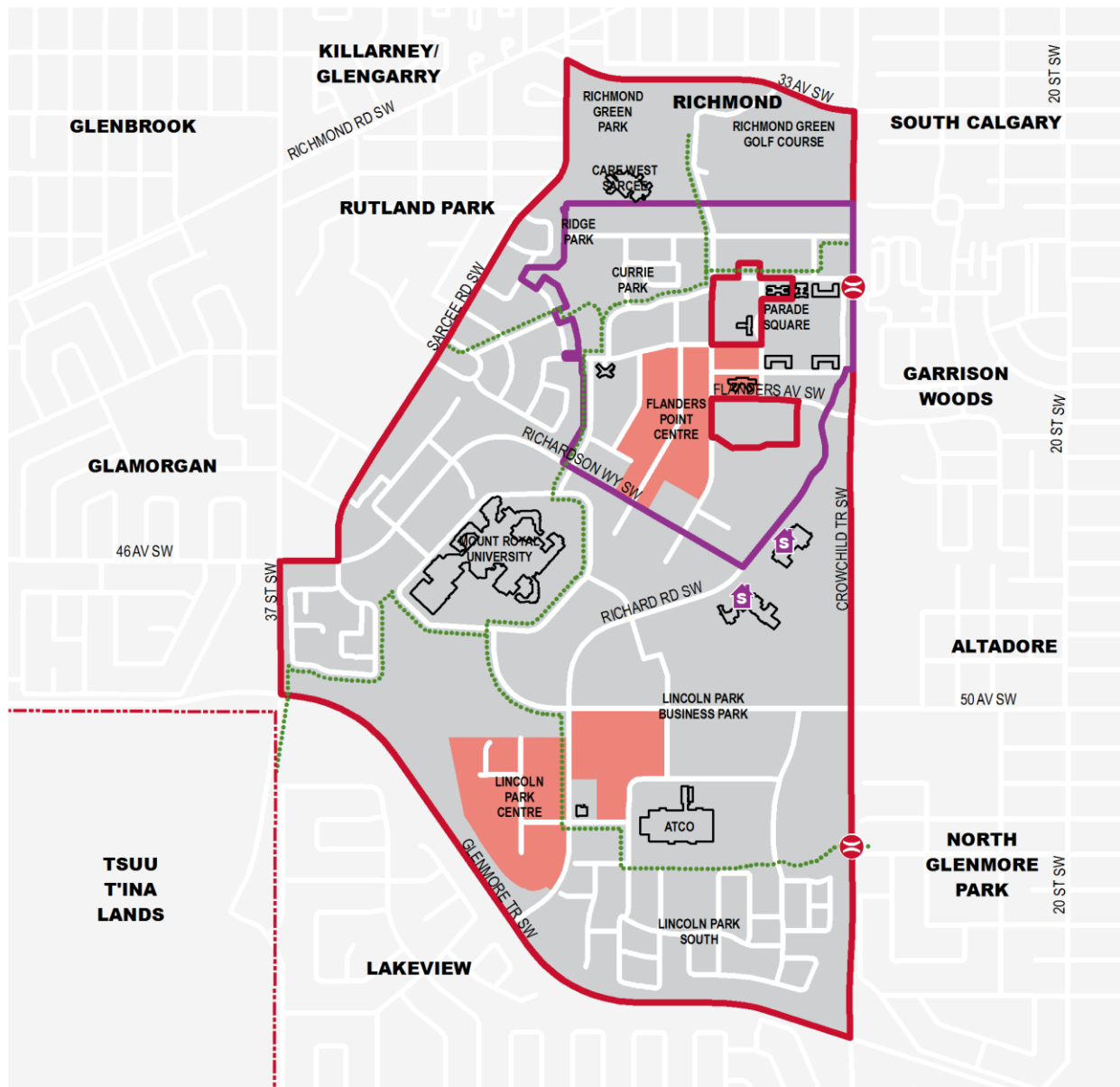
## Proposed Amendments to Currie Barracks CFB West Master Plan

### SCHEDULE A



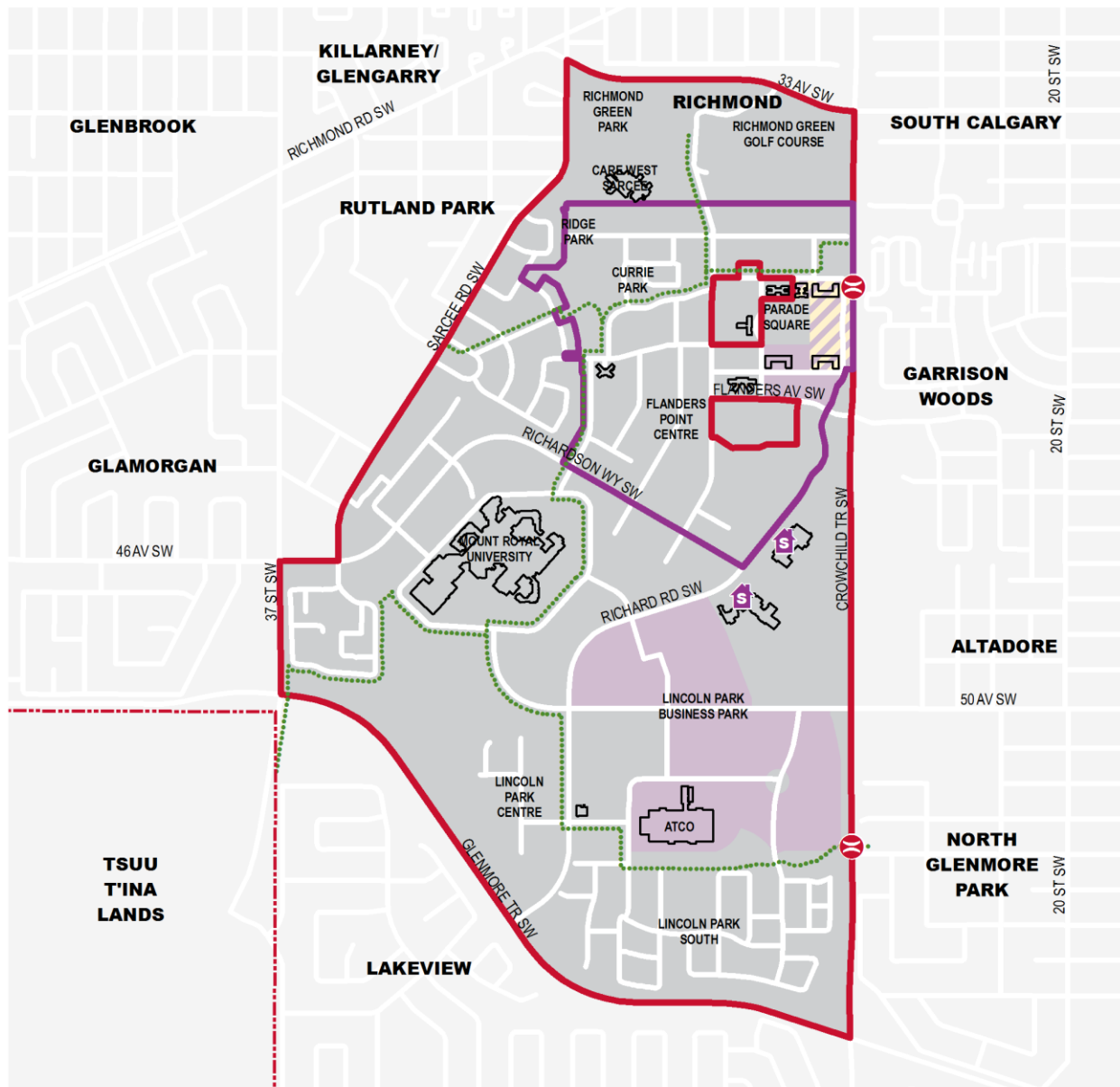
## Proposed Amendments to Currie Barracks CFB West Master Plan








### SCHEDULE B



## Proposed Amendments to Currie Barracks CFB West Master Plan

### SCHEDULE C



- |   |   |   |                                 |
|---|---|---|---------------------------------|
|  | Business/ Office<br>(Alternate Use - Residential) |  | School                          |
|  | Business/ Office                                  |  | Pedestrian and<br>Bike Overpass |
|  | Policy Area B                                     |  | Regional Pathway                |
|  | Policy Area A                                     |   |                                 |





## Urban Design Review Panel Comments

<b>Date</b>	February 20, 2019	
<b>Time</b>	1:00	
<b>Panel Members</b>	<b>Present</b> Janice Liebe (Chair) Colin Friesen Terry Klassen Chris Hardwicke Eric Toker	<b>Absent</b> Chad Russill (Co-Chair) Gary Mundy Beverley Sandalack Ryan Agrey Jack Vanstone Ben Bailey Glen Pardoe Michael Sydenham
<b>Advisor</b>	David Down, Chief Urban Designer	
<b>Application number</b>	<b>LOC2018-0277</b>	
<b>Municipal address</b>	5116 Richard Rd SW	
<b>Community</b>	Lincoln Park	
<b>Project description</b>	Land Use Amendment	
<b>Review</b>	first	
<b>File Manager</b>	Jenna Dutton	
<b>City Wide Urban Design</b>	Xia Zhang	
<b>Applicant</b>	B&A Planning Group	
<b>Panel Position</b>	<b>Endorse</b>	
<b>Overall Ranking (1-5)</b>	<b>4</b>	

Note: Overall ranking is not an average of the 13 *Urban Design Elements*, but a qualitative project rating of the application in its context.

- 5=Excellent (exceeds expectations, clear intent to achieve high quality outcome)
- 4=Good (somewhat exceeds expectations, high probability of success)
- 3=Average (meets expectations, likely to achieve basic standard of quality outcome)
- 2=Fair (somewhat meets expectations, multiple weaknesses or deficiencies)
- 1=Poor (does not meet expectations, demonstrates some lack of understanding of requirements)

### Summary

This is an application for Land Use re-designation with a few Purpose/Intent statements attached. With the application, a concept plan and perspective images were provided, but these were presented to indicate intent and the Land Use would not be formally tied to these plans. Since Land Use alone has very little Urban Design content our comments are almost entirely based on the concept plans presented. Our first comment is that where the plans have worthy aspects and good qualities the developer should commit to following through on these plans as the development is executed. To this end, we recommend that approval of the Land Use be tied to the maintenance of the road network, entry positions, density and height distribution, commercial uses at the central civic square, open space networks including pedestrian and cycling as illustrated in the proposal – taking into account the comments below.

The concept plans show a good pattern of development on a site that has significant constraints. The creation of a central square as a focus for the development and the circulation leading into it could be quite successful. The connection to the south to Peace Keepers Park and further into Garrison Green offers a much-needed destination for the pedestrian/vehicle paths leading out of these areas. The potential of a connection to the east to the existing City park and beyond could also be successful depending on future development in that direction.

Although limited to right-in/right-out the entrances to the north and west are important to the urban form of the central square. The Roads Department should be advised against moving these entry roads further

## Urban Design Review Panel Comments

from the northwest corner intersection which would seriously limit development options on both sides of these entrance roads.

A strong recommendation was to make the road on the south side of the square two way and eliminate or virtually eliminate the road on the north to connect the square to the building face to the north. This would enliven the square with a connection to retail space and make maximum use of the square's south exposure. A further comment was to take special care with the termination of each entrance axis as it comes into the development. It is not enough to end these visual axes on a building face. The building should provide something interesting at this location.

The site is surrounded on the north and west by wide roads with low density office to the north and on the other two sides mostly with undeveloped or industrial uses. In this difficult location the proposal does address surrounding streets in a way that could greatly improve the environment. The building heights decrease from north to south to meet the lower height residential buildings. It was suggested that this variation could be increased by creating a tall point building on the northwest corner adding variety and visual interest. Although pushing the density to the north of the site protects the solar exposure in the interior of the development the long slab forms create a shadow condition along the sidewalk along the entire north extent of the site. Breaking up the slabs along the north would allow sunlight along portions of that streetscape.

### Applicant Response

Thank you for your positive comments and endorsement of our WestMount South Land Use application, including supporting our proposed street network.

Our vision is to create a pedestrian and transit oriented mixed-use neighbourhood focused on residential opportunities while maintaining flexibility to be viable in current and future market conditions. The proposed Direct Control (DC) District, based on the Mixed Use – General (MU-1) District, and new Master Plan policies will ensure that this vision is achieved.

The development will connect the distinct surrounding areas, offering commercial services and facilitating social interaction. Ground level retail along walkable streets, a central green space, and the opportunities for hotel and institutional uses will be anchored by a mix of medium density residential development, including townhouses and multi-family building typologies.

We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed and developable blocks. Our preference is to keep the street network as proposed for day-to-day traffic calming and pedestrian-oriented circulation, with the streets closeable for special events such as farmers markets, celebrations, etc.

Further details will be outlined and confirmed at the master planning / DP stage in accordance with the revised Master Plan and proposed DC District.

## Urban Design Review Panel Comments

Urban Design Element		Rating 1-5
<b>Creativity</b> <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none"> <li>Overall project approach as it relates to original ideas or innovation</li> </ul>		4.5
UDRP Commentary	The creation of a new urban square and completion of some visual axes creates a valuable focus to the area.	
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Context</b> <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> <ul style="list-style-type: none"> <li>Massing relationship to context, distribution on site, and orientation to street edges</li> <li>Shade impact on public realm and adjacent sites</li> </ul>		4
UDRP Commentary	In a difficult site massing location and organization are effective.	
Applicant Response	The greatest heights are proposed at the north, where shadowing would mostly impact an arterial (Mount Royal Gate). Details will be provided at DP stage in accordance with Master Plan and DC.	
<b>Human Scale</b> <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> <ul style="list-style-type: none"> <li>Massing contribution to public realm at grade</li> </ul>		4
UDRP Commentary	A good pedestrian environment is possible with sensitive design of the square, entrances and adjacent buildings.	
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Integration</b> <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none"> <li>Parking entrances and at-grade parking areas are concealed</li> <li>Weather protection at entrances and solar exposure for outdoor public areas</li> <li>Winter city response</li> </ul>		4
UDRP Commentary	A mixed use Land Use is much better to take full advantage of this site.	
Applicant Response	Agreed: our proposed mixed-use DC would be much better for the site and surrounding area than the current suburban office-focused DC.	
<b>Connectivity</b> <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> <ul style="list-style-type: none"> <li>Pedestrian first design, walkability, pathways through site</li> <li>Connections to LRT stations, regional pathways and cycle paths</li> <li>Pedestrian pathway materials extend across driveways and lanes</li> </ul>		3.5
UDRP Commentary	External constraints make this a difficult site to connect to surrounding environment. Those connections that are available are well used but City Roads Department should be encouraged to cooperate by not moving the planned entrance roads.	
Applicant Response	We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed, developable blocks and a pedestrian and transit-oriented site. Right-in / right-out accesses to both Mount Royal Gate and Richard Road are also strongly desired.	
<b>Animation</b> <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> <ul style="list-style-type: none"> <li>Building form contributes to an active pedestrian realm</li> <li>Residential units provided at-grade</li> <li>Elevations are interesting and enhance the streetscape</li> </ul>		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Accessibility</b> <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none"> <li>Barrier free design</li> <li>Entry definition, legibility, and natural wayfinding</li> </ul>		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Diversity</b> <i>Promote designs accommodating a broad range of users and uses</i> <ul style="list-style-type: none"> <li>Retail street variety, at-grade areas, transparency into spaces</li> <li>Corner treatments and project porosity</li> </ul>		4

### Urban Design Review Panel Comments

UDRP Commentary	A variety of uses and forms is proposed with this application.	
Applicant Response	Agreed: our proposed mixed-use DC allows for a wide variety of compatible retail and residential uses and built forms.	
<b>Flexibility</b> Develop planning and building concepts which allow adaptation to future uses, new technologies • Project approach relating to market and/or context changes		TBD
UDRP Commentary		
Applicant Response	Our proposed DC is intended to maintain enough flexibility to be viable for current and future market conditions.	
<b>Safety</b> Achieve a sense of comfort and create places that provide security at all times • Safety and security • Night time design		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Orientation</b> Provide clear and consistent directional clues for urban navigation • Enhance natural views and vistas		4
UDRP Commentary	Entrance roads are well placed and distributed. Care should be taken in completing the design that visual axes have interesting end points.	
Applicant Response	We have advised Transportation that the proposed road network must be allowed as proposed in order to create well designed, developable blocks. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Sustainability</b> Be aware of lifecycle costs; incorporate sustainable practices and materials • Site/solar orientation and passive heating/cooling • Material selection and sustainable products		TBD
UDRP Commentary	Although TBD, the opportunity at DP stage is for sustainable stormwater design and implementation (Low Impact Development rain gardens) that should capture green infrastructure design strategies to transform gray space into green space. These natural qualities would contribute an attractive layer to the walkable realm of the proposed mixed-use environment.	
Applicant Response	This is achievable with our land use proposal. Our engineer has already preliminarily reviewed the site from a servicing perspective. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Durability</b> Incorporate long-lasting materials and details that will provide a legacy rather than a liability • Use of low maintenance materials and/or sustainable products • Project detailed to avoid maintenance issues		TBD
UDRP Commentary		
Applicant Response	This is achievable with our land use proposal. Details will be provided at the DP stage in accordance with the proposed Master Plan and DC.	
<b>Overall Rating (1-5)</b>		4

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0636

## Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

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### EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on behalf of Timber 85 Land Development GP Ltd on 2018 October 15. The application proposes land use redesignation for 5.45 hectares  $\pm$  (13.47 acres  $\pm$ ) of three contiguous residential acreages in the southwest community of Springbank Hill. This application also includes the closure of two small triangular portions of Road Right-of-Way along 85 Street SW that total 0.004 hectares  $\pm$  (0.009 acres  $\pm$ ) to be consolidated with portions of the subject site to be redesignated to a low density residential district. The subject area is located approximately halfway between 17 Avenue SW and Glenmore Trail SW, along 85 Street SW. The application provides for:

- Low density residential development;
- An anticipated 77 to 82 dwelling units with a mix of low density residential building forms comprising rowhouses, single detached and semi-detached dwellings;
- Approximately 0.475 hectares (1.17 acres) of Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- Approximately 0.694 hectares (1.71 acres) of Environmental Reserve (ER) areas to be conserved (S-UN); and
- The closure of portions of existing road right-of-way to be redesignated and consolidated with areas for residential development (R-G); and
- The location of future local and collector roadways, utilities and services.

This redesignation application has been applied for with the support of a related outline plan application (CPC2019-0681) to provide for future subdivision layout of the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

Development permit applications have not been submitted but are required for rowhouse buildings. Single and semi-detached dwellings are permitted uses in the proposed residential districts and are not required to be approved by way of development permit applications.



Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0636

**Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw the proposed closure of 0.004 hectares  $\pm$  (0.009 acres  $\pm$ ) of road (Plan 1911053, Area 'A' and Area 'B'), adjacent to 85 Street SW with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 5.24 hectares  $\pm$  (12.94 acres  $\pm$ ) located at 2938, 3028 and 3118 – 85 Street SW and the closed road (Plan 3530AK; Block D, Lot 13, portion of Lot 11 and portion of Lot 12; Plan 1911053, Area 'A' and Area 'B') from Direct Control District and Undesignated Road Right-of-Way **to** Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Special Purpose – Urban Nature (S-UN) District, and Special Purpose – School, Park and Community Reserve (S-SPR) District; and
4. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

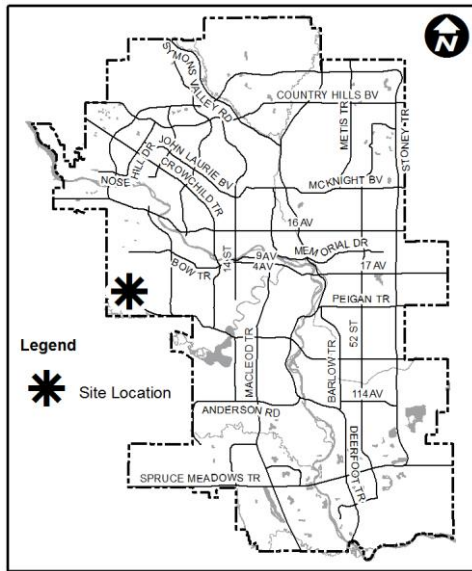
CivicWorks Planning + Design, on behalf of Timber 85 Land Development GP Ltd., submitted the subject application to The City with the associated outline plan on 2018 October 15 and have provided a summary of their proposal in the Applicant's submission (Attachment 1).

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

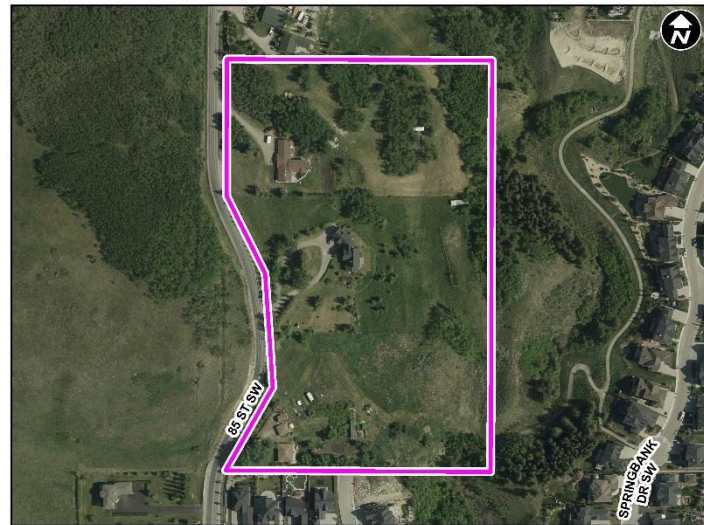
ISC: UNRESTRICTED  
CPC2019-0636

Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple  
addresses, LOC2018-0226

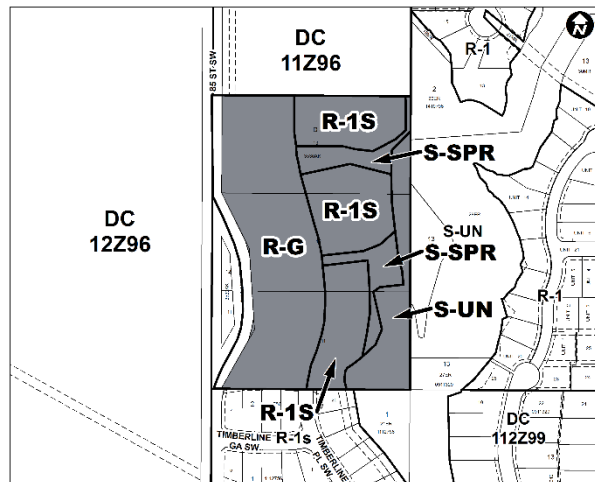
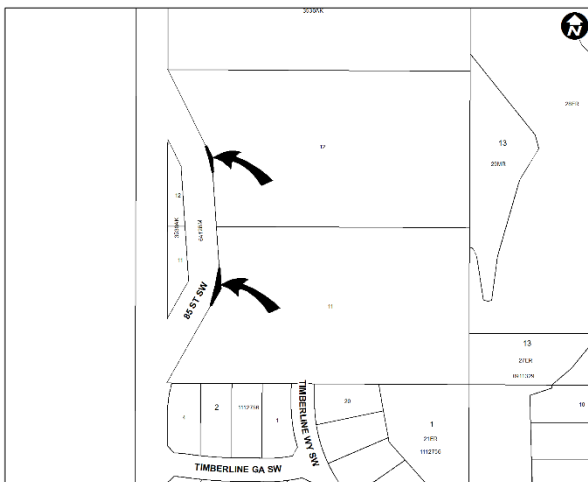
Location Maps



Road Closure Map



Proposed Land Use Map



## Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

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### Site Context

The subject site, located at 2938, 3028 and 3118 – 85 Street SW, is situated in the southwest quadrant of the city. This site is located between 17 Avenue SW and Glenmore Trail SW along the eastern edge of 85 Street SW. All of these parcels are located within the *Springbank Hill Area Structure Plan*.

The subject site currently exists as three contiguous residential acreages. The site spans approximately 300 metres on its north-south axis and nearly 200 metres at its widest stretch running east-west; totalling a site area of approximately 5.24 hectares (12.94 acres). Two-storey single detached dwellings have existed on each parcel in various forms for the past 60 years.

The rolling topography of the subject site sits highest along 85 Street SW. The site gradually slopes down towards the east. The steepest slopes occur from areas to be dedicated as Environmental Reserve (ER). Slope heights within this area range from approximately 4 to 15 metres. A ravine corridor runs north-south along the eastern edge of the subject site.

Figure 1 provides Peak Population statistics for the community of Springbank Hill. As identified in Figure 1, 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 (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use redesignation and road closure application (Attachment 2), along with the associated outline plan application (Attachment 5), will facilitate low density residential development including the dedication of open space and natural areas. The resulting land uses will contribute to the growth of the Springbank Hill community, anticipated by the policies of the *Municipal Development Plan* and the *Springbank Hill Area Structure Plan (ASP)*.

## Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226

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### ***Land Use***

The subject site is currently designated DC Direct Control District (Bylaw 11Z96) that accommodates country residential development. The *Springbank Hill ASP* envisions this area to maintain development patterns that existed prior to the adoption of the MDP. Future development is to be limited to a range of residential density at 7 to 17 units per hectare (uph), and institutional and recreational uses. The following land uses are proposed:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – One Dwelling (R-1s) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.
- 

The proposed application is approximately 5.24 hectares (12.94 acres) and responds to its proximity to natural areas, focusing residential development on the western half of the site that would be serviced from 85 Street SW. Low density residential development representing a moderate increase in density from surrounding residential acreages complies with the policies of the *Springbank Hill ASP*.

There are two distinct residential land use areas proposed within the subject site. The western portion of the site, approximately 1.69 hectare (4.19 acres) that runs north-south along 85 Street SW, is proposed as a Residential – Low Density Mixed Housing (R-G) District. This area also includes the 0.004 hectares  $\pm$  (0.009 acres  $\pm$ ) of proposed road closure area (Attachment 2). Areas to be redesignated to the R-G District will accommodate a range of low density residential development. According to the applicant, the intent is to accommodate a combination of duplex dwellings, rowhouse buildings, semi-detached or single detached dwellings that are serviced through the creation of a public lane, as described in the associated outline plan (Attachment 5). Residential areas in the eastern half of the site accommodate single detached dwelling forms with potential for secondary suites. The R-1s District is proposed for such areas.

The land uses along the east portions of the site complement natural areas adjoining the site designated as an S-UN District. These lands are proposed to be dedicated as ER. Portions of the lands above the top of slope totalling 0.48 ha (1.17 acres) are to be dedicated as MR and redesignated to the S-SPR District, providing public open space connections between the proposed residential areas.

### ***Open Space and Natural Areas***

Open space is provided to preserve the small permanent (perennial) stream and an ephemeral stream which complement the larger easterly ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The developments to the south and east have already preserved the ravine to form a continuous open space system in accordance with the *Springbank Hill ASP*.

## **Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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A larger portion of the subject site (0.694 hectares or 1.71 acres) is proposed as a Special Purpose – Urban Nature (S-UN) District. This area is proposed to be dedicated as Environmental Reserve (ER). This area is intended to preserve and protect the existing ravine and streams that run along the eastern edge of the site. A portion of the subject site (0.48 hectares or 1.17 acres) is proposed to be designated as Special Purpose –School Park and Community Reserve (S-SPR) District with an MR – Municipal Reserve designation that meets the 10 percent requirement. This area provides a transition towards the portion of the site proposed to be designated as an S-UN District.

### ***Density***

The land uses proposed provides for development that complies with policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill Area Structure Plan (ASP)*.

The associated outline plan anticipates accommodating 77 units that results in density across the developable area at 16 units per hectare (6.5 units per acre). A maximum 82 units would be allowed within the outline plan area under the applicable land use policies of the aforementioned ASP for a maximum density of 17 uph.

### ***Development and Site Design***

The applicant's intent is to accommodate low density residential development by way of subsequent subdivision and tentative plans. Development permits are not required for single or semi-detached dwellings, but required for rowhouse and townhouse dwellings, should they be proposed at time of development.

### ***Environmental***

The subject site has existed as residential acreages for more than 60 years with various forms of rural residential development over the course of this period. The application was reviewed by Administration's Environmental and Safety Management group. No environmental concerns were noted and further investigation and/or assessments were not recommended.

Slope stability analysis for the subject site under pre-development (current) and post-development (future) conditions was were conducted by McIntosh, Lalani Engineering Ltd. and submitted for Administration's review. This review resulted in Administration accepting the applicant's proposed boundaries between the developable areas (proposed as R-1s Districts) and natural and open space areas (proposed as S-SPR and S-UN Districts). Generally, the areas at the eastern edge of the subject site have been deemed inappropriate for urban development but qualify to be preserved as Environmental Reserve (ER) in accordance with the *Municipal Government Act*.

## **Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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### ***Transportation***

Due to the proposed land use adjacent to 85 Street SW and a nearby ravine, the road network within the plan area boundary is proposed as a modified grid pattern that logically ties into the local road network. Primary access to the proposed local roads is from 85 Street SW, a north-south collector road that connects the subject site to 17 Avenue SW to the north, and Glenmore Trail SW to the south, both being arterial roads within 2 kilometres of the site. This collector road accommodates parking on both sides of the road adjoining the proposed R-G District. This road becomes a modified collector road in its southern stretch along 85 Street SW where parking is only provided on the east side of the road, adjoining the subject site.

A Transportation Impact Assessment was not required as there is no increase in density proposed from those established in ARP, at the time of adoption in 2017 June.

Administration collaborated with the applicant to develop a transportation network that supports future multi-modal connectivity that is pedestrian oriented and ties seamlessly into existing development patterns of surrounding areas. No direct accesses from individual lots are provided from 85 Street SW, designated a collector road. Dwellings that front 85 Street SW are to be serviced by way of a proposed public lane shown in the proposed outline plan (Attachment 3).

Local roads (referred to as residential streets in Attachment 3) are to feature 16.0 metre right-of-ways. Additionally, these streets are to accommodate tree-lined boulevards with utilities and street lighting. An additional 2.4 metres on each side of the road accommodate additional utilities by way of easements on private lands where necessary.

Pedestrian connectivity is to be achieved by way of a network of sidewalks along each side of the local roads proposed, and on the east side of 85 Street SW.

Currently, the subject site and immediately surrounding areas are not serviced by a transit route. Future transit service in the area is anticipated to expand by way of a route through 34 Avenue SW (approximately 200 metres from the southern extent of the subject site) that connects with the future completion of St. Moritz Drive SW. This future route is to complete the loop back towards the 69 Street LRT Station, approximately 3 kilometres from the subject site.

### ***Utilities and Servicing***

The subject site is within the Glendale pressure zone where water servicing is to be provided through the extension of the existing water network. As the subject site is located along the pressure zone boundary, units facing 85 Street SW may be situated at an elevation higher than the serviceable elevation of the Glendale pressure zone. Thus the existing watermain along 85 Street SW is to be extended after completion of a flow control station located at 17 Avenue SW and 85 Street SW, expected by end of 2019. This watermain extension is expected to be completed by end of 2019, to service units above the serviceable elevation of the Glendale Pressure Zone.



## **Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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The subject site is included in the approved *Springbank Hill Master Drainage Plan*, produced by Stantec Consulting in 2017. Storm servicing for the site will be provided by tying into the existing storm trunk located at 85 Street SW. The 85 Street SW storm trunk discharges to the Montreux Phase 1 storm pond which has capacity to accommodate the plan area.

Should back of lot drainage be discharged into areas to be dedicated as Environmental Reserve or Municipal Reserve, justification as well as necessary approvals and mitigation measures are to be provided at the tentative plan stage.

Sanitary servicing for the site will be provided by extending an existing sanitary man located south of the site at Timberline Way SW.

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

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

The Springbank Hill Community Association (SHCA) was circulated on the subject application. Initially, the SHCA provided a letter that withheld their support of the proposed land use amendment and outline plan; primarily because of questions arising in their review of the circulation package (Attachment 6).

The applicant communicated directly with members of the SHCA to address the comments and concerns raised in the letter provided to the City (Attachment 6). A general outline of the questions raised by the SHCA and how they have been addressed by the applicant is summarized below:

- General concern over lack of detail in the outline plan circulation packages
  - Applicant clarified outline plans as being high-level documents intended to support comprehensive review of development.
- Proposal for Municipal Reserve lands
  - Municipal Reserve concept plans were provided by the applicant that depict programming of these open spaces to allow for passive use by the public.
- Anticipated Traffic Volumes
  - The applicant re-affirmed future daily traffic volume along 85 Street SW (Collector Road) is designed to accommodate up to 8 000 vehicle trips per day. Forecasts for future buildout project traffic volumes to remain well within the roadway's capacity.
- Road Safety
  - Applicant re-affirmed contributions to be made at the time of development towards The City's future construction of proposed pathways along 85 Street SW, to occur upon development on the west side of this roadway.

## **Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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- Pathway Connections
  - Applicant confirmed The City's investigation that the steep grades along the eastern edge of the site limits ability to connect to the existing regional pathway system adjoining the site.

The applicant engaged external stakeholders by addressing questions and comments from SHCA's initial letter provided to Administration through subsequent memos and correspondence to the SHCA. The applicant met with both the Ward 6 Councillor's office and members of the SHCA on 2019 January 16 to discuss the subject application, their vision and alignment with the *Springbank Hill ASP*. An engagement memo was shared with the SHCA on 2019 February 28 in response to the questions raised in the initial comments provided (Attachment 6). Further, a second engagement memo was shared by the applicant with the SHCA on 2019 May 08 to address follow-up questions and comments raised. The applicant and the SHCA held a second meeting on 2019 May 30 to address all remaining issues and questions in greater detail.

No public meetings were conducted by the applicant or Administration in relation to this application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to the associated land use amendment, 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)*. The site is located within the "City, Town" area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *SSRP*. While the *SSRP* makes no specific reference to this site, the supporting application is consistent with the *SSRP* policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed policy amendment 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.

## **Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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

The *Municipal Development Plan (MDP)*, Map 1: Urban Structure, identifies the subject lands as 'Residential – Developing – Future Greenfield'. The *MDP* provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following *MDP* objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Providing parks located throughout the community in walkable proximity to all residences; and
- Creating an inter-connected, multi-modal street network.

### ***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject site is located within the Standard Suburban policy area (Section 3.1.3). This policy area is to accommodate development that reinforces rural development patterns as they existed in the community prior to the adoption of the *MDP* in 2008. Development in such areas should be limited to single and semi-detached dwellings and a limited number of institutional or recreational uses. Administration finds that rowhouses can also be accommodated in areas proposed to be redesignated to the R-G District despite such housing forms not being explicitly recognized within the Standard Suburban policy area. Density in these areas are to range from 7 to 17 units per gross developable hectare (3 to 7 units per gross developable acre).

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

The proposed land use amendment accommodates additional housing forms at moderately higher densities that are not available within the current land use district. The proposal helps achieve a greater mix of housing types in the community of Springbank Hill.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

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

#### ***Current and Future Capital Budget***

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

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0636

**Road Closure and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226**

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal complies with the applicable policies of the *Springbank Hill Area Structure Plan*. The proposed redesignation of the three parcels to various districts accommodates low density residential development and preservation of natural area envisioned through the implementation of this plan.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. Proposed Land Use Map
5. Proposed Outline Plan
6. Community Association Letter



## **Applicant's Submission**

The subject site is located in the southwest community of Springbank Hill and consists of 5.45 ha (13.47 ac) of privately owned land. Truman Development Corp. has retained CivicWorks to undertake an Outline Plan and Land Use Redesignation to facilitate the development of low density residential dwellings complemented by environmental open space. The proposed use is well-suited to the site, given its surrounding low density suburban context, assembly characteristics and location.

### **CONTEXT**

The site is located within a Developing Greenfield Area of Calgary, and adjacent to a quarter section of land that was recently subdivided and redeveloped with single residential dwellings. This application represents a contiguous continuation of development along 85 St SW (a Collector Street). The site's location lends easy access to a number of community amenities through a range of transportation options. Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, RC Conklin School, Westside Recreation Centre, Ambrose University, and the 69 St LRT station are all located within 3-4 km of the site – approximately 5 minutes by car, 20 minutes by bike, and 25 minutes by transit.

### **LANDUSE**

The site's current DC (Direct Control) District is intended for country residential development. In support of the proposed development vision, this application seeks to amend the existing DC District to the Low Density Residential R-1s and R-G Districts and provide Environmental Open Space through the S-UN (Environmental Reserve) and S-SPR Districts (Municipal Reserve).

### **POLICY CONTEXT**

The land assembly fall within the boundaries of the Springbank Hill Area Structure Plan (ASP), as adopted by Council in 2017. The subject site is located within the Standard Suburban land use policy area of the ASP, which includes a policy requiring the density of the assembly to be between 6-17 uph. The proposed development is aligned with this policy and anticipates development of between 77 to 82 low density residential dwelling units (16-17 uph). The proposed development is also governed by higher order, City-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods.

### **COMMUNITY ENGAGEMENT**

The project team representatives met with the Ward 6 Councillor, and representatives from the Springbank Hill Community Association (C.A.) on January 16, 2019 to discuss the development vision and proposal alignment with the Area Structure Plan and greater community context. Two engagement memos describing application updates and sharing current plans and figures were prepared by the project team and shared with the Community Association in response to their comments and questions. The project team is committed to continued transparent correspondence with the Community Association as the subject lands develop.

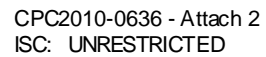
The proposed Outline Plan and Land Use Redesignation application is in keeping with the city-wide goals and policies and will facilitate a development vision that will introduce new housing options for Calgarians looking to live in a developing community that enjoys access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Thank you for your time and consideration,

CivicWorks Planning + Design  
David White | Principal | BA, MScPI, RPP, MCIP







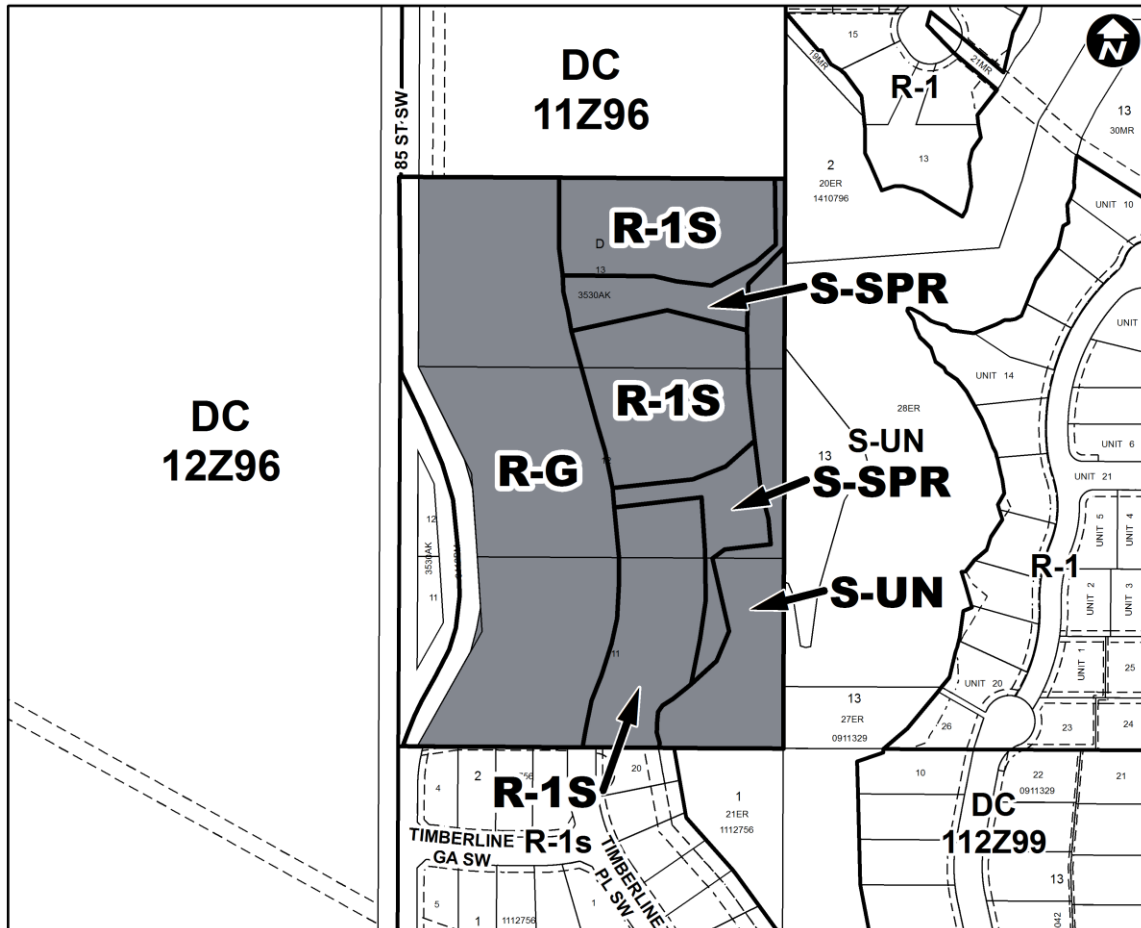


### **Proposed Road Closure Conditions**

1. An agreement to purchase the closed road right-of-way will be required prior to approval of the affected tentative plan. Contact Real Estate and Development Services at [realestateinquiries@calgary.ca](mailto:realestateinquiries@calgary.ca)
2. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
3. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
4. The closed right-of-way is to be consolidated with the adjacent lands



Proposed Land Use Map

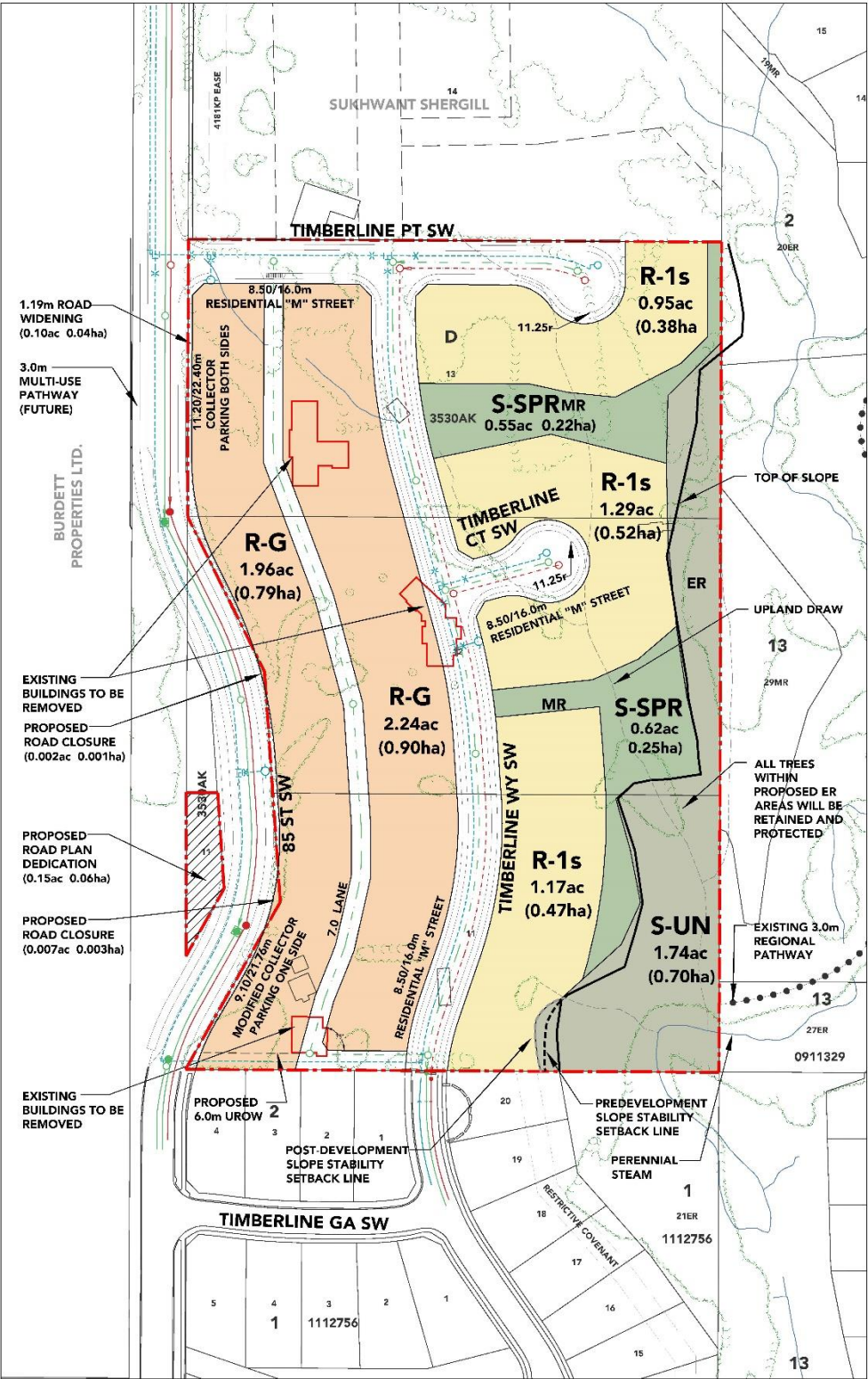




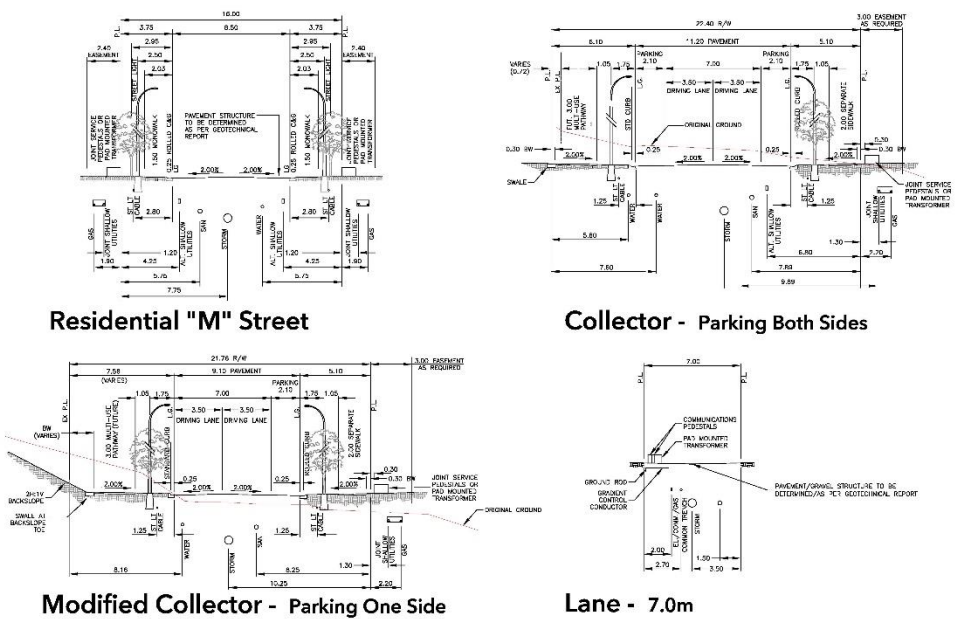


Proposed Outline Plan

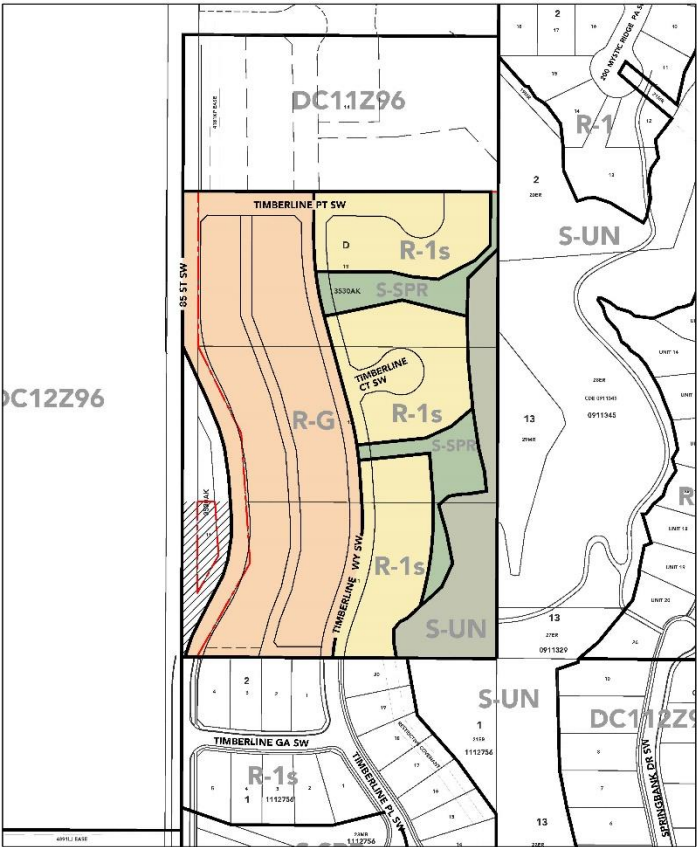
OUTLINE PLAN 1:1000



STREET SECTIONS nts.



LAND USE REDESIGNATION 1:2000



OUTLINE PLAN STATISTICS

	±Acres	±Hectares	%
Total Site Areas	13.47	5.451	
Special Purpose (S-UN)	1.74	0.704	
Urban Nature District			
Net Developable	11.73	4.747	100.00
Residential (R-1s)	3.41	1.380	29.07
Residential One Dwelling District			
Residential (R-G)	4.20	1.699	35.80
Low Density Mixed Housing District			
Special Purpose (S-SPR)	1.17	0.474	10.00
School, Park & Community Reserve District			
Roads/ Lanes & Road Widening	2.95	1.195	25.14

LAND USE STATISTICS

	±Acres	±Hectares
DC11Z96 to R-1s	4.58	1.853
DC11Z96 to R-G	5.35	2.165
DC11Z96 to S-UN	1.74	0.704
DC11Z96 to S-SPR	1.27	0.513
DC11Z96 to DC11Z96	0.53	0.216

LEGEND

- Outline Plan Boundary
- Existing 3.0m Regional Pathway
- Contours (0.25m Intervals)
- Perennial Stream
- Existing Vegetation
- Upland Draw
- Proposed Sanitary Line
- Proposed Water Line
- Proposed Storm Line
- Existing Sanitary Line
- Existing Storm Line



5119 Elbow Drive SW  
Suite 460  
Calgary, AB  
T2V 1H2

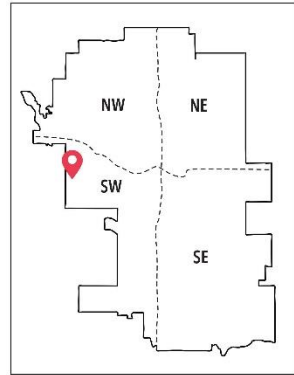
APPLICATION TYPE  
OUTLINE PLAN / LAND USE  
REDESIGNATION & ROAD CLOSURE

CLIENT  
TRUMAN DEVELOPMENT  
CORPORATION

PROJECT NUMBER  
LOC 2018 0226  
18-034

LEGAL ADDRESS  
2938, 3028 AND 3118  
85th STREET SW

DATE  
2019.05.13



SCALE  
AS NOTED

FIGURE S1  
OUTLINE PLAN





## Community Association Letter

**From:** [SBHCA President](#)  
**To:** [CPAG Circ](#); [Duff, Jennifer E.](#)  
**Cc:** [Naruzny Marshall](#); [Christiaansen Fiona](#); [Waller Shawna](#); [Nelson Tania](#); [Sabzevari Amin](#); [Mathew Liza](#); [planning](#)  
**Subject:** [EXT] Application Notice LOC2018-0226  
**Date:** Wednesday, November 28, 2018 1:42:22 PM

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Jennifer,

I am writing on behalf of the planning committee members of the Springbank Hill Community Association, in regards to Application Notice LOC2018-0226.

As a community association our role is to advocate for our members and all residents of our community, and to help build a safe, active and vibrant community. We wish to encourage leading edge developments that are aligned with the vision of the MDP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

In reviewing the proposed application, we are concerned with lack of details provided. We have been unable to contact the applicant to gain further information.

Based on the provided package, we can note that the density of the proposal is within allowed densities for standard suburban, and that there is 10% allocated for Municipal Reserve.

In the applicant's statement, it is also mentioned that the site is within close proximity (+/-2km) to a number of community amenities including Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, R.C. Conklin School, Westside Recreation Centre, Ambrose University, and the 69th street LRT station.

In reviewing the distance's mentioned above, the majority of the amenities are actually 3 - 4 kms away with steep grades between the proposed development and these locations. In the application there is no mention of road or sidewalk improvements to 85th street directly west of the proposed development. If the applicants statement is suggesting that road improvements would not be required as the development would not significantly increase traffic, based on the information provided, we would not agree.

In addition we would like to understand:

1. What is the proposed treatment for the designated municipal reserve - the statement "providing recreational opportunities within the proposed Municipal Reserver (MR) lands" is vague.
2. What type of connectivity with new and or existing pathways are proposed within this development as it is unclear from the map provided.
3. What is the expected traffic volumes on 85th street with the additional homes in this development.
4. Given the condition of 85th street directly west of the proposed development, what are the applicants plans to alleviate current safety concerns that have been raised multiple times with the city. This is especially relevant given the additional volume of traffic that this development will bring to this area of 85th street.

Thank you again for this opportunity to respond to LOC2018-0226. While we acknowledge

## **Community Association Letter**

that we are unable to support this application at this time as the applicant has not yet met with us and we would require further information from the applicant and/or the city regarding the questions above.

*Elio Cozzi*

**President, Springbank Hill Community Association**

website: [springbankhill.org](http://springbankhill.org)

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0681

## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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### EXECUTIVE SUMMARY

This application was submitted on 2018 October 15 by CivicWorks Planning + Design on behalf of Timber 85 Land Development GP Ltd. The application proposes a framework for the future subdivision and development of 5.45 hectares  $\pm$  (13.47 acres  $\pm$ ) of three contiguous residential acreages in the southwest community of Springbank Hill. The subject area is located approximately halfway between 17 Avenue SW and Glenmore Trail SW, along 85 Street SW. The subject site is located within the *Springbank Hill Area Structure Plan (ASP)*. The application provides for:

- low density residential development;
- an anticipated 77 dwelling units through a mix of low density residential building forms comprising of rowhouses, single detached and semi-detached dwellings;
- approximately 0.475 hectares (1.17 acres) of Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- approximately 0.694 hectares (1.71 acres) of Environmental Reserve (ER) areas in the form of natural areas to be conserved (S-UN); and
- the closure of portions of existing road right-of-way to be consolidated with areas for residential development (R-G);
- dedication of road right-of-way by way of future road plan;
- the location of future local and collector roadways, utilities and services; and
- future dedication of road-right-of-way for portion of residual lands west of 85 Street SW.

The proposed outline plan implements policies of the *Municipal Development Plan (MDP)* and the *Springbank Hill ASP* by supporting the efficient use of land and infrastructure, and providing a framework for future subdivision into various low-density residential districts, open space network and natural areas. The associated land use amendment application (CPC2019-0636) provides policy and technical rationale to support the proposed outline plan application.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 2938, 3028 and 3118 – 85 Street SW (Plan 3530AK; Block D, Lots 11 and 13, and a portion of Lot 12) to subdivide 5.45 hectares  $\pm$  (13.47 acres  $\pm$ ), with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0681

**Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226  
(OP)**

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**BACKGROUND**

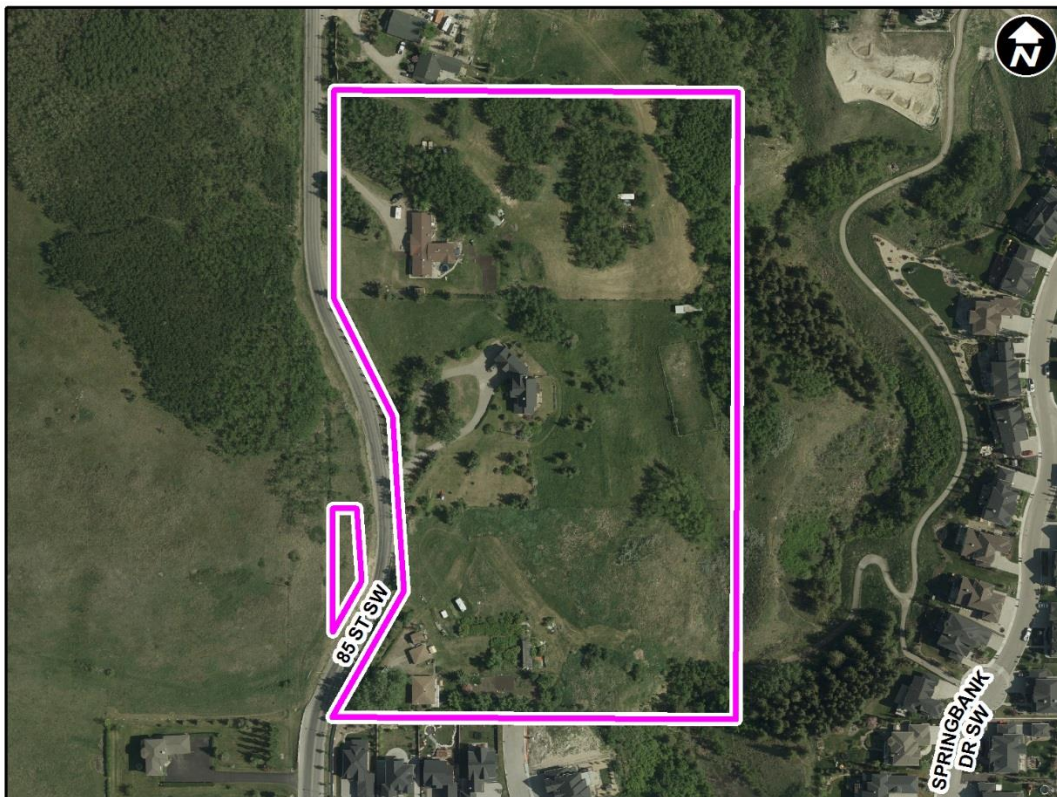
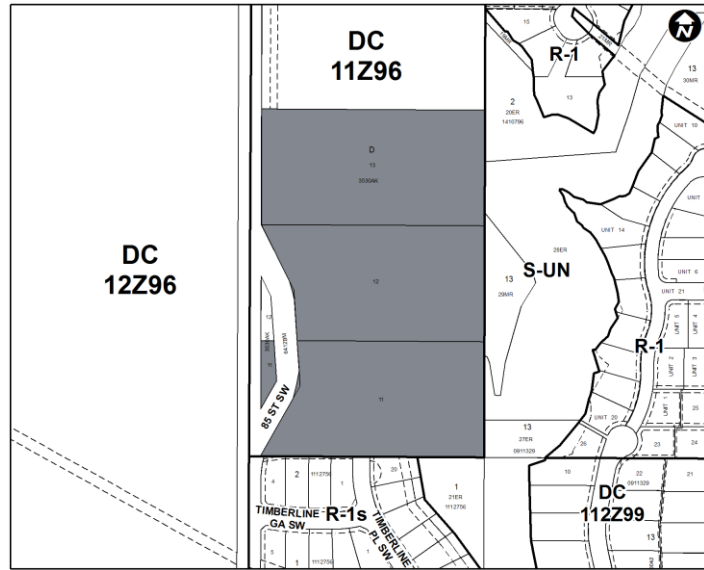
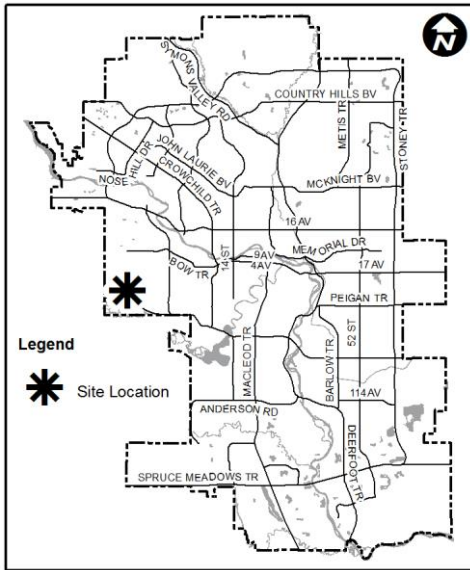
CivicWorks Planning + Design, on behalf of Timber 85 Land Development GP Ltd, submitted the subject application to The City with the associated land use amendment application on 2018 October 15 and have provided a summary of their proposal in the Applicant's submission (Attachment 2).

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0681

Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226  
(OP)

Location Maps





## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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### Site Context

The subject site, located at 2938, 3028 and 3118 – 85 Street SW, is situated in the southwest quadrant of the city. This site is located between 17 Avenue SW and Glenmore Trail SW along the eastern edge of 85 Street SW. All of these parcels are located within the *Springbank Hill Area Structure Plan*.

The subject site currently exists as three contiguous residential acreages. The site spans approximately 300 metres on its north-south axis and nearly 200 metres at its widest stretch running east-west; totalling a site area of approximately 5.45 hectares (13.47 acres). Two-storey single detached dwellings have existed on each parcel in various forms for the past 60 years. The rolling topography of the subject site sits highest along 85 Street SW. The site gradually slopes down towards the east. The steepest slopes occur from areas to be dedicated as Environmental Reserve (ER). A ravine corridor is located along the eastern edge of the subject site.

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

Figure 1: Community Peak Population

<b>Springbank Hill</b>	
Peak Population Year	2018
Peak Population	10,052
2018 Current Population	10,052
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This outline plan (Attachment 3) along with the associated land use amendment and road closure application will facilitate low density residential development including the dedication of open space and natural areas. The resulting land uses will contribute to the growth of the Springbank Hill community in alignment with the policies of the *Springbank Hill ASP*.

## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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### Planning Considerations

#### *Subdivision Design*

The proposed application is approximately 5.45 hectares (13.47 acres) and responds to its proximity to natural areas, focusing residential development on the western half of the site that would be serviced from 85 Street SW.

Overall, the design of the plan area (Attachment 3) is based on a modified grid network creating longer rectangular residential blocks (spanning approximately 290 metres) on its north-south axis in response to the east-west backsloping that occurs from 85 Street SW towards the natural areas along the eastern edge of the site.

There are two distinct residential land use areas within the plan. The western portion of the site, approximately 1.69 hectares (4.19 acres) is proposed as a Residential – Low Density Mixed Housing (R-G) District. This area is to accommodate a range of low density residential development. According to the applicant, the intent is to accommodate a combination of duplex dwellings, rowhouse buildings, semi-detached or single detached dwellings that are serviced by the creation of a public lane. Residential areas in the eastern half of the plan area accommodate single detached dwellings that can include secondary suites through the R-1s District. The resulting subdivision design accommodates low density residential development with a moderate increase in density from surrounding residential acreages.

The land uses along the east portion of the plan area complement natural areas adjoining the site designated as S-SPR and S-UN Districts. These lands are proposed to be dedicated as Environmental Reserve (ER). Portions of the lands above the top of slope totalling 0.48 ha (1.17 acres) are to be dedicated as Municipal Reserve (MR) and redesignated to the S-SPR District. The intent of the proposed MR areas is to provide public open space connections between the proposed residential areas and natural areas to the east.

Open space areas are provided to preserve the small permanent (perennial) stream and an ephemeral stream which complement the larger west ravine network that runs in a north-south alignment between 85 Street SW and 81 Street SW, south of 17 Avenue SW. The existing developments to the south and east have already preserved the ravine to form a continuous open space network in accordance with the *Springbank Hill ASP*.

A larger portion of the subject site (0.694 hectares or 1.71 acres) is proposed as a Special Purpose-Urban Nature (S-UN) District. This area is proposed to be dedicated as ER to preserve the aforementioned ravine areas and streams that run along the eastern edge of the outline plan area.

A portion of the subject site (0.475 hectares or 1.17 acres) is proposed to be designated as a Special Purpose –School Park and Community Reserve (S-SPR) District through an MR dedication that meets the 10% requirement. This area is proposed to be designated as an S-SPR District (0.475 hectares) providing a transition towards the portion of the site proposed as an S-UN District.

## **Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)**

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A breakdown of the statistics for this outline plan can be found in the Subdivision Data Sheet (Attachment 4)

### ***Land Use***

The subject site is currently designated DC Direct Control District (Bylaw 11Z96) that accommodates country residential development. Its purpose is to maintain the character of the existing rural residential neighbourhood. The *Springbank Hill ASP* envisions this area to maintain development patterns that existed prior to the adoption of the MDP. Future development is to be limited to a range of residential density at 7 to 17 units per hectare, and institutional and recreational uses.

Concurrent with the outline plan is a land use amendment application (Attachment 6) that proposes to redesignate the subject lands from DC Direct Control District (Bylaw 11Z96) to the following districts:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – One Dwelling (R-1s) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – School, Park and Community Reserve (S-SPR) District.

These land uses are proposed to accommodate low density residential development along with dedication of open space as MR and preservation of natural areas through dedication of ER.

Overall, these districts will accommodate low density residential development with a moderate increase in density from surrounding residential acreages that adjoin natural and open space areas to be maintained as they currently exist.

### ***Density***

The application provides for development that complies with the policies of the MDP and the *Springbank Hill ASP*.

The proposed Outline Plan anticipates accommodating 77 residential units, resulting in a density across the developable area of 16 units per hectare (6.5 units per acre) as shown in Attachment 3.

### ***Development and Site Design***

The applicant's intent is to accommodate low density residential development by way of subsequent subdivision and tentative plans. Development permits are not required for single or semi-detached dwellings, but are required for rowhouse buildings, should they be proposed at time of development.

## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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### ***Environmental***

The subject site has existed as residential acreages for more than 60 years with various forms of rural residential development over the course of this time period. The application was reviewed by Administration's Environmental and Safety Management group. No environmental concerns were noted and further investigation and/or assessments were not recommended.

Slope stability analysis for the subject site under pre-development (current) and post-development (future) conditions was conducted by McIntosh, Lalani Engineering Ltd. and submitted for Administration's review. This review resulted in Administration accepting the applicant's proposed boundaries between the developable areas (proposed as R-1s Districts) and natural and open space areas (proposed as S-SPR and S-UN Districts). Generally, the areas at the eastern edge of the subject site have been deemed inappropriate for urban development but qualify to be preserved as Environmental Reserve (ER) in accordance with the *Municipal Government Act*.

### ***Transportation***

Due to the proposed land use adjacent to 85 Street SW and a nearby ravine, the road network within the plan area boundary is proposed as a modified grid pattern that logically ties into the local road network. Primary access to the proposed local roads is from 85 Street SW, a north-south collector road that connects the subject site to 17 Avenue SW to the north, and Glenmore Trail SW to the south, both being arterial roads within 2 kilometres of the site. This collector road accommodates parking on both sides of the road adjoining the proposed R-G District. This road becomes a modified collector road in its southern stretch along 85 Street SW where parking is only provided on the east side of the road, adjoining the subject site.

A Transportation Impact Assessment was not required as there is no increase in density proposed from those established in ARP, at the time of adoption in 2017 June.

Administration collaborated with the applicant to develop a transportation network that supports future multi-modal connectivity that is pedestrian oriented and ties seamlessly into the existing development pattern of the surrounding areas. No direct accesses from individual lots are provided from 85 Street SW, designated a collector road. Dwellings that front 85 Street SW are to be serviced by way of a proposed public lane shown in the outline plan (Attachment 3).

Local roads (referred to as residential streets in Attachment 3) are to feature 16.0 metre right-of-ways. Additionally, these streets are to accommodate tree-lined boulevards with utilities and street lighting. An additional 2.4 metres on each side of the road accommodate additional utilities by way of easements on private lands where necessary.

Pedestrian connectivity is to be achieved by way of a network of sidewalks along each side of the local roads proposed, and on the east side of 85 Street SW.

## **Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)**

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Currently, the subject site and immediately surrounding areas are not serviced by a transit route. Future transit service in the area is anticipated to expand by way of a route through 34 Avenue SW (approximately 200 metres from the southern extent of the subject site) that connects with the future completion of St. Moritz Drive SW. This future route is to complete the loop back towards the 69 Street LRT Station, approximately 3 kilometres from the subject site.

### ***Utilities and Servicing***

The subject site is within the Glendale Pressure Zone where water servicing is to be provided through the extension of the existing water network. As the subject site is located along the pressure zone boundary, units facing 85 Street SW may be situated at an elevation higher than the serviceable elevation of the Glendale Pressure Zone. Thus the existing watermain along 85 Street SW is to be extended after completion of a flow control station located at 17 Avenue SW and 85 Street SW, expected by end of 2019. This watermain extension is expected to be completed by end of 2019, to service units above the serviceable elevation of the Glendale Pressure Zone.

The subject site is included in the approved *Springbank Hill Master Drainage Plan*, produced by Stantec Consulting in 2017. Storm servicing for the site will be provided by tying into the existing storm trunk located at 85 Street SW. The 85 Street SW storm trunk discharges to the Montreux Phase 1 storm pond which has capacity to accommodate the plan area.

Should back of lot drainage be discharged into areas to be dedicated as Environmental Reserve or Municipal Reserve, justification as well as necessary approvals and mitigation measures are to be provided at the tentative plan stage.

Sanitary servicing for the site will be provided by extending an existing sanitary man located south of the site at Timberline Way SW.

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

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

The Springbank Hill Community Association (SHCA) was circulated on the subject application. Initially, the SHCA provided a letter that withheld their support of the proposed land use amendment and outline plan; primarily because of questions arising in their review of the circulation package (Attachment 6).

The applicant communicated directly with members of the SHCA to address the comments and concerns raised in the letter provided to the City (Attachment 6). A general outline of the questions raised by the SHCA and how they have been addressed by the applicant is summarized below:

### Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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- General concern over lack of detail in the outline plan circulation packages
  - Applicant clarified outline plans as being high-level documents intended to support comprehensive review of development.
- Proposal for Municipal Reserve lands
  - Municipal Reserve concept plans were provided by the applicant that depict programming of these open spaces to allow for passive use by the public.
- Anticipated Traffic Volumes
  - The applicant re-affirmed future daily traffic volume along 85 Street SW (Collector Road) is designed to accommodate up to 8,000 vehicle trips per day. Forecasts for future buildout project traffic volumes to remain well within the roadway's capacity.
- Road Safety
  - Applicant re-affirmed contributions to be made at the time of development towards The City's future construction of proposed pathways along 85 Street SW, to occur upon development on the west side of this roadway.
- Pathway Connections
  - Applicant confirmed The City's investigation that the steep grades along the eastern edge of the site limits ability to connect to the existing regional pathway system adjoining the site.

The applicant engaged external stakeholders by addressing questions and comments from SHCA's initial letter provided to Administration through subsequent memos and correspondence to the SHCA. The applicant met with both the Ward 6 Councillor's office and members of the SHCA on 2019 January 16 to discuss the subject application, their vision and alignment with the *Springbank Hill ASP*. An engagement memo was shared with the SHCA on 2019 February 28 in response to the questions raised in the initial comments provided (Attachment 6). Further, a second engagement memo was shared by the applicant with the SHCA on 2019 May 08 to address follow-up questions and comments raised. The applicant and the SHCA held a second meeting on 2019 May 30 to address all remaining issues and questions in greater detail. No public meetings were conducted by the applicant or Administration in relation to this application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to the associated land use amendment, 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.

## **Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)**

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### **Strategic Alignment**

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

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

#### ***Interim Growth Plan (2018)***

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

Map 1: Urban Structure of the MDP identifies the subject lands as Residential – Developing – Future Greenfield. The MDP provides guidance for the development of new communities through the policies of the ASP.

The proposal meets the following MDP objectives (Section 3.6.2):

- providing a diversity of housing types;
- providing parks located throughout the community in walkable proximity to all residences; and
- creating an inter-connected, multi-modal street network.

#### ***Springbank Hill Area Structure Plan (Statutory – 2017)***

The subject site is located within the Standard Suburban policy area (Section 3.1.3). This policy area is to accommodate development that reinforces rural development patterns as they existed in the community prior to the adoption of the MDP in 2008. Development in such areas should be limited to single and semi-detached dwellings and a limited number of institutional or recreational uses. Administration finds that rowhouses can also be accommodated in areas proposed to be redesignated to the R-G District despite such housing forms not being explicitly recognized within the Standard Suburban policy area. The proposed Outline Plan anticipates accommodating 77 residential units resulting in a density across the developable area of 16 units per hectare (6.5 units per acre) and therefore complies with the range from 7 to 17 units per gross developable hectare (3 to 7 units per gross developable acre) envisioned for this area by the *Springbank Hill ASP*.



Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0681

## Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0226 (OP)

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

The proposed land use amendment accommodates additional housing forms at moderately higher densities that are not available within the current land use district. The proposal helps achieve a greater mix of housing types in the community of Springbank Hill.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

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

#### ***Current and Future Capital Budget***

The proposed 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 complies with the applicable policies of the *Springbank Hill Area Structure Plan*. The proposed outline plan supports the associated redesignation of three parcels to various districts that accommodates low density residential development and preservation of natural area envisioned through the implementation of this plan.

### **ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet
5. Proposed Land Use District Map
6. Community Association Letter



## Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

### Planning & Subdivision Services:

1. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings or rowhouse buildings shall be executed and registered against the titles concurrently with the registration of the final instrument.
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 and demonstrating compliance with minimum required densities in accordance with the Springbank Hill Area Structure Plan.
3. Prior to endorsement of the final instrument, the existing buildings shall be removed.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. Decorative street lighting (known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style) shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the development south of the plan area.

### Development Engineering:

6. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Pre-Development Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8735), dated May 15, 2019.
  - Post-Development Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8735), dated May 15, 2019.
  - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8735), dated April 29, 2019.
  - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8735), dated April 29, 2019.

**Note:** The Slope Stability Reports and the Geotechnical Report are to be revised and resubmitted for approval **Prior to approval of the first tentative plan.** The Slope Stability Reports and Geotechnical Report noted above are the most recently reviewed versions of the reports however they have not been accepted.

7. **Prior to approval of the first tentative plan,** provide a final version of the Geotechnical Evaluation Report addressing the items noted to Jeremy Nutma via email on May 13, 2019.
8. **Prior to approval of the first tentative plan,** provide a final version of the Pre-Development Slope Stability report (i.e. slope analysis based on current site conditions) and the Post-Development Slope Stability Report (i.e. slope analysis based on proposed site conditions with anticipated surcharge loading from infrastructure). The final versions

## Conditions of Approval

of both reports are to address review comments provided to Jeremy Nutma of Urban Systems on May 22, 2019.

9. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
10. Restrictive covenants shall be registered **concurrent with the registration of the final instrument** on all lots adjacent to trapped lows with spill depths exceeding 0.3m. The Development Engineering Generalist will specify which lots require covenants **prior to endorsement of the final instrument**.
11. Separate service connections to a public main shall be provided for each proposed lot.
12. **Prior to endorsement of any Tentative Plan**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
13. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)
14. The Developer shall make cost sharing arrangements with 5922422 Alberta Ltd and 866546 Alberta Ltd for part cost of the existing storm water wet pond Montreux Phase 1 (46WPA) constructed in Springbank Hill Phase 1(1999-091).  
  
Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
15. The Developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements within the full width of 85 Street SW along the west boundary of the plan area.
  - c) Construct the underground utilities and surface improvements within the full width of Timberline Point SW.
  - d) Construct the onsite and offsite 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.
  - e) Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.

### Conditions of Approval

- f) The Developer shall make repayment for the East Springbank Study.
- g) The Developer shall construct the MR within the plan area.

#### Transportation:

- 16. Vehicular Access:
  - No direct vehicular access shall be permitted to or from 85 Street SW.
  - No direct vehicular access shall be permitted to or from the portion of Timberline Point SW between 85 Street SW and Timberline Way SW.

A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.

- 17. **In conjunction with the initial Tentative Plan**, the Developer shall dedicate and construct the upgrades to 85 Street SW along the west boundary of the Outline Plan. Appropriate transitions to existing 85 Street SW shall be determined through detailed Construction Drawings. 85 Street SW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

Note that confirmation of the proposed cross section for 85 Street SW is required prior to Construction Drawings Approval.

- 18. Construction/cost obligations for the multi-use pathway along 85 Street SW adjacent to the outline plan area are to be confirmed with Transportation Planning **prior to the endorsement of the first Tentative Plan**. The Developer shall enter into an agreement as required.
- 19. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
- 20. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for:
  - NW portion of 3118 85 Street SW (Plan 3530AK; Block D; Lot 11)
- 21. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, constructed and dedicated at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
- 22. **In conjunction with the applicable Tentative Plan**, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
- 23. In order to minimize impact to pedestrians and the public realm, curb cuts shall not be permitted on residential streets with rolled curb and monolithic sidewalk.

### Conditions of Approval

24. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
25. All community entrance features must be located on a private site.
26. **Prior to approval of construction drawings and permission to construct surface improvements**, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.
27. No direct vehicular access shall be permitted to crosswalk/wheel chair ramp locations for any proposed T intersections. Restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
28. Graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year. Temporary turnarounds shall be designed to the satisfaction of the Director, Transportation Planning.
29. **Concurrent with the registration of the final instrument for the affected Tentative Plan**, signage shall be placed at the terminus of Roads that are intended to continue with future planning. Placement should occur within Public ROW. The intent is to ensure persons in the area are aware of the future plans for any road extensions.

#### Parks:

30. The BIA – Biophysical Impact Assessment has been conditionally approved. **Prior to stripping and grading or tentative plan approval**, whichever comes first a final revised Biophysical Impact Assessment (BIA) is to be submitted to the CPAG Parks Generalist/Natural Areas Specialist Marta Sudyk at (403) 268-4792 or [Marta.Sudyk@calgary.ca](mailto:Marta.Sudyk@calgary.ca).
31. **Prior to tentative plan approval**, provide cross-sections:
  - a. To show the interface between the back of lots, proposed MR and ER in order for private lot back of lot drainage only (sheet flow) to be considered.
  - b. To show the drainage interface between the private lots, the proposed MR and the private lots including the depth of the gentle depression within the proposed MR, type of planting and details of the mulch beds within private lots for Calgary Parks review and approval.

Stormwater drainage to park parcels (MR/ER) is subject to review and approval by Calgary Parks.
32. **Prior to tentative plan approval**, revise the Landscape Concepts as follows:
  - a. Provide a note indicating that roof drainage is to be to the front of lots.
  - a) Provide a note that increased topsoil (300 mm or greater) is to be provided in the back of lots.
  - b) Provide a note indicating no point source drainage into ER/MR.

### Conditions of Approval

- c) Remove the note "fencing by others". Fencing will be provided by the area developer.
  - d) Provide a note indicating that fencing will be on private property.
  - e) Provide a separate Landscape Concept/Restoration Plan Concept for the 5 metre MR that is at the back of the R-1S lots as this is to be a re-established and re-naturalized MR. Contact Natural Areas Specialist Marta Sudyk at (403) 268-4792 or [Marta.Sudyk@calgary.ca](mailto:Marta.Sudyk@calgary.ca) to determine the appropriate vegetation in this area.
  - f) Provide a separate Landscape Concept/Restoration Plan Concept for any backsloping of the ER area between the pre and post development slope stability setback lines.
33. All backsloping into future MR/ER extents are to be approved by Calgary Parks.
34. Conflicts between street light cables and boulevard trees on Road Cross-sections Residential "M" Street and Modified Collector – Parking One Side are to be resolved with Calgary Transportation at Engineering Construction Drawing submission and review.
35. Park parcels (MR) shall not be encumbered by any aboveground utilities - Joint Service Pedestals or Pad Mounted Transformers.
36. **Prior to tentative plan approval**, secure Water Act/Public Land Act approval for this property and provide a copy to the Parks CPAG Generalist (if required).
37. **Prior to approval of the tentative plan or stripping and grading permit (whichever comes first)**, an onsite 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. This meeting should be coordinated through the Parks Planning Generalist Curesha Moodley at 403-268-5635.
38. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector Jacqueline Swartz - [Jacqueline.Swartz@calgary.ca](mailto:Jacqueline.Swartz@calgary.ca) (403) 620-3216 to approve the location of the fencing prior to its installation.
39. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Generalist for this area.
40. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan**, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
41. **Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings**, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's 'Guidelines for Erosion and Sediment



### Conditions of Approval

Control', to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Jacqueline Swartz - [Jacqueline.Swartz@calgary.ca](mailto:Jacqueline.Swartz@calgary.ca) (403) 620-3216 to approve the location prior to commencement of Stripping and Grading activities

42. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR sites shall be submitted for Parks' review and approval.
43. Submit detailed Landscape Construction Drawings for the proposed development on municipal reserve / Parks parcel to the Parks Development Coordinator for review and approval. Please contact the Parks Development Coordinator Mary Quinlan at (403) 268-2367 or [Mary.Quinlan@calgary.ca](mailto:Mary.Quinlan@calgary.ca) for further information.
44. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat 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.
45. 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 Parks Development Inspector.
46. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.

## **Applicant's Submission**

The subject site is located in the southwest community of Springbank Hill and consists of 5.45 ha (13.47 ac) of privately owned land. Truman Development Corp. has retained CivicWorks to undertake an Outline Plan and Land Use Redesignation to facilitate the development of low density residential dwellings complemented by environmental open space. The proposed use is well-suited to the site, given its surrounding low density suburban context, assembly characteristics and location.

### **CONTEXT**

The site is located within a Developing Greenfield Area of Calgary, and adjacent to a quarter section of land that was recently subdivided and redeveloped with single residential dwellings. This application represents a contiguous continuation of development along 85 St SW (a Collector Street). The site's location lends easy access to a number of community amenities through a range of transportation options. Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, RC Conklin School, Westside Recreation Centre, Ambrose University, and the 69 St LRT station are all located within 3-4 km of the site – approximately 5 minutes by car, 20 minutes by bike, and 25 minutes by transit.

### **LANDUSE**

The site's current DC (Direct Control) District is intended for country residential development. In support of the proposed development vision, this application seeks to amend the existing DC District to the Low Density Residential R-1s and R-G Districts and provide Environmental Open Space through the S-UN (Environmental Reserve) and S-SPR Districts (Municipal Reserve).

### **POLICY CONTEXT**

The land assembly fall within the boundaries of the Springbank Hill Area Structure Plan (ASP), as adopted by Council in 2017. The subject site is located within the Standard Suburban land use policy area of the ASP, which includes a policy requiring the density of the assembly to be between 6-17 uph. The proposed development is aligned with this policy and anticipates development of between 77 to 82 low density residential dwelling units (16-17 uph). The proposed development is also governed by higher order, City-wide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods.

### **COMMUNITY ENGAGEMENT**

The project team representatives met with the Ward 6 Councillor, and representatives from the Springbank Hill Community Association (C.A.) on January 16, 2019 to discuss the development vision and proposal alignment with the Area Structure Plan and greater community context. Two engagement memos describing application updates and sharing current plans and figures were prepared by the project team and shared with the Community Association in response to their comments and questions. The project team is committed to continued transparent correspondence with the Community Association as the subject lands develop.

The proposed Outline Plan and Land Use Redesignation application is in keeping with the city-wide goals and policies and will facilitate a development vision that will introduce new housing options for Calgarians looking to live in a developing community that enjoys access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

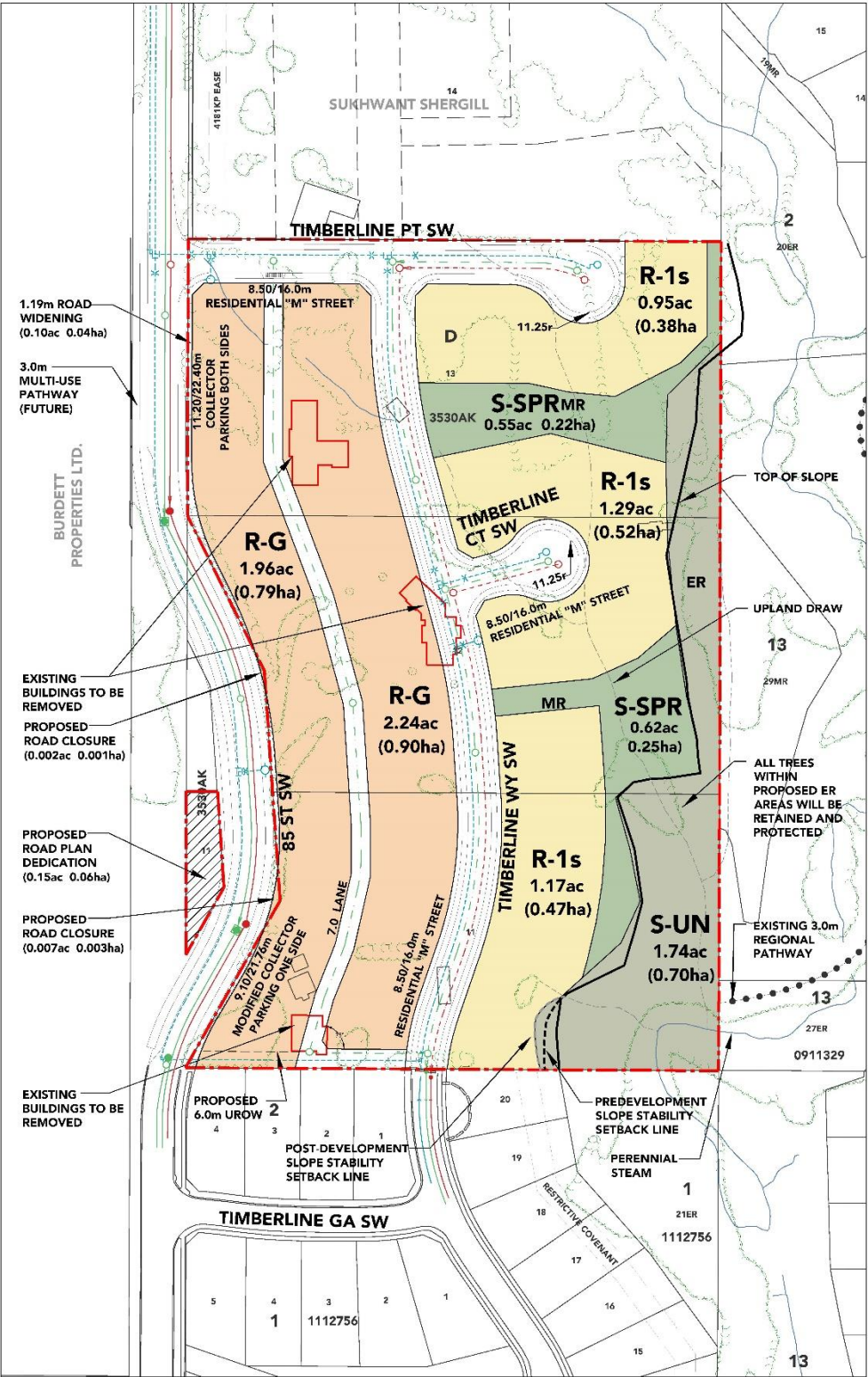
Thank you for your time and consideration,

CivicWorks Planning + Design  
David White | Principal | BA, MScPI, RPP, MCIP

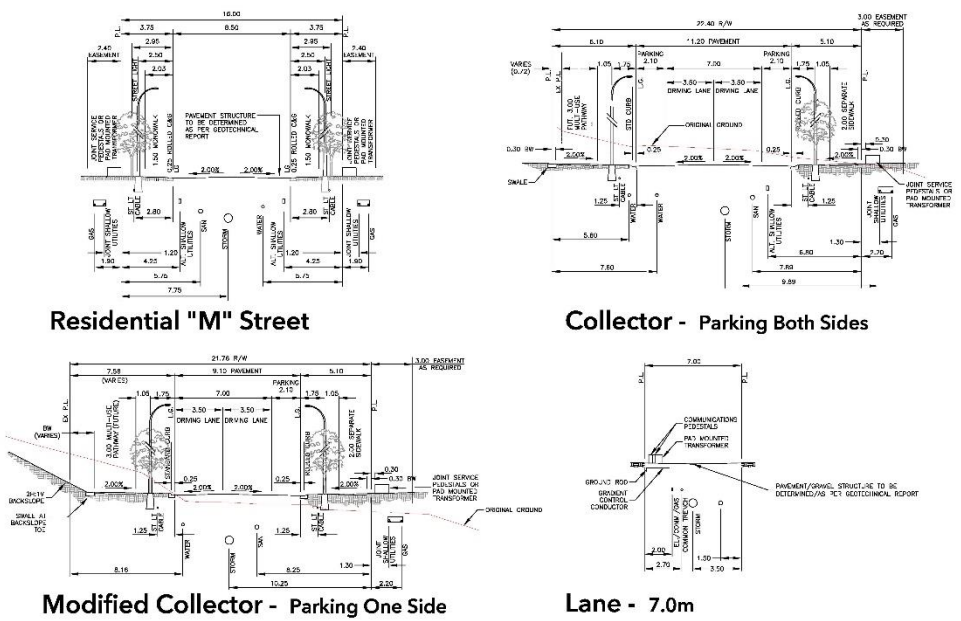


Proposed Outline Plan

OUTLINE PLAN 1:1000



STREET SECTIONS nts.



LAND USE REDESIGNATION 1:2000



OUTLINE PLAN STATISTICS

	±Acres	±Hectares	%
Total Site Areas	13.47	5.451	
Special Purpose (S-UN)	1.74	0.704	
Urban Nature District			
Net Developable	11.73	4.747	100.00
Residential (R-1s)	3.41	1.380	29.07
Residential One Dwelling District			
Residential (R-G)	4.20	1.699	35.80
Low Density Mixed Housing District			
Special Purpose (S-SPR)	1.17	0.474	10.00
School, Park & Community Reserve District			
Roads/ Lanes & Road Widening	2.95	1.195	25.14

LAND USE STATISTICS

	±Acres	±Hectares
DC11Z96 to R-1s	4.58	1.853
DC11Z96 to R-G	5.35	2.165
DC11Z96 to S-UN	1.74	0.704
DC11Z96 to S-SPR	1.27	0.513
DC11Z96 to DC11Z96	0.53	0.216

LEGEND

- Outline Plan Boundary
- Existing 3.0m Regional Pathway
- Contours (0.25m Intervals)
- Perennial Stream
- Existing Vegetation
- Upland Draw
- Proposed Sanitary Line
- Proposed Water Line
- Proposed Storm Line
- Existing Sanitary Line
- Existing Storm Line

5119 Elbow Drive SW  
Suite 460  
Calgary, AB  
T2V 1H2

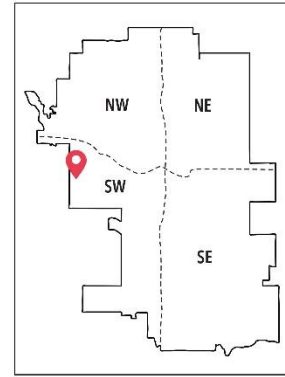
APPLICATION TYPE  
OUTLINE PLAN / LAND USE  
REDESIGNATION & ROAD CLOSURE

CLIENT  
TRUMAN DEVELOPMENT  
CORPORATION

PROJECT NUMBER  
LOC 2018 0226  
18-034

LEGAL ADDRESS  
2938, 3028 AND 3118  
85th STREET SW

DATE  
2019-05-13



SCALE  
AS NOTED

FIGURE S1  
OUTLINE PLAN

**Proposed Outline Plan**

### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	5.45	13.47
LESS: ENVIRONMENTAL RESERVE	0.71	1.74
NET DEVELOPABLE AREA	4.74	11.73

LAND USE (Residential / Mixed Use)	HECTARES	ACRES	# OF LOTS	# OF UNITS
R-1s	1.38	3.41	26	26
R-G	1.70	4.20	29 to 51	51 to 56
Total Residential	3.08	7.61	55 to 77	77 to 82 units projected

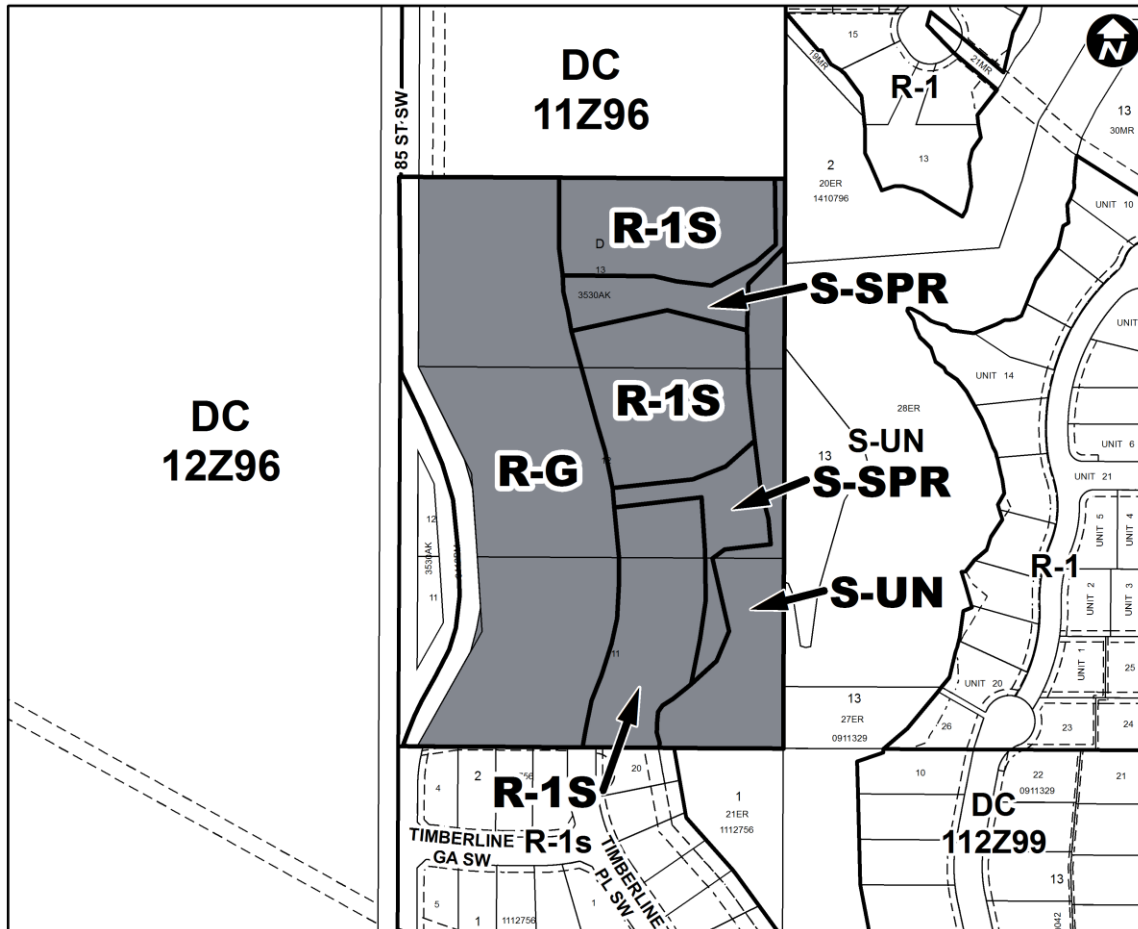
	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	1.19	2.96	25.1%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.48	1.17	10.1%





Proposed Land Use District Map





## Community Association Letter

**From:** [SBHCA President](#)  
**To:** [CPAG Circ](#); [Duff, Jennifer E.](#)  
**Cc:** [Naruzny Marshall](#); [Christiaansen Fiona](#); [Waller Shawna](#); [Nelson Tania](#); [Sabzevari Amin](#); [Mathew Liza](#); [planning](#)  
**Subject:** [EXT] Application Notice LOC2018-0226  
**Date:** Wednesday, November 28, 2018 1:42:22 PM

---

Jennifer,

I am writing on behalf of the planning committee members of the Springbank Hill Community Association, in regards to Application Notice LOC2018-0226.

As a community association our role is to advocate for our members and all residents of our community, and to help build a safe, active and vibrant community. We wish to encourage leading edge developments that are aligned with the vision of the MDP, supported by an achievable infrastructure plan, and respectful of the existing fabric of our community.

In reviewing the proposed application, we are concerned with lack of details provided. We have been unable to contact the applicant to gain further information.

Based on the provided package, we can note that the density of the proposal is within allowed densities for standard suburban, and that there is 10% allocated for Municipal Reserve.

In the applicant's statement, it is also mentioned that the site is within close proximity (+/-2km) to a number of community amenities including Aspen Landing Shopping Centre, Ernest Manning High School, Calgary Academy, Webber Academy, R.C. Conklin School, Westside Recreation Centre, Ambrose University, and the 69th street LRT station.

In reviewing the distance's mentioned above, the majority of the amenities are actually 3 - 4 kms away with steep grades between the proposed development and these locations. In the application there is no mention of road or sidewalk improvements to 85th street directly west of the proposed development. If the applicants statement is suggesting that road improvements would not be required as the development would not significantly increase traffic, based on the information provided, we would not agree.

In addition we would like to understand:

1. What is the proposed treatment for the designated municipal reserve - the statement "providing recreational opportunities within the proposed Municipal Reserver (MR) lands" is vague.
2. What type of connectivity with new and or existing pathways are proposed within this development as it is unclear from the map provided.
3. What is the expected traffic volumes on 85th street with the additional homes in this development.
4. Given the condition of 85th street directly west of the proposed development, what are the applicants plans to alleviate current safety concerns that have been raised multiple times with the city. This is especially relevant given the additional volume of traffic that this development will bring to this area of 85th street.

Thank you again for this opportunity to respond to LOC2018-0226. While we acknowledge

## Community Association Letter

that we are unable to support this application at this time as the applicant has not yet met with us and we would require further information from the applicant and/or the city regarding the questions above.

*Elio Cozzi*  
**President, Springbank Hill Community Association**  
website: [springbankhill.org](http://springbankhill.org)

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0702

## Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

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### EXECUTIVE SUMMARY

This application was submitted by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio. The application seeks to redesignate three acreage parcels totalling 3.01 hectares (7.44 acres) in size from a DC Direct Control District (Bylaw 12Z96) to the Residential – Low Density Mixed Housing (R-G) District and the Special Purpose – School, Park and Community Reserve (S-SPR) District. The new districts will allow for:

- an anticipated 64 dwelling units (R-G);
- 0.301 hectares (0.743 acres) of Municipal Reserve intended for a park site (S-SPR); and
- the location of future local roadways, utilities and services.

The proposed land uses and road network align with previously approved outline plans in the area, as well as with the amended *West Springs Area Structure Plan*. The proposed land use amendment application and the associated outline plan (CPC2019-0703) on today's agenda serve to implement the policies of the *Municipal Development Plan* by presenting a more efficient infrastructure and land use pattern.

An amendment to the *West Springs Area Structure Plan* is required to allow for an increase in density from the currently allowed threshold.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the West Springs Area Structure Plan (Attachment 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 3.01 hectares ± (7.44 acres ±) located at 7233, 7373 and 7385 – 11 Avenue SW, (Plan 4587S; Blocks 3 and 4; Plan 0611171; Block 4; Lot 1) from DC Direct Control District to Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate residential development; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0702

**Policy Amendment and Land Use Amendment in West Springs (Ward 6) at  
multiple addresses, LOC2018-0237**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

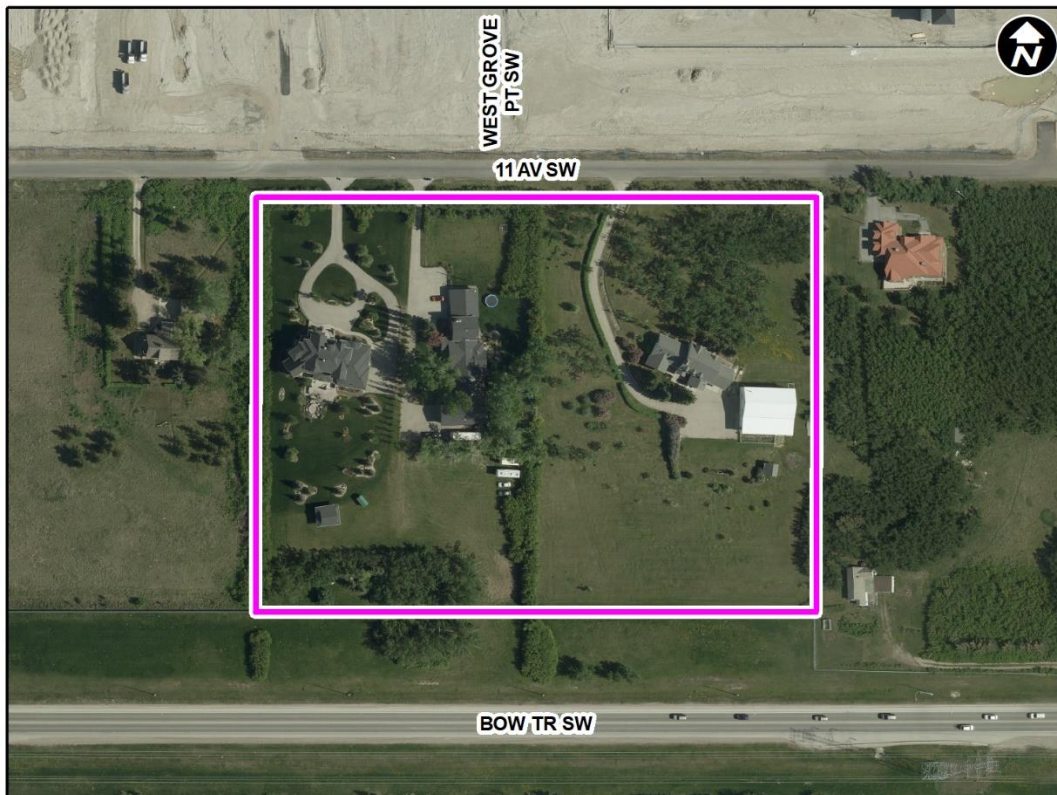
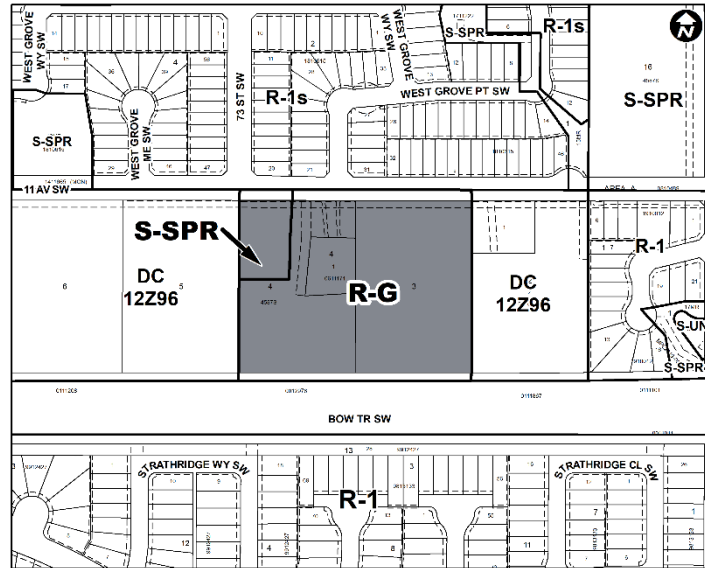
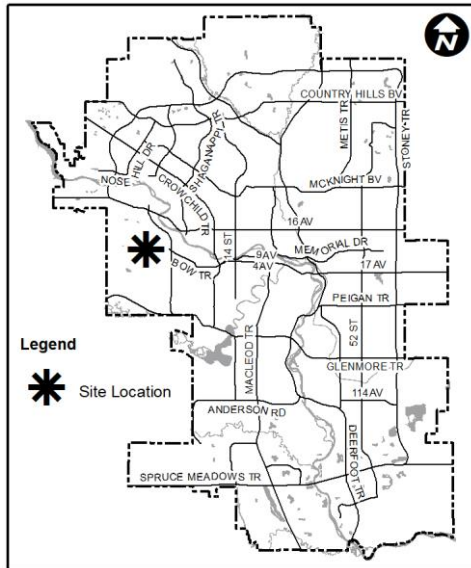
This application was made by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio (Attachment 1). The lands on the north side of 11 Avenue SW were developed by the same owner under a previous outline plan and land use amendment (LOC2014-0137) approved in December of 2015.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0702

Policy Amendment and Land Use Amendment in West Springs (Ward 6) at  
multiple addresses, LOC2018-0237

Location Maps





## Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237

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### Site Context

The subject site, 7233, 7373 and 7385 – 11 Avenue SW, is composed of three acreage parcels in the community of West Springs. The total area is approximately 3.01 hectares (7.44 acres). The site is relatively flat, though there does exist a low point at the northeast corner. Several aspen stands mark the site, though none of these are identified as environmentally significant. Former acreage sites across 11 Avenue SW are currently being redeveloped into single detached dwellings under the Residential – One Dwelling (R-1s) District. Adjacent sites to the east and west remain as acreages under the DC Direct Control District (Bylaw 12Z96).

Figure 1 provides population statistics for the community of West Springs.

Figure 1: Community Peak Population

West Springs	
Peak Population Year	2018
Peak Population	10,495
2018 Current Population	10,495
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

The community continues to grow as vacant or undeveloped lands continue to be brought into development. Additional demographic and socio-economic information may be obtained online through the [West Springs](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment application, along with the associated outline plan (CPC2019-0703 - Attachment 2), will facilitate the continued development of a residential neighbourhood as envisioned by the policies of the *Municipal Development Plan* and the *West Springs Area Structure Plan*.

### Planning Considerations

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

#### *Subdivision Design*

The proposed subdivision is approximately 3.01 hectares (7.44 acres) in size and consists of low density residential uses in a laneless configuration, with a local park space. The road network is based on a single east-west road through the southern portion of the site. This road is accessed from the local collector (11 Avenue SW) by a pair of north-south roads. The pattern can be easily repeated with adjacent future applications to ensure a highly connective network.

## **Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237**

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Open space is provided with a single park in the northwest portion of the site 0.301 hectares (0.743 acres) in size and provides the 10 percent Municipal Reserve (MR) requirement. The park will contain a natural playground, picnic area, informal open active play spaces and a looped pathway system.

This park space is located so it may be mirrored to the west when and if this parcel redevelops.

### ***Land Use***

This land use amendment application proposes two new land uses: Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The R-G District (2.05 hectares) is intended to accommodate a wide variety of low density housing forms, from single detached dwellings to rowhouses and cottage housing clusters. The proposed district is in general alignment with the character of the area, as the lands to the north have developed as low density single detached dwellings under the Residential – One Dwelling (R-1s) District. By allowing alternate building forms with slightly higher densities, R-G grants the opportunity for more variation and slightly higher density, without compromising the low density character of the area.

The S-SPR District is intended for the Municipal Reserve parcel at the northwest corner of the site and will allow for the intended park use of that site.

### ***Density***

The application proposes 64 dwelling units over the plan area, which equates to a density of 21.3 units per hectare (8.6 units per acre). This exceeds the maximum density allowed under the current *West Springs Area Structure Plan*, which allows maximum densities of 7.4 to 12.4 units per hectare (3 to 5 units per acre).

While exceeding the plan requirements, this level of density does align with the ongoing evolution of the area. Development of the sites to the north was accompanied by a reclassification of the lands to the ASP's Medium Density category, which requires a density of 19.8 to 24.7 units per hectare (8 to 10 units per acre). This level of density corresponds with the current minimum densities expected in greenfield areas and can be achieved without compromising the overall character of the neighbourhood. Considering also that the density of the neighbourhood at large is comparatively quite low, an amendment to Medium Density is appropriate and can be accomplished through a minor map amendment to the ASP (Attachment 3).

### ***Environmental***

A Phase 1 Environmental Site Assessment was submitted; however, no significant environmental issues were identified.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0702

## **Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237**

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### ***Transportation***

The lands will be accessed from the local collector, 11 Avenue SW, which was constructed with the approval of the lands north of that street.

The proposed road network within the subdivision can be replicated as the adjacent parcels are redeveloped and integrated into this plan. To allow turnaround movements in the interim, one of the lots will have an easement placed upon it which will prevent development and allow it to act as a hammerhead turnaround.

The evolving grid network will allow easy connectivity for all active modes.

No Transportation Impact Assessment was required.

A Traffic Noise Analysis Report for the development adjacent to Bow Trail SW will be required at the tentative plan stage.

### ***Utilities and Servicing***

All services are available from 11 Avenue SW.

A Sanitary Servicing Study was required and confirmed that the site could be serviced without additional upgrades.

### **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.

Five letters from adjacent neighbours were received, objecting to increased density in the area.

The West Springs Cougar Ridge Community Association was circulated the application, but no comments were received by the time of report production.

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

### **Strategic Alignment**

#### ***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.

## **Policy Amendment and Land Use Amendment in West Springs (Ward 6) at multiple addresses, LOC2018-0237**

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### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use and policy amendments 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 site is identified as Residential – Developing – Future Greenfield on Map 1 of the *Municipal Development Plan* (MDP). Section 3.6 of the MDP directs that the applicable Area Structure Plan provides detailed guidance for the review of planning applications.

### ***West Springs Area Structure Plan (Statutory – 2012)***

As described previously, the proposed density exceeds the limits laid out by the existing *West Springs Area Structure Plan*. Reclassification of the site from the Standard Density to the Medium Density category to accommodate the proposal is appropriate and is accomplished through the accompanying minor amendment to the plan (Attachment 3).

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

The proposed outline plan enables the continued evolution of the community of West Springs in the form of a potential wide range of low density uses. The development of these lands will enable a more efficient use of land and infrastructure, will support surrounding uses and amenities while introducing the location for additional amenities for the area.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

As development proceeds in this area, the local infrastructure is assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are being incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

#### ***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.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0702

**Policy Amendment and Land Use Amendment in West Springs (Ward 6) at  
multiple addresses, LOC2018-0237**

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

The proposed land use and policy amendments serve to implement the objectives of the *Municipal Development Plan* and the *West Springs Area Structure Plan* through the efficient utilization of land and infrastructure.

The proposal allows for the continued evolution of a low density residential neighbourhood by introducing the possibility of varied low density residential housing forms that will match well with the existing context.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan
3. Proposed Amendment to the West Springs Area Structure Plan

## Applicant's Submission

This project is located in the community of West Springs and consists of 3 small acreage parcels, 3.01 ha (7.44 ac) in total, south of 11th Avenue SW, located between 73rd Street and approximately 70th Street SW. The site is municipally known as 7385, 7373, 7233 11th Ave S.W and legally as Plan 0611171, Block 4, Lot 1; Plan 4587S, Block 4; Plan 4587S, Block 3. The parcels are country residential in nature and are currently zoned 12Z96.

This Land Use application seeks to redesignate these properties to Residential - Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate 64 single family residential lots with one Municipal Reserve park. The proposed project is an extension of West Grove Estates and The Rise developed by Bri-mor (1810133 Alberta Ltd.), which are directly north of 11th avenue. The proposed development requires a Land Use, Outline Plan and amendment to the West Springs Area Structure Plan (ASP).

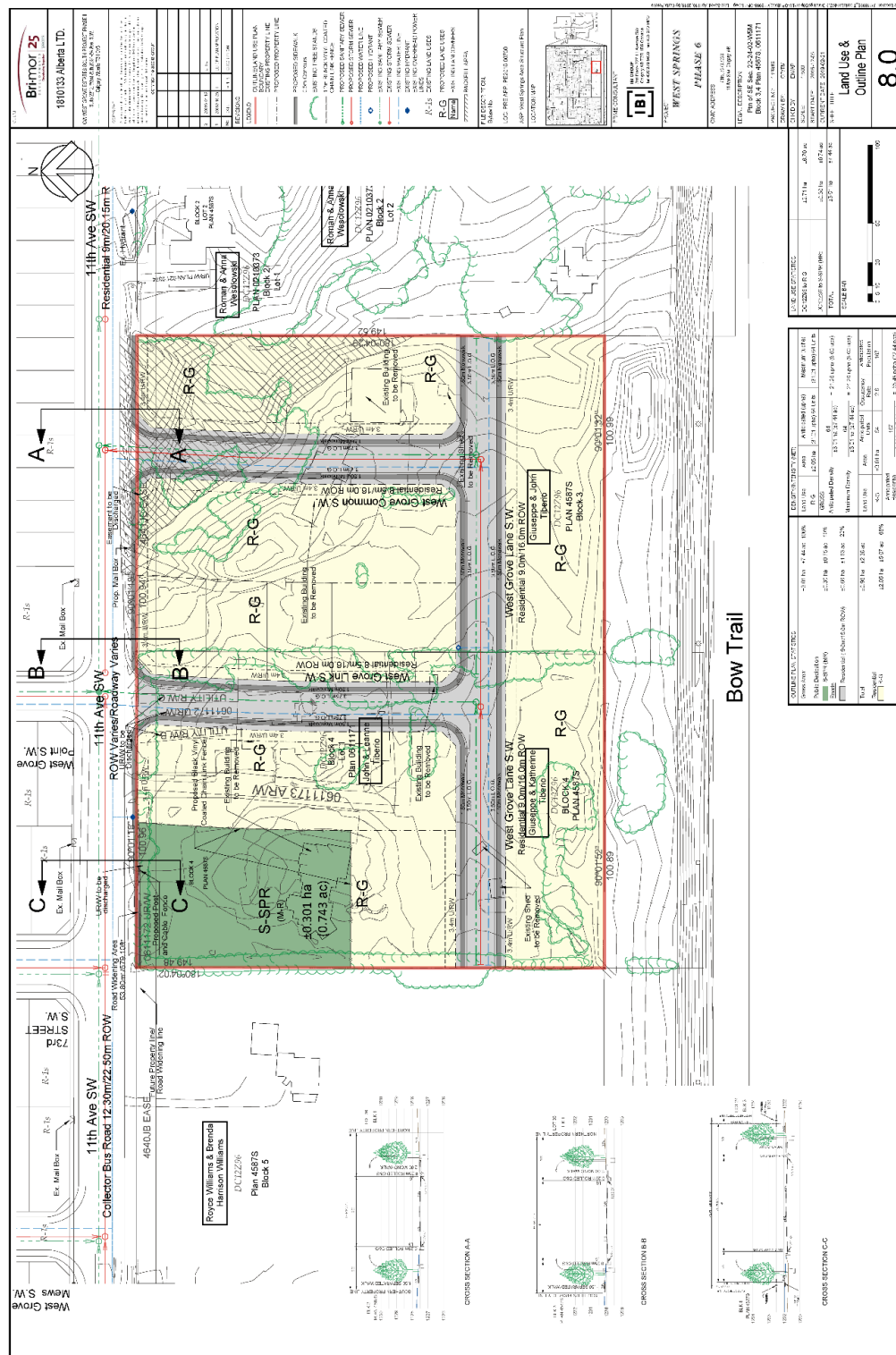
The subject parcels are located within the Standard Density Infill district identified on map 2 of the ASP, which allows for a density of 7.4 - 12.4 units per gross developable hectare (uph) or 3 – 5 units per acre (upa). The proposed development anticipates 64 units over 3.01 ha (7.44 ac) providing a density of 21.26 units per hectare (8.60 units per acre). As such, we are requesting the ASP be amended to change the land use concept for these parcels from Standard Density Infill to Medium Density, to allow for 19.84 uph - 24.8 uph (8-10upa).

There are currently 7 undeveloped acreages south of 11th avenue, including the subject parcels for this application. A shadow plan has been prepared to show how the area could potentially develop in the future. The shadow plan was designed so that each of the parcel could be developed independently or developed as a single development. Municipal reserves have been identified in each parcel, however, they could be combined if developed by one developer.





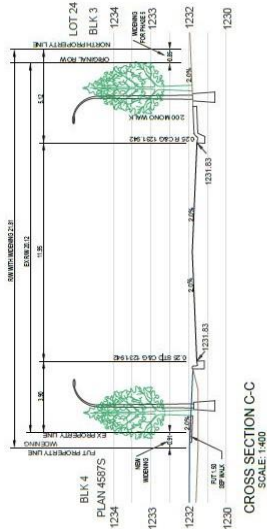
## Proposed Outline Plan





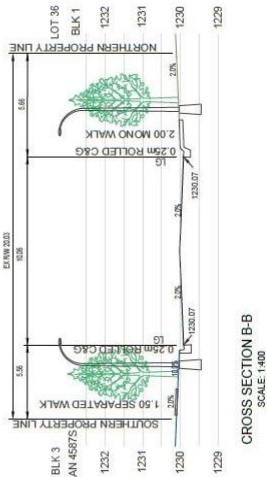
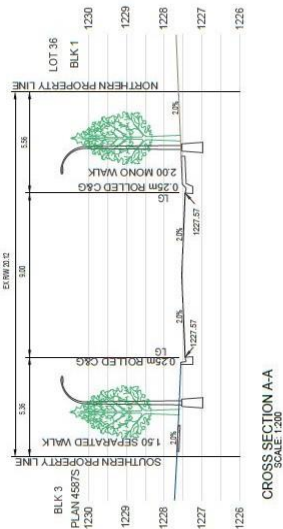


Proposed Outline Plan



OUTLINE PLAN STATISTICS				DENSITY/INTENSITY (NET)			
Gross Area:	\$3.01 ha	\$7.44 ac	100%	Land Use	Area	Anticipated (upha)	Maximum (upha)
Public Destination				R-G	\$2.05 ha	(31.21 upha) 64 Units	(31.21 upha) 64 Units
Roads				Anticipated Density			
S-SPR (MR)	\$0.30 ha	\$0.75 ac	10%		64		
Residential (9.0m/16.0m ROW)	\$0.66 ha	\$1.63 ac	22%		\$3.01 ha (\$7.44 ac) = 21.26 upha (8.60 upa)		
				Maximum Density			
					64		
					\$3.01 ha (\$7.44 ac) = 21.26 upha (8.60 upa)		
Total	\$0.96 ha	\$2.38 ac		Land Use	Area	Anticipated Units	Anticipated Population
Residential				R-G	\$3.01 ha	64	2.6
R-G	\$2.05 ha	\$5.07 ac	68%				
				Anticipated Residential Intensity		167	167
						\$3.01 ha (\$7.44 ac) = 55.48 ppha (22.44 ppa)	

LAND USE STATISTICS	
DC12296 to R-G	\$2.71 ha \$6.70 ac
DC12296 to S-SPR (MR)	\$0.30 ha \$0.74 ac
TOTAL	\$3.01 ha \$7.44 ac



West Springs Phase 6  
1810133 Alberta Ltd.  
Br-Mor Developments  
J:\11896\_TheLand\03.25\wsp\plan\LOP\Bldg\1896-CP-13.dwg  
Last saved May 23, 2018 by cadapetra

Land Use & Outline Plan(Cross-Sections)  
Exhibit 9.0  
7355-7773-7233 11th Ave SW Block 3.4, Plan 4587S.0011171

IBI GROUP  
3rd Floor, 277 11 Avenue SW,  
Calgary, Alberta T2G 1B1  
403.275.5600 Fax 403.275.5610

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0703

## Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)

### EXECUTIVE SUMMARY

This application was submitted by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio. The application proposes the framework for future subdivision and development of approximately 3.01 hectares (7.44 acres) of land in West Springs. The application provides for:

- an anticipated 64 dwelling units (R-G);
- 0.301 hectares (0.743 acres) of Municipal Reserve intended for a park site (S-SPR); and
- the location of future local roadways, utilities and services.

The proposed land uses and road network align with previously approved outline plans in the area, as well as with the amended *West Springs Area Structure Plan*. The proposed outline plan and the associated land use application (CPC2019-0702) on today's agenda serve to implement the policies of the *Municipal Development Plan* by presenting a more efficient infrastructure and land use pattern for future subdivision.

An amendment to the *West Springs Area Structure Plan* is required to allow for an increase in density from the currently allowed threshold.

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 7233, 7373, and 7385 - 11 Avenue SW (Plan 0611171, Block 4, Lot 1; Plan 4587S, Blocks 3 and 4) to subdivide 3.01 hectares  $\pm$  (7.44 acres  $\pm$ ), with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This application was submitted by IBI Group on 2018 October 19 on behalf of the landowners Giuseppe Tiberio, John Tiberio, John Mark Noel, Leanne Rae Tiberio and Katherine Lois Tiberio (Attachment 2). The lands on the north side of 11 Avenue SW were developed by the same owner under a previous outline plan and land use amendment (LOC2014-0137) approved in December of 2015.

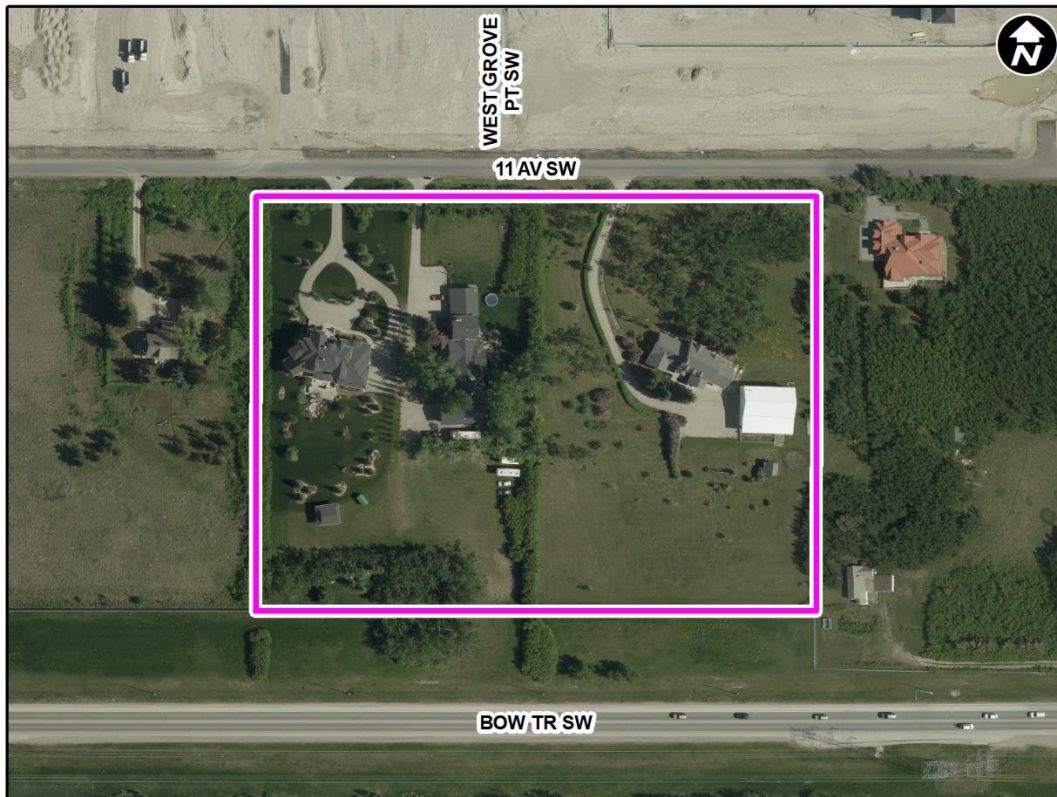
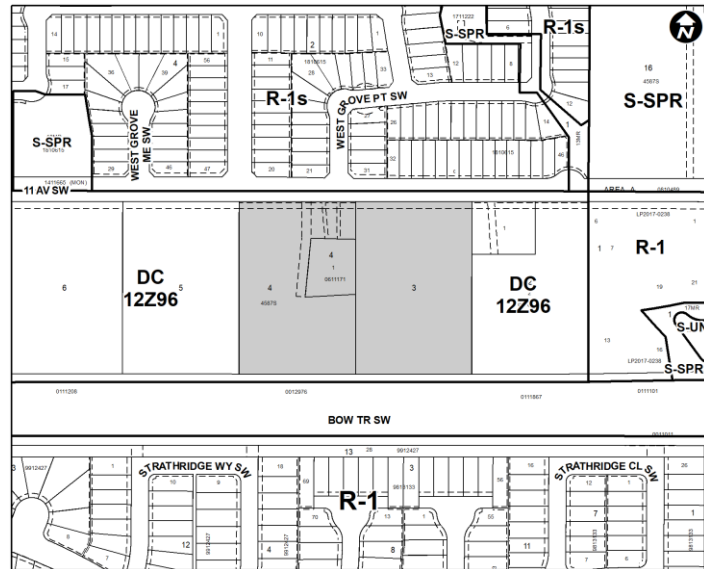
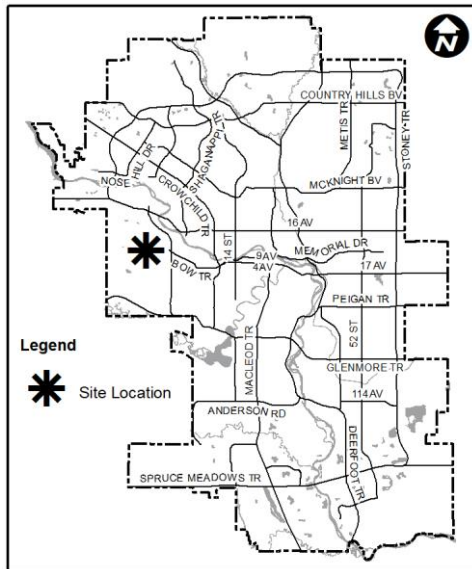


Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0703

Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)

Location Maps



## **Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)**

### **Site Context**

The subject site, 7233, 7373 and 7385 – 11 Avenue SW, is composed of three acreage parcels in the community of West Springs. The total area is approximately 3.01 hectares (7.44 acres). The site is relatively flat, though there does exist a low point at the northeast corner. Several aspen stands mark the site, though none of these are identified as environmentally significant. Former acreage sites across 11 Avenue SW are currently being redeveloped into single detached dwellings. Adjacent sites to the east and west remain as acreages.

Figure 1 provides population statistics for the community of West Springs.

Figure 1: Community Peak Population

<b>West Springs</b>	
Peak Population Year	2018
Peak Population	10,495
2018 Current Population	10,495
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

The community continues to grow as vacant or undeveloped lands continue to be brought into development. Additional demographic and socio-economic information may be obtained online through the [West Springs](#) community profile.

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

This outline plan (Attachment 3), along with the associated land use amendment application (CPC2019-0702), will facilitate the continued development of a residential neighbourhood as envisioned by the policies of the *Municipal Development Plan* and the *West Springs Area Structure Plan*.

### **Planning Considerations**

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

#### ***Subdivision Design***

The proposed subdivision is approximately 3.01 hectares (7.44 acres) in size, and consists of low density residential uses in a laneless configuration, with a local park space. The road network is based on a single east-west road through the southern portion of the site. This road is accessed from the local collector (11 Avenue SW) by a pair of north-south roads. The pattern can be easily repeated with adjacent future applications to ensure a highly connective network.



### **Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)**

Open space is provided with a single park in the northwest portion of the site 0.301 hectares (0.743 acres) in size and provides the 10 percent Municipal Reserve (MR) dedication requirement. The park will contain a natural playground, picnic area, informal open active play spaces and a looped pathway system.

This park space is located so it may be mirrored to the west when and if this parcel redevelops.

#### ***Land Use***

Concurrent with this outline plan is a land use amendment application that proposes two new land uses: Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

The R-G District (2.05 hectares) is intended to accommodate a wide variety of low density housing forms, from single-detached dwellings to rowhouses and cottage housing clusters. The proposed district is in general alignment with the character of the area, as the lands to the north have developed as low density single detached dwellings under the Residential – One Dwelling (R-1s) District. By allowing alternate building forms with slightly higher densities, R-G grants the opportunity for more variation and slightly higher density, without compromising the low density character of the area.

The S-SPR District is intended for the Municipal Reserve parcel at the northwest corner of the site, and will allow for the intended park use of that site.

#### ***Density***

The application proposes 64 dwelling units over the plan area, which equates to a density of 21.3 units per hectare (8.6 units per acre). This exceeds the maximum density allowed under the current *West Springs Area Structure Plan*, which allows maximum densities of 7.4 to 12.4 units per hectare (3 to 5 units per acre).

While exceeding the plan requirements, this level of density does align with the ongoing evolution of the area. Development of the sites to the north was accompanied by a reclassification of the lands to the ASP's Medium Density category, which requires a density of 19.8 to 24.7 units per hectare (8 to 10 units per acre). This level of density corresponds with the current minimum densities expected in greenfield areas, and can be achieved without compromising the overall character of the neighbourhood. Considering also that the density of the neighbourhood at large is comparatively quite low, an amendment to Medium Density is appropriate and can be accomplished through a minor map amendment to the ASP accompanying the land use amendment (CPC2019-0702).

#### ***Environmental***

A Phase 1 Environmental Site Assessment was submitted, however no significant environmental issues were identified.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0703

## **Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)**

### ***Transportation***

The lands will be accessed from the local collector, 11 Avenue SW, which was constructed with the approval of the lands north of that street.

The proposed road network within the subdivision can be replicated as the adjacent parcels are redeveloped and integrated into this plan. To allow turnaround movements in the interim, one of the lots will have an easement placed upon it which will prevent development and allow it to act as a hammerhead turnaround.

The evolving grid network will allow easy connectivity for all active modes.

No Transportation Impact Assessment was required.

A Traffic Noise Analysis Report for the development adjacent to Bow Trail SW will be required at the tentative plan stage.

### ***Utilities and Servicing***

All services are available from 11 Avenue SW.

A Sanitary Servicing Study was required, and confirmed that the site could be serviced without additional upgrades.

### **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.

Five letters from adjacent neighbours were received, objecting to increased density in the area.

The West Springs Cougar Ridge Community Association was circulated the application, but no comments were received by the time of report production.

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

### **Strategic Alignment**

#### ***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.

Planning & Development Report to  
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2019 June 06

ISC: UNRESTRICTED  
CPC2019-0703

## **Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)**

### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use and policy amendments 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 site is identified as Residential – Developing – Future Greenfield on Map 1 of the *Municipal Development Plan* (MDP). Section 3.6 of the MDP directs that the applicable Area Structure Plan provides detailed guidance for the review of planning applications.

### ***West Springs Area Structure Plan (Statutory – 2012)***

As described previously, the proposed density exceeds the limits laid out by the existing *West Springs Area Structure Plan*. Reclassification of the site from the Standard Density to the Medium Density category to accommodate the proposal is appropriate, and is accomplished through the accompanying (via application CPC2019-0702) minor amendment to the ASP.

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

The proposed outline plan enables the continued evolution of the community of West Springs in the form of a potential wide range of low density uses. The development of these lands will enable a more efficient use of land and infrastructure, will support surrounding uses and amenities while introducing the location for additional amenities for the area.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

As development proceeds in this area, the local infrastructure is assumed by The City, and as additional services come online, operating costs will be incurred. As this area is considered to be an actively developing community, these costs are being incorporated into the One Calgary 2019 - 2022 four year service plan and budget. Operating costs are related to services such as roads, utilities, parks and waste and recycling.

#### ***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.

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CPC2019-0703

**Outline Plan in West Springs (Ward 6) at multiple addresses, LOC2018-0237 (OP)**

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

The proposed outline plan serves to implement the objectives of the *Municipal Development Plan* and the *West Springs Area Structure Plan* through the efficient utilization of land and infrastructure.

The proposal allows for the continued evolution of a low density residential neighbourhood by introducing the possibility of varied low density residential housing forms that will match well with the existing context.

The Conditions of Approval (Attachment 1) effectively implements the technical aspects of the area's future development.

**ATTACHMENT(S)**

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Subdivision Data Sheet



## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. The existing buildings shall be removed prior to endorsement of the final instrument.
2. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
3. Decorative street lighting, known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style, shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the development to the north of the plan area.

### Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Assessment (Post-Development), prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8691), dated March 8, 2019.
  - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8691), dated July 17, 2018.
5. **Concurrent with the registration of the affected final instrument**, execute and register on title an Access Agreement for the purpose of emergency and waste and recycling vehicle access within the turnaround area indicated on the drawing entitled Concept Plan 10.0. The agreement and access right of way plan shall be approved **prior to endorsement of the final instrument**.
6. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).

### Conditions of Approval

9. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
10. The Developer shall make cost sharing arrangements with Dundee Development Corp. for part cost, less the payment for oversize, of the existing water main in 11th Avenue SW along the north boundary of the Development Area installed by Dundee Development Corp. through their West Springs Phase 1(1990-003).
11. The Developer shall make cost sharing arrangements with 181033 Alberta Ltd. for part cost of the construction of 11<sup>th</sup> Avenue SW, including storm and sanitary upgrades along the north boundary of the Development Area installed by 181033 Alberta Ltd., through their West Springs Phase 5 development (2017-0031).
12. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a. Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b. Construct the underground utilities and surface improvements of all roads within and along the plan area.
  - c. Construct the onsite and offsite 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.
  - d. Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.
  - e. The Developer shall make repayment for the East Springbank Study.
  - f. The Developer shall construct the MR within the plan area.

### Transportation:

13. No direct vehicular access shall be permitted to or from Bow Trail and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
14. At the tentative plan stage, a Traffic Noise Analysis Report for the development adjacent to Bow Trail, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and including finalized lot and building grades, shall be submitted to Transportation Planning for approval.



### Conditions of Approval

15. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).
16. Construction/cost obligations for the Southerly half of 11 Avenue SW adjacent to the outline plan area are to be confirmed with Transportation Planning **prior to the endorsement of the first Tentative Plan**. The Developer shall enter into an agreement as required.
17. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved by Directors, Roads and Transportation Planning for:
  1. West Grove Link SW
  2. West Grove Lane SW
  3. West Grove Common SW
18. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for:
  1. West Grove Link SW
  2. West Grove Lane SW
  3. West Grove Common SW
19. In conjunction with the initial Tentative Plan, the Developer shall register 1.15m road widening along 11 Ave SW to the satisfaction of the Director, Transportation Planning.
20. All roads, intersections, driveways and spacing shall be designed to Calgary Design Guide for Subdivision Servicing Standards, constructed at the expense of the developer, and to the satisfaction of Directors, Roads and Transportation Planning.
21. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
22. All community entrance features must be located on a private site.
23. Graveled and oiled turnaround is required for the western temporary dead-end street (West Grove Lane SW). Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year. Temporary turnarounds shall be designed to the satisfaction of the Director, Transportation Planning.
24. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning and in accordance with the Area Structure Plan policy.
25. The road and pedestrian network for future development in the area is subject to further review and analysis in conjunction with future outline plan revisions and Tentative Plan submissions.

## Conditions of Approval

26. **Concurrent with the registration of the final instrument for the affected Tentative Plan**, signage shall be placed at the terminus of Roads that are intended to continue with future planning. Placement should occur within Public ROW. The intent is to ensure persons in the area are aware of the future plans for any road extensions.

### Parks:

27. Plant all public trees in compliance with the approved Public Landscaping Plan.
28. **Prior to the approval of the affected tentative plan**, URW 0611172 is to be discharged. Parks does not accept existing or proposed URW's within proposed park parcels.
29. **Prior to endorsement of the affected tentative plan** Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Parks Development Coordinator for review and approval prior to construction. Provide the following notes on these drawings:
- Natural playgrounds shall comply with Canadian Standards Association (CSA) standards on children's play spaces and equipment.
  - All fences shall be located on private property and that any provided gates shall swing inwards towards the private parcel.
  - All concrete gutters shall be located on private property.
30. **Prior to the approval of the affected tentative plan**, finalized concept plans for the MR sites shall be submitted for Parks' review and approval.
31. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
32. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.

## Applicant's Submission

This project is located in the community of West Springs and consists of 3 small acreage parcels, 3.01 ha (7.44 ac) in total, south of 11th Avenue SW, located between 73rd Street and approximately 70th Street SW. The site is municipally known as 7385, 7373, 7233 11th Ave S.W and legally as Plan 0611171, Block 4, Lot 1; Plan 4587S, Block 4; Plan 4587S, Block 3. The parcels are country residential in nature and are currently zoned 12Z96.

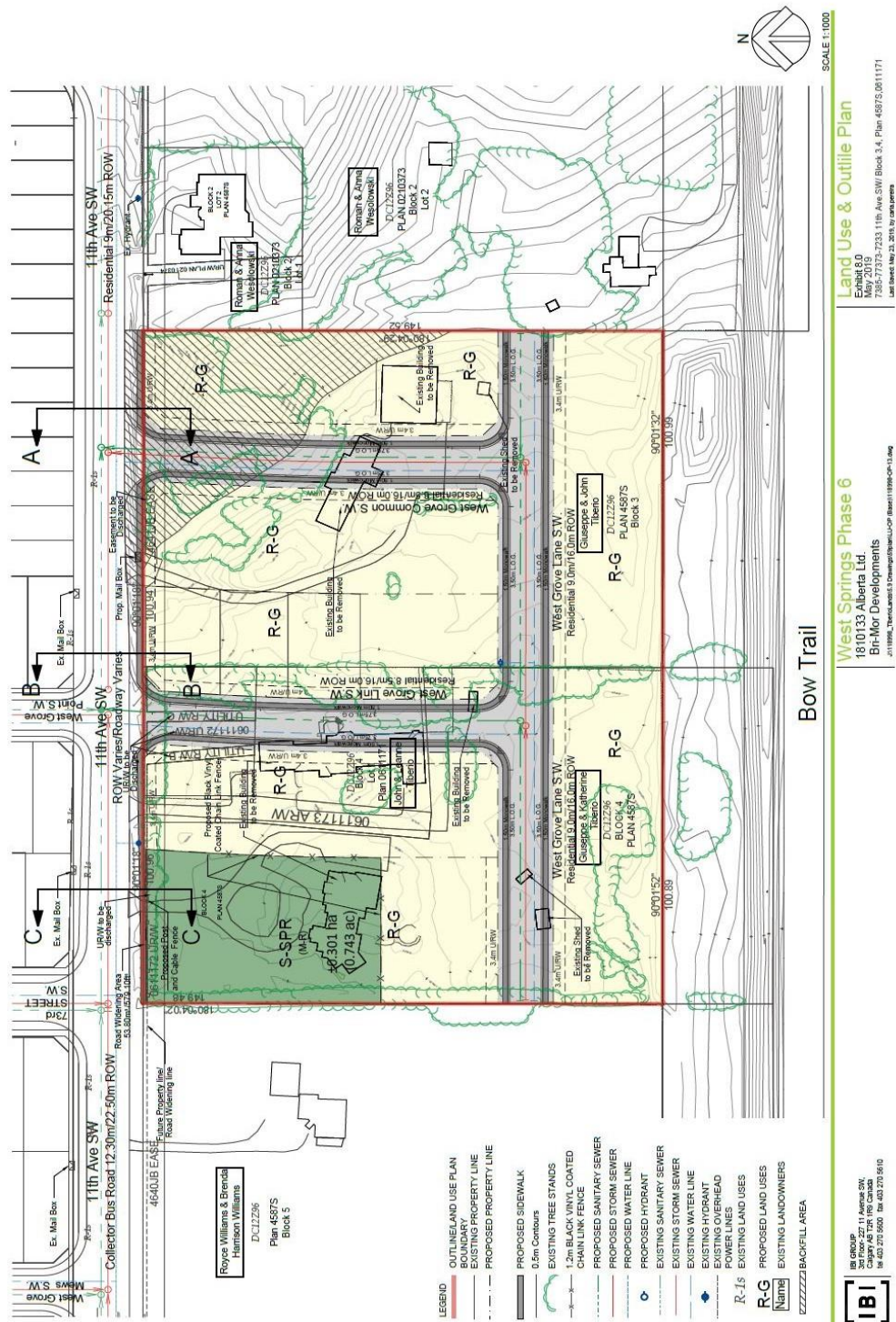
This Land Use application seeks to redesignate these properties to Residential - Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate 64 single family residential lots with one Municipal Reserve park. The proposed project is an extension of West Grove Estates and The Rise developed by Bri-mor (1810133 Alberta Ltd.), which are directly north of 11th avenue. The proposed development requires a Land Use, Outline Plan and amendment to the West Springs Area Structure Plan (ASP).

The subject parcels are located within the Standard Density Infill district identified on map 2 of the ASP, which allows for a density of 7.4 - 12.4 units per gross developable hectare (uph) or 3 – 5 units per acre (upa). The proposed development anticipates 64 units over 3.01 ha (7.44 ac) providing a density of 21.26 units per hectare (8.60 units per acre). As such, we are requesting the ASP be amended to change the land use concept for these parcels from Standard Density Infill to Medium Density, to allow for 19.84 uph - 24.8 uph (8-10upa).

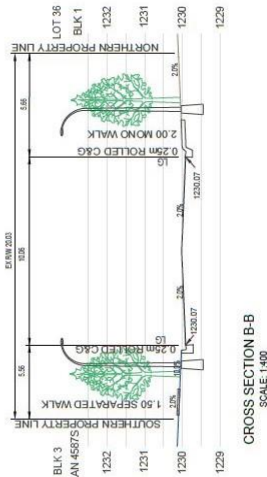
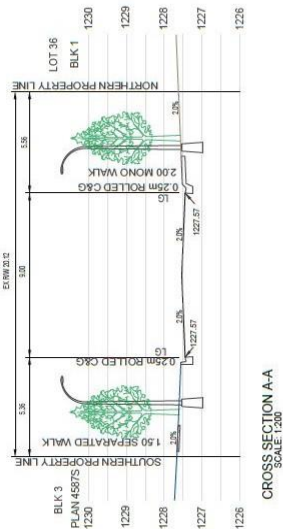
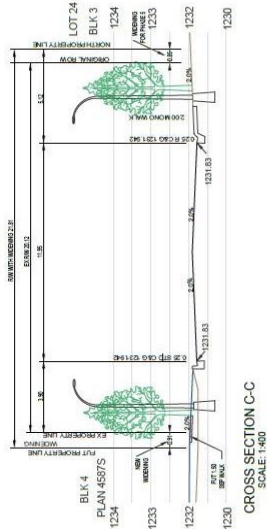
There are currently 7 undeveloped acreages south of 11th avenue, including the subject parcels for this application. A shadow plan has been prepared to show how the area could potentially develop in the future. The shadow plan was designed so that each of the parcel could be developed independently or developed as a single development. Municipal reserves have been identified in each parcel, however, they could be combined if developed by one developer.



## Proposed Outline Plan



Proposed Outline Plan



OUTLINE PLAN STATISTICS				DENSITY/INTENSITY (NET)							
Gross Area:	\$3.01	ha	\$7.44	ac	100%	Land Use	Area				
Public Destination	\$0.30	ha	\$0.75	ac	10%	R-G	\$2.05	ha	(31.21 upha)	64 Units	Maximum (upha)
S-SPR (MPR)	\$0.66	ha	\$1.63	ac	22%	Anticipated Density	\$3.01	ha	(37.44 ac)	= 21.26 upha (8.60 upa)	
Roads	\$0.66	ha	\$1.63	ac	22%	Maximum Density	\$3.01	ha	(37.44 ac)	= 21.26 upha (8.60 upa)	
Residential (9.0m/16.0m ROW)	\$0.66	ha	\$1.63	ac	22%	Land Use	Area	Anticipated Units	Occupancy Rate	Population	
Total	\$0.96	ha	\$2.38	ac		R-G	\$3.01	ha	64	2.6	167
Residential	\$2.05	ha	\$5.07	ac	68%	Anticipated					
R-G						Residential Intensity					

LAND USE STATISTICS		
DC12296 to R-G	±2.71 ha	±6.70 ac
DC12296 to S-SPR (MR)	±0.30 ha	±0.74 ac
TOTAL	±3.01 ha	±7.44 ac

IBI GROUP  
3rd Floor, 277 11 Avenue SW,  
Calgary, Alberta T2G 1H1  
403.275.5600 Fax 403.275.5610

West Springs Phase 6  
1810133 Alberta Ltd.  
Br-Mor Developments  
J:\11896\_TheLand\1810133 West Springs\IBI\OP\IBI\1896-CP-13.dwg  
Last saved: May 23, 2018 by: cadastre

Land Use & Outline Plan(Cross-Sections)  
Exhibit 9.0  
7355-7773-7233 11th Ave. SW Block 3.4, Plan 4587S.0011171

### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	3.01	7.44
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA		
NET DEVELOPABLE AREA	3.01	7.44

LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-G	2.05	5.07	64	
Total Residential	2.05	5.07	64	

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	0.66	1.63	22%
PUBLIC UTILITY LOT			

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	0.30	0.75	10%
MSR			
MR (NON-CREDIT)			





Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0689

## Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 – 24 Street SE, LOC2018-0153

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### EXECUTIVE SUMMARY

This application was submitted by Kumlin Sullivan Architecture Studio on 2018 June 27, on behalf of landowner I.G.L. Properties Inc. This application proposes to change the land use designation of the site from DC Direct Control District (Bylaw 84Z2000), based on General Light Industrial District (I-2) of Land Use Bylaw 2P80 to Commercial – Corridor 2 (C-COR2 f0.22h12) District to allow for additional commercial uses in order to attract new tenants. Specifically, the proposed amendment will allow for:

- primarily commercial developments such as strip malls and shopping centres that may serve several surrounding communities;
- a maximum building height of 12 metres, about 1 to 4 storeys (no change from the current maximum);
- a maximum building area of 3,995 square metres; and
- the uses listed in the C-COR2 District.

An amendment to the *Southeast Industrial Area Structure Plan* is required to accommodate the proposed land use redesignation. The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

No development permit applications have been submitted for the site in conjunction with this application.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendments to the Southeast Industrial Area Structure Plan (Attachment 4);
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 1.82 hectares  $\pm$  (4.49 acres  $\pm$ ) located at 11488 – 24 Street SE (Plan 0112636, Block 18, Lot 1) from DC Direct Control District **to** Commercial – Corridor 2 (C-COR2 f0.22h12) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

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CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
11488 - 24 Street SE, LOC2018-0153**

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**BACKGROUND**

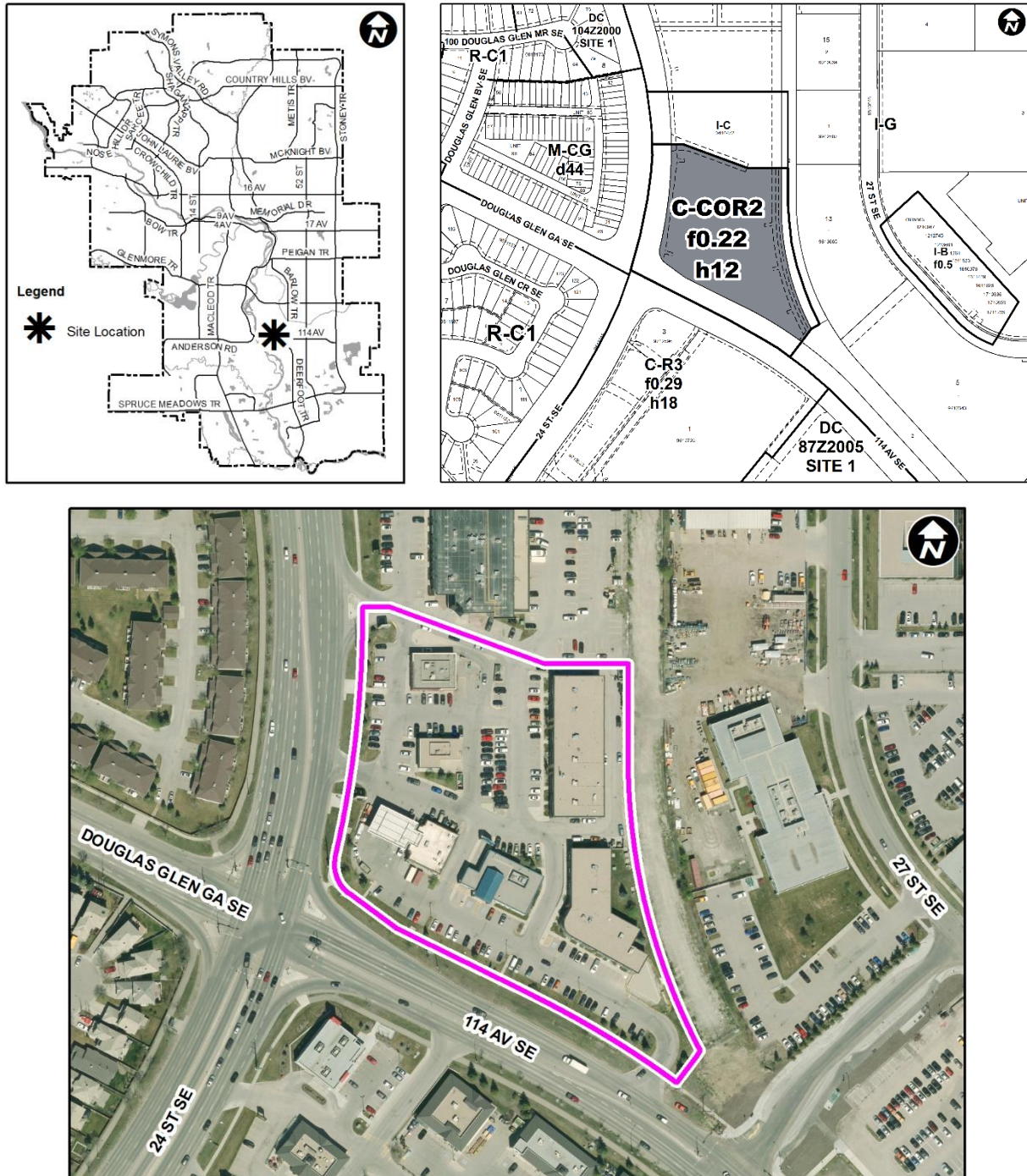
This application was submitted by Kumlin Sullivan Architecture Studio on 2018 June 27, on behalf of landowners I.G.L. Properties Inc. This application proposes to change the land use designation of the site from DC Direct Control District (Bylaw 84Z2000), based on General Light Industrial District (I-2) of Land Use Bylaw 2P80 to Commercial – Corridor 2 (C-COR2 f0.22h12) District to allow for additional commercial uses in order to attract new tenants. The requested density and height modifiers were selected to accommodate the existing density and height of buildings on the site, and no additional density or height.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0689

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
11488 - 24 Street SE, LOC2018-0153**

**Location Maps**



## Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 - 24 Street SE, LOC2018-0153

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### Site Context

The site is located along the western edge of the Shepard Industrial area of southeast Calgary, adjacent to the community of Douglasdale/Glen. The site is adjacent to multiple Calgary Transit bus stops, a bus terminal, a Calgary Transit Route 302 bus rapid transit stop, the southeast terminus of the Calgary Transit MAX Teal line, and the approved, planned, and funded Douglas Glen Calgary Transit Green Line Light Rail Transit Station. The site is developed with six one-storey commercial buildings.

Industrial – Commercial (I-C) District lands, developed with a three-storey retail and office commercial building, exists to the north of the site. Industrial – General (I-G) District lands, developed with a one-storey industrial commercial building, exists to the east of the site. Industrial – General (I-G) District lands, developed with a Calgary Transit bus terminal and park and ride, exists to the southeast of the site. Commercial – Retail 3 (C-R3) District lands, developed with multiple commercial buildings, exists to the south of the site. Multi-Residential – Contextual Ground-Oriented (M-CGd44) District lands, developed with a townhouse complex, exists to the west of the site.

As identified in Figure 1, below, the adjacent community of Douglasdale/Glen has experienced a small population decline from its peak in 2014.

Figure 1: Community Peak Population

Douglasdale/Glen	
Peak Population Year	2014
Peak Population	12,952
2018 Current Population	12,769
Difference in Population (Number)	-183
Difference in Population (Percent)	-1%

Source: The City of Calgary Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of uses that are compatible with and complement the adjacent and nearby uses. If the proposed policy amendments are approved, then the proposal is consistent with applicable policies, as discussed in the Strategic Alignment section of this report.

### Planning Considerations

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

**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
11488 - 24 Street SE, LOC2018-0153**

---

***Land Use***

This application proposes to change the land use designation of the site from DC Direct Control District (Bylaw 84Z2000), based on General Light Industrial District (I-2) of Land Use Bylaw 2P80 to Commercial – Corridor 2 (C-COR2 f0.22h12) District to allow for additional commercial uses. Section 796 of Land Use Bylaw 1P2007 directs Commercial – Corridor 2 (C-COR2) Districts to be located where there is commercial development on both sides of the street and there is vehicle access from streets and lanes. The C-COR2 District allows for commercial development, including limited automotive uses, and the potential for residential uses. The C-COR2 District is intended to be buildings located at varying distance from the street, with parking at front, sides or rear of buildings, pedestrian connections from public sidewalks, to and between buildings, and varied building densities and heights.

A land use redesignation of the site to the C-COR2 District would allow for commercial development on both sides of the street and would have access from adjacent streets. Buildings on 24 Street SE and 114 Avenue SE are located at varying distance from the street, and have parking located to the front, sides, and rear. A policy amendment to allow for commercial uses and some residential uses is consistent with the intent of the C-COR2 District. The site conforms to the intent of Land Use Bylaw 1P2007 for the C-COR2 District.

***Development and Site Design***

The purpose of this application to allow for additional commercial uses. When development permits for the site are submitted, they will be reviewed by Administration to assess the proposal against the relevant bylaws, policies, and guidelines

***Environmental***

An environmental site assessment was not required for this application.

***Transportation***

Pedestrian and vehicular access to the site is available from 114 Avenue SE and 24 Street SE. Both access locations are restricted to right-in/right-out turns only. According to the *Calgary Transportation Plan*, 114 Avenue SE is classified as an Industrial Arterial Street and 24 Street SE is classified as an Arterial Street.

The site is located adjacent to the Douglas Glen Bus Rapid Transit Station and is within a transit-oriented development area. Numerous transit routes connect to and from the Douglas Glen Bus Rapid Transit Station including Routes 92 McKenzie Town, 96 McKenzie, 103/117 McKenzie Express, 133 Cranston Express, 151 New Brighton Express, and the MAX Teal Route 306. The Douglas Glen Bus Rapid Transit Station will eventually be consolidated with the future Douglas Glen Green Line Light Rail Transit Station.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0689

## **Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 - 24 Street SE, LOC2018-0153**

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A Transportation Impact Assessment was not required in support of this land use redesignation application. Transportation impact analysis may be required for a development permit application review, depending on the density of the proposed development.

### ***Utilities and Servicing***

Sanitary sewers are available to service the site. At the time of a development permit application review, a sanitary servicing study may be required to determine whether off-site upgrades are needed.

Water mains are available to service the site. At the time of a development permit application review, a fire flow calculation letter may be required to determine whether off-site upgrades are needed.

Storm sewers are available to service the site.

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application at the time of report writing. No letters regarding the proposed land use redesignation were received by Administration by the Calgary Planning Commission report submission date.

A letter of support regarding the proposed land use redesignation was received from the DouglasQuarry Community Association. A further letter of support regarding the proposed policy amendments was received from the DouglasQuarry Community Association following a meeting on 2019 May 15 to discuss the proposed policy amendments.

### **Strategic Alignment**

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

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

#### ***Interim Growth Plan (2018)***

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



**Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at  
11488 - 24 Street SE, LOC2018-0153**

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***Municipal Development Plan (Statutory - 2009)***

The site is within an Industrial - Employee Intensive area on Map 1: Urban Structure of the *Municipal Development Plan* and 24 Street SE is identified as Primary Transit Network on Map 2: Primary Transit Network. Also, 24 Street SE is identified as an Arterial Street and 114 Avenue SE is identified as an Industrial Arterial on Map 3: Road and Street Network of the *Municipal Development Plan*.

The intent of the Industrial - Employee Intensive area is to have manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. The *Municipal Development Plan* further states that whereas the Industrial - Employee Intensive area should contain predominantly industrial uses, other uses that support the industrial function may be allowed, and that specific rules for the amount of support uses should be determined as part of the policy planning process and land use application process. Furthermore, the policies of Part 2 (City-wide policies) of the *Municipal Development Plan* generally encourage intensification and pedestrian-oriented uses in proximity to higher capacity and frequency transit station. The proposal is consistent with the *Municipal Development Plan*.

***Southeast Industrial Area Structure Plan (Statutory - 1996)***

The site is within a Proposed I-2 General Light Industrial District area on Map 2: Land Use and Transportation Plan of the *Southeast Industrial Area Structure Plan*. Both 24 Street SE and 114 Avenue SE are identified as Major Road on Map 2: Land Use and Transportation Plan of the *Southeast Industrial Area Structure Plan*.

The fourth paragraph of subsection 4.1.1. of the *Southeast Industrial Area Structure Plan* states;

“Apart from two mobile home parks and four residential dwellings in the South Hill area, which are due to be phased out over time, no residential uses are proposed within the Plan area. As a result, proposals for any additional residential development would be contrary to this Plan.”

The sixth point of subsection 4.2(b) of the *Southeast Industrial Area Structure Plan* states;

“That applications for land use amendments to accommodate additional commercial development beyond that allowed under the General Light Industrial District (I-2), on sites greater than 1.6 hectares (4 acres) in size to accommodate commercial development may be considered, provided an amendment to this plan is approved identifying the commercial site and specifying any site specific development requirements.”

Because the site is 1.82 hectares in size, which is greater than the 1.6 hectare threshold noted in subsection 4.2(b), and because the proposed land use designation would allow for both additional commercial development beyond that allowed under the General Light Industrial

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0689

## **Policy Amendment and Land Use Amendment in Shepard Industrial (Ward 12) at 11488 - 24 Street SE, LOC2018-0153**

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District (I-2) and residential uses, amendments to the *Southeast Industrial Area Structure Plan* are required to enable the proposed redesignation to the C-COR2 District.

Because the proposed amendment is consistent with the intent of and the policies for the Industrial - Employee Intensive and the city-wide policies of the *Municipal Development Plan*, as described in the *Municipal Development Plan* section, Administration supports the proposed amendment to the *Southeast Industrial Area Structure Plan*.

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

The proposed land use district provides for a range of commercial opportunities that may accommodate the needs of different demographic categories.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

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

#### ***Current and Future Capital Budget***

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

### **Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed policy amendment and land use redesignation are consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Commercial – Corridor 2 (C-COR2 f0.22h12) Districts, which will allow for a range of commercial uses that will be compatible with the surrounding residential, commercial, industrial, and transit uses.

### **ATTACHMENT(S)**

1. Applicant's Submission
2. Comments from the DouglasQuarry Community Association
3. Further Comments from the DouglasQuarry Community Association
4. Proposed Amendment to the Southeast Industrial Area Structure Plan

## Applicant's Submission



December 19, 2018

City of Calgary  
Planning, Building & Development  
800 Macleod Trail SE  
Calgary, Alberta  
T2P 2M5

Attention: Ezra Wasser, Planner 2

Re: Douglasglen Retail Centre  
11488 – 24<sup>th</sup> Street SE  
Proposed Shopping Centre Rezoning  
Architectural Application - Amended  
Our File #181273 – 1.2A

Dear Ezra,

Further to our original application and the Initial Team Review written on July 5, 2018 we have reviewed the notations contained within the Initial Team Review along with discussions with the Owner's representative as to how best to move forward regarding the proposed zoning. We have also had a meeting with the DouglasQuarry Community Association on November 14, 2018 as well as Councillor Shane Keating on December 13, 2018.

The discussions during both the Community Association meeting and telephone call with Councillor Keating was on the historical review of the land use reclassification submission for this site and the evolution of the intensity of use being requested by the Planning Department.

During both meetings we had discussed the current site situation, the original need for a land use redesignation application along with the current economic circumstances around the existing shopping centre. Through both of these meetings, there was an understanding of why this land use reclassification was required along with a level of revision required for this process.

The resulting consensus from both the Community Association meeting and Aldermanic call was that it was reasonable to move forward with a land use reclassification to a 'C-COR2' designation with both the height and density modifiers established based closely off of the existing development. Both groups are willing to accept a small buffer in the height and density only so as to ensure that if a group wanted to add a mezzanine to the most easterly building, it could be accommodated without further hardship.

Alderman Keating noted that he was in agreement with this strategy and that this proposal would also lock in the site so as not to allow for piecemeal redevelopment. Any potential redevelopment or major expansion of the site would then require a reclassification that would take into account the site's proximity to the future LRT station and the level of redevelopment expected of a transit-oriented site.

WM. R. (BILL) KUMLIN,  
ARCHITECT  
AAA, AIBC, SAA, MRAIC  
PRINCIPAL

BARRY D. SULLIVAN  
ARCHITECT  
AAA, AIBC, SAA, MRAIC  
PRINCIPAL



SUITE 310,  
5819 - 2ND STREET SW  
CALGARY, ALBERTA  
T2H 0H3

PH: (403) 283-8361  
FAX: (403) 252-7877

## Applicant's Submission



### Proposed Reclassification Rationale

As noted, the current zoning for the parcel is Direct Control 84Z2000 that is based on the 'I-2' General Light Industrial District zoning from the 2P80 version of the Land Use Bylaw. Our client is looking at rezoning the proposed site from 'I-2' General Light Industrial to Commercial Corridor 'C-COR2' so that the proposed zoning is congruent with the evolution of the proposed tenancies desiring to be located on the site. Our client is also looking to rezone the proposed parcel to provide services being requested from the adjacent residential districts. These proposed uses can be accommodated under the permitted and discretionary uses of the 'C-COR2' land use zone.

In reviewing the proposed options available for rezoning the existing shopping center, we are also cognizant of the existing uses on site. Our intent was to not create a situation where existing uses are grandfathered in but would become unavailable for future tenants. One example is the existing automotive uses on site which are uses available under C-COR2. This also was a reason when researching potential rezoning options, our intent was to ensure that the full range of existing uses were also included within the new zoning.

In the Initial Team Review, there is a desire by the City of Calgary to look at intensification of development on the proposed site. This is predicated upon the site location being adjacent to the future Douglasdale LRT station. Currently this location is the Calgary Transit Park and Ride.

As noted earlier, our approach to the land use reclassification is that we will propose the zoning that will maintain the existing density and height of the current development. This will be in alignment with both the Ownership group along with the Alderman and Community Association. It will also require any proposed future intensification of the site to require a land use reclassification that incorporates the land use intensity envisioned for a transit-oriented site adjacent to a future LRT station.

### Commercial Corridor 'C-COR2' Zoning Parameters – Proposed Modifiers

Further to our discussions with both the DouglasQuarry Community Association and Alderman Keating, we are proposing a height (h) and density (f) modifier that is representative of the existing site condition.

Currently the existing site has a total of  $\pm 3,597$  sq. m. ( $\pm 38,717$  sq. ft.) of developed building footprint area as noted in the accompanying drawing. Site coverage is currently calculated at approximately 19.8%.

Within the existing development, only Building 'F' is of sufficient height where the potential development of a mezzanine could occur. If we allow for a potential mezzanine development of 20% of the building area, that would equate to approximately 258 sq. m. This would bring the total developable area on site to be  $\pm 3,855$  sq. m. and would revise the overall site density to approximately 22%.

## Applicant's Submission



Currently a maximum building height as permitted under the 'I-2' Industrial zoning is 12m. We propose to maintain this same height restriction for this proposed reclassification.

Therefore, we are proposing a new set of land use parameters for the site based on the existing building height conditions while allowing for some interior tenancy redevelopment within the existing building footprint. Taking into account our rationale above, we are wishing to create the zoning for the site as 'C-COR2 f0.22h12'. This proposed zoning classification will accommodate the expanded array of permitted and discretionary uses under 'C-COR2' while restricting any redevelopment potential outside of the existing building footprints. We believe that this proposed reclassification maintains the current Administration policies as well as provides a level of leasing and economic certainty to the current ownership group.

Please review the enclosed at your earliest opportunity and should you have any questions concerning our application, do not hesitate to contact our office to discuss.

Sincerely,  
Kumlin Sullivan Architecture Studio Ltd.

A handwritten signature in blue ink, appearing to read "Barry Sullivan", with a long, sweeping horizontal line extending to the right.

**Barry Sullivan, Architect**  
AAA, AIBC, SAA, MRAIC  
Principal

cc: Robert Serr      CRS Capital Management Inc.





## Comments from the DouglasQuarry Community Association



February 1, 2019

Kumlin Sullivan Architecture  
Douglasglen Shopping Centre  
11488 24 Street SE  
Land Use Redesignation Application  
Community Association Review

Dear Barry Sullivan,

Thank you for coming to the DouglasQuarry Community Association's monthly meeting on November 14th at Quarry Park YMCA to discuss your application regarding the rezoning of Douglasglen Shopping Centre. Our community association understands what is outlined in your application. We recognize that there is a changing nature of tenure activity on site moving towards food or service-based uses and away from office and business services. Your application is to rezone to "C-COR2" from the current "Direct Control". This would allow for a greater range of usage by accommodating the outlined potential changes but still allowing for the current services on site.

We understand that three applications have been sent to the City of Calgary because of the City's desire for a stronger rationale for rezoning. This includes the evaluation of the landfill's proximity to the site, potential for transit-oriented development due to the future green line being adjacent to the site and desire for mixed use and greater density. We agree with you that it is hard to plan the site for TOD or density right now because the status of the LRT station and current landfill have unforeseeable futures. For example, if the landfill becomes inactive in the future, this will shrink the buffer radius, which will reduce the restrictions and allow for flexibility for site planning. Due to the site's current status with the active landfill, the only areas for residential/mixed use would be in the far SE corner and in order to meet the density needs the building height would be around 12 stories. This is not feasible or appropriate for the current state of the community or the site.

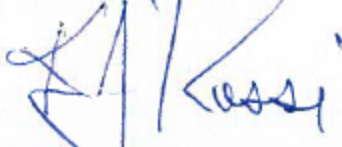
At this given time, it is extremely restrictive to plan the site for density changes, mixed-use or TOD, but we understand that rezoning to "C-COR2" will allow for this to be an option in the



### Comments from the DouglasQuarry Community Association

future. If the landfill status changes or if a timeline for the LRT station arises then the goals of the site can be adjusted and re-valuated. We agree and understand that the current goals of the site are to rezone to allow for the changes in leasing activity and to prevent loss of business opportunities or vacant properties in our community.

**DouglasQuarry Community Association**



**Ken Rossi**

President

president@dqca.ca

**Further Comments from the DouglasQuarry Community Association**



May 16, 2019

City of Calgary  
P.O. Box 2100, Stn. M  
Calgary, Alberta, Canada  
T2P 2M5  
Attention: Ezra Wasser, RPP, MCIP  
Planner 2, Community Planning - South

**Re: 11488 24 Street SE - LOC2018-0153**

Further to the meeting held on May 15, 2019 at your office, the DouglasQuarry Community Association (DQCA) wishes to communicate that it has no concerns or objections with the proposed amendments to the South East Industrial Area Structure plan as they relate to the above noted rezoning application. Further, we continue to support the efforts of the applicant to have this property rezoned as C-COR2.

We trust this letter provides the information you require, however if you need anything further feel free to contact me at (403) 606-3903 or at [president@dqca.ca](mailto:president@dqca.ca).

Yours Truly  
**DouglasQuarry Community Association**

A handwritten signature in blue ink, appearing to read "Ken Rossi". The signature is written over a faint, larger version of the same signature.

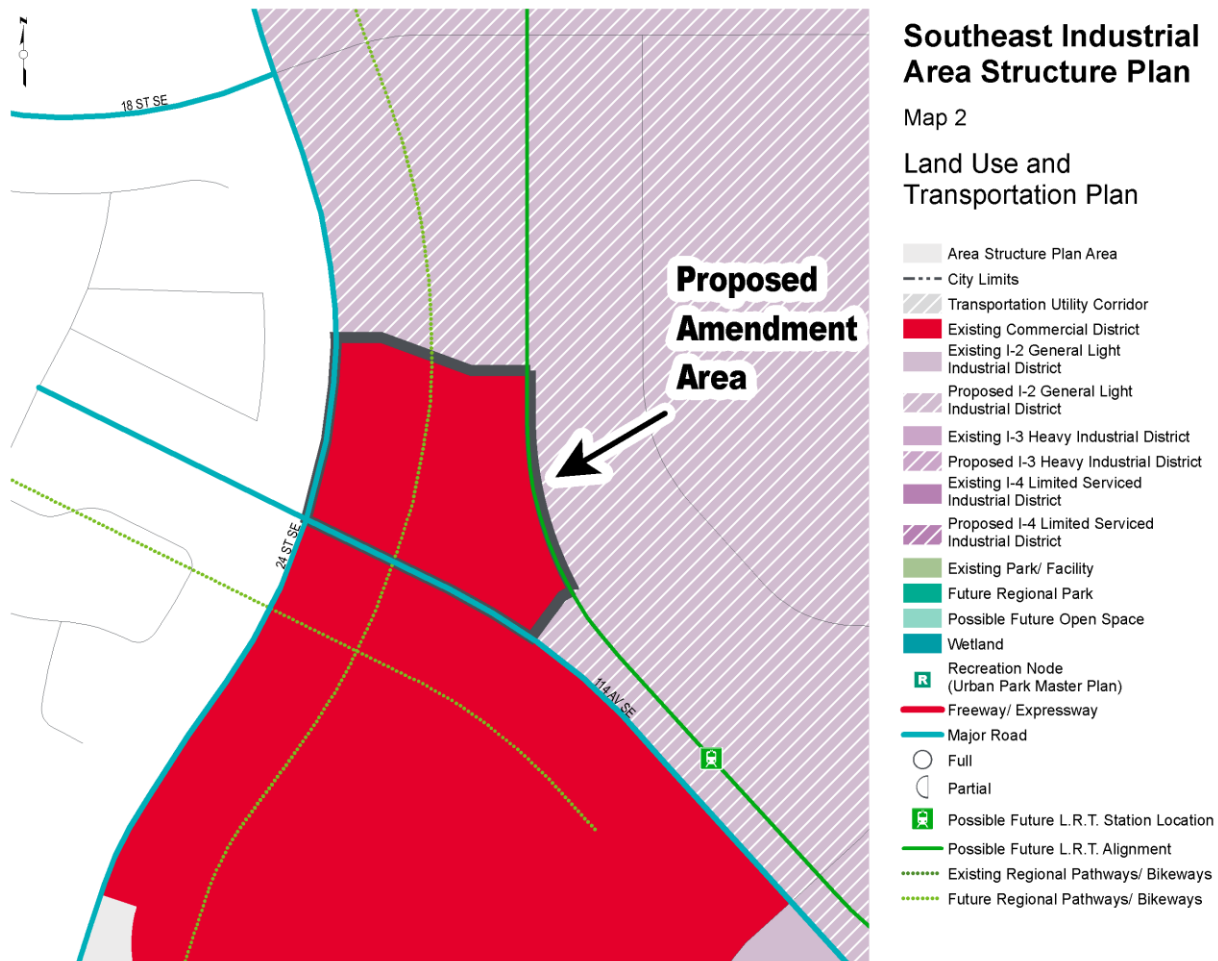
**Ken Rossi**  
President

DouglasQuarry Community Association PO Box 87031 Douglas Square RPO, Calgary, T2Z 3V7



## Proposed Amendment to the Southeast Industrial Area Structure Plan

1. The Southeast Industrial Area Structure Plan attached to and forming part of Bylaw 6P96, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use and Transportation Plan' by changing 1.816 hectares  $\pm$  (4.49 acres  $\pm$ ) located at 11488 - 24 Street SE (Plan 0112636, Block 18, Lot 1) from 'Proposed I-2 General Light Industrial District' to 'Existing Commercial District' as generally shown in the sketch below.



- (b) In Section 4.1.1, last sentence of the fifth paragraph, after the words “contrary to this Plan” insert “*with the exception of development located at 11488 - 24 Street SE (Plan 0112636, Block 18, Lot 1).*”



Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0673

## Land Use Amendment in Manchester Industrial (Ward 9) at 4415 – 1 Street SE, LOC2019-0033

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### EXECUTIVE SUMMARY

This application was submitted by Zeidler Architecture on 2019 March 06, on behalf of landowner Enright Capital Ltd. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses. Specifically, the proposed amendment will allow for:

- light industrial uses without size limitations;
- small scale commercial uses;
- a maximum floor area ratio of 1.0 (the same allowed in I-G Districts);
- maximum height of 12.0 metres (a decrease of 4.0 metres); and
- the uses listed in the I-C District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application has not been submitted.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.41 hectares  $\pm$  (1.02 acres  $\pm$ ) located at 4415 – 1 Street SE (Plan 7703GH, Lots A and 17) from Industrial – General (I-G) District **to** Industrial – Commercial (I-C) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

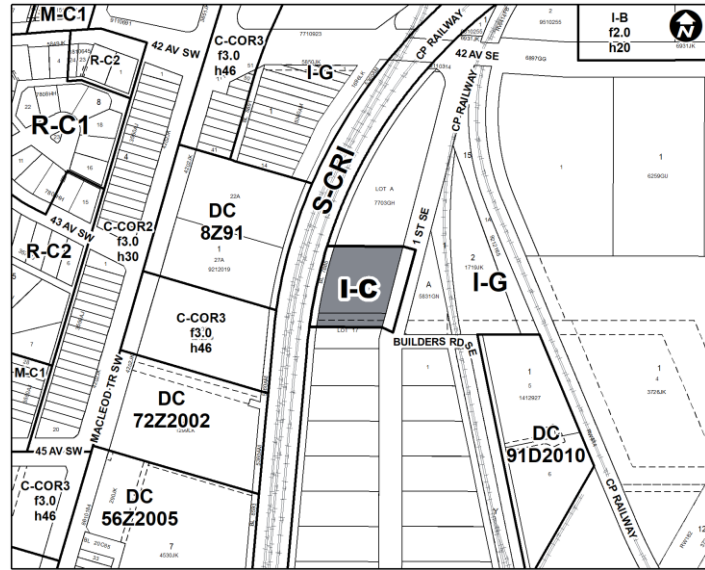
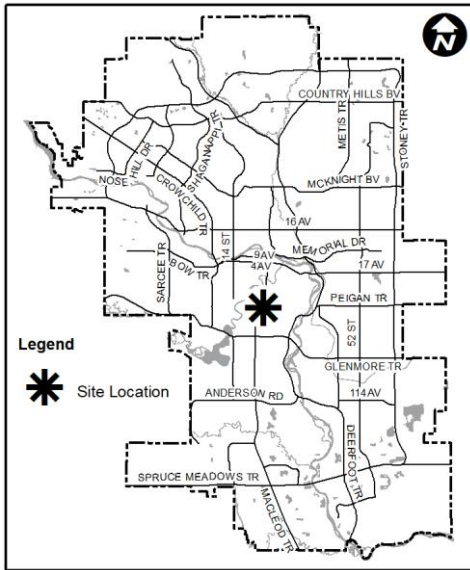
This application was submitted by Zeidler Architecture on 2019 March 06, on behalf of landowner Enright Capital Ltd. This application proposes to change the land use designation of the site from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to provide greater flexibility of uses.

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ISC: UNRESTRICTED  
CPC2019-0673

Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE,  
LOC2019-0033

Location Maps





## Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE, LOC2019-0033

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### Site Context

The site is located in the Manchester Industrial area in southeast. The site is within 350 metres walking distance from the 39 Avenue SE LRT Station. The site is within 250 metres walking distance of the closest bus stop on 42 Avenue SE. The site is developed with a one-storey building.

Industrial – General (I-G) designated lands exist to the north, east, and south of the site and are developed with industrial buildings. A freight railway and light rail right-of-way exist to the west of the site. Commercially designated lands that front onto Macleod Trail S exist to the west of the railway and light rail right-of-way.

The site is located within 200 metres of 42 Avenue SE, which is the closest major road, which is identified as an Arterial Street on Map 2: Road and Street Network of the *Municipal Development Plan*.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

### Planning Considerations

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

#### ***Land Use***

This application proposes to change the land use designation of the site from an Industrial – General (I-G) District to an Industrial – Commercial (I-C) District.

The Industrial – General (I-G) District is intended to be characterized by a wide variety of light and medium general industrial uses and a limited number of support commercial uses. A land use redesignation of 4415 - 1 Street SE to the I-C District would continue to allow for light industrial uses, while allowing for small scale commercial uses that are compatible with and complement light industrial uses. The site is on the perimeter of the industrial area. Whereas 1 Street SE is not a major street, the site is within 180 metres of 42 Avenue SE, which is a major street, and within 400 metres of Macleod Trail S, which is also a major street.

The existing uses approved on the site, Auto Service – Major, Brewery, Winery & Distillery, General Industrial - Light, and Vehicle Sales - Minor, are listed permitted and discretionary uses in the Industrial – Commercial (I-C) District. Therefore, the proposed redesignation would not impact the existing tenants.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
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## **Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE, LOC2019-0033**

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### ***Development and Site Design***

The intent of this application is to allow for flexibility of uses. If and when the applicant submits a development permit application for the redevelopment of the site, the submitted plans will be assessed against the relevant bylaws, policies, and guidelines.

### ***Environmental***

An Environmental Site Assessment was not required for this application.

### ***Transportation***

Pedestrian and vehicular access to the site is available from 1 Street SE. The area is served by Calgary Transit bus service Route 30 (Highfield Industrial) with a bus stop located approximately 250 metres walking distance from the site on 42 Avenue SE. The site is also located within 500 metres of the 39 Avenue Calgary Transit light rail transit station. On-street parking is permitted on 1 Street SE and is unregulated.

### ***Utilities and Servicing***

Water, sanitary, and storm sewer main servicing exists to the site. Any upgrades required to the public utility infrastructure will be evaluated 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. In addition, notification letters were sent to adjacent land owners and the application was advertised online. No public meetings were held by the applicant or Administration in association with the application.

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

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

### **Strategic Alignment**

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

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

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0673

**Land Use Amendment in Manchester Industrial (Ward 9) at 4415 - 1 Street SE,  
LOC2019-0033**

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***Interim Growth Plan (2018)***

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

***Municipal Development Plan (Statutory – 2009)***

The site is with an Industrial; Standard Industrial area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The intent of Standard Industrial Area is to have existing planned industrial areas that contain a mix of industrial uses at varying intensities, which should continue to offer a broad variety of industrial uses and as the area redevelops, while maintaining an industrial character. The proposal is consistent with the *Municipal Development Plan*.

There is no local area policy for the site.

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

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

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Industrial – Commercial (I-C) District, which would allow for a range of business uses that would be compatible with the surrounding industrial area.

**ATTACHMENT(S)**

1. Applicant's Submission



## Applicant's Submission



4415 1<sup>st</sup> Street SE LAND USE REDESIGNATION  
APPLICANTS SUBMISSION  
Project 218 - 125  
April 8, 2019

### PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA, MRAIC,

CAA, AIA (IA)

JAMES D BROWN | ARCHITECT

AAA, AIBC, MRAIC

R. SEAN CRAWFORD | LICENSED

INTERIOR DESIGNER, AAA, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

### PRINCIPALS

MARTIN VEENHOVEN | ARCHITECT

AAA, AIBC, MRAIC, AIA (WA)

### a. Application Summary

- i This application proposes the Land Use Redesignation from an existing Industrial General (IG) District to an Industrial – Commercial (I-C) District designation.
- ii. Location  
The site is located in the Manchester Industrial area in southeast Calgary. The municipal address is 4415 1<sup>st</sup> Street SE.
- iii. Purpose and Intent  
The purpose and intent for this Redesignation is to enable future commercial industrial development on-site (Industrial – Commercial (I-C)) while also retaining an industrially based land use district designation that is compatible with the surrounding industrial area comprised primarily of I-G District designated sites. The proposed land use will provide greater flexibility of uses, thereby encouraging occupancy of the existing building.

### b. Site Context

- i Surrounding Land Use and Development  
The .4141 ha (4141 sqm) site is located in the inner-city Southeast Calgary Manchester Industrial area. The surrounding land uses are predominately designated with Industrial – General (I-G) designations. The property is located between the LRT/CPR lines to the west and 1<sup>st</sup> Street SE to the east. It is situated within a strip of office, retail and industrial uses that stretch from 50<sup>th</sup> Avenue SE to the south to 42<sup>nd</sup> Avenue SE to the north.

The site is fully developed with an existing industrial retail/warehouse with a variety of tenants. The sites to the north contain Annex Ale Project, Boyd Auto body & Glass and Best Buy Auto Finance. The sites to the south include Tunedub Inc, Windshield Surgeons Auto Glass, Mars Blinds & Shutters, CR Technique, Chinook Auto Upholstery, Hydra Landscaping, Freeze Maxwell Roofing, and Checkered Flag Auto Sales. The buildings directly across 1<sup>st</sup> Street SE from the site house a number of industrial uses, including Flesher Marble and Granite, 1<sup>st</sup> Place Auto, Old Trout Puppet Workshop Society, Lucky Granite Ltd, Alberta Chrome and Grinding, and Adanac Granite Inc.

The current site development includes an existing single storey retail/warehouse space. The remainder of the site includes surface parking stalls along 1<sup>st</sup> Street SE, and a loading area in the rear along the LRT/CPR lines and landscaping along the 1<sup>st</sup> Street property perimeter. The subject site is currently accessed via two driveways; off 1<sup>st</sup> Street SE.

- ii. Policy
  1. Policies  
The following policies apply to the site. (MDP to Local Area Policy, Guidelines)
    - Municipal Development Plan
    - Calgary Transportation Plan (January 2012)

## Applicant's Submission



### 2. Impacts

- The proposed land use district is compatible with adjacent land use districts and developments as it allows for a mix of small scale commercial uses that complement the light industrial uses in the area. This mix of uses and varying intensities helps maintain the industrial character and function of the area while providing a wider variety of uses. It also allows for greater flexibility of use and potential revitalization of the site.
- There is no Community Association in this area.

### lii Topography

The site is fully developed and relatively flat.

### iv. Federal / Provincial Requirements

There are no applicable Federal or Provincial Legislation requirements or issues related to the development.

### c. Proposed Land Use District

#### i Land Use

This land use application proposes the Redesignation of the subject site from its existing I-G District to an Industrial – Commercial (I-C) District designation. The purpose is to enable future industrial commercial development on-site while also retaining an industrially based land use district designation that will help consolidate the surrounding industrial area comprised primarily by I-G District designated sites with a few Industrial – Commercial (I-C) District sites. This will be supporting the City's desire to reinforce the health of its existing industrial areas. The I-C District will allow for a range of industrial uses as well as more commercially oriented retail and service oriented uses as well as office space which may have greater ability to achieve MDP intensity targets. The proposed I-C District allows for light industrial uses that are unlimited in size and small-scale commercial uses that are intended to be compatible with and complement the light industrial uses and areas.

#### ii Density

Existing building area = 1709 m<sup>2</sup>

Total Site Area = 4141 m<sup>2</sup>

Floor area ratio (FAR) = .413 which is below the Bylaw maximum of 1.0

#### iii Traffic

The site is well situated with good vehicular access to major transportation routes and is only 180m north on 1<sup>st</sup> Street SE to 42 Avenue SE which is the major street connection in the area providing access to two of the major north-south arterial routes in south Calgary - Macleod Trail and Blackfoot Trail. There is also good access to the south to Glenmore Trail which provides additional access to Deerfoot Trail and the Trans Canada Highway.

Despite having no sidewalks on 1<sup>st</sup> Street SE between 42<sup>nd</sup> and 50<sup>th</sup> Avenues which limits pedestrian circulation, the site is only a 6 min walk (450m) from Macleod Trail via 42<sup>nd</sup> Ave and the 39th Ave LRT station. It is also only a 2min walk to the south from a #30 bus route stop. on 42<sup>nd</sup> avenue. The #30 bus goes to the 39th Ave LRT station. The bus stop on 42<sup>nd</sup> Avenue also connects to the #449 Bus route which connects to Eau Claire and the downtown In addition, the site is only a 2.5km drive from the Chinook Centre Mall or a 9 min

4415 1st Street SE Land Use Redesignation | April 8, 2019 | PAGE 2 of 3

## Applicant's Submission



LRT ride from the 39<sup>th</sup> Avenue LRT station. to the Chinook LRT Terminal and Bus Loop.

- iv Public Engagement  
There is no Community Association in this area and therefore there was no public engagement.

- v Applicant's Submission

The applicant submission is to Re-designate the subject site from its existing Industrial General (IG) District to an Industrial – Commercial (I-C) District designation.

The existing 1710 m2 single storey building on site will remain with minimal changes and contains a number of industrial condominium units to meet current demand in the area. At present 854 m2 is occupied by Sherwin-Williams and the remaining 856 m2 is vacant. this application seeks land use redesignation in order to accommodate a greater variety of general industrial and commercial uses. The intent of this application is to make the site more compatible with the evolving character of the area and will still allowing light industrial uses. We believe that the proposed use will fit into the community context and is considered to be an appropriate use for its location and site. This is illustrated by its close proximity to uses that contain similar industrial development to the proposed industrial condominium uses and works well in the community and is considered to be an appropriate use for its location.

The site complies with the following goals of the I-C district:

- It is located within a predominantly industrial area.
- It is only 180m from a major street, (42<sup>nd</sup> Avenue SE). We believe additional traffic impacts will be limited, especially given the adjacency to public transit which connect to two adjacent LRT stations and Deerfoot Trail and Blackfoot Trail major transit routes.
- The intended uses will be Permitted or Discretionary use, allowed under the I-C guidelines.

### d. Conclusion

We believe the proposed re-designation from existing Industrial General (IG) to Industrial – Commercial (I-C) District designation meets all the City policy and bylaw requirements. Protecting the central industrial areas from the disruptive pressures of incompatible land use conversion where industrial areas are economically healthy and important components of the regional economy. It further reinforces some of the recommendations outlined in the City's Central Industrial Area Review Study (2013) for retaining the health of the City's Industrial areas as they face transformation and development.

The increased development density in the area will in addition:

- Promote using serviced land efficiently to help create a more compact urban form
- Help revitalize the existing industrial area and commercial corridor
- Act as a catalyst for private investment and development
- Encourage a mix of uses in the area to generate additional transit use throughout the day





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Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0676

## Land Use Amendment in Kingsland (Ward 11) at 7103 – 7 Street SW, LOC2019-0043

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### EXECUTIVE SUMMARY

This application was submitted by Blackcollar on 2019 March 28, on behalf of landowners Hektor Askushaj and Entela Zarka. This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a multi-residential development. Specifically, the proposed amendment will allow for:

- grade-oriented multi-residential development (e.g. townhouses, apartment buildings);
- a maximum building height of 12 metres, about 3 to 4 storeys (an increase from the current maximum of 10 metres);
- a maximum of 6 units (an increase from the current 1 unit maximum); and
- the uses listed in the M-CG District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan*.

A development permit application was submitted on 2019 March 28 and is under review by Administration.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 7103 – 7 Street SW (Plan 3215HG, Block 6, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

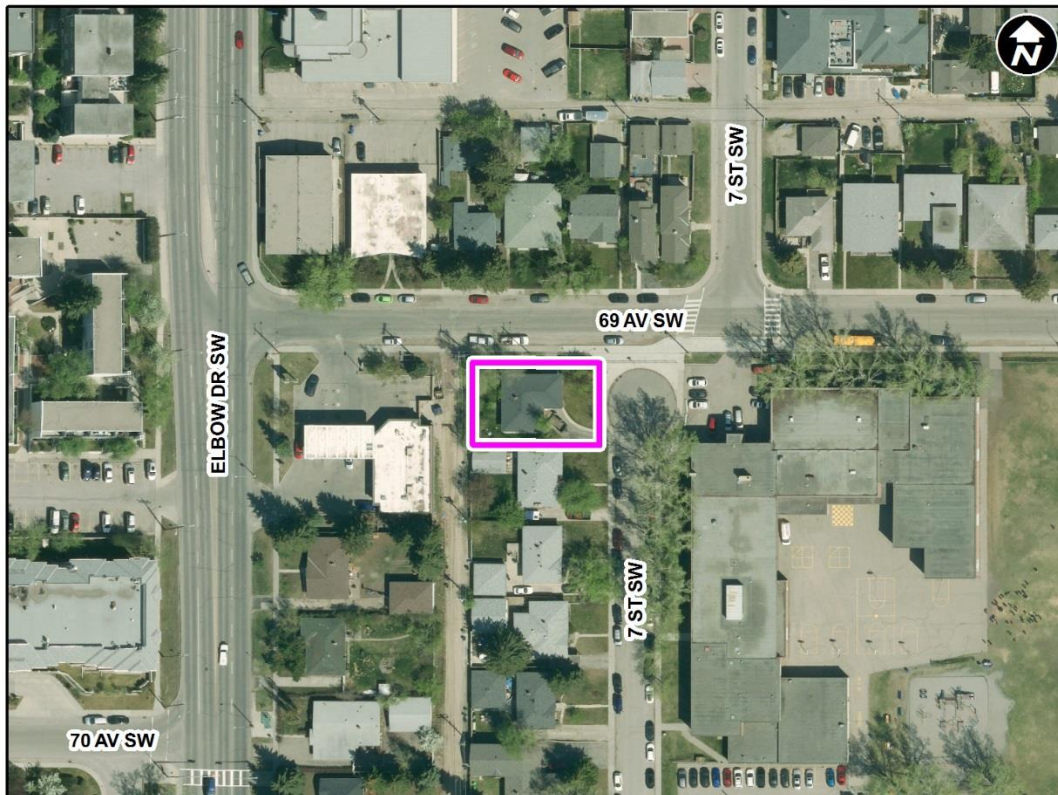
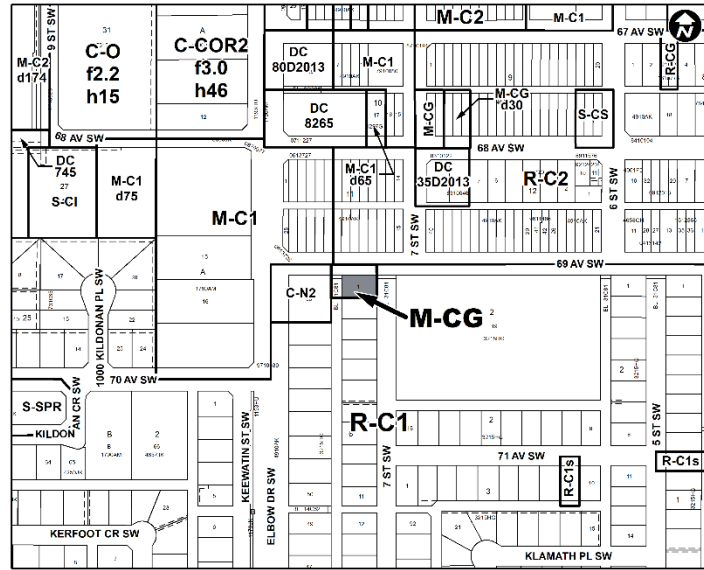
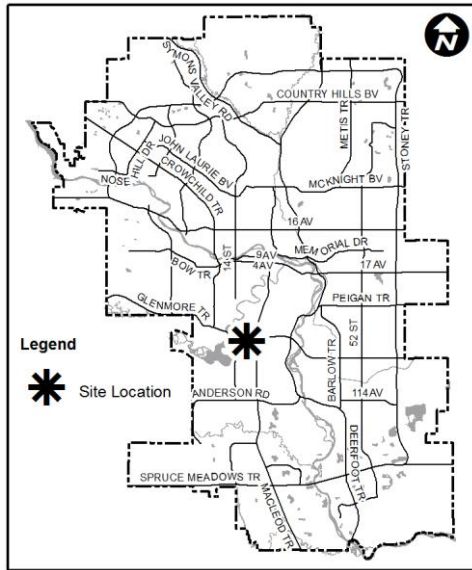
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Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

Location Maps



## Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043

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### Site Context

The site is located in the southwest community of Kingsland. The site is within 150 metres walking distance of the closest bus stop on Elbow Drive SW. The site was previously developed with a one-storey single detached dwelling, which was demolished. The site is vacant.

Residential – Contextual One / Two Dwelling (R-C2) designated lands, developed with single detached dwellings, exist to the north of the site. Residential – Contextual One Dwelling (R-C1) designated lands exist to the east and south of the site. St. Augustine Elementary & Junior High School exists to the east of the site and single detached dwellings exist to the south of the site. Commercial – Neighbourhood 2 (C-N2) designated lands exists to the west of the site and are developed with a gas station and a convenience store.

As identified in Figure 1, below, the community of Kingsland has experienced a population decline from its peak in 1971.

Figure 1: Community Peak Population

<b>Kingsland</b>	
Peak Population Year	1971
Peak Population	5,341
2018 Current Population	4,645
Difference in Population (Number)	-696
Difference in Population (Percent)	-13%

*Source: The City of Calgary Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

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

### Planning Considerations

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

### Land Use

This application proposes to change the land use designation of the site from a Residential – Contextual One Dwelling (R-C1) District to a Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for a Multi-Residential Development. Section 576 of Land Use Bylaw states that M-CG District is intended to apply to sites in the Developed Area that are located adjacent to low density residential development and intended to allow for a form that is

## **Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043**

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compatible with adjacent low density residential sites. The maximum building height would be 12 metres, with chamfers to reduce mass in proximity to lower height development. The maximum number of units would be six. The site conforms to the intent of Land Use Bylaw 1P2007 for M-CG Districts.

The contextual multi-residential districts are intended for sites like the subject site. The Multi-Residential – Contextual Grade-Oriented (M-CG) District and other contextual multi-residential districts exist on other similar sites within Kingsland and elsewhere in Calgary.

### ***Development and Site Design***

The purpose of this application to allow for a multi-residential development. A development permit application (DP2019-1456) was submitted on 2019 March 28 and is under review by Administration and is being assessed against the relevant bylaws, policies, and guidelines. Given the specific context of this site, additional items that have been considered through the concurrent development permit process include, but are not limited to:

- site layout;
- building height and massing;
- amenity spaces;
- landscaping;
- unit access; and
- parking.

### ***Environmental***

An Environmental Site Assessment was not required for this application.

### ***Transportation***

Pedestrian and vehicular access to the site is available from 69 Avenue SW, 7 Street SW, and the rear lane. The rear lane is closed and gated at 69 Avenue SW, but is open to traffic from 75 Avenue SW, to the south. The area is served by Calgary Transit bus Route 3 (Sandstone/Elbow Drive) with a bus stop approximately 200 metres from the site, on Elbow Drive SW. On-street parking is restricted on 69 Avenue SW to two hours between the hours of 8:00am and 6:00pm from Monday to Friday. On-street parking is available on 7 Street SW and is unregulated.

### ***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.

## **Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043**

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

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

One letter of opposition to the proposed land use redesignation was received by Administration by the Calgary Planning Commission report submission date. Reasons for opposition to the proposed land use redesignation in the letter are:

- It will add to an already busy area;
- There is a large volume of traffic in this area due to the school and corner store;
- Limited on-street parking; and
- This is not a single family home.

A letter of opposition was received from the Kingsland Community Association. Reasons for opposition to the proposed land use redesignation in the letter are:

- This is a spot rezoning;
- This sets precedent;
- The Kingsland Community Plan outlines other areas much better suited for four-plexes;
- Proximity to commercial, an elementary school, and a collector route;
- Potential for land use bylaw relaxations;
- Challenging on-street parking due to elementary school, kindergarten, and a daycare;
- There is a cul-de-sac;
- A four-plex would overpower the streetscape inappropriately;
- Preference for semi-detached dwellings or rowhouses in this location, partly to start a precedent; and
- The developer should have consulted the Kingsland Community Association.

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

### **Strategic Alignment**

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

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

## **Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043**

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### ***Interim Growth Plan (2018)***

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

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

The site is within a Developed - Residential - Established area on Map 1: Urban Structure of the *Municipal Development Plan*, and Elbow Drive SW is identified as Primary Transit Network on Map 2: Primary Transit Network. The intent of Established Area is to encourage modest redevelopment with appropriate densities and to create a pedestrian-friendly environment. The proposal is consistent with the *Municipal Development Plan*.

### ***Local Area Plan***

There is no local area policy for the site.

The *Kingsland Community Plan* is a document prepared by and adopted by the Kingsland Community Association. The *Kingsland Community Plan* is not a City of Calgary nor statutory document, and therefore was not used in the review of this proposal.

The site is within an area for which a multi-community local area plan is planned to be developed. The area of the planned multi-community local area plan is bounded by Glenmore Trail to the north, the Bow River to the east, Anderson Drive to the south, and 14 Street SW, and the Glenmore Reservoir to the west.

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

The proposed land use district provides for a range of housing opportunities that may accommodate the housing needs of different demographic categories.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

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

#### ***Current and Future Capital Budget***

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



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**Land Use Amendment in Kingsland (Ward 11) at 7103 - 7 Street SW, LOC2019-0043**

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*. The parcel's location and the area context are appropriate for the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District, which would allow for low-rise multi-residential development in a manner that would be compatible with the surrounding residential area.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Comments from the Kingsland Community Association



## Applicant's Submission

### BLACK COLLAR WORKS LTD. DESIGN+DRAW+DIRECTION

7103 7<sup>th</sup> Street SW – Applicant's Submission

April 3, 2019

For this project we are working closely with the family that has purchased this specific lot. We are looking to design and ultimately build something that not only fits well into the existing community but that also meets the needs of the family that is looking to reside here long term. In this specific case the client came to us with an idea to build a four-plex on this lot so that they could have their immediate family nearby while at the same time being able to have a space personalized for them. Of the proposed four units all will be occupied by immediate family members including grandparents and grown children, so in essence we are designing this four-plex for 3 generations of the same family. It is this special family relationship that has guided a lot of the decisions that we have made throughout this process such as the overall size of the units as well as the provision of a large common amenity space in addition to the private amenity space provided for each unit.

Due to our proximity to main thoroughfares such as Glenmore Trail and Elbow Drive as well as major shopping centers such as Chinook Mall and large multi-family buildings such as the Mayfair Apartments and the Salvation Army we feel that this area is ideal for a project such as ours that helps to increase the density without completely changing the area into a high-density zone. We feel that this project with its proposed density increase provides a bridge between the smaller single-family homes and the larger apartment buildings found in the area. In that discussion we also believe that this lot provides us with several unique opportunities that a traditional corner lot may not have in part due to the cul-de-sac in front of the lot. Especially in terms of available street parking and overall through traffic on the street and through the alley.

As mentioned above this area presently has a very diverse mix of multi and single-family residences, light commercial (7-11) and even the Salvation Army a block away in addition to the Mayfair apartments. With this broad mix of projects, we feel that this area is ideal for a project like ours. With our proposed Land use Re-designation of M-CG for this lot we determined that due to the size of the lot we would be able to design a 4-plex that would be well within the number of units allowed and still be able to provide each unit with dedicated parking and a large private amenity space as required.

Ultimately with our proposed Land Use Re-designation we are looking to be able to enhance the neighbourhood with a project that will be a long-term benefit to the community as well as provide a meaningful residence for this family. We hope to be able to increase the density of this area without going overboard and changing the feel of this street too much or overloading the lot. We hope that with these factors taken into account and the attractive design that the project will be well received by the community as well and fit nicely with the already existing diversity of buildings in the area.



## Comments from the Kingsland Community Association



**Kingsland Community Association**

505 78<sup>th</sup> Avenue SW  
Calgary, Alberta T2V 0T3  
Bus: 403.255.1400  
Fax: 403.255.1407  
Email:  
[admin@kingslandcommunity.ca](mailto:admin@kingslandcommunity.ca)

April 29, 2019

Ezra Wasser  
File Manager - City of Calgary  
[ezra.wasser@calgary.ca](mailto:ezra.wasser@calgary.ca)  
403.268.1495

Re: LOC2019-0043 DP2019-1456 7103 7 St SW R-C1 to M-CG Fourplex

Dear Ezra,

Kingsland Community Association (KCA) reviewed the concurrent rezone and development permit applications for 7103 7 St SW and we are opposed these applications for reasons outlined below.

### **LOC2019-0043 R-C1 to M-CG – KCA IS OPPOSED**

- 1) Application represents a spot rezone to M-CG and sets precedence for 6 or 7 single family homes to the south. Our community plan outlines areas much better suited to fourplex but agree that this parcel is slightly challenged due to proximity to commercial (7-11), elementary school and collector route.
- 2) KCA does not accept that residential parcel approvals should be influenced by the premise of accommodate the needs of a family since situations change and there is no commitment to the community that this would remain for the long term.
- 3) M-CG zoning entails numerous relaxations and design compromises to squeeze a fourpack on a small parcel. Curb parking is challenged by an elementary school, kindergarten, and before and after school daycare drop off at a narrow cul-de-sac turnaround. Contextual aspects are burdened by established bungalows so a large fourpack design will overpower the streetscape inappropriately.
- 4) KCA counters with R-C2 infills or even R-CG townhomes given the corner location. These built forms should enable a reasonable progression for the parcel to the south to be similarly redeveloped in future.
- 5) Developer should have consulted the community prior to the application being submitted based on the impacts to adjacent homes and being inconsistent with our

### **Comments from the Kingsland Community Association**

community plan. KCA contacted parcels to the south and confirmed support for our position.

- 6) KCA is prepared to attend council to oppose this application and will bring some residents with us to express their concerns for M-CG. If council were to approve then we would seek first reading so we can mitigate some of our concerns with what we view as an unacceptable built form for this location.

#### **DP2019-1456 - 7103 7 ST SW (Single Family to Fourplex) - KCA is OPPOSED**

- 1) KCA and residents were not engaged to discuss features of the proposed built form prior to submission and hence we will require significant changes to avoid an SDAB appeal should these drawings be approved given the expected relaxations and compromises due to lot size and other parcel challenges that in our opinion makes the parcel not suitable for four dwellings.
- 2) KCA finds the fourpack design precludes street access and visibility for south units which require relaxation. The SW corner unit is boxed in and needs significant relaxations for the main floor area and roof design. Articulation of each unit could be more differentiated and entrances more established.
- 3) KCA notes contextual height is insensitive to the bungalow to the south and the streetscape. Our plan does not support of new 3 storeys buildings to overpower adjacent to 1 storey residences and especially not the first project on the block.
- 4) KCA notes contextual front setback is insensitive to the bungalows to the south. There should be some design respect for the existing streetscape and existing built forms. South units could be stepped inwards to reduce impact on the south parcel.
- 5) KCA notes parking shows 2 x 2 garages for 4 stalls and no visitor parking. Stalls should exceed LUB requirements and not be deficient given the curb parking concerns for this parcel as noted above.
- 6) KCA notes better lighting at the back lane may benefit from a safety perspective and discourages loitering. Motion sensor or day / night lights on garage doors are recommended.
- 7) KCA is less likely to oppose minor relaxations when a project is more supported and provides respectful design aspects for adjacent parcels such as privacy and massing aspects. We recognize that once one four pack goes up that it becomes easier for other parcels to the south to follow suit, and the impacts may be more pronounced due to shadowing potential so this project sets a precedence in that regards.



### Comments from the Kingsland Community Association

- 8) KCA notes the back lane access point and gate barrier may benefit from relocation. We are willing to work with the developer to arrange an Open House to review the drawings and to explore lane access options with residents and we would benefit from input from City Roads as well.
- 9) KCA notes that drainage from the back lane may need an upgrade since this area seems deficient in the spring time and high rainfall events. The cost to remedy should not fall onto a single parcel redevelopment if the storm sewer water team agrees with our observation.
- 10) Developer has not disclosed if the building would be managed by a condo board since generally those that are not can be poorly or inconsistently maintained.

Please notify me when the CPC or public hearing dates are set or if the applicant has decided to resubmit drawings and accept the rezone counter proposal.

Please provide a copy of the LUB discrepancies or relaxations when that document becomes available.

Please contact me the applicant being willing to reduce the scale of this project. We are open to a fast response design review turnaround or meeting if the applicant wishes to receive comments prior to resubmission.

Best Regards,

*Darren MacDonald*

Darren MacDonald  
Planning Director  
Kingsland Community Association





Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0690

## Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047

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### EXECUTIVE SUMMARY

This land use redesignation and policy amendment application was submitted on 2019 April 04 by CivicWorks Planning + Design Inc on behalf of RNDSQL and the landowners 1853985 Alberta Ltd and Sahra Kanji Professional Corporation. The application proposes to change the designation of two properties from Multi-Residential – Contextual Low Profile (M-C1d110) District to Mixed Use - General (MU-1h11) District to allow for:

- multi-residential, commercial or mixed-use buildings (e.g. commercial buildings, or apartment buildings that may have commercial storefronts);
- a maximum building height of 11 metres (a decrease from the existing maximum of 14 metres);
- additional flexibility in the number of dwelling units; and
- the uses listed in the MU-1 District.

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal supports applicable policies of the *Municipal Development Plan* (MDP). A development permit for the site was submitted 2019 May 10 and is currently 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 Bridgeland-Riverside Area Structure Plan (Attachment 2); and
2. Give three reading to the proposed bylaw.
3. **ADOPT**, by bylaw the proposed redesignation of 0.12 hectares  $\pm$  (0.29 acres  $\pm$ ) located at 65 and 69 - 7A Street NE (Plan 4301R, Block 7, Lots 30 to 33) from Multi-Residential – Contextual Low Profile (M-C1d110) District **to** Mixed Use - General (MU-1h11) District; and
4. Give three reading to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at  
65 and 69 - 7A Street NE, LOC2019-0047**

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**BACKGROUND**

The land use redesignation application was submitted by CivicWorks Planning + Design on behalf of RNDSQL and the landowners 1853985 Alberta Ltd and Sahra Kanji Professional Corporation on 2019 April 04.

In 2016, Council approved the redesignation of the subject site (LOC2015-0125) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1d110) District to accommodate a multi-residential development consisting of two buildings with a total of 10 units (DP2017-3199). The development permit was approved in 2018 but has not yet been released.

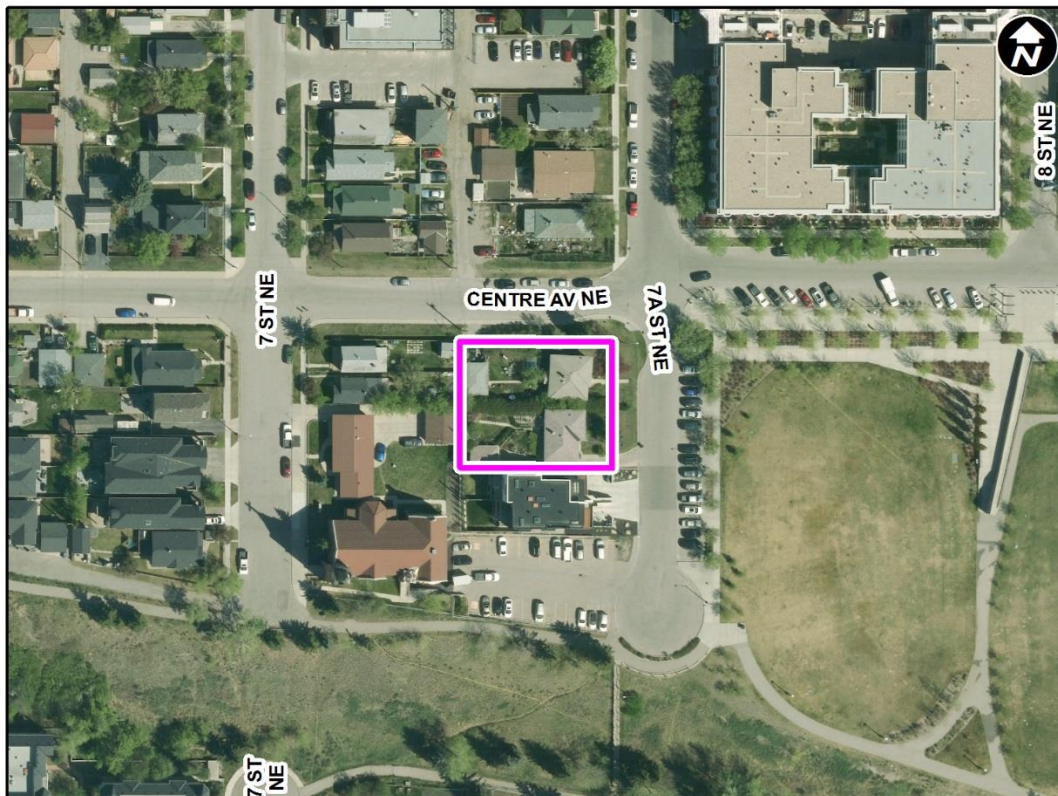
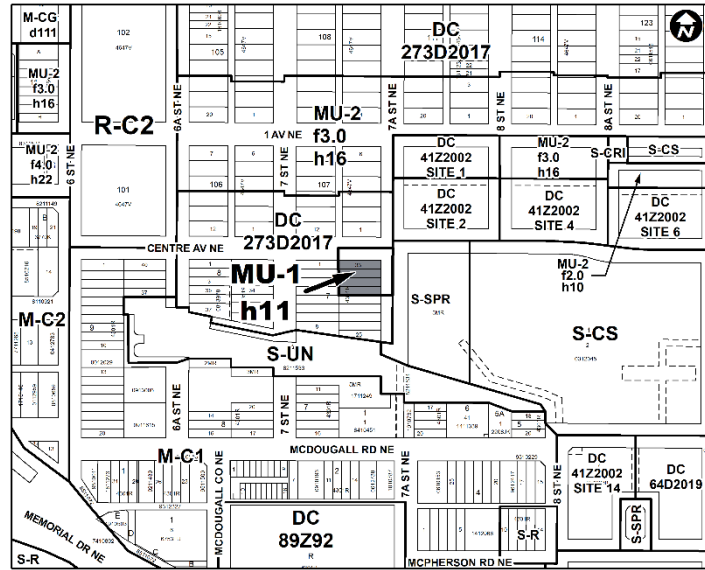
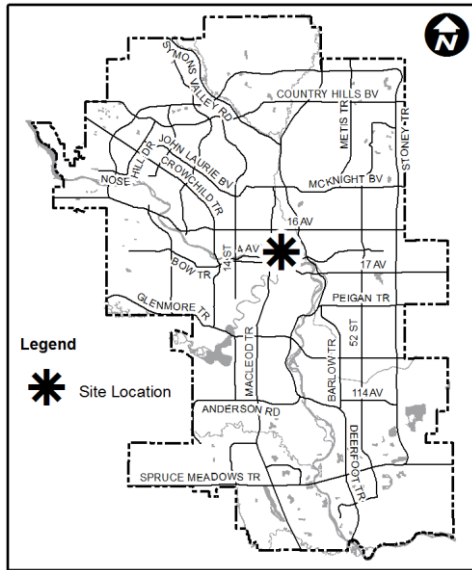
A new development permit consisting of Restaurant: Neighbourhood and Office uses was submitted 2019 May 10 and is currently under review (DP2019-2317). Approval of the proposed land use is required to allow for this development.

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Location Maps



## Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047

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### Site Context

The subject site consists of two parcels and is located on the southwest intersection of 7A Street and Centre Avenue NE in the community of Bridgeland-Riverside, one block south of the 1 Avenue NE Neighbourhood Main Street.

Surrounding development is characterized by semi-detached buildings to the south, both single and semi-detached development to the west, single detached development across the street to the north, and Murdoch Park, across the street to the east. Multi-residential development is located to the northeast of the site and includes commercial uses along 1 Avenue NE that wrap around the corner onto 7A Street NE.

The subject site is approximately 0.12 hectares in area with dimensions of 36 meters in length by 30 metres wide and is currently developed with two single detached dwellings.

As seen in Figure 1 below, Bridgeland-Riverside's peak population year was in 2018.

Figure 1: Community Peak Population

<b>Bridgeland-Riverside</b>	
Peak Population Year	2018
Peak Population	6,529
2018 Current Population	6,529
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 [Bridgeland-Riverside](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed land use amendment allows for development that has the ability to be compatible with the established built form of the existing community, while providing local amenities and employment opportunities in Bridgeland-Riverside.

### Planning Considerations

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

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## **Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047**

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### ***Land Use***

The current land use is Multi-Residential – Contextual Low Profile (M-C1d110) which allows for multi-residential development to a maximum of 14 metres. The proposed Mixed Use – General (MU-1h11) District will provide opportunities for a mix of uses within a street-oriented building.

The height modifier of 11 metres is three metres lower than the current maximum of 14 metres, reflecting the required height of the submitted development permit.

### ***Development and Site Design***

The proposed redesignation provides guidance for site development at the development permit stage. Site design considerations including parking, active frontages, pedestrian connection and interface with adjacent uses including Murdoch Park will be reviewed as part of the development permit application.

### ***Environmental***

No significant environmental issues were identified. An Environmental Site Assessment was not required.

### ***Transportation***

Pedestrian and vehicular access to the site is currently available from Centre Avenue NE and 7A Street NE. South of Centre Avenue NE, 7A Street NE is a cul-de-sac and there is no rear lane.

The site is located approximately 500 metres from the Bridgeland/Memorial LRT Station. The site is served by Calgary Transit Route 90 Bridgeland / University with a bus stop approximately 100 metres north of the site on 1 Avenue NE. On-street parking is restricted on Centre Avenue NE to Residential Permit Parking only. Parking is currently not permitted directly in front of the site on 7a Street NE and a short-term public parking lot is located directly opposite the site on 7A Street NE.

### ***Utilities and Servicing***

Sanitary sewers are presently available to service the development. As part of the development permit, a Sanitary Servicing Study must be submitted by the applicant to determine whether off-site upgrades are required.

Water mains are presently available to service the development. As part of the development permit, a Fire Flow calculation letter must be submitted by the applicant to determine whether off-site upgrades are required.

Storm sewers are presently available to service the proposed development.

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## **Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at 65 and 69 - 7A Street NE, LOC2019-0047**

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

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

Administration received seven letters of objection to the proposal. An additional letter of objection was received by the Councillor's office and forwarded to Administration. Concerns related to the land use include:

- traffic and safety, reduced availability of on-street parking, delivery trucks as a nuisance;
- concern that commercial uses at this location will weaken the 1 Avenue NE Main Street;
- concern that future commercial tenants will not be compatible with adjacent residential;
- potential shadow impacts on the park; and
- destruction of scenic views from Murdoch Park.

Administration received one phone call in support of the proposal.

The Bridgeland-Riverside Community Association (CA) was circulated on the application. The letter provided by the CA can be found in Attachment 3. The CA supports the proposed height of 11 metres and appreciated the applicant's engagement to-date including large signage with renderings on-site, a postcard drop and in-depth information provided online by the applicant.

Generally, the CA has stated that there has been positive feedback about the development and proposed uses, but there were concerns from some individuals regarding parking and traffic for the commercial uses, idling delivery trucks, concern that the proposed land use amendment is not tied to plans with the development permit. Some concerns were also expressed regarding the addition of commercial uses in this area and that tenants that may change over time to less desirable tenants, while others indicated that certain commercial uses could be an opportunity to enhance the activation of Murdoch Park.

### **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 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.



Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at  
65 and 69 - 7A Street NE, LOC2019-0047**

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***Municipal Development Plan (Statutory – 2019)***

The site is identified as Residential-Developed – Inner City in the *Municipal Development Plan* (MDP). Applicable MDP policies support moderate intensification that adds a mix of local commercial development. Buildings should maximize front door access to the street to encourage pedestrian activity.

***Bridgeland-Riverside Area Redevelopment Plan (Statutory - 1980)***

An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to support this application (See Attachment 2). Figure 3: Generalized Land Use is proposed to be changed to amend the subject site to Neighbourhood Limited from the current land use of Non Family Oriented Development.

As with other areas designated as Neighbourhood Limited in the ARP, the policies of the Developed Areas Guidebook will apply. In the Developed Areas Guidebook, this building block supports small-scale, local commercial development that serves residents' daily needs.

Administration is currently developing a new ARP for Bridgeland-Riverside and a new Developed Areas Guidebook.

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

This proposal provides the opportunity for additional local amenities and employment opportunities for residents in Bridgeland-Riverside and could support the activation of the west side of Murdoch Park.

**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 item.

**Risk Assessment**

There are no significant risks associated with this proposal.

Planning & Development Report to  
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2019 June 06

ISC: UNRESTRICTED  
CPC2019-0690

**Policy Amendment and Land Use Amendment in Bridgeland/Riverside (Ward 9) at  
65 and 69 - 7A Street NE, LOC2019-0047**

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

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and could provide local amenities and employment opportunities within Bridgeland-Riverside that has the potential to activate the west side of Murdoch Park.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan
3. Community Association Letter

## Applicant's Submission



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

03.04.2019

**ATTN:** City of Calgary Planning & Development  
**RE:** Land Use Redesignation from M-C1d110 to MU-1h11  
65, 69 7a Street NE | Lots 30-33, Block 7, Plan 4301R

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

The subject parcels are located in the community of Bridgeland / Riverside and consist of 0.116ha of privately owned land. RNDSQL has retained CivicWorks to undertake a land use redesignation process to facilitate the construction of a two-storey Commercial Building with individual articulated entrances fronting 7a Street NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current M-C1d110 (Multi-Residential - Contextual Low Profile) District allows for multi-residential development in a variety of forms and can support up to 12 dwelling units onsite. In support of the proposed development, this application seeks to amend the existing M-C1 (Multi-Residential - Contextual Low Profile) District to a MU-1h11 (Mixed Use - General) District. In order to facilitate the proposed land use change and development vision, a supporting minor Local Area Plan Amendment to the ARP will also be required.

The MU-1 District is intended to: be located along streets where both residential uses and commercial uses are supported at grade facing the commercial street; accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and respond to local area context by establishing maximum building height for individual parcels.

### PLANNING RATIONALE

The proposed redevelopment vision will introduce a new, sensitively-scaled neighbourhood commercial destination to the Bridgeland / Riverside neighbourhood. The subject site features numerous characteristics that make it especially appropriate for the proposed MU-1 land use change, which will directly facilitate the development of new and innovative community-focused retail options for the Bridgeland / Riverside community.

**Corner Lot:** The subject site occupies a corner lot, allowing the proposed development to contribute to the neighbourhood streetscape by addressing both 7a Street NE and Centre Avenue NE with human scale design and grade-oriented commercial entrances.

**Proximity to An Existing Open Space / Community Amenity:** The subject site enjoys direct access to both Murdoch Park and the Bridgeland / Riverside Community Association across 7a Street NE, allowing the proposed development to extend and connect the building's active commercial frontage to a high quality public realm and the adjacent park.

**Proximity To Transit:** The subject site is within ~160m walking distance from a local transit stop (Route 90) along 1 Avenue NE, and within ~650m walking distance from the Bridgeland - Memorial CTrain Station.

## Applicant's Submission



**Proximity To A Main Street Corridor:** The subject site is within ~120m walking distance of the 1 Avenue NE Neighbourhood Main Street.

### CITY-WIDE POLICY ALIGNMENT

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Developed Areas Guidebook (DAG), which encourage: the facilitation of community uses like parks, schools, places of worship and small scale commercial to serve local residents. The DAG also states that small-scale, local commercial developments that are intended to serve the day-to-day needs of residents and are compatible with residential uses can be considered within primarily residential areas.

### COMMUNITY ENGAGEMENT

The RNDSQL project team is committed to being good neighbours and engaging with the communities where we build. The project team's community engagement process is designed to provide opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. Stakeholders like the Community Association and Ward Councillor's office are actively invited to participate in our process, which focuses on informative and fact-based engagement and communications. The project team met with the Bridgeland / Riverside Community Association on April 1, 2019 to introduce and discuss the project. Other key elements of our engagement process include:

#### **On-site Signage:** *To be installed on-site at time of submission*

To supplement the usual City of Calgary notice signage that is associated with Land Use Redesignation and Development Permit applications, RNDSQL and the project team deploy on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the land use change and development vision for the subject site and directs interested parties to get in touch with the project team via the engageRNDSQL web portal and dedicated email inbox. All inquiries, questions and comments are received, compiled, and responded to by the project team in a timely manner.

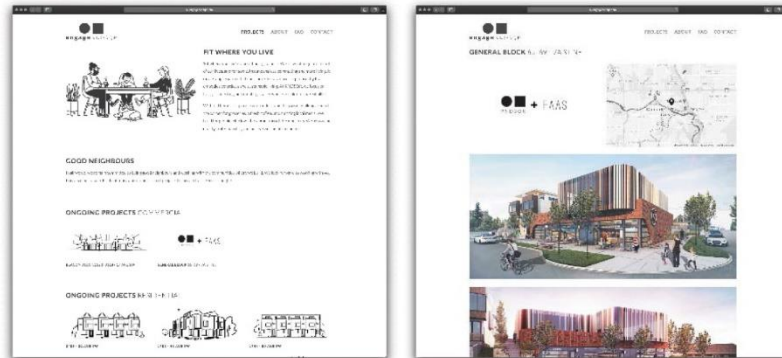
#### **Project Web Portal:** [www.engageRNDSQL.com](http://www.engageRNDSQL.com)

To ensure that all stakeholders have consistent and easy access to information about future RNDSQL projects, the project team has developed and launched a website portal for projects that are in the planning and approvals process. The engageRNDSQL website portal includes:

- Information about RNDSQL and their vision;
- Project-specific pages that include site location, proposed land use change, and the associated development vision;
- Answers to frequently asked questions;
- Opportunities to contact the project team with general or site-specific questions and comments; and
- Contact information for The City File Manager, along with LOC & DP reference numbers (once filed and assigned).



## Applicant's Submission



### Surrounding Area Postcard Drop: ~150 surrounding area neighbours

Paired with on-site signage, hand delivered postcards ensure that surrounding area neighbours and adjacent property owners are aware of the proposed land use change and associated development vision. The postcards outline the proposed land use change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via the engageRNDsQR web portal and dedicated email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.



### CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and Developed Areas Guidebook and will facilitate a development vision that will introduce new and innovative neighbourhood-scale commercial for Calgarians with excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application. Should you have any questions, comments, or concerns, please contact me at 403.808.9275 or brady@civicworks.ca.

Sincerely,

**Brady Rokosh** | Urban Planner  
BSc, MPlan



## Proposed Amendments to the Bridgeland-Riverside Area Redevelopment Plan

1. The Bridgeland-Riverside Area Redevelopment Plan attached to and forming Part of Bylaw 11P80, as amended, is hereby further amended as follows:

(a) Amend Figure 3 entitled 'Generalized Land Use', by changing:

- (i) 0.12 hectares  $\pm$  (0.287 acres  $\pm$ ) located at 65 and 69 - 7A Street SE (Plan 4301R, Block 7, Lots 30 to 33) from 'Non Family Oriented Development' to 'Neighbourhood Limited';
- (ii) the boundary of the 'Developed Areas Guidebook applies' to include 0.12 hectares  $\pm$  (0.287 acres  $\pm$ ) located at 65 and 69 - 7A Street SE (Plan 4301R, Block 7, Lots 30 to 33);

as generally illustrated in the sketch below:

Figure 3  
Generalized Land Use







## Community Association Letter



Planning Committee  
917 Centre Avenue NE Calgary AB T2E0C6  
brcacalgary.org

17 April 2019

Circulation Control  
Planning, Development & Assessment #8201  
The City of Calgary  
PO Box 2100 Station M  
Calgary AB T2P2M5

**Attn:** CPAG.Circ@calgary.ca  
**cc:** Breanne Harder, File Manager (Breanne.harder@calgary.ca)  
Ali McMillan, BRCA Planning Director (planning@brcacalgary.org)

To Whom It May Concern:

**RE: LOC2019-0047 (65 7A St NE)**

Thank you for the opportunity to comment with respect to this application. We have been working on various applications for these parcels of land since 2015.

This Land Use Application was most recently discussed pre-application at a meeting of our Planning Committee convened April 1, 2019. Notice of that meeting was given to neighbours adjacent to the subject parcel through emails that we had collected from previously concerned residents on prior applications we had for this parcel – and we also asked these residents to share with their neighbours. Approximately 5 neighbors attended, as did 3 regular Planning Committee members. The applicant attended the meeting along with Civic Works and did a presentation overview. Further, our Planning Director and the City Councillor had a pre-application meeting with the applicant.

At present the application is being submitted alongside a set of DP plans, proposed to follow in conjunction with this proposed change in land use, but this is not a true “tied to plans” application. The applicant’s use of the word “concurrent” during the pre-application meeting had caused confusion for several attendees, and the applicant was encouraged to be precise about the lack of legal connection between the two distinct applications. Some at the meeting expressed issue with the uncertainty created by this lack of legal connection (many liked the high-quality design but no guarantees this is what will be built). Indeed, it was this same applicant who sought and obtained a prior land use amendment for the same site alongside a development proposal that the community was assured would be built, only to have that proposal not be built and this fresh land-use application be made instead. BRCA had opposed that earlier application for a land-use amendment, at a time when (among other

## Community Association Letter

things) ARP discussions affecting the community had not even begun. Bygones are bygones, but the point is simply that we have been here before, in terms of looking at assurances of what will be built at the time of a bare land-use application.

Some adjacent residents raised concerns about the land use change to commercial in this residential area. Concerns about the implication of creep of commercial uses happening to the west into the low-scale quiet area of the community were raised. In the ARP work there has been discussion about the community wanting to use 7a St as a transition zone to the lower scale residential to the west of this street. Many felt that commercial uses should be concentrated on the "Main Street" of 1<sup>st</sup> Ave which is only one block away and that it would be undesirable to allow such uses along another street which is NOT similarly consider a "Main Street". Many mentioned that the existing "Main Street" shopping area along 1<sup>st</sup> Avenue is under-utilized already, and establishing additional commercial away from this area may further weaken the retail environment there.

Others (or, in some cases, the same people) conversely expressed the view that creating a low scale neighborhood commercial opportunity that interfaces with Murdoch Park could work well, provided that the uses align to activate the park and provided also that the eventual DP design addresses the public realm adequately. Several specific uses were presented to the community which to our understanding are in no way guaranteed *i.e.* Village Ice Cream, a coffee shop, and a juice bar. These uses are all very appealing to many residents in the area but there is definitely a concern that these uses are not solidified or could change to undesirable uses in the future (*i.e.* businesses don't survive over time). There were requests to restrict certain types of commercial uses. The community would prefer to limit certain uses in this location due to its sensitive location and different implications of various commercial uses – is this possible through the land use (*i.e.* no cannabis, no medical, etc.)? The reality of this site facing Murdoch Park should be considered a key factor in respect of the land use application. It is easy to imagine a whole variety of commercial uses that might contradict, rather than enhance, enjoyment of the public park as a key community amenity.

Additionally, residents had typical concerns often expressed in this context about parking ratios, delivery trucks, and the traffic implications of a commercial use. With the proximity to Langevin School and the high traffic surges at school pick-up and drop-off times that adjacent neighbours already endure, they further expressed safety concerns about increased volumes and parking concerns that come with commercial uses. By way of example, one attendee at the meeting mentioned a worry about idling delivery trucks with refrigeration units.

Tied to this were concerns about adjacent parking along the park area being predictably converted to paid parking to manage congestion, which some expressed could become a detriment for community residents who go to the park with sports equipment, toboggans, or strollers; perhaps time-limited parking options could alleviate this.

Many were happy with the 11m height modifier to make the building fit into the surrounding context better, although some concerns were added here about what type of "mechanical hat", if any, beyond that base height might be added.

## Community Association Letter

The applicant's early and broad engagement is very much appreciated. Aesthetically and operationally, the design-and-use presentation offered in support of the land use application has been generally well received. Large signage on site including renderings and broad postcard drops are the gold standard for engagement and we strongly support this approach. Online information accessible to the community has been shared on social media. We appreciate this in-depth information being accessible to the community 24-7 and the ability for individuals to send feedback easily with all the applicable information at hand. In general, even from those who have expressed the concerns noted above, there has been positive feedback about the suggested development in architectural / aesthetic terms, and about the proposed specific uses.

Sincerely,

BRIDGELAND-RIVERSIDE COMMUNITY ASSOCIATION

Per: BRCA Board of Directors  
Planning Committee



Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0712

## **Land Use Amendment in Hillhurst (Ward 7) at 628 – 15 Street NW, LOC2018-0048**

### **EXECUTIVE SUMMARY**

This land use redesignation application was submitted by one of the landowners, Jacqueline Steeveson, on behalf of herself and Roberval DaSilva on 2018 March 01. The application proposes to change the designation of the parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood One (C-N1) District with the intent to allow for the use of child care service. The C-N1 District also allows for:

- small scale commercial developments;
- opportunities for residential uses to occur on upper floors of buildings that contain commercial uses;
- a maximum building floor area of 300 square metres (based on a floor area ratio of 1.0);
- maximum building height of 10 metres (no change proposed); and
- the uses listed in the C-N1 District.

The proposal is in keeping with the *Municipal Development Plan* and the *Hillhurst/Sunnyside 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 0.03 hectares ± (0.09 acres ±) located at 628 - 15 Street NW (Plan 6219, Block 2, Lots 82 and 83) from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to the proposed bylaw.

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

None.

### **BACKGROUND**

The land use amendment was submitted by one of the landowners, Jacqueline Steeveson, on behalf of herself and Roberval DaSilva on 2018 March 01. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending to develop a child care service on the site.

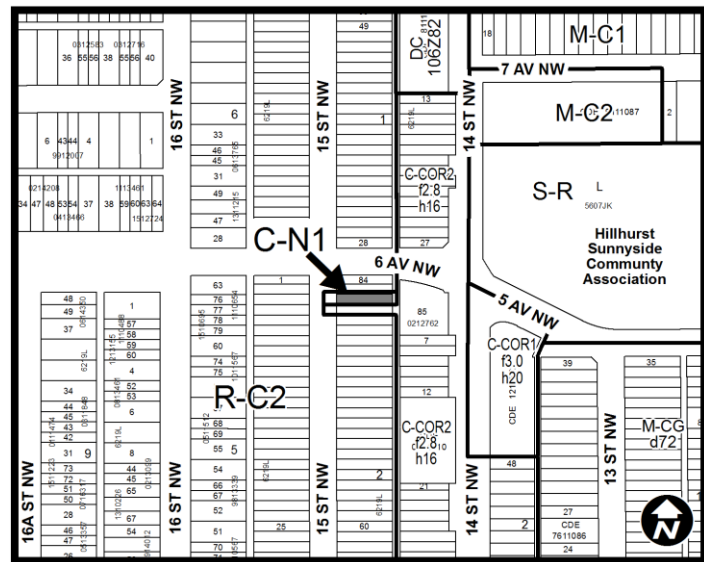
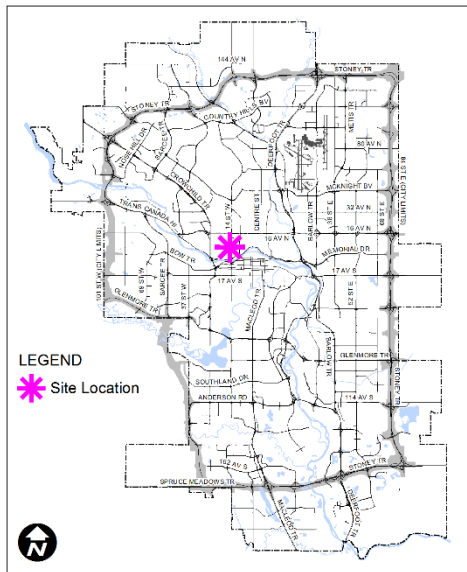
The parcel is currently developed with a one-and-a-half-storey dwelling.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0712

Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

Location Maps





## Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048

### Site Context

The subject site is residential and located in the community of Hillhurst. It is located one parcel in from the corner of 6 Avenue and 15 Street NW. Six Avenue NW is classified as a Collector Street and 15 Street is a Residential Street.

The surrounding development includes residential properties (designated R-C2 District) to the north and west, and commercial development (designated C-COR2 f2.8h20 District) to the south and east along 14 Street NW. The commercial development across the rear lane fronts on 14 Street NW, an Urban Main Street where significant mixed use intensification has taken place. The site to the south functions as an art retail space. There is currently a development permit under review for that site to allow for an art studio. The parcel to the north is residential with a home occupation. There is also a church located west of the subject site, on the southwest corner of 15 Street NW and 6 Avenue NW.

As identified in Figure 1, Hillhurst has experienced a population decrease from its peak in 2015.

Figure 1

Hillhurst	
Peak Population Year	2015
Peak Population	6,737
2018 Current Population	6,616
Difference in Population (Number)	-121
Difference in Population (Percent)	-2%

Source: The City of Calgary 2018 Civic Census

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application proposes to redesignate the lands to accommodate the intended use of child care. This child care facility would operate within the existing one and half storey dwelling and is in keeping with the applicable legislation as identified in the Strategic Alignment section of this report.

The review of the application considered the C-COR2 District to keep in alignment with the adjacent parcel to the south and east. The applicant approached her neighbours to propose a joint application with the two adjacent parcels, allowing for a comprehensive redevelopment of the sites. This would have allowed for a more efficient parking strategy; however, the adjacent neighbours were not interested.

Keeping the site as R-C2 District was also considered due to parking restrictions. This would allow up to ten children; however, the applicant was not able to make her business plan work off this number of children.

## **Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048**

A DC Direct Control District with the Residential – Contextual One / Two Dwelling (R-C2) District as the base district was also considered; however, the applicant did not see value added in pursuing a DC District to achieve what she envisions for the site.

### **Planning Considerations**

The primary planning consideration in evaluation of this application was determining whether a C-N1 District is appropriate for the subject site.

### **Land Use**

The subject site is currently designated Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 designation allows for low density residential development in the form of single detached dwellings, semi-detached dwellings, and duplex dwellings. The District also provides for two forms of home based child care for up to ten children (Home Based Child Care – Class 1 and 2).

The proposed land use district is the Commercial – Neighbourhood One (C-N1) District. The proposed district is intended to:

- allow for small scale commercial developments;
- development that has limited use sizes and types;
- buildings that are in keeping with the scale of nearby residential areas; and
- opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.

The C-N1 District will allow for the operation of the proposed child care facility and enable some opportunity for future redevelopment with small scale commercial uses that fit with the scale and character of the surrounding community.

### ***Development and Site Design***

A discretionary use development permit application will be required and will determine the number of children permitted, number of on-site parking stalls, location of pick-up and drop-off stalls, and location of outdoor play areas. The operator of the child care service will require provincial licensing and will be evaluated by the Calgary Region Child and Family Services Authority.

### ***Environmental***

There are no existing environmental conditions on these residential parcels. An environmental site assessment was not required for this application.

## **Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048**

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### ***Transportation***

Pedestrian and vehicular access to the site is available from 15 Street NW, as well as the rear lane. It is in close proximity to both a Collector Street (6 Avenue NW) and an Urban Boulevard (14 Street NW). The area is served by Calgary Transit bus service with stops located within 50 metres of the site on 14 Street NW.

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

### ***Utilities and Servicing***

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

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application has been advertised online. No public meetings were held by the applicant or Administration. The applicant has indicated they have consulted with neighbours.

At the time of this report, no comments were received by Administration from the Community Association or adjacent neighbours.

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

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (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.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0712

## **Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048**

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

This parcel is located in the Residential Development Inner City Area of the Developed Communities as identified on Map 1: Urban Structure in the *Municipal Development Plan*.

The *Municipal Development Plan* recognizes that a diversity of uses are an integral part of 'complete communities' and should be accommodated within neighbourhoods as appropriate. This application would allow one to apply for a Development Permit for a new child care service and other uses in the Hillhurst Community. Additionally, the location of the site, near an Urban Main Street and collector street, adds to the convenience this service provides for parents in the area.

### ***Hillhurst/Sunnyside Area Redevelopment Plan (Statutory – 1988)***

The site is located within the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP). It is identified as Residential Character Area 5 which speaks to height restrictions due to the sloping sites. Section 2.4 of the ARP states the intent is "to encourage the maintenance of the existing low density, family-oriented flavour of much of the Hillhurst/Sunnyside area", however the policy does not preclude these uses, and the proposed district would be consistent with some of the existing, adjacent uses.

### ***Child Care Service Policy and Development Guidelines (Non-statutory – 2009)***

The application conforms to several of the site selection criteria listed in the *Child Care Service Policy and Development Guidelines*. The following location criteria were consistent with the guidelines:

- the site is located near a local commercial area;
- the site is large enough to accommodate some parking;
- the site is buffered from neighbouring low density residential to south and east; and
- the site is large enough to accommodate an outdoor play area.

The site does not meet the following location criteria guidelines:

- the site is not located on a collector, but is one house in from one; and
- the site is not located on a corner parcel.

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

The recommended land use allows for small scale commercial developments with opportunities for residential on the upper floors. As such, the proposed change may better accommodate the business needs of a small business, while providing a community amenity to neighbours.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0712

## **Land Use Amendment in Hillhurst (Ward 7) at 628 - 15 Street NW, LOC2018-0048**

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### **Financial Capacity**

#### ***Current and Future Operating Budget***

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

#### ***Current and Future Capital Budget***

The proposed 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 consistent with the applicable policies of the *Municipal Development Plan* as well as the *Hillhurst/Sunnyside Area Redevelopment Plan*. The proposed C-N1 District allows for a small scale of development that is compatible with the surrounding uses and contributes to the goal of establishing complete communities through providing important related uses and community amenities.

### **ATTACHMENT(S)**

1. Applicant's Submission



## **Applicant's Submission**

The Land Use Redesignation is being requested to allow for the use of the property 628 15 Street NW Calgary to be converted from Residential dwelling to Commercial Child Care.

The community of Hillhurst-Sunnyside, West Hillhurst and surrounding communities lack the ability to fulfill its Child Care requirements. Given the community could sustain another facility the location as noted above is in a central location and already located beside a commercial property. There is sufficient parking for pick up and drop off in the back alley as well.

Currently we have canvassed the neighbours with all positive feedback, we have spoken to the community planning committee and the councillor. All are in favour of the daycare.





Planning & Development Report to  
Calgary Planning Commission  
2017 June 06

ISC: UNRESTRICTED  
CPC2019-0720

## Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

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### EXECUTIVE SUMMARY

This application was submitted by Inertia on 2018 July 30 on behalf of the land owner Donghui Xie. The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential development (e.g. townhouses, four-plexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units on this site (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use amendment. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

A development permit application was submitted and is currently under review by Administration.

### 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 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None

Planning & Development Report to  
Calgary Planning Commission  
2017 June 06

ISC: UNRESTRICTED  
CPC2019-0720

**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19  
Avenue NW, LOC2018-0174**

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**BACKGROUND**

This land use amendment application was submitted Inertia on 2018 July 30 on behalf of the land owner Donghui Xie. The applicant's submission (Attachment 1) indicates their intent to develop a two-storey multi-residential development with four grade-oriented units. A development permit application (DP2019-0741) was submitted by Inertia Corporation on 2019 January 15 and is currently under review. The development permit application (Attachment 4) will be ready for approval by the Development Authority at the time of the Public Hearing on 2019 July 22.

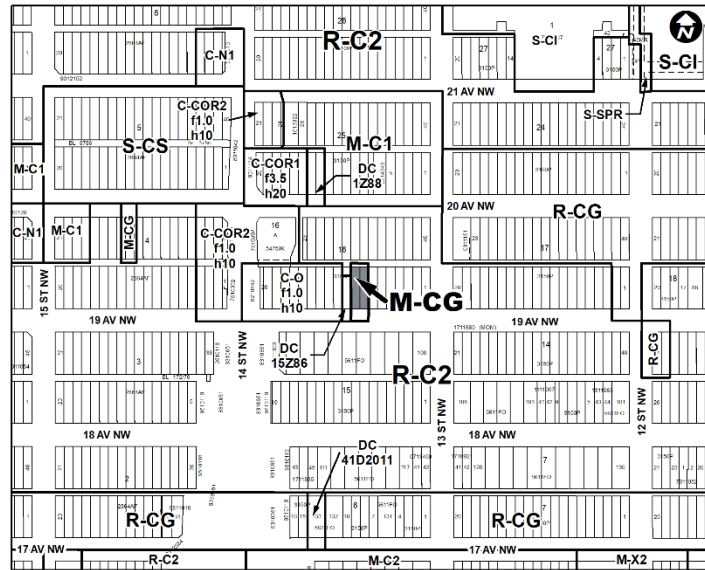
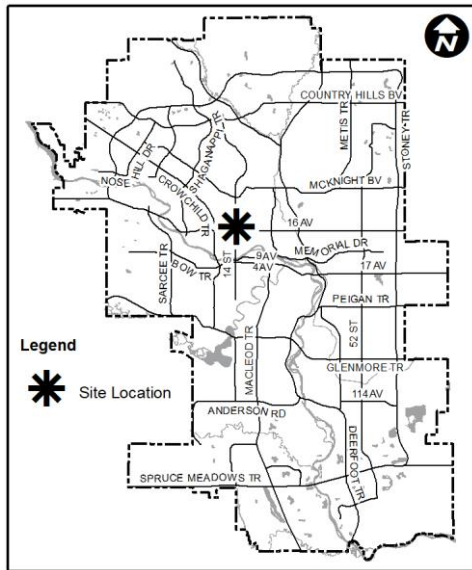
The subject site, located in the community of Capitol Hill, is subject to the policies of the *North Hill Area Redevelopment Plan* (ARP). Although a map amendment is required to the ARP to allow for the land use amendment, the redevelopment proposal aligns with the applicable policies of the MDP.

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Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19  
Avenue NW, LOC2018-0174

Location Maps



## Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174

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### Site Context

The community of Capitol Hill contains a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments with some commercial uses along 14 Street NW and 20 Avenue NW. With 14 Street NW part of the Primary Transit Network and 20 Avenue NW a collector road, the crossing of these two roads function as a major intersection in the community. The subject site, 1418 – 19 Avenue NW, is located mid-block between the commercial uses adjacent to this intersection and the residential uses along 19 Avenue NW further to the east. The subject site is approximately 15 metres wide and 36 metres deep.

Surrounding uses consist of the following:

- North – commercial uses, and residential uses designated in the ARP for medium density mid-rise redevelopment;
- South – low density residential uses;
- West – parking and commercial uses designated for local commercial in the ARP; and
- East – low-density residential uses designated for row-house redevelopment in the ARP.

The land use district of the parcel directly west of the subject site is a DC Direct Control District (Bylaw 5Z1986) allowing for parking to the commercial (office and medical clinics) uses along 14 Street NW. No access is permitted to 19 Avenue NW where the subject site is located.

Vehicular access to the subject site is from the lane only and connects with both 20 Avenue NW and 13 Street SW.

As identified in *Figure 1*, the community of Capitol Hill has seen population growth over the last several years reaching its population peak in 2018.

*Figure 1: Community Peak Population*

<b>Capitol Hill</b>	
Peak Population Year	2018
Peak Population	4,688
2018 Current Population	4,688
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 [Capitol Hill](#) community profile.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density and allows for a building type that is compatible as a buffer use and density between the commercial uses to the west and the existing low-density residential uses to the east.

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## **Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174**

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The proposed M-CG District allows for up to six residential units at a maximum building height of 12 metres on the subject site; however, the development permit under review (DP2019-0741) is for a four-unit grade-oriented building with a height of no more than 10.5 metres.

Although a minor map amendment to the ARP is required to accommodate this proposal, the ARP anticipates future rowhouse development adjacent to the subject site to the east along 19 Avenue NW. The proposal is therefore compatible with both the existing and future anticipated residential uses and meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### **Planning Considerations**

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

#### ***Land Use***

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for a low-density residential development with a maximum of two units with a building height of no more than 10 metres. The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District provides for a maximum density of 111 units per hectare, which would enable up to six dwelling units on the subject site with a building height of no more than 12 metres.

The M-CG District contains rules for development which allows for varied building heights and front setbacks in a manner that reflects the residential context to the east of the subject site. These rules are being evaluated during the current development permit review at the discretion of the Development Authority.

#### ***Development and Site Design***

Future development on this site will be evaluated against the rules of the proposed M-CG District to guide the built form in relation to use, height, massing and landscaping. Other key factors that will be important to address include:

- ensuring an engaging built interface and grade orientation along 19 Avenue NW;
- emphasizing individual at-grade entrances;
- respecting the residential context and privacy of adjacent residential uses to the north and east of the site;
- providing adequate on-site parking; and
- ensuring vehicular access and garbage pick-up is from the rear lane.

The development permit under review (DP2019-0741) is for a four-unit grade-oriented building with a height of no more than 10.5 metres.

## **Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174**

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### ***Environmental***

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

### ***Transportation***

A Transportation Impact Assessment and parking study was not required for this proposal. Vehicular access to the parcel is available from the rear lane. Street parking is regulated along 19 Avenue NW with a two-hour parking restriction in front of the commercial development and a residential parking permit (Permit F) in front of the residential development.

The area is well served by Calgary Transit bus service with several stops around the intersection of 14 Street NW and 20 Avenue NW, less than 200 metres from the subject site. Several bus routes run along both 14 Street NW and 20 Avenue NW. Bus stops for the MAX Orange Line is approximately 500 metres to the south of the site situated along 16 Avenue NW.

### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available to service the site. The specific servicing arrangements and stormwater management will be reviewed and evaluated in detail as part of the development permit process.

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

In keeping with Administration's standard practises, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public meetings were held by the applicant or administration in relation to this application.

Administration received 2 letters of support and 2 letters of opposition to the application. Support is expressed for the proposed increase in density and redevelopment of the subject site, while opposition is expressed for the potential decrease in property values along 19 Avenue NW and the lack of available on-street parking.

The Capitol Hill Community Association was circulated on the land use amendment and development permit applications, who submitted a letter of support (Attachment 2) for the amendment to the ARP and the land use district.

Administration considered relevant planning issues specific to the proposed land use amendment application and has determined that the proposal is appropriate with the height increase of 2 metres above the current allowable height and surrounding land uses. Compliance with relevant policies and bylaws, as well as design, the compatibility of discretionary uses with the surrounding neighbourhood context, traffic, and access are currently being reviewed through the development permit process.



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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, Planning 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 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 Developed Inner-City Residential 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. 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 M-CG District provide for a development form that is sensitive to existing residential development in terms of height, built form and density.

#### ***North Hill Area Redevelopment Plan (Statutory – 2000)***

The *North Hill Area Redevelopment Plan* (ARP) supports residential intensification through renovation, redevelopment, conversion, and infill development that is sensitive to the existing neighbourhood. The plan encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

In the ARP, the subject site is identified as Low Density Rowhouse. This land use typology is intended to provide for a range of low-density housing options such as single detached, semi-detached and rowhousing.

## **Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19 Avenue NW, LOC2018-0174**

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An amendment to Map 4: Future Land Use Policy – Capitol Hill in the ARP, from Low Density Rowhouse to Medium Density Low-Rise, is required to accommodate this land use amendment (Attachment 3). The Medium Density Low Rise policies are intended to provide for a range of housing options including low profile multi-unit residential development. The preferred built form should have a height of 2 to 3 storeys with direct access from grade for some units.

The proposed land use amendment to M-CG District aligns with the Medium Density Low-Rise typology which allows for multi-residential development of up to three storeys. Map 5: Maximum Building Heights in the ARP restricts building heights within this typology to 11 metres, unlike the M-CG District that caps the maximum building height at 12 metres. Map 5 in the ARP is not amended as part of this application.

### ***Location Criteria for Multi-Residential Infill (2016)***

The proposed land use amendment meets most of the location criteria for Multi-Residential Infill Development, such as:

- the subject site is situated within 250 metres of several transit stops;
- including transit stops on a primary transit route within 150 metres;
- the site is adjacent to non-residential uses which includes office and medical clinics;
- the site is in proximity to the 14 Streets NW and 20 Avenue NW corridors; and
- the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive residential intensification.

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

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed ARP amendment and land use district allows for a wider range of housing types and as such, the proposed changes 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.

#### ***Current and Future Capital Budget***

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

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**Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1418 - 19  
Avenue NW, LOC2018-0174**

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**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan* as amended. The proposed M-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 can be compatible with the character of the existing neighbourhood.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the North Hill Area Redevelopment Plan
4. Development Permit (DP2019-0741) Summary



## Applicant's Submission

Site Address: 1418 19 AV NW  
Land Use Redesignation from R-C2 to M-CG

### Design Intent and Context:

The subject parcel is located in the community of Capitol Hill and consists of 0.055737 ha. We are proposing a development with a four-unit multi-residential building with doors facing 19 AV NW and vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

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

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

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

The parcel is located mid-block and is situated between low density Single-detached and Semi-detached buildings on the east, and the surface parking lot of a large, two-storey commercial building to the west. The proposed land use is intended to transition between these two forms of development. While M-CG does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible with low density residential development.

The proposed development will be designed so each unit will have separate and direct access to grade. The overall massing will be designed with in the setbacks and maximum height rule of the Land Use Bylaw which respects the existing character of the block.

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

- The site is transitional between R-C2 and DC15Z86 (A parking lot use for the adjacent C-Of1.0h10 Commercial - Office site)
- The site is only 3 blocks (a 7 minutes walk) from Capitol Hill Community Association.
- The site is only 10 minutes' walk to SAIT Polytechnic.
- The site is only 11 minutes' walk to 16 AV NW which is a Main Street.
- The site is only 12 minutes' walk (a 5 minutes' drive) to North Hill Shopping Centre.
- The site is only 19 minutes' walk (a 6 minutes' drive) to the Lions Park C-Train Station.

### Policies (and Variations):

#### Municipal Development Plan (MDP):

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

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

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

The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (2.4.2 (b.)). By having all vehicular access from the adjacent lane, and unit entries facing 19 AV NW, the pedestrian realm along 19 AV NW is protected.

#### Capitol Hill Area Redevelopment Plan (ARP):

The ARP locates this parcel in a Low Density Residential area which allows for a modest increase in density with greater variety of housing types while being in scale with the existing context.

Our proposal is fundamentally a grade-oriented and low density form. The building is 2-storey in height which demonstrates sensitivity to the existing neighbourhood's context.

#### Bylaw (and Relaxations):

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

#### Engagement:

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Capitol Hill Community Association will be consulted as this application and the Development Permit application progress.



## Community Association Letter

### The Capitol Hill Community Association

1531 21 Avenue NW Calgary, AB T2M 1L9  
Phone: 403.289.0859



April 5, 2019

Trent Letwiniuk  
Gravity Architecture - Inertia Corporation

Dear Trent,

**RE: Request for Support to LOC2018-0195 (1418 19 AVE NW)**

Capitol Hill Community Association (CHCA) is pleased to provide support for the land use amendment application (LOC2018-0195) for 1418 19 Avenue NW.

We have no concerns with the proposed land use change. Typically we would be reluctant to support an MC-G application with a front back unit form in a mid block scenario, however this particular site is unique in that it resides adjacent a sizable commercial building. In addition to this there is a ATCO utility building right off the NW corner of the site. MC-G seems an appropriate land use as it provides a reasonable step down from the Commercial site to the R-C2.

Likely you are aware, but would like to mention that the adjacent utility building makes a considerable hissing sound. There was nothing apparent in the design addressing this issue, but you may want assess and consider if some measures are possible in addressing this sound to the rear units.

We appreciate your efforts in contacting and discussing this application with us.

Sincerely,

Darren Courtnage %  
Cam Collingwood  
Director of Planning and Development  
Capitol Hill Community Association

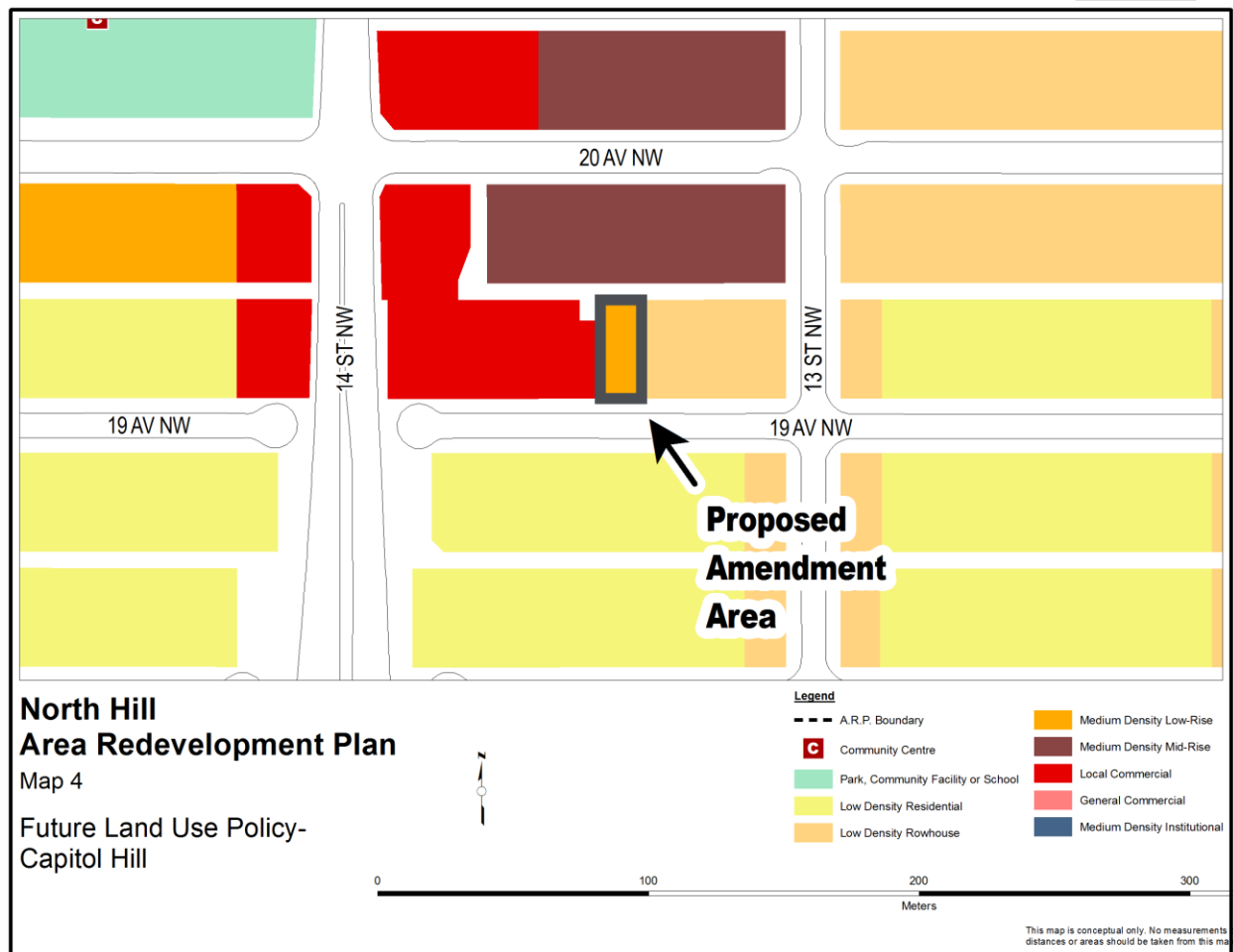
cc: Druh Farrell, Ward 7 Councillor  
Madeleine Krizan, City of Calgary





## 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 4 entitled 'Future Land Use Policy – Capitol Hill', by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1418 - 19 Avenue NW (Plan 3150P, Block 16, Lots 8 and 9) from 'Low Density Residential' to 'Medium Density Low-Rise' as generally illustrated in the sketch below:



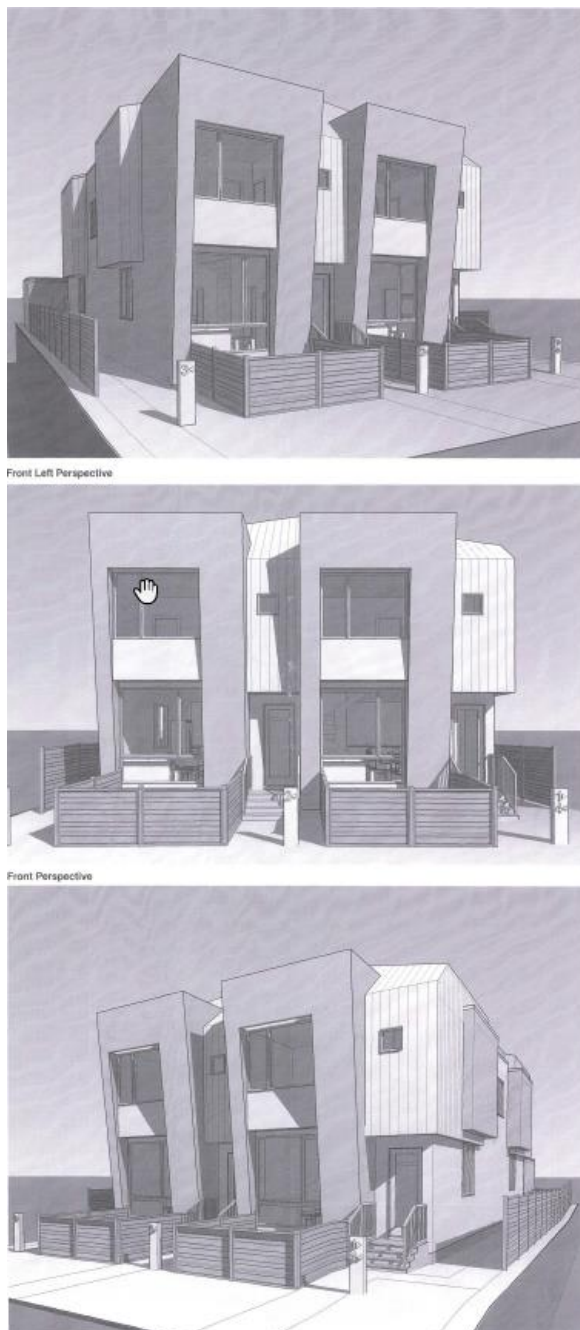


## Development Permit (DP2019-0741) Summary

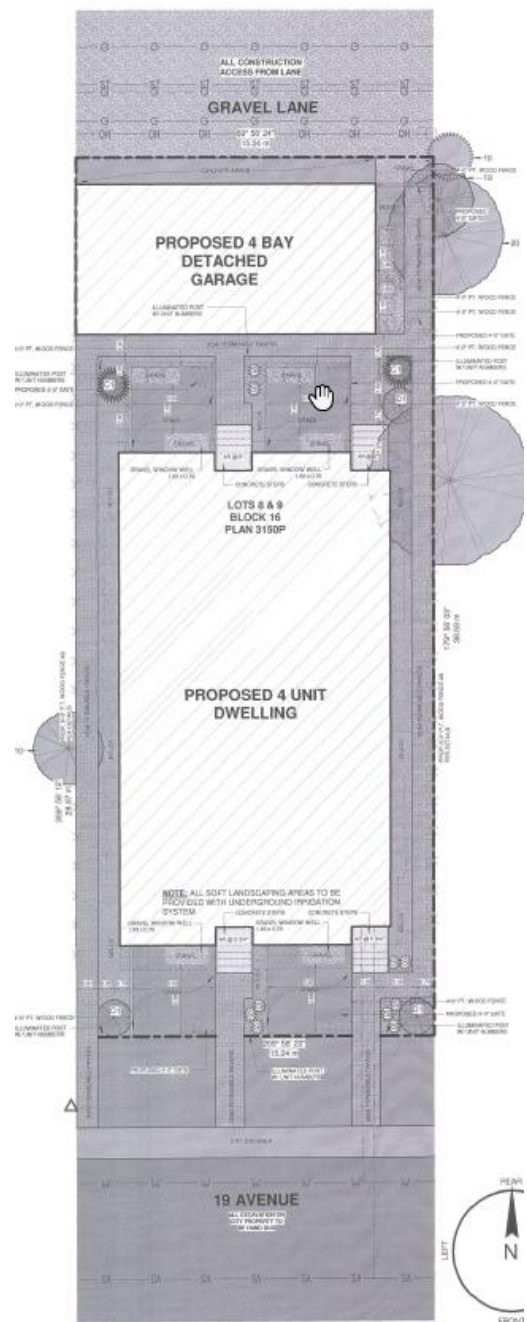
A development permit application (DP2019-0741) has been submitted by Inertia Corporation on 2019 February 15. The development permit application is for a two-storey, four-unit back-to-front residential development including four on-site motor vehicle stalls plus visitor parking. The following excerpts (Figures 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

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

**Figure 1: Rendering of Proposed Development**  
(View from 19 Avenue NW)



**Figure 2: Site Plan**





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## Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 – 21 Avenue NW, LOC2019-0002

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Kelvin Hamilton Architecture on behalf of the landowners, Di Lin Deng and Xue Lan Zhu on 2019 January 07. This application proposes to change the designation of a single parcel from the Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for:

- multi-residential buildings (e.g. townhouses, four-plexes);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres);
- a maximum of 6 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-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 3); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 1516 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-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 in Capitol Hill (Ward 7) at 1516 - 21  
Avenue NW, LOC2019-0002**

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**BACKGROUND**

This land use redesignation application was submitted by Kelvin Hamilton Architecture on behalf of the landowners, Di Lin Deng and Xue Lan Zhu on 2019 January 07. No development permit has been submitted at this time. As indicated in the applicant submission, the applicant intends to pursue a multi-residential development on this site (Attachment 1).

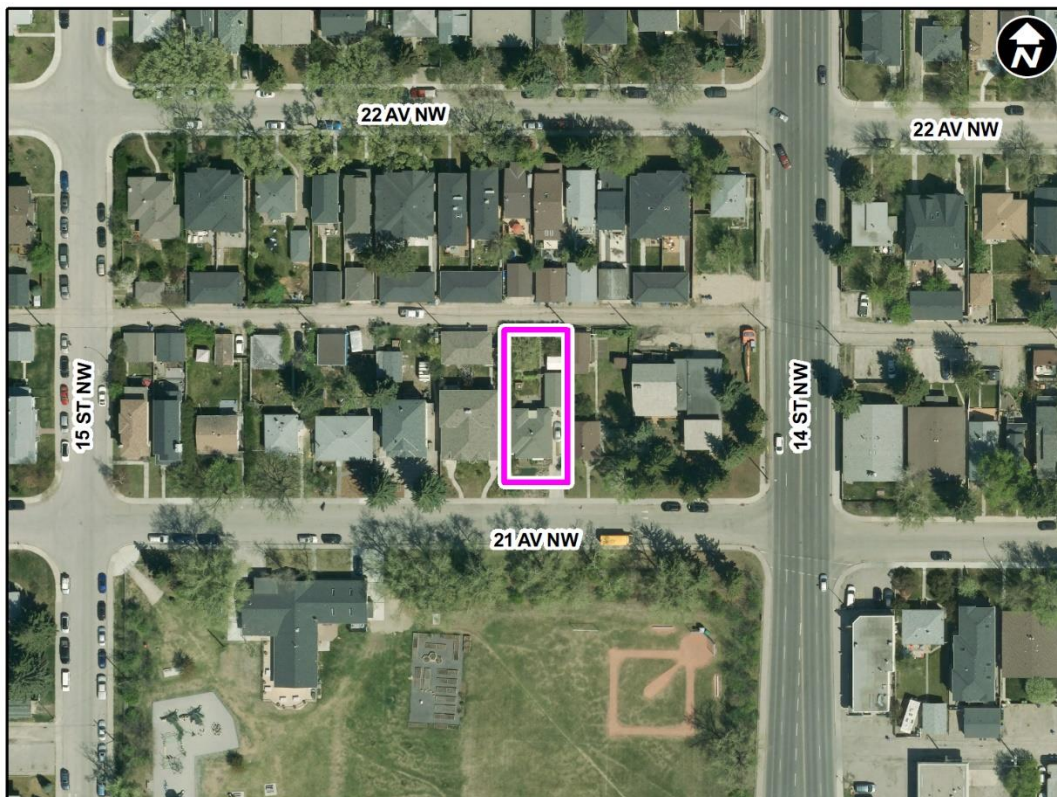
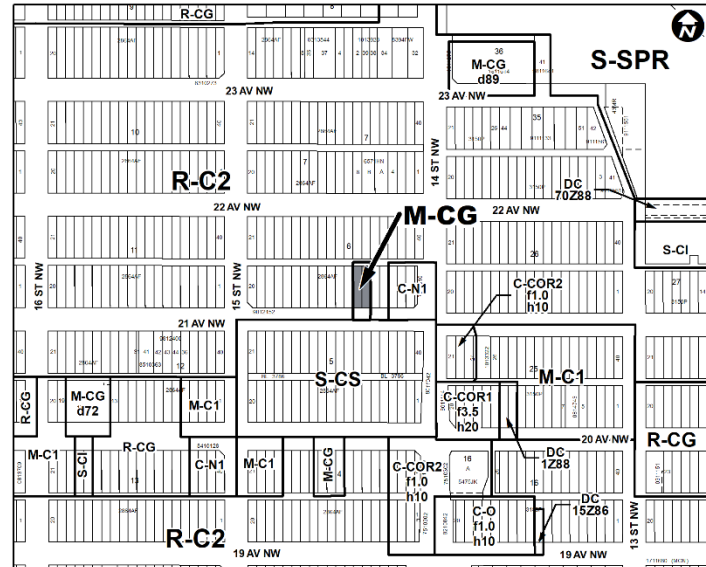
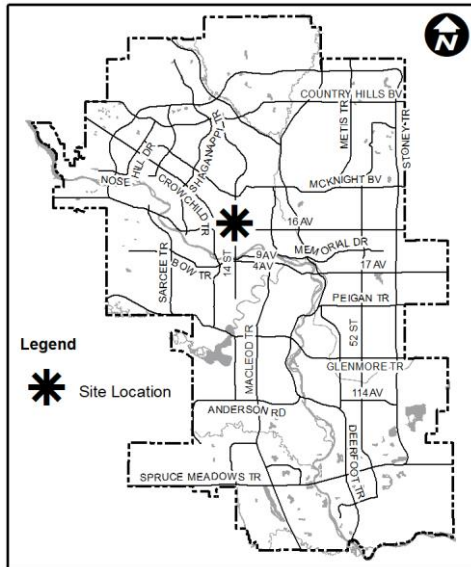


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Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21  
Avenue NW, LOC2019-0002

Location Maps



## Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002

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### Site Context

The subject site is located in the community of Capitol Hill on the north side of 21 Avenue NW, between 15 Street NW and 14 Street NW. The site is approximately 0.06 hectares 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 21 Avenue NW.

The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District and surrounding development is characterized by a mix of single and semi-detached dwellings. To the south across 21 Avenue NW is the Capitol Hill Community Association, a 1.2 hectare site which includes a community hall, playground, baseball diamond, community garden and ample green space. Two parcels to the east of the site are designated as Commercial – Neighbourhood 1 (C-N1) District.

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

*Figure 1: Community Peak Population*

<b>Capitol Hill</b>	
Peak Population Year	2018
Peak Population	4,688
2018 Current Population	4,688
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 [Capitol Hill](#) 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.

## **Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002**

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The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District allows for three to four-storey (12 metres maximum height) multi-residential developments where ground floor units must have direct access to grade. Similar to other multi-residential districts, the proposed M-CG District requires on-site landscaping and amenity space. The district provides for a maximum density of 111 units per hectare which would enable up to six dwelling units on the subject site. In addition, the M-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 M-CG District will provide guidance for future site development including appropriate uses, building massing and height, amenity space, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 21 Avenue NW frontage;
- improving pedestrian connections along 21 Avenue NW by ensuring vehicle access to the site is off the lane;
- accommodation of parking; 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 the existing sidewalk along 21 Avenue NW. Vehicular access is currently provided from an existing driveway on 21 Avenue NW, however, upon redevelopment vehicular access will be directed to the rear lane. Two-hour on-street parking is available on 21 Avenue NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 120 metres (two-minute walking distance) east of the site along 14 Street NW and 190 metres (three-minute walking distance) south of the site along 20 Avenue NW. 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 in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002**

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### **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.

The Capitol Hill Community Association responded to the circulation saying that they do not support mid-block M-CG along residential streets and would prefer the site to be designated as R-CG in keeping with the current version of the ARP.

Administration received seven citizen responses noting concerns related to the potential height and shadowing impacts of a new building in the M-CG District. In this regard, the M-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.

Citizens were also concerned about the appropriateness of a multi-residential building in a low density residential area, and the possibility of increased vehicle traffic on the nearby roads and back lane.

Kelvin Hamilton Architecture hosted an information meeting on 2019 April 24 which was attended by ten neighbours. This included a question and answer period and a questionnaire was circulated to the participants (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.

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

## **Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002**

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### ***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.

The subject parcel is located within one block of 14 Street NW which is identified by the MDP as part of the Primary Transit Network.

The proposal is in keeping with relevant MDP policies as the M-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.

### ***North Hill Area Redevelopment Plan (Statutory – 2000)***

The *North Hill Area Redevelopment Plan* (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.

The parcel is located within the Low Density Rowhouse area of the ARP, which is intended to allow for a modest increase in density with a greater variety of housing types, while still being in scale with the existing context. The ARP currently allows a maximum building height of 11 metres on this site.

A minor amendment to the *North Hill ARP* (Attachment 3) is required to support the land use redesignation application. The proposed amendments to Maps 4 and 5 of the ARP, which illustrate the land use plan and maximum building heights respectively, will change the subject site from Low Density Rowhouse with a maximum building height of 11 metres to Medium Density Low-Rise with a maximum building height of 12 metres.

The Medium Density Low-Rise area is intended to allow for a low-rise built form which provides for a modest increase in density while not being out of context with the existing character of the area. This area allows for low-rise residential developments including townhouses and apartments. There are many policies within this plan that will apply at the development permit stage.

The North Hill ARP identifies the site directly east of the subject site as Medium Density Mid-Rise, with a maximum height of 16 metres. Therefore, the proposed Medium Density Low-Rise area provides a reasonable transition from the Low Density Rowhouse sites on the west, to the Medium Density Mid-Rise site on the east.

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

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0704

## **Policy Amendment and Land Use Amendment in Capitol Hill (Ward 7) at 1516 - 21 Avenue NW, LOC2019-0002**

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### **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 six dwelling 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 amendments do 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 *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed M-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 Submission
2. Community Meeting Report
3. Proposed Amendments to the North Hill Area Redevelopment Plan



## Applicant Submission

City of Calgary  
Planning and Development  
800 Macleod Trail SW  
Calgary AB. T2P 2M5  
January 7, 2019

Re: Land Use Re-designation from R-C2 to M-CG: 1516 21 Ave NW: - Plan 2864 AF, Block 6, Lots 7&8

The parcel is located in the community of Capitol Hill (Land area = 0.05574ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-residential development consisting of more affordable energy efficient units. We believe our proposal will be a great asset for the Capitol Hill community revitalization program.

### RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate for the request that the above-mention property be rezoned to an M-CG land use designation, which will help facilitate the development of new compact, sustainable and affordable homes close to amenities and existing businesses.

**Middle Lot:** The site occupies a 50'-0" x 120'-0" lot, which allows the proposed development to enhance the neighbourhood's street-scape by addressing the Capitol Hill ARP that indicates a M-C2 designated Lot adjacent east, as well as the future land designated R-CG lots adjacent west of the property (1516 21 Ave). It must be noted that directly across the street is Capitol Hill Public park, which provides further reasoning to allow for land intensification; a characteristic that is referenced as a factor to promote land intensification for multi-residential developments.

**Urban Corridor:** 14th Street is designated as an Urban Corridor, which provides good access and traffic capacity for future residents and businesses. The subject property is approximately 30m away from 14th Street and approximately 100m away from 20 Ave NW (a Collector Road).

**Proximity to Transit:** There is a primary bus stop within 250m of the subject property on 14th Street and 20 Avenue. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency.

**Adjacent to Commercial Businesses and Supermarket:** The subject site is close to retail and commercial businesses, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric to support existing businesses and to add vibrancy to the neighbourhood.

### Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.



## Applicant Submission

### COMMUNITY ENGAGEMENT

#### Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 2864 AF – Block: 6 – Lot: 7&8).

#### Capitol Hill Community Association

KHA has already reached out to the Capitol Hill Community Association Team to introduce the vision for the above-mentioned property. We submitted a copy of our rationale document, which provided a detailed outline of our plan. A meeting was held on the 6 November 2018, where KHA presented in more detail the vision behind the request for a Land Use Amendment to the above mentioned property. The feedback from the CHCA team was although they supported the vision to intensify density of the property, they were concerned about the increased height (i.e. to accommodate an M-C1 re-designation request). KHA, took the CHCA's concerns into consideration and have now compromised the position of the Landowner to better align with the Community values and have changed the Land Use request from M-C1 to M-CG, which will provide a more conservative height restriction on the proposed development. KHA has also distributed letters to the immediate neighbours in an attempt to reach out to discuss and answer any questions or concerns.

#### Ward 7 Councilor Office

KHA reached out to Cllr Farrell's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted both the Rationale document and the slide presentation for review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be M-CG. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation M-CG.

#### Immediate Neighbours to the Property

KHA has reached out to the immediate neighbours as mentioned prior, by posting letters of introduction and invitation to contact KHA for a dialogue regarding the application. Neighbours that were informed include the following addresses: 1502, 1504, 1512 and 1518 21 Ave NW. We are still waiting for a response.

#### Conclusion

The proposed plan to re-designate the land use at 1516 21 Ave NW, provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing commercial development(s) and residential properties designated as M-CG, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to M-CG.

## Community Meeting Report

1516 21 Ave NW



LAND USE AMENDMENT

### LAND USE AMENDMENT COMMUNITY MEETING REPORT

The purpose of this report is to provide a brief summary of the meeting held at the Capitol Hill Community Hall with the neighbouring property owners to 1516 21 Ave NW.

KHA provided a slide presentation which included videos to share with the neighbours the reason behind the Land Use Amendment. The presentation highlighted the issues surrounding transition (i.e. Rural/Suburban mindset that opposes inner-city mindset).

- KHA expressed their understanding that protectionism is a natural stance that people take when it comes to change, however there are many factors that are pushing for change in existing inner-city communities like Capitol Hill.
- KHA shared the major concerns highlighted by the Intergovernmental Panel for Climate Change and the need to reduce Carbon emissions by 45% of the levels recorded in 2010 by 2030. KHA highlighted that existing old properties are a major culprit in emitting high levels of carbon gases into the atmosphere.
- KHA, shared with the neighbours the projections that the city has given regarding population growth and the need for more diverse housing to be created in existing/mature communities like Capitol Hill. The push for more sustainable/affordable housing must be supported to encourage Calgary to be a city that is welcoming.
- KHA, shared their concept behind the desire to request for a land use amendment for M-CG to accommodate 6 compact units that can be built in a cost-effective manner to gain advantage of the net zero philosophy. The challenge is to build with quality materials to achieve net zero and to maintain affordability now and in the future. Only by intensifying land in inner-city lots can we achieve sustainability, supporting the existing infrastructure and maintenance of it.
- KHA, shared with the neighbours the solution to combat parking as this was a very important factor, which was voiced vehemently during the presentation. However, as KHA reached the slides to tackle this issue, the conversation quickly turned to having potentially too many cars driving down the back lane. KHA voiced their true desire to reduce car usage in inner-city developments, however vehicle parking seems to always be the question raised when suggesting multi-family developments.

203B -201 38 Ave NE, Calgary, Alberta. T2E 2M3 T:: 403.614.4377  
E::Kelvin@kharchitecture.ca W:: www.kharchitecture.ca

## Community Meeting Report

1516 21 Ave NW



LAND USE AMENDMENT

A question and answer session occurred after the slide presentation to entertain further questions which were not asked during the slide presentation. The main concerns captured included:

- Building height? – the proposed building would be 12M, while the existing properties on either side are single storey
- How would the existing properties be affected by shadows cast by the proposed development? – KHA reminded the community that the ARP has recommended M-C1 for the lot immediately east of 1516 21 Ave NW; west from the said property, the land is earmarked to be R-CG. The request is to create a transition in height from M-C1 to R-CG with an M-CG designation.

Finally, a questionnaire was handed out to those who attended the meeting to provide KHA a gauge as to the mindset of the audience after the presentation. (See below questionnaire structure.)

1516 21 AVE NW - QUESTIONNAIRE	
<p>NAME: _____ ADDRESS: _____</p> <p>EMAIL: _____ TEL: _____</p> <p>1. Was the presentation clear, and was KHA able to answer your questions and concerns?</p> <p>0 1 2 3 4 5</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Comment: _____</p> <p>2. Are you in support of change, are you aligned with the vision to create more diverse housing units within the community of Capitol Hill for future growth?</p> <p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>3. What matters to you the most when new developments are proposed close to your property?</p> <p>_____</p> <p>203B -201 38 Ave NE, Calgary, Alberta. T2E 2M3 T: 403.614.4377 E: Kelvin@kharchitecture.ca W: www.kharchitecture.ca</p>	<p>4. Do you believe that Global Warming is an Important Issue that we should be paying more attention to with the aim to reduce greenhouse emissions?</p> <p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>Comment: _____</p> <p>5. How many years have you lived in the community of Capitol Hill?</p> <p>Less than 5 years 5-10 years 10-15 years 15-20+ years</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>6. Are you in support of the long-term plans to make Calgary a city welcome for all people?</p> <p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>Comment: _____</p> <p>7. Is there anything you would like to add as you conclude this short questionnaire?</p> <p>_____</p> <p>_____</p> <p>THANK YOU FOR YOUR PARTICIPATION IN HELPING US TO BETTER SERVICE YOUR COMMUNITY</p> <p>203B -201 38 Ave NE, Calgary, Alberta. T2E 2M3 T: 403.614.4377 E: Kelvin@kharchitecture.ca W: www.kharchitecture.ca</p>

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E: Kelvin@kharchitecture.ca W: www.kharchitecture.ca

## Community Meeting Report

1516 21 Ave NW



LAND USE AMENDMENT

Overall, 10 out of 25 neighbours invited to attend the meeting attended. Out of the ten neighbours that attended, eight were willing to fill-out the questionnaire. Please see the attached filled out questionnaires.

Also attached please see slide presentation PDF format.

In conclusion, the Capitol Hill Neighbours who attended the meeting, generally are very conservative when it comes to understanding what inner-city living is about. There is a big push to build more net zero developments to counteract climate change in inner-city areas. It is apparent that there are still Mature community neighbours who are not fully engaged in realizing that their community no longer being suburban but inner-city continue to resist higher density developments that can help to accommodate lower income earners into quality built residences in more expensive neighbourhoods

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E::Kelvin@kharchitecture.ca W:: www.kharchitecture.ca

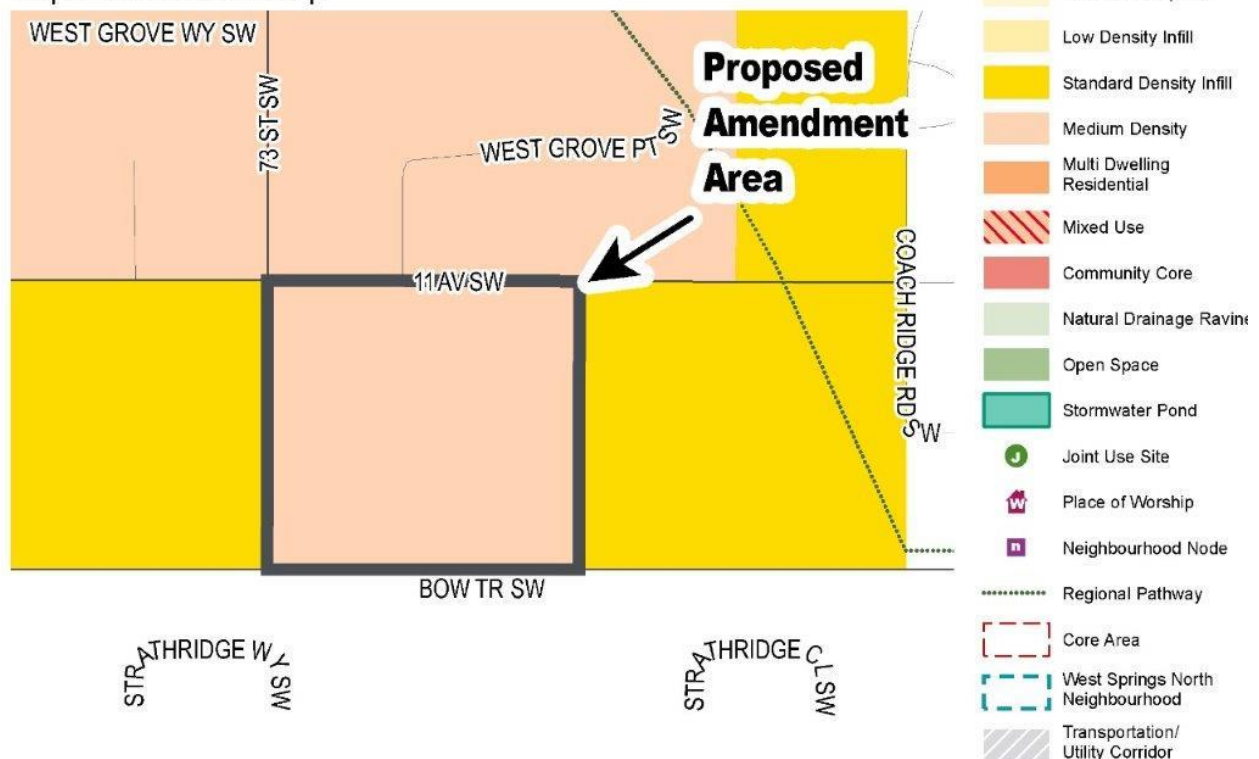




## Proposed Amendment to the West Springs Area Structure Plan

1. The West Springs Area Structure Plan attached to and forming part of Bylaw 20P2012, as amended, is hereby further amended as follows:
  - (a) Amend Map 2 entitled 'Land Use Concept', by changing 3.01 hectares  $\pm$  (7.44 acres  $\pm$ ) located at 7233 – 11 Avenue SW (Plan 4587S; Block 3), 7373 – 11 Avenue SW (Plan 0611171; Block 4; Lot 1) and 7385 – 11 Avenue SW (Plan 4587S; Block 4) from 'Standard Density Infill' to 'Medium Density' as generally illustrated in the sketch below:

Map 2: Land Use Concept







Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0716

## Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW, LOC2019-0008

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by Dialog Edmonton on 2019 January 11 on behalf of the landowners Bearspaw Christian School Society. The application proposes to change the designation of one parcel from Special Purpose – Future Urban Development (S-FUD) District to a DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District to allow for:

- the existing use (private school) to continue; and
- provide additional needed services (child care service).

The proposal is in keeping with the *Municipal Development Plan*, the *Glacier Ridge Area Structure Plan*, and aligns with the *Child Care Service Policy and Development Guidelines*. 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 15.66 hectares  $\pm$  (38.68 acres  $\pm$ ) located at 15001 69 Street NW (Plan 9012020 Block 1) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate an existing School – Private and proposed Child Care Service (Attachment 2).
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This land use amendment was submitted on 2019 January 11 by Dialog Edmonton on behalf of the landowners Bearspaw Christian School Society. No development permit has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant is intending on providing a child care service component to complement the existing private school.

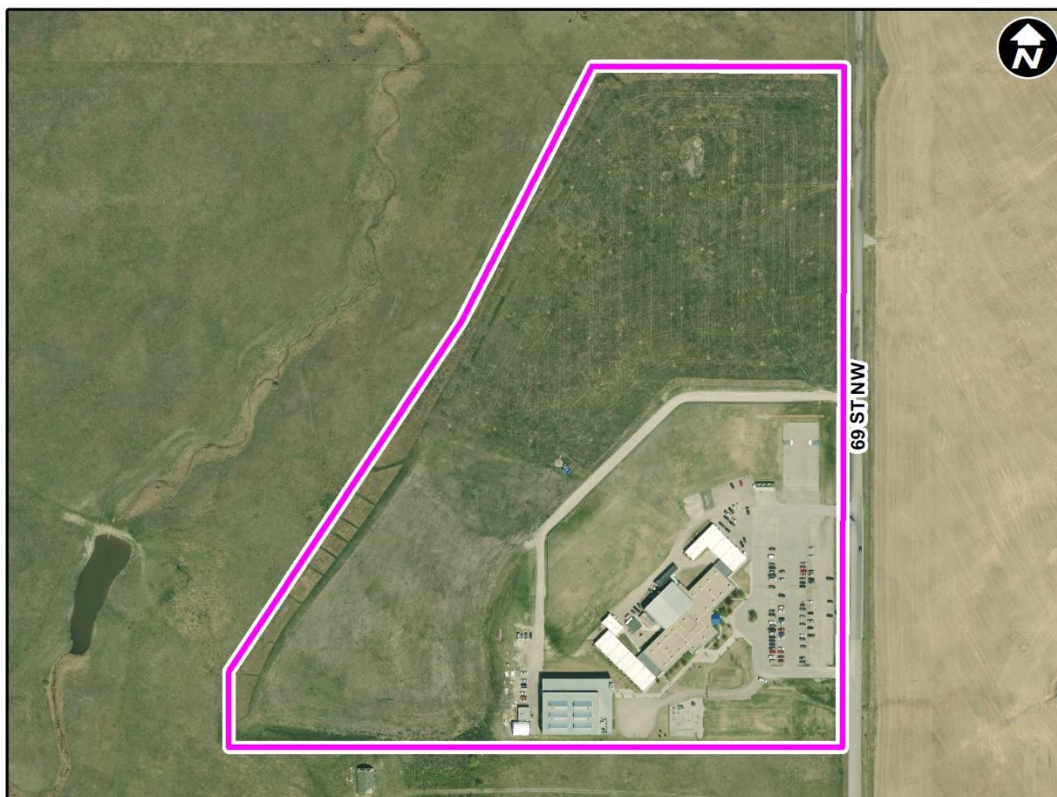
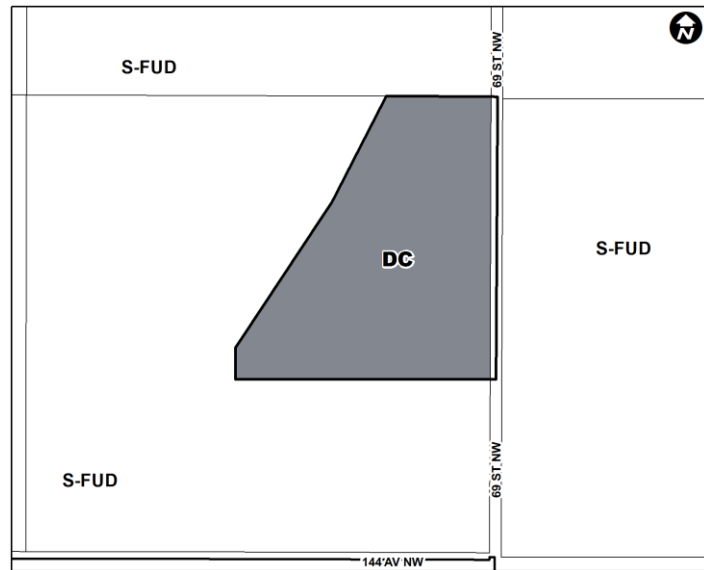
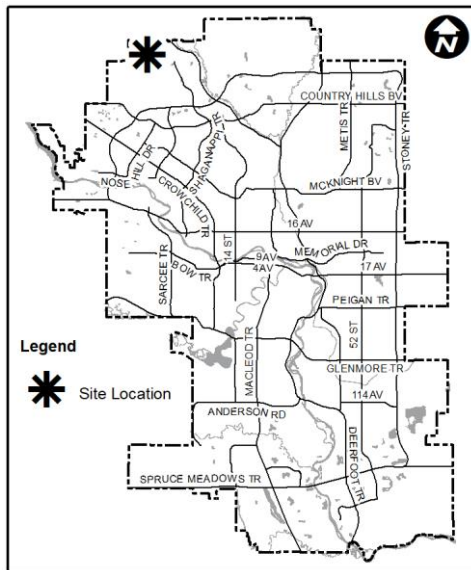
The site was originally designated Special Purpose – Future Urban Development (S-FUD) District in 2007 when the area was annexed from Rocky View County. Bearspaw Christian School was already operating during this time and is a grandfathered use.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0716

Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,  
LOC2019-0008

Location Maps



**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,  
LOC2019-0008**

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**Site Context**

The subject parcel, located at 15001 – 69 Street NW, is approximately 15.66 hectares (38.68 acres) in area and is located north of 144 Avenue NW and west of 69 Street NW. To the north, west, and east the lands are in an agricultural state. Parcels to the east are currently included in an outline plan/land use amendment application for several new neighbourhoods under review by Administration (LOC2017-0368).

South of the parcel, lands are being used for gravel extraction and some are still in an agricultural state.

The parcel itself is triangular in shape and occupies the northeast corner of the quarter section. It is relatively flat and developed with an existing school building, playgrounds, and parking lot. The remainder of the quarter section is under separate ownership and is in an agricultural state. A stream and dugout border the site on the west.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

**Planning Considerations**

The primary planning consideration in evaluation of this application consisted of determining the appropriate land use district in keeping with the applicable policies for the area.

***Land Use***

The parcel is currently designated Special Purpose – Future Urban Development (S-FUD) District. This designation was applied to the site as part of the 2007 annexation from Rocky View County. This district is intended to restrict premature subdivision of parcels for lands awaiting urban development and utility servicing while allowing existing uses on the parcel to continue as discretionary as long as they do not cease for a period of six months.

A DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District is proposed, adding School – Private and Child Care Service as discretionary uses on the parcel. The “School – Private” use definition in the Land Use Bylaw includes some child care service uses but limits them to before and after school care programs. However, this limited definition precludes full time child care service, including some kindergarten and pre-kindergarten programs offered by the existing school. Inclusion of this use within the DC Direct Control District will close the gap that exists within the School – Private definition.

The School – Private use is considered discretionary in the Special Purpose – Future Urban Development (S-FUD) District but is conditioned such that the use cannot be discontinued for longer than six consecutive months. Adding the School – Private as a discretionary use in the Direct Control District gives more certainty for the school in planning for the future.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,  
LOC2019-0008**

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***Development and Site Design***

A discretionary use development permit application will be required to enable the child care service use on this parcel. The ultimate number of children, on-site parking stalls, the location of pick-up and drop-off stalls, and outdoor play areas will be determined through that process. The child care service operators will also require Provincial licensing and thus will be further evaluated by the Calgary Region Child and Family Service Authority.

***Environmental***

A Phase I Environmental Site Assessment was submitted for review and no significant environmental issues were identified.

***Transportation***

A Transportation Impact Assessment or parking study was not required to support the proposed land use redesignation. However, these studies may be required at future development permit stages. The subject parcel is accessed by vehicle from 69 Street NW, north of 144 Avenue NW. This site is currently not served by Transit as the closest Transit stops are located in Nolan Hill more than 2 kilometres away, with no public sidewalks connecting to them. An existing lot in the front of the building provides parking and drop off/pick up stalls for staff, visitors, and parents on-site.

***Utilities and Servicing***

City of Calgary utilities are not available to service the subject site at this time. Until services are available, the parcel will continue to use onsite servicing methods, which include sewage and water tanks that are privately maintained. Proposals for additional development will be required to demonstrate acceptable supporting servicing methods via the discretionary development permit review process to the satisfaction of Development Engineering.

**Stakeholder Engagement, Research and Communication**

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

While there is no community association in this area, this application was circulated to the Sage Hill Community Association which is located nearby. An email was received from the Sage Hill Community Association expressing support for the proposed land use redesignation.

No citizen comments were received through the notice posting or notification processes.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
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## **Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW, LOC2019-0008**

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

### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (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 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)***

Schools and child care services are identified by the *Municipal Development Plan* as uses that contribute to the development of complete communities. Child care services should be accommodated as appropriate within residential communities and workplace contexts. While this site is not within a residential community, planning is underway for new neighbourhoods directly east of the subject parcel. Additionally, the child care service will allow the school to offer parents of current students the opportunity of having younger siblings in full time child care at the same location for convenience.

#### ***Glacier Ridge Area Structure Plan (Statutory – 2015)***

The subject parcel is identified as an Institutional/Neighbourhood Area on the *Glacier Ridge Area Structure Plan* Land Use Concept map. This site is supported to continue as a private school site. While this site is still covered by a Growth Management Overlay, the *New Community Planning Guidebook (Municipal Development Plan, Volume II)* only requires the overlay to be removed prior to approval of an Outline Plan/Land Use Amendment application to accommodate fully-serviced urban development within a site. This provision permits minor land use redesignations that allow existing uses in the area to continue operating until such time as the land is developed to urban intensities. This land use amendment seeks to allow the existing private school to continue as a discretionary use with the additional discretionary use of child care which would be a complementary service offered by the school.

#### ***Child Care Service Policy and Development Guidelines (Non-statutory – 2009)***

The guidelines suggest that child care services are a compatible and complementary use to community facilities such as schools. In this case, the child care service use will be co-located with an existing private school.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0716

**Land Use Amendment in Residual Sub-Area 02K (Ward 2) at 15001 - 69 Street NW,  
LOC2019-0008**

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

The proposed land use allows for the continuation of an existing private school while providing an ability for the school to provide complementary services for its families. This ensures jobs as well as a community amenity for residents in existing and future neighbourhoods.

**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 proposed land use redesignation is consistent with the applicable policies of the *Municipal Development Plan*, the *Glacier Ridge Area Structure Plan* and the *Child Care Policy and Development Guidelines*. The redesignation allows the existing school to continue to operate as well as provide a complementary child care service component. This contributes to providing jobs and child care options to existing and future residents within surrounding communities.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control District Guidelines

## **Applicant's Submission**

DIALOG is representing the current owners of the Site (Bears paw Christian School (BCS)) and is submitting a Land Use Redesignation application to rezone the Site from (S-FUD) Special Purpose Future Urban Development Zone to a (DC) Direct Control District. The Site was originally designated S-FUD in 2007 when the general area was annexed from Rocky View County. At that time, the S-FUD designation grandfathered the existing uses, as discretionary including the Private School use on the Site. BCS is seeking to maintain the Private School use and add Child Care Services as an additional use. To achieve this, BCS is submitting a land use amendment application to redesignate the site to a DC designation, based on the existing S-FUD designation, which includes Child Care Service and Private School as discretionary uses.

We respectfully submit that the proposed land use redesignation should be supported as it is in keeping with the vision and land use concept for the area, as identified in the Glacier Ridge Area Structure Plan (ASP). Within the land use concept in the Glacier Ridge ASP, the Site is classified as Institutional/Neighbourhood Area (which supports the retention of Bears paw Christian School). The Site is near several land uses that would benefit from the addition of the Child Care Services use, including Neighbourhood Area, Employment Area and a Neighbourhood Activity Centre. The addition of the Child Care Services use would be particularly beneficial to the Employment Area and Neighbourhood Activity Centre, by providing a day care amenity in an area that supports a higher density of people and jobs. The Child Care Service use is also complimentary to the Neighbourhood Area, as it would provide a day care amenity to the homeowners in the future residential neighbourhoods within the surrounding area.

Child Care Services is defined as “a use that may provide programming for the social, creative, educational and physical development of children; and that includes day cares, pre-schools, kindergarten, out of school care and other programs where the primary purpose is the care of children”. With this in mind, the Child Care Service use would provide great value to the patrons (existing students) of the school and their families by providing viable out-of-school caretaking, in addition to the school use, that would allow students to remain on-site at BCS. The addition of Child Care Service use is also supported in the vision for Glacier Ridge ASP which states that the communities within “will contain a rich mix of housing, schools and commercial opportunities to support daily needs.” Child Care Services is a daily need for many families and supports the development of complete communities, where people can work, live, and grow.

In support of the application, the redesignation process has also resulted in consideration for how growth will impact parking, transportation, and integration with surrounding land uses and future development. In regards to parking, the parking requirements for the Direct Control zone will exceed the Land Use Bylaw requirements for Private School and Child Care Services use, to ensure that adequate parking is provided on-site. In regards to transportation and integration with surrounding land uses and future development, we have reached out to both the City and the surrounding landowners to identify synergies that could be created throughout future growth of the surrounding areas and the Site. BCS is keen on working with both private and public stakeholders to achieve an integrated site based on the surrounding plans for growth. It is also important to note that the landowner directly adjacent to the site (east) is supportive of the application, as per the Letter of Support attached.

We are pleased to submit our application for land use redesignation and firmly believe that it will allow for a combination of complimentary uses that will greatly benefit the Site and the vision for the surrounding neighbourhoods, as outlined in the Glacier Ridge ASP.



## Applicant's Submission



December 14, 2018

Mr. Gord Rynning  
Operations  
Bears paw Christian School  
15001 - 69 Street N.W.  
Calgary, Alberta T3R 1C5

**Re: Land Use Zoning Amendment**

Dear Gord:

Kindly note we are the Agent for the lands directly east of Bears paw Christian School (the "school") within the Glacier Ridge ASP in Calgary.

We support the school in seeking the land use zoning for which it is applying, namely Direct Control District, based on Special Purpose (Future Urban Development) District. We are aware zoning for Child Care Service and School (Private) will be discretionary as the site is unserved.

If you have any further concerns, please contact me directly.

Sincerely,

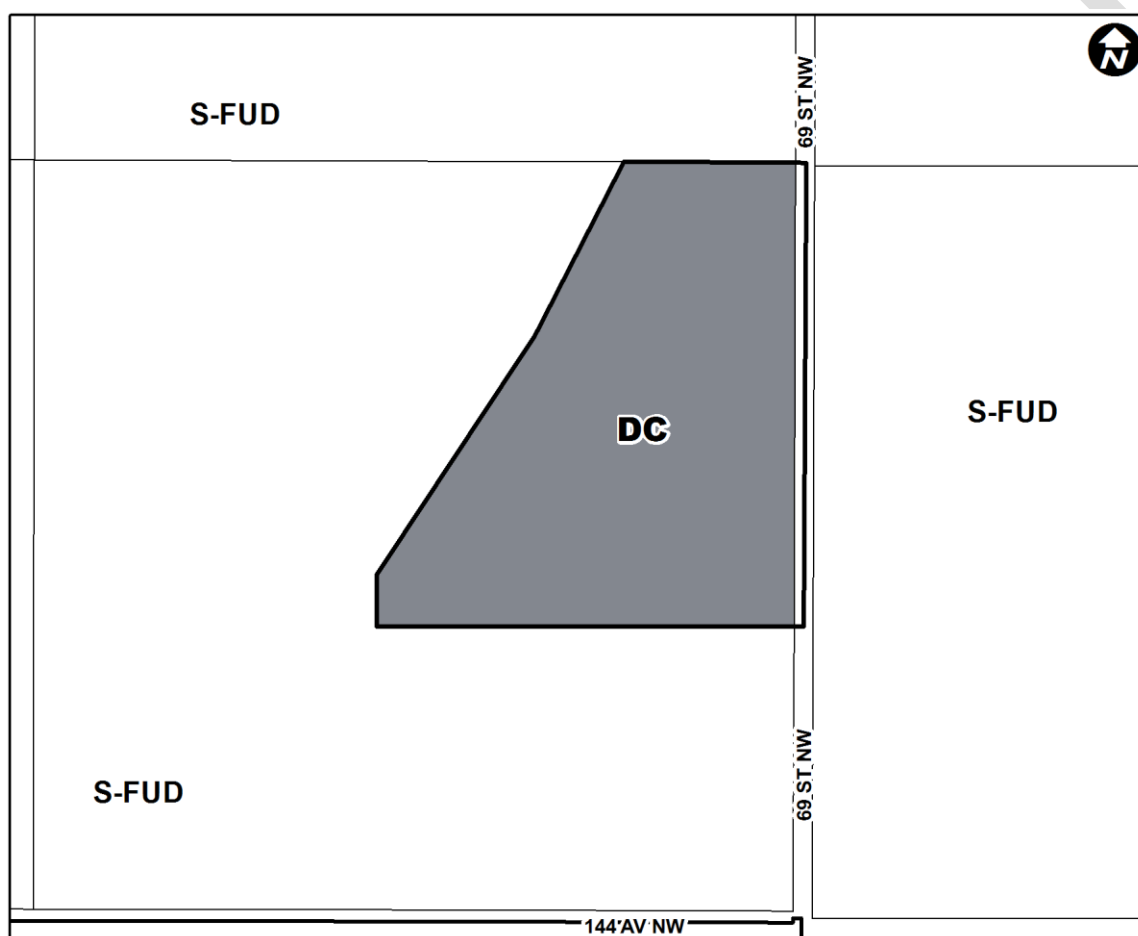
A handwritten signature in black ink, appearing to read "Jay German", with a long horizontal stroke extending to the right.

Jay German  
VP, Land

## Proposed 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) allow for the continued operation and expansion of services of an existing private school.

#### 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 Bylaw.

## Proposed Direct Control District Guidelines

### Reference to Bylaw 1P2007

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

### Permitted Uses

- 4 The **permitted uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Child Care Service**; and
- (b) **School – Private.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

TEXT FOR DISCUSSION ONLY

Planning & Development Report to  
Calgary Planning Commission  
2019 June 20

ISC: UNRESTRICTED  
CPC2019-0709

## Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

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### EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2019 February 01 on behalf of Eagle Crest Homes Ltd and Hillhurst Manor Ltd. This land use redesignation application proposes to change the designation of these properties from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District to allow for:

- a mixed-use development intending to incorporate commercial uses at-grade and residential on floors above;
- a maximum building height of 19 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 7,600 square metres (based on a floor area ratio of 3.3); and
- the uses listed in the M-U1 District.

A development permit has been submitted for a mixed-use development for the three northern parcels within the site, consisting of a five-storey building with commercial uses at grade and 51 residential units on upper storeys, and is under review.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT** by bylaw the proposed redesignation of 0.23 hectares  $\pm$  (0.56 acres  $\pm$ ) located at 218, 222, 226 and 230 - 19 Street NW (Plan 8942GB, Block 19, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use – General (MU-1f3.3h19) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This application was submitted by CivicWorks Planning + Design on 2019 February 01 on behalf of Eagle Crest Homes Ltd and Hillhurst Manor Ltd (Attachment 1). A development permit for a 51 unit, five-storey mixed use building with a floor area ratio of 3.24 and a height of 17 metres has been submitted by FAAS architecture on 2019 March 01 and is under review.



## Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

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### Site Context

The subject site is located in the northwest community of West Hillhurst. The subject site is comprised of four parcels of land (218, 222, 226 and 230 – 19 Street NW) totalling approximately 0.23 hectares (0.56 acres) of land. Existing development on the site is comprised of four bungalow dwellings. The site is bounded by 19 Street NW on the west, 2 Avenue NW on the north, a rear lane on the east and low-density residential development on the south. Surrounding development consists of street-oriented commercial development fronting onto the west side of 19 Street NW, stretching from Kensington Road NW to 3 Avenue NW, with building heights ranging from one-storey to four-storeys. Currently, commercial development on 19 Street NW is only found on the west side of the street. The proposed development would facilitate the addition of commercial uses on the ground floor on the east side of 19 Street NW, potentially making the street a two-sided commercial corridor. The site is approximately 50 metres wide by 40 metres deep.

Additional commercial development is located adjacent to Kensington Road NW, to the south of the site, in the form of a two-storey strip mall style development on northeast corner of 19 Street NW and Kensington Road NW, and the recently built four-storey Kensington Legion development on Kensington Road NW and 18A Street NW. The second phase of the Kensington Legion redevelopment is located to the southeast of the site at Kensington Road NW and 18 Street NW. Residential land uses surrounding the site generally consist of single detached and semi-detached dwellings, with multi-residential development found to the southeast of the site and to the west of the site, along 2 Avenue NW. A four-storey mixed use development was recently approved on 2018 September 26 on the west side of 19 Street NW immediately to the north of 1 Avenue NW.

As identified in Figure 1, the community of West Hillhurst reached its peak population in 1969. Recent growth has recovered some of the population loss since the peak population, but the community has not reached the previous peak population yet.

Figure 1: West Hillhurst Peak Population

Community Name	
Peak Population Year	1969
Peak Population	6,871
2018 Current Population	6,507
Difference in Population (Number)	-364
Difference in Population (Percent)	-5.3%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained on the [West Hillhurst Community Profile](#) online page.

## Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

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### INVESTIGATION: ALTERNATIVES AND ANALYSIS

#### Planning Considerations

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

#### *Land Use*

The proposed land use amendment would redesignate the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f3.3h19) District to allow for mixed-use developments with a maximum height of 19 metres and a floor area ratio of 3.3.

The existing land use generally allows for the development of single detached dwellings, semi-detached dwellings and secondary suites. The existing land use has a maximum height of 10 metres and would allow up to eight dwelling units on the site.

The proposed land use will accommodate an intensification of the site and provide opportunities for additional commercial amenities in the neighbourhood. The Mixed Use - General (MU-1) District provides for a broad range of commercial uses in a building that is oriented to the street while also allowing dwelling units at grade. The district is intended to provide for mixed use buildings between four and six storeys in height, street-oriented building design, a defined street wall, multiple uses and frequent entries at grade, residential development compatible with active street-oriented commercial uses, and appropriate transitions to adjacent residential areas. This land use is an appropriate district to strengthen and reinforce the neighbourhood commercial character of 19 Street, by facilitating a mixed-use development that will add new neighbours and businesses to the neighbourhood. Additionally, providing commercial uses on the east side of 19 Street will strengthen the commercial viability of the street, as two-sided commercial streets tend to be more successful than ones with commercial only on one side. Should commercial uses not be viable throughout the entire ground floor, residential uses are allowed and can be incorporated under the MU-1 District provisions. Setback, height and other design considerations, such as prominent ground floor window treatments in the district reinforce the neighbourhood commercial and pedestrian orientation of development on the street. This land use will help the evolution of 19 Street, continuing its commercial function while adding new residents to the neighbourhood.

#### *Development and Site Design*

The proposed height and floor area ratio allow for a sensitive transition to adjacent residential areas. As part of the land use application submission, the applicant provided detailed shadow studies (Attachment 3) for the proposed development. These studies demonstrate that during standard dates and times (March 21 and September 21 at 10:00 am, 1:00 pm and 4:00 pm) as well as dates and times outside the typical evaluation periods (March and September 21 at 6:00pm and December 21 at 10:00 am, 1:00 pm and 4:00 pm) that no shadows were cast on adjacent residential amenity spaces (back yards). The applicant took considerable care in



## **Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015**

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designing the building and choosing a proposed height and floor area ratio to address these impacts. A development for a five-storey, mixed use development was submitted for the site on 2019 March 01 and is under review. It should be noted that the associated development permit only comprises the three northern parcels on the subject site, and does not cover the fourth, southern parcel. This property may be subject to a future development permit or may be incorporated into a further consolidation with properties to the south, should they be similarly redesignated.

### ***Environmental***

No environmental issues have been identified at this time.

### ***Transportation***

The subject sites are located along 19 Street NW, south of 2 Avenue NW. Parking for residents and visitors is intended to be provided underground, while commercial parking will be provided along the lane at grade. All vehicular access is to be from the rear lane along the east side of the site (accessed from 2 Avenue NW) while the commercial building entrances and residential lobby access will be from 19 Street NW and 2 Avenue NW. Unrestricted public on-street parking is available adjacent to the site on 1 Avenue NW, 2 Avenue NW and 3 Avenue NW. Residential permit parking currently exists along 19 ST NW fronting the site, however upon development will likely become publicly accessible parking. The site is located approximately 200 metres from a transit stop (BRT 305) on the Primary Transit Network located on Kensington Road NW. A shared bike lane exists in both the northbound and southbound directions of 19 Street NW. The bike lanes connect to the 5 Avenue NW bike lanes as well as the regional pathway along Bow River.

A Traffic Impact Assessment (TIA) was submitted in support of the Application which included a parking study component. The TIA and parking study were reviewed to the satisfaction of Administration.

### ***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 relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

## **Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015**

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Additionally, administration met with the community association and the applicant on 2018 September 17, attended an applicant-led information session on 2018 October 15, and attended a meeting with the community association and interested residents on 2018 November 26. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The West Hillhurst Community Association has provided comments on the application, which are included in Attachment 2.

Forty-eight letters were received in response to the application, in addition to a response received by an organized group of residents (called "Discuss 19<sup>th</sup>"), representing 192 residents in 62 dwellings. Overlap between resident responses and the residents represented by the group may have occurred. Key themes that emerged from the comments from letters received as well as the submission from the residents' group are as follows:

- Concerns over the proposed height and massing not being compatible with adjacent development, as well as being precedent setting for the street;
- A preference for a rowhouse-style development instead of the proposed mid-rise mixed use development on the site;
- A preference for new development to be in keeping with the current 10m maximum height of the R-C2 District;
- Concerns over the proposed density (number of new residents), and associated traffic impacts
- Concerns regarding shadowing impacts from the development on nearby residential properties;
- A desire for a comprehensive planning process or policy to be undertaken for the area prior to approval of any land use applications, specifically with regards to the 19 Street corridor
- A concern regarding proposed commercial uses on 2 Avenue NW and their impact on the residential nature of that street;
- General support for the application, specially with respect to additional commercial space and amenity in the community;
- General support for increased density, "build up, not out";
- A desire for development of this type to act as a catalyst for more mixed-use development in the area;
- A concern that the development would exacerbate current on-street parking conditions;
- Concerns regarding pedestrian safety due to increased traffic, especially considering the number of students walking through the area to get to Queen Elizabeth, Elementary, Junior High and High School;
- Specific concerns regarding additional vehicle traffic in the rear lane and additional points of conflict with pedestrians arising from such increase in traffic; and
- Concerns of over-supply of commercial space within the area considering multiple properties currently for lease.

## **Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015**

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The applicant undertook a significant outreach and engagement process for the application. The applicant engagement process began in 2018, September prior to the submission of the land use application. As part of their engagement plan the applicant informed residents of the area through a postcard drop to residents within a two-block radius of the development, provided detailed on-site signage starting from 2018 September 12 and continuing throughout the application duration, and through a notice in the community newsletter.

Resident feedback to the applicant was facilitated through a project website, email, and phone correspondence. The applicant additionally held an information session in the community on 2018 October 15 and held a meeting with the community association on 2018 September 17. The applicant provided a “What We Heard Report” to administration on the findings of the engagement, including verbatim feedback received online through email or website forms, and included applicant responses to each submission. The themes identified by the applicant from the feedback they received were:

- height and density;
- privacy, shadowing and overlooking impacts on neighbours;
- commercial retail units;
- traffic, road network and pedestrian safety;
- parking; and
- 19 Street NW as a Main Street.

### **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 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 Inner City area of the Developed Residential Land Use Typology as identified on Map 1 of the *Municipal Development Plan*. The following policies within the Inner City area are relevant to the proposed application:

## Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015

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- 3.5.2(b) A range of intensification strategies should be employed to modestly intensify the Inner City Area, from parcel-by-parcel intensification to larger more comprehensive approaches at the block level or larger area.
- 3.5.2(c) Maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.
- 3.5.2(d) Buildings should maximize front door access to the street and principal public areas to encourage pedestrian activity.

The proposed development achieves the goals of the above policies by allowing for intensification, providing increased retail and services in close proximity to residents and maximizing front door access with commercial uses facing the sidewalk.

The Council approved Main Streets Implementation Plan (PUD2017-0241 and PUD2018-0347) provides an action plan for Planning, Investment and Innovation in all of Calgary's main streets. Phase 1 of the Main Streets initiative was stakeholder discussion and public engagement. Following this public engagement phase, Local Viewpoint Maps were created for most main street areas, including the Kensington Road Main Street area. In 2015, public engagement for the Kensington Road Main Street area identified that the 19 Street NW commercial area was an important part of the community and should be included for consideration of new commercial and housing opportunities and an enhanced public realm. As with other main street areas, a detailed public engagement process defines area of change and public realm improvements, this process has not occurred for the Kensington Road NW main street area.

Some policies regarding Main Streets that would apply to the site, should it be determined to be included within the Main Street area would be as follows:

- 3.4.1(c) Commercial development along the *Main Street* should be oriented to the transit street and public sidewalk.
- 3.4.1(d) Develop an active street environment by encouraging retail and service uses at-grade with residential and office uses on upper floors along the Main Street core areas, with grade oriented residential uses in other areas.
- 3.4.3(f) An appropriate transition between the Neighbourhood *Main Street* and the adjacent residential areas is required. Transition should generally occur at a rear lane or public street. These transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

## **Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015**

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The proposed land use achieves the above policies by facilitating commercial development facing 19 Street NW, while also allowing for flexibility with residential uses at grade, where appropriate. Additionally, the proposed land use district facilitates street-orientation of commercial units through decreased setbacks. Appropriate transitions to adjacent residential areas are provided by height rules within the M-U1 District, which decrease allowable heights toward adjacent residential districts as well as demonstrated through the provided shadow studies.

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

Development enabled by this application has the potential to allow more Calgarians the freedom to choose to live, work, and meet their day-to-day needs in a location well served by existing infrastructure close to services and transit. Increased development of the subject site has the potential to allow for population and employment growth with comparatively lower vehicle use relative to other sites elsewhere in Calgary and support the economic health of the 19 Street business area. West Hillhurst has one of the highest bike and walk mode of transportation to work shares in Calgary at 11 percent and 10 percent respectively (compared to 2 percent and 5 percent for the City as a whole), providing more residents the opportunity to bike or walk to work.

### **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.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 20

ISC: UNRESTRICTED  
CPC2019-0709

**Land Use Amendment in West Hillhurst (Ward 7) at multiple addresses, LOC2019-0015**

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

Administration recommends approval of this application as the proposed land use redesignation reinforces and strengthens an existing commercial street by adding the potential for commercial uses on the east side of 19 Street. The proposed development facilitated by this land use redesignation will bring additional residents to the neighbourhood while mitigating impacts of shadowing on adjacent properties through the deliberate consideration of shadowing impacts on building design, allowable heights and proposed floor area ratios

The proposed application helps achieve the *Municipal Development Plan* goals of intensifying inner-city areas and providing additional commercial opportunities for existing residents. Additionally, the application process reflects a comprehensive engagement strategy on the part of the applicant.

**ATTACHMENT(S)**

1. Applicant's Submission
2. West Hillhurst Community Association Comments
3. Shadow Study
4. Development Permit Summary

## **Applicant's Submission**

April 30, 2019

The proposed Land Use Redesignation (LOC) subject site and project, 19+2, is situated at the corner of 19 ST NW and 2 AV NW in the community of West Hillhurst. The land assembly is comprised of four parcels, with a total site area of 0.23 hectares. The project team will undertake a concurrent application process, with a Phase 1 concurrent Development Permit (DP) submission for the 19+2 project (at 222, 226, and 230 19 ST NW) shortly following this Land Use Redesignation submission that applies to the entire four parcel assembly, inclusive of 218, 222, 226, and 230 19 ST NW. The fourth parcel at 218 19 ST NW will allow for a future Phase 2 Development Permit or become part of a future land assembly. The concurrent process is preferred by the project team as it ensures a high quality bricks and mortar design outcome that aligns with the proposed land use change.

19+2 will be composed of 51 multi-residential dwellings as a mix of one and two bedroom dwelling units over five storeys (with a maximum height of 19m and maximum FAR of 3.3) with commercial-retail units at grade. There is no Local Plan in West Hillhurst. In the absence of a Local Area Plan, the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG) provides primary guidance. The MDP and DAG outline that The City of Calgary aims to accommodate 33% of population growth within developed areas by 2039. This will be achieved by supporting greater housing choice that reinforces more complete and resilient neighbourhoods that attract Calgarians to live, work, shop, and socialize in Established Inner-City Areas like West Hillhurst. Further supporting the proposed intensity is the site's proximity to the Primary Transit Network and high frequency service that connects users to the greater city and Calgary's downtown, which is located less than 2 kilometres from the subject site.

The subject site is located within the Kensington RD NW Main Street Study Area amidst a context of eclectic, mixed-use and neighbourhood scaled commercial-retail use along 19 ST NW. An opportunity exists to continue the incremental transformation of 19 ST NW corridor into a livable, pedestrian-friendly street. Existing buildings here are predominantly original post-war housing stock. A Phase 1 concurrent Development Permit submission for the 19+2 project (at 222, 226, and 230 19 ST NW) will introduce commercial retail units at grade and residential dwelling units above. Eagle Crest will eventually develop the fourth lot of its assembly at 218 19 ST NW and is aware of a privately owned three parcel assembly immediately south of the 19+2 land assembly at 206, 210, and 214 19 ST NW. It is assumed that the redevelopment of these parcels will follow a similar land use pattern to 19+2 and host commercial retail units at grade, further progressing 19 ST NW's evolution into a thriving Main Street corridor.

The 19+2 development proposal is sited in a context of growth and change within a two block radius of the site in West Hillhurst. Its use mix, scale, and height is similar to and fits within the established and planned neighbourhood context, which includes buildings like the Legion No. 264 Phase 1, the Legion No. 264 Phase 2, and Savoy. The remainder of the 19+2 assembly will fit within this growing group of approved and recently constructed buildings in West Hillhurst.



## **Applicant's Submission**

The 19+2 project team has undertaken a best practice engagement process with stakeholders in West Hillhurst. The engagement process has provided opportunities across a variety of in-person and online platforms for stakeholders to learn about the vision and to share their comments in a respectful and transparent manner. The updated Vision Brief 3.0 submitted in May 2019 includes a What We Heard Report, which summarizes the project team's engagement process since the public launch of 19+2 in September 2018 to the completion of the formal report in May 2019 when formal feedback on the proposed land use redesignation concluded.

## **West Hillhurst Community Association Comments**

March 4, 2019

Appropriate, successful, and vibrant redevelopment of the east side of 19th Street between Kensington Road and 5<sup>th</sup> Ave NW is critical to the community of West Hillhurst. The WHPC supports change and quality redevelopment in this location but objects to the 19+2 proposal in its current form.

While we may not have a formal plan for how this stretch of 19th Street will evolve, it is certainly not 14th Street NW or Kensington Road. 19th Street is special to residents and has so much potential to exemplify the heart of our dynamic community.

In the absence of a plan, proponents regularly suggest that their projects fit what such a plan would be, selectively stretching the intent of the Municipal Development Plan or other policy initiatives such as Main Streets. Not only does the committee object to this notion, we sincerely fear that this precedent would preclude the desired form for the remainder of this street. A small number of high density projects is likely to exhaust the market for condo and retail units in West Hillhurst, hindering the much needed redevelopment of the two-block stretch of 19<sup>th</sup> Street from Kensington Road to 2<sup>nd</sup> Avenue NW. Improved streetscape, increased density along 19<sup>th</sup> Street, more diverse housing options, and expanded services can better be achieved with multiple unique and smaller-scale developments rather than the submitted 19+2 mega-project. Attention should focus on the entire redevelopable stretch of 19<sup>th</sup> Street, not one isolated parcel. What may be rational for the developer of this parcel may well be counter-productive to the needed intensification of 19<sup>th</sup> Street as a whole.

The current proposal fails to meet our expectations in two major aspects:

- The height and density are simply not appropriate for this street and do not align with existing mixed-use development on the west side nor what would be desirable for the length of the east side.
- Unacceptable impact to adjacent residents in terms of height and shadow, privacy, and traffic in all forms.

As with recent applications that have been accepted on the west side of 19<sup>th</sup> St., the committee would support re-designation and increased density in forms that are intended to make a positive contribution to this scale of streetscape. We fear the current application would be a detriment to the future of 19th street for the community as a whole and unduly impact adjacent residents in the process.



## Shadow Study

## SUN SHADOW STUDIES



FIG. 3.4 MARCH 21 &amp; SEPTEMBER 21



AG.3.5 JUNE 21

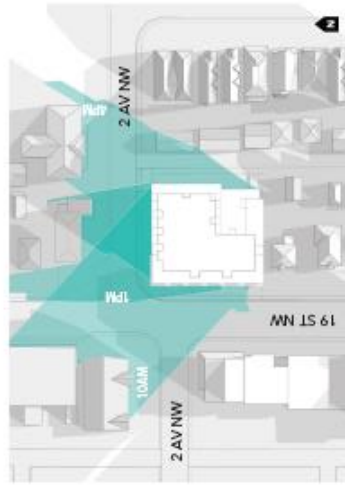
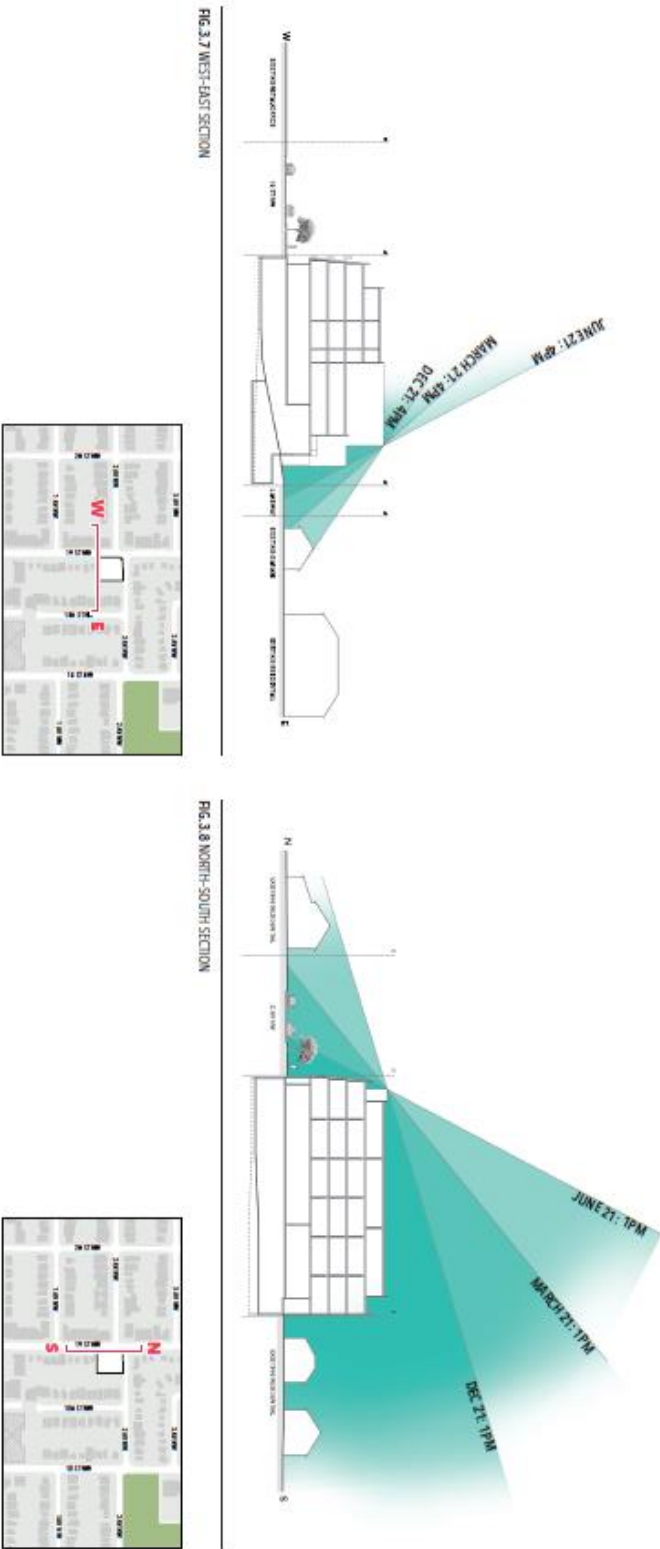


FIG. 3.6 DECEMBER 21

NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships.

**ADDITIONAL NOTE:** Set of bubble studies and diagrams are available using industry standard modeling practices to help illustrate how the six moves across a grid of sites, and estimate the potential shadow they could be cast by a proposed development, upon the existing surrounding context. The results of our shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, borrowed from information and related theories. Study's without sufficient topography, 5% grade change across the site's surface, and 100m, 10m, and 40m in radius and distance, are based on established City of Calgary requirements. Some of these times have been extended earlier and later in the paper based on the request of readers at the Information Session held October 15, 2018. These extensions are not included in the study.

Shadow Study



### Development Permit (DP2018-3273) Summary

A development permit application (2019-0979) has been submitted by Formed Alliance Architecture Studio on 2019 March 1. The development permit application is for a five-storey, fifty-one unit mixed-use development including 56 on-site motor vehicle stalls. Commercial units are located on the ground floor, with residential units above. Commercial parking is located at grade along the rear lane and residential parking is located in an underground parkade. A courtyard on the second storey provides amenity space for residents. The following excerpts (Figure 1 & 2) from the development permit submission provide an overview of the proposal and are included for information purposes only.

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

Figure 1: Rendering looking from the northwest toward the proposed development.





### Development Permit (DP2018-3273) Summary

Figure 2: Rendering looking from the southeast across the lane toward the proposed development.





Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0705

## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001

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### EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2019 January 03 on behalf of the landowner, Studio Development Inc (1872282 Alberta Ltd). The application proposes to change the designation of this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District to allow for:

- a mix of residential and commercial uses in the same building;
- a maximum building height of 23 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,950 square metres, (an increase from the current maximum of 2 dwelling units), based on a building floor to parcel area ratio (FAR) of 4.0; and
- the uses listed in the MU-1 District.

The proposed MU-1f4.0h23 District is a mixed use designation intended to accommodate commercial and residential uses in street-oriented buildings. The district allows both commercial uses and residential uses at street level.

A minor map and textual amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP, as amended, and with the applicable policies of the *Municipal Development 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 amendments 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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the proposed bylaw.

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0705

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216  
Centre Street NE, LOC2019-0001**

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

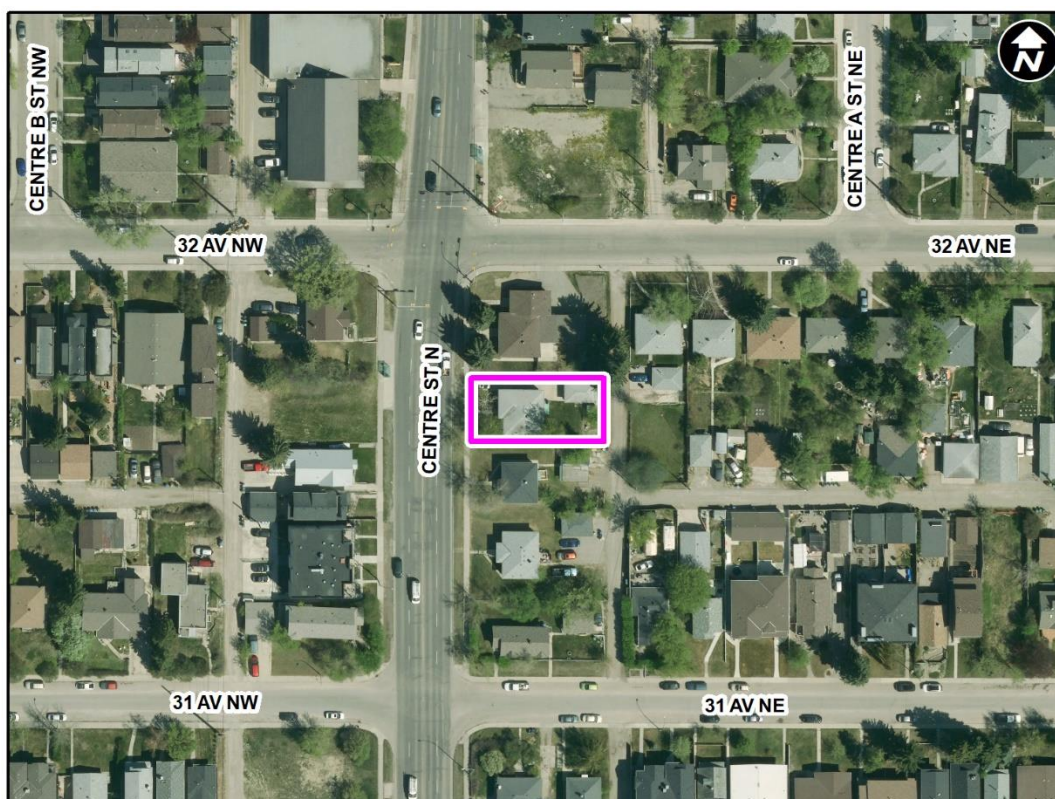
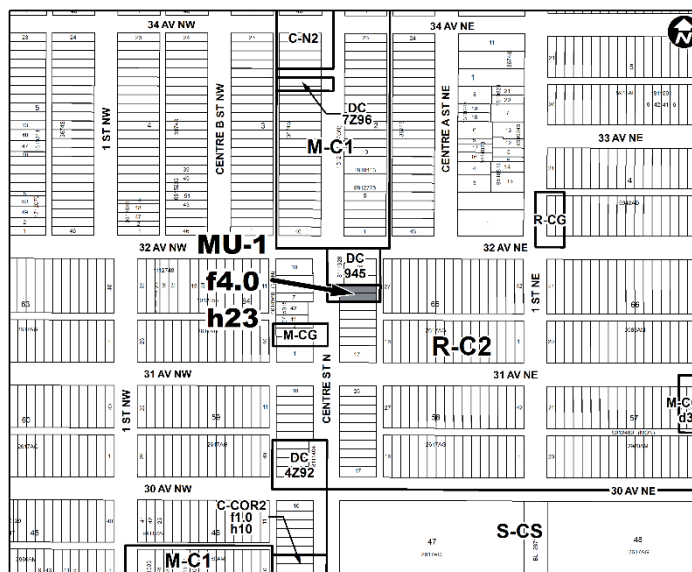
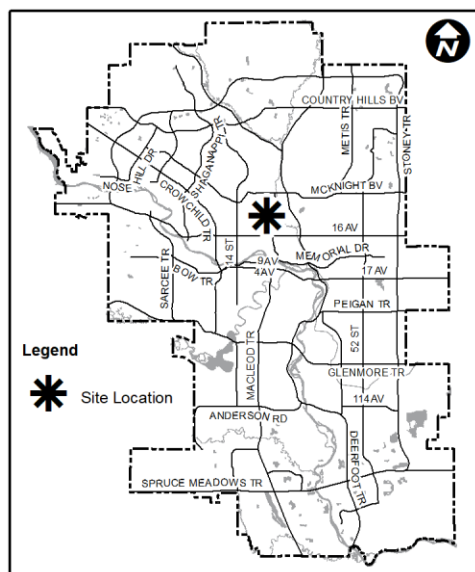
This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Studio Development Inc (1872282 Alberta Ltd) on 2019 January 03. While no development permit application has been submitted at this time, the future intent of the landowners is to explore redevelopment of the site in the form of a six-storey mixed use development, as noted in the Applicant's Submission (Attachment 1).

Planning & Development Report to  
Calgary Planning Commission  
2019 June 06

ISC: UNRESTRICTED  
CPC2019-0705

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216  
Centre Street NE, LOC2019-0001

Location Maps



## Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001

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### Site Context

The subject site is located on the east side of Centre Street at 32 Avenue NE. The site is within 400 metres of the future Green Line LRT Station at 28 Avenue and Centre Street N and high frequency transit currently serves the area. Low density residential developments surround the subject site. Directly north of the site, a direct control district is in place to allow for a shoe repair business in addition to a residence. Centre Street, north of 32 Avenue N, is predominantly designated Multi-Residential – Contextual Low Profile (M-C1) District which is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses. The site's total area is approximately 0.05 hectares (0.12 acres) in size, and it is predominantly flat. The parcel is roughly 15 metres by 32 metres and has rear lane access.

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

*Figure 1: Community Peak Population*

<b>Tuxedo Park</b>	
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

The proposed MU-1 District would provide for a mix of commercial and residential uses, while allowing for increased density that more efficiently utilizes the land. Further analysis on how this proposal aligns with applicable City policies is provided in the following 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 current land use designation for the site is Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. This district allows for a maximum of two dwelling units and a maximum building height of 10.0 metres.

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The proposed Mixed Use - General (MU-1f4.0h23) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district, as proposed, allows both commercial and residential uses at street level. This district allows for a maximum height of 23 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

Development within the MU-1 District is intended to respond to local area context by establishing maximum building height and density for individual parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the required step backs from low density residential lands allowing a transitional building height to low density residential districts. The proposed land use district, and increase in floor area ratio and height, is appropriate as it recognizes the site context and intensifies land uses along the Centre Street Main Street and the future Green Line Station at 28 Avenue NE.

### ***Development and Site Design***

No development permit application has been submitted at this time. Due to the proposed land use district only affecting a single lot, providing adequate vehicular parking and adhering to all of the required height chamfers may be a challenge and will be evaluated during the development permit process. The MU-1 District requires grade orientation along Centre Street and will have to respect the context and privacy of adjacent residential uses.

### ***Environmental***

No environmental issues were identified for the subject site.

### ***Transportation***

The site is located along Centre Street, approximately 400 metres from the future 28 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area with the nearest stop less than 50 metres away. No improvements to the street network are required until the Green Line is being implemented. However, the existing right of way needs to be widened to allow for Green Line infrastructure. This will be addressed during the development permit process.

### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process. The developer will be required to provide a Sanitary Servicing Study and a Required Fire Flow (RFF) calculation in conjunction with the development permit application.

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

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

The Tuxedo Park Community Association provided a letter of opposition to the land use amendment application due to the change in height. No public comments were received by the report submission date.

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

### **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 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 *Municipal Development Plan* aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets in a manner that:

- creates a compact, mixed-use, high-quality urban development;
- concentrates jobs and people in areas well served by primary transit service;
- provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities;
- creates an urban environment and streets that promote walkability and local connectivity; and
- ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

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The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

### ***North Hill Area Redevelopment Plan (Statutory – 2000)***

The *North Hill Area Redevelopment Plan* (ARP) identifies Centre Street N as the 'Main Street' for the Tuxedo Community, serving as the center of commercial activity and providing area residents with a wide variety of goods and services. The ARP outlines appropriate land use intensification along Centre Street that supports a more compact, mixed use environment. A wide variety of residential, commercial and transit supportive uses are encouraged while ensuring a form and character compatible with adjacent development.

The ARP identifies that parcels between 30 and 32 Avenues should retain their residential character under the existing zoning. The ARP was approved prior to adoption of the Municipal Development Plan and identification of Centre Street as an Urban Main Street. However, it does contain policy for intensification at suitable locations. An amendment to the ARP is required to facilitate this application. The existing Low Density Residential classification does not allow for mixed use developments. The Medium Density Multi Dwelling and/or Local Commercial is more appropriate and includes relevant guidance for mixed use developments along Centre Street. A minor textual amendment is proposed to facilitate commercial development on the site. Also, two minor map amendments are proposed as shown in Attachment 2.

The North Hill ARP is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019. A draft land use plan is not available at this time and as such, this application was reviewed against existing policies including the Municipal Development Plan and Transit Oriented Development Guidelines.

### ***Transit Oriented Development Guidelines (Non-statutory – 2005)***

The subject site is within a 600-metre radius of the future 28 Avenue North Green Line Station and is considered part of a station planning area. This land use proposal is consistent with the guidelines on transit supportive land uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context.

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

The proposed 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 in Tuxedo Park.



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**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposed land use redesignation and minor policy amendments to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan*, as amended, and that appropriately responds to its context within the neighbourhood.

**ATTACHMENT(S)**

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

## Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Tuxedo Park, from R-C2 (Residential - Contextual One/Two Dwelling District) to MU-1f4.0h23 (Mixed Use - General District) to accommodate a six-storey mixed use development.

The site is located on the east side of Centre Street North, within a two block area consisting of primarily mid-century bungalows. Immediately to the north of 32 Avenue NE, in the Community of Highland Park, Centre Street transitions to multi-residential development, and south of 30 Avenue NE to corridor commercial.

The subject site is identified within the existing North Hill ARP as a low-density area transitioning to higher densities to the south. This location is further identified within the Municipal Development Plan within the Centre Street Urban Corridor and is part of the active and ongoing Main Streets project. Urban Corridor development strongly supports intensification of density and employment opportunities, with the highest densities fronting directly onto the corridor. It further encourages diversity of housing types, including mixed-use developments to attract a broad range of the population. Centre Street is currently well served by frequent bus service and will be located within three blocks of a planned future Green Line LRT station.

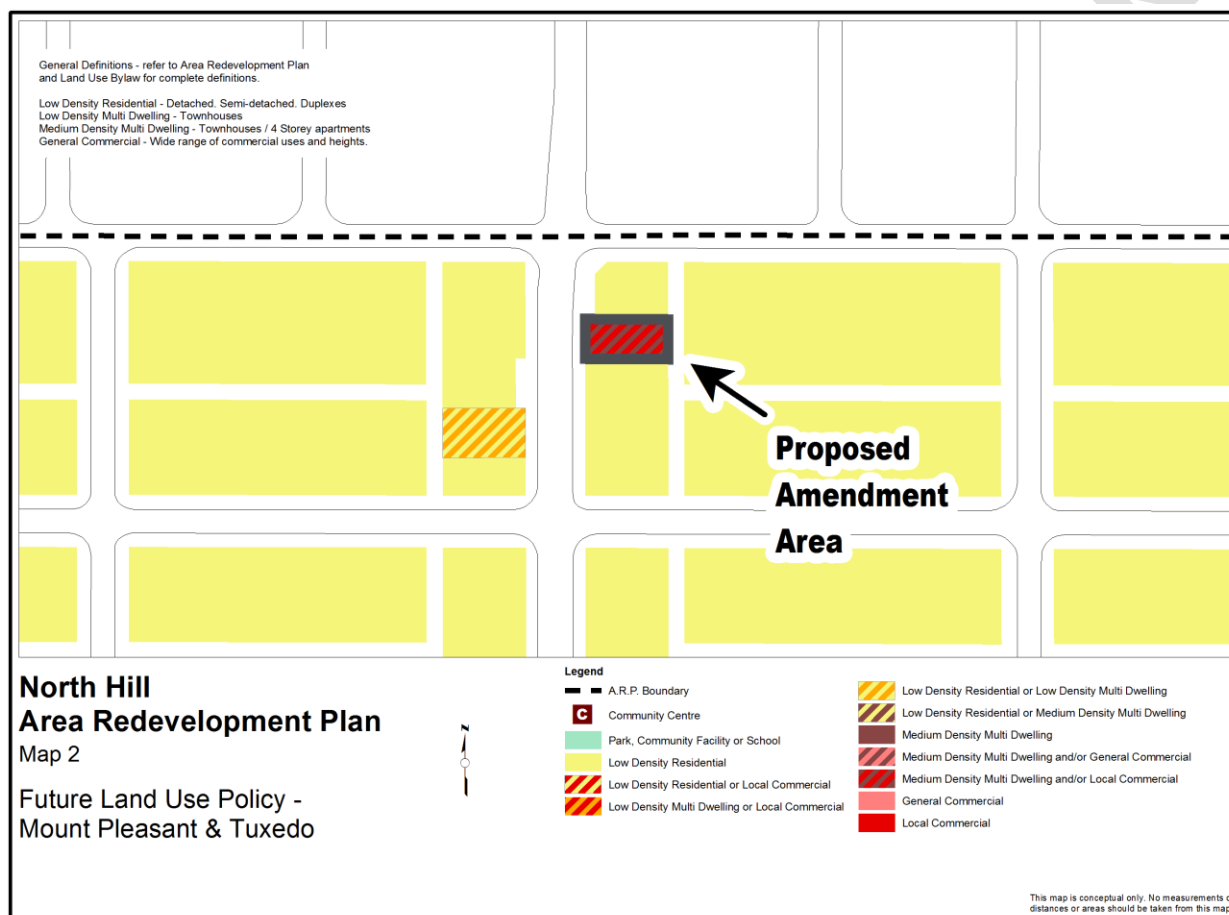
This application is intended to support development of approximately 33 affordable inner city micro-units with limited parking and commercial opportunities on the main floor, with a focus on a young minimalist demographic. Minimal provision of parking will encourage transit use and alternative modes of transportation such as walking, cycling and rideshare accommodation.

This type of development will contribute to achieving appropriate density along Centre Street, providing unique housing opportunities and increasing focus on alternative modes of transportation. Given that this proposal supports the objectives of the Municipal Development Plan and the Calgary Transportation Plan, we would respectfully request your support of this application.



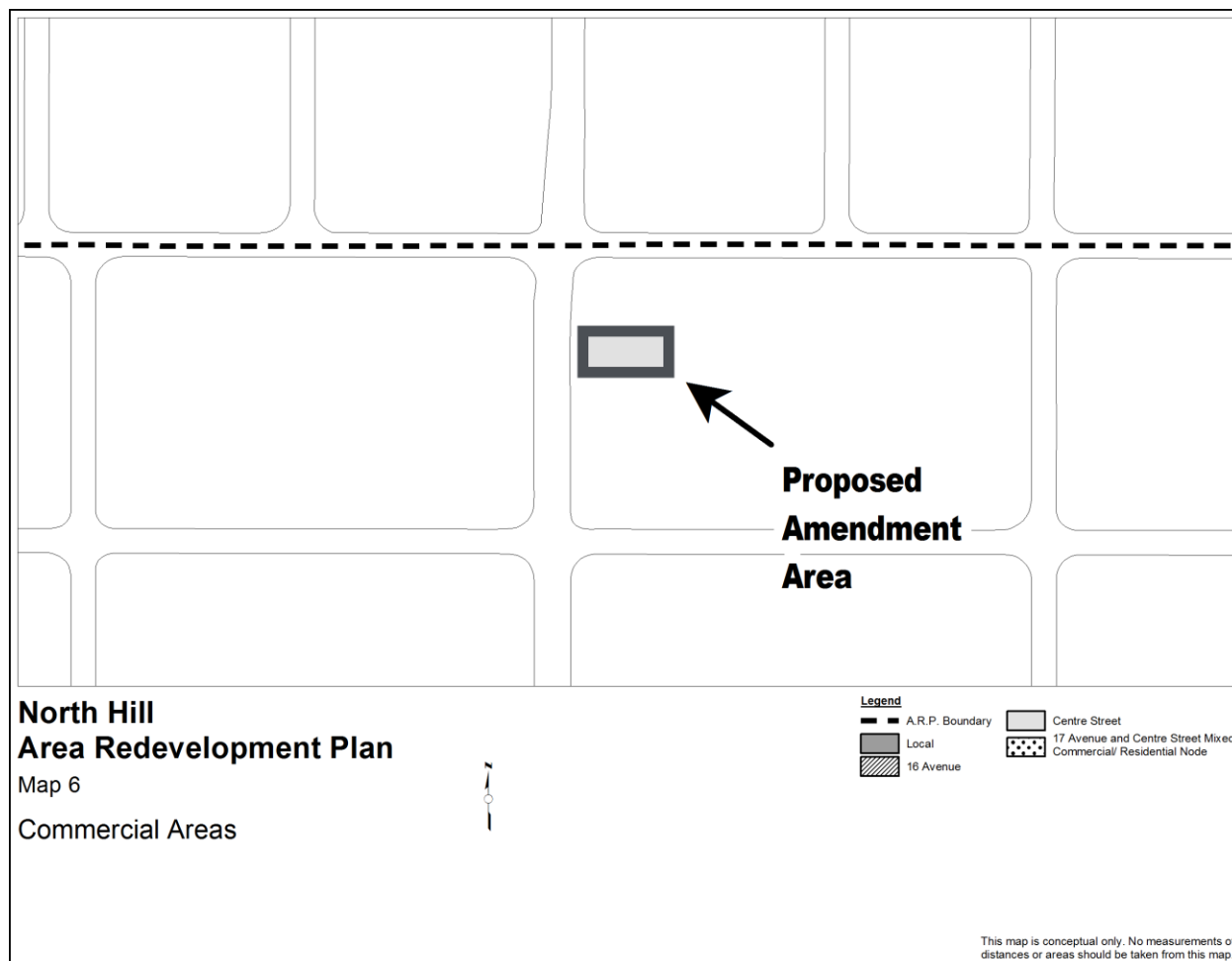
## Proposed Amendment to the North Hill Area Redevelopment Plan

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 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from Low Density Residential to Medium Density Multi Dwelling and/or Local Commercial; as generally illustrated in the sketch as follows:



## Proposed Amendment to the North Hill Area Redevelopment Plan

- (b) Amend Map 6 entitled 'Commercial Areas', to identify 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) as 'Centre Street'; as generally illustrated in the sketch as follows:



- (c) Under Section 4.4.3 Policies, under Policy 24, replace the second sentence with the following text:

“Expansion of commercial uses north of 30 Avenue is strongly discouraged, with the exception of the existing DC designation on 32 Avenue as well as the site at 3216 Centre Street NE.”

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### EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of the developer Pacific Investments & Developments Ltd and the various landowners on 2014 June 18. The land use redesignation consists of approximately 38.27 hectares (94.57 acres) of undeveloped greenfield area in the north community of Keystone Hills.

The subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District. The proposal provides for a number of land uses to accommodate a range of industrial development and open space, including:

- 12.00 hectares ± (29.65 acres ±) of industrial development with support commercial (I-C);
- 12.00 hectares ± (29.65 acres ±) of industrial development intended for high quality manufacturing, research and office developments (I-B);
- 8.04 hectares ± (19.87 acres ±) of industrial development intended for light and medium general industrial uses with limited commercial (I-G);
- 2.96 hectares ± (7.31 acres ±) of Public Utility, in the form of a storm pond, maintenance access road and servicing (S-CRI);
- 2.17 hectares ± (5.36 acres ±) of Environmental Reserve, in the form of a drainage channel and its required riparian buffer (S-UN); and
- 1.10 hectares ± (2.72 acres ±) of Municipal Reserve, in the form of public open space (S-SPR).

This application has been applied for with the support of a related outline plan application (CPC2019- 0718) to provide the future subdivision layout for the site's development. Conditions have been incorporated in the outline plan to effectively address the site's development.

The proposed land use amendment application has been developed in accordance with the Industrial/ Employment Area policies as specified in the *Keystone Hills Area Structure Plan*.

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed designation of 38.27 hectares  $\pm$  (94.57 acres  $\pm$ ) located at 13818 and 13920 – 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, Industrial – General (I-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**

B&A Planning Group on behalf of Pacific Investments & Developments Ltd and the various landowners submitted the subject application to The City on 2014 June 18 and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

The application took a long period to process because it was initially put on hold for over a year, as an incomplete application, pending the submission of several requirements as outlined in the pre-application. Once the requirements were submitted and the application was under review, a growth management overlay impacted the application until on 2018 December 10, when Council gave three readings to Bylaw 93P2018 to amend the *Keystone Hills Area Structure Plan* to lift the growth management overlay for an area that included the subject lands.

The subject lands were part of an annexation from Rocky View County in 1989 and 2007, which include the developing communities now known as Carrington and Livingston. Development in these communities and adjacent lands remain ongoing.

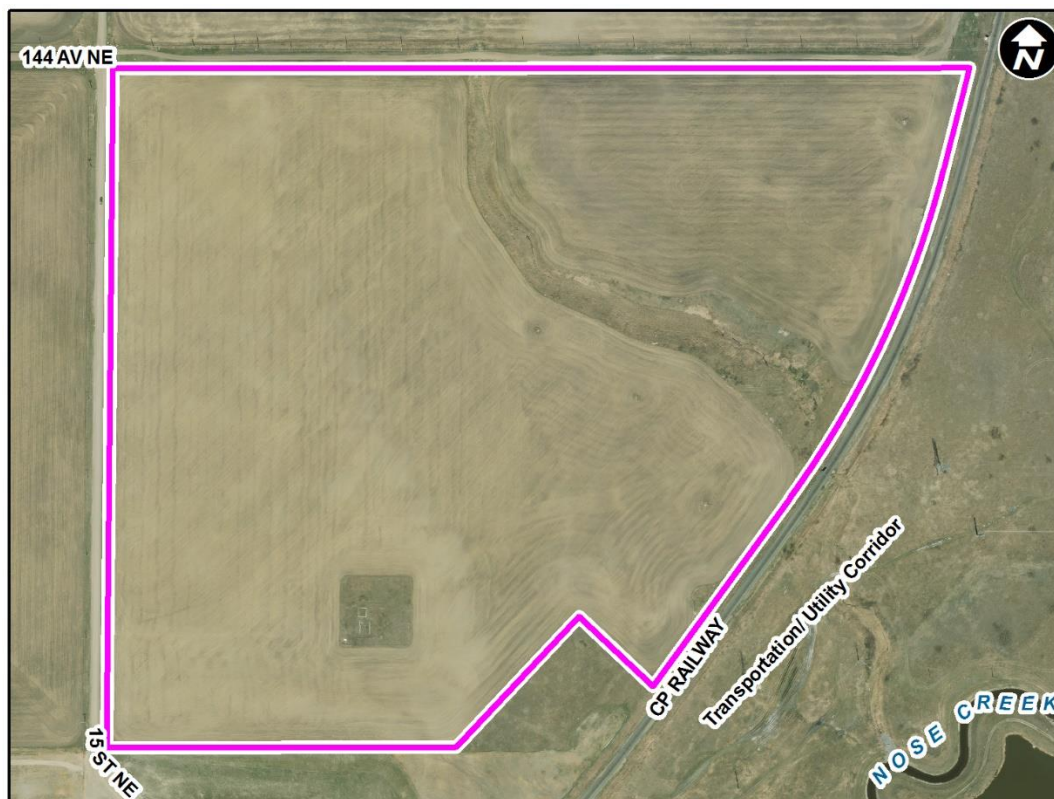
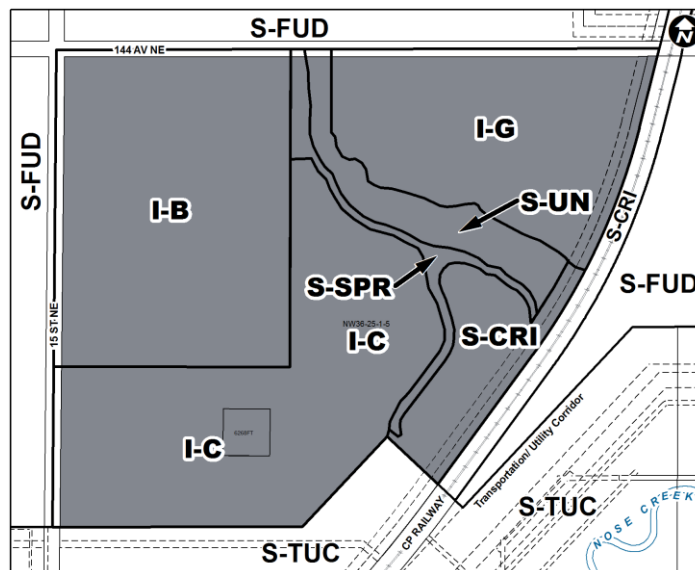
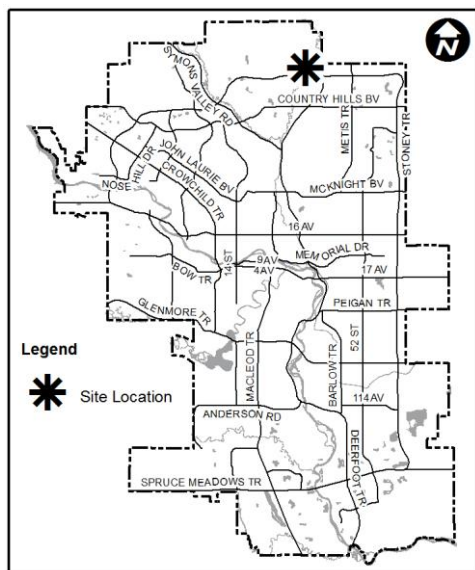


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NE, LOC2014-0107

Location Maps



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### Site Context

The subject lands, 13818 and 13920 – 15 Street NE, are situated in the northeast quadrant of the city in the developing community of Keystone Hills. The area is bound by 144 Avenue to the north, 15 Street to the west, the Stoney Trail Transportation Utility Corridor to the south, and the Canadian Pacific Railway tracks to the east.

The subject land has minor topographical variations, with one notable drainage channel cutting diagonally across from the north to the southeast where it eventually connects with the Nose Creek watershed. The land is currently undeveloped and used as grazing pasture for livestock while also being cultivated for agriculture.

Across 15 Street NE to the west are Melcor Developments and privately-owned lands within the *Keystone Hills Area Structure Plan* boundary. The outline plan and land use amendment applications for Melcor Developments (LOC2016-0234) directly to the west of the subject site, is currently under review by Administration. Those lands will also consist of a mix of industrial and office uses, with the addition of a regional retail centre. The subject lands along with Melcor's conclude the lands identified for industrial and office uses within the community of Keystone Hills, with the remainder lands under Carrington and Livingston, primarily consisting of residential neighbourhoods.

Outside of the ASP boundary, across 144 Avenue to the north, are lands that are also cultivated for agriculture, with a farmstead. Further to the east, is the Nose Creek watershed along with a provincially designated buffalo kill and processing campsite, known as the Balzac Site, northeast of the subject land, across from the Canadian Pacific Railway tracks.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment, along with the associated outline plan application (Attachment 2), will facilitate the development of an industrial and employment neighbourhood that will contribute to the growth of the Keystone community as envisioned by the policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*.

The proposed package of land uses, which include Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, and Industrial – General (I-G) District, represent an opportunity to develop a comprehensive industrial employment area, adding to The City's industrial land base and is strategically located to serve adjacent residents but also other population centres within the metropolitan area.

Initially, the application was submitted with a combination of both industrial and commercial land uses that did not align with our statutory policies. Amendments throughout the review led to the removal of those commercial land uses to better align with the policies of the area.

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***Land Use***

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District. To implement The *Keystone Hills Area Structure Plan*'s proposed office and industrial uses, the following land uses are proposed:

- Industrial – Commercial (I-C) District;
- Industrial – Business f0.5h20 (I-B f0.5h20) District;
- Industrial – General (I-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.

The I-G District is intended for light and medium industrial development and forms the largest parcel at the northeast corner of the plan. The two I-C District parcels, with support commercial, are located closest to the intersection of Deerfoot Trail NE and Stoney Trail NE. This is because the I-C District has setback and screening rules that lend itself best to this higher visibility location. The I-C District also ensures the proposed developments have controls to transition to the two adjacent I-B District parcels which is more geared towards providing high quality research and office developments.

The *Keystone Hills Area Structure Plan* identified the subject site as an industrial employment area, consisting entirely of industrial based land uses with no residential population base. Based on this, Municipal Reserve (MR) has been provided within the subject site to only a marginal extent as a land dedication. This is dedicated under the S-SPR District, to compliment the industrial uses and buffer the south side of the drainage channel to facilitate active pathway linkages through the green corridor, as well as to create pockets of passive open space to accentuate the view shed and cater to employment-based site users that may utilize this open space for lunch and mid-day activity purposes. This totals to 0.94 hectares (2.32 acres), and accounts for 2.6 per cent of the required MR. The remaining area of 2.67 hectares (6.60 acres) will be provided as cash-in-lieu of reserve for the sum of 10 per cent S-SPR (MR) required by the Municipal Government Act and approved by the Joint Use Coordination Committee (JUCC). Under Section 7.6.4 Creditable Reserve Policies of the *Keystone Hills Area Structure Plan* cash-in-lieu may be accepted in place of reserve lands for subdivision of land within industrial areas, subject to approval from the JUCC.

The Special Purpose – Urban Nature (S-UN) District dedicates the drainage channel and accompanying setback buffers as Environmental Reserve, while a Special Purpose – City and Regional Infrastructure (S-CRI) District accommodates the storm pond with the maintenance access easements required to service it.

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### ***Density***

The variety of office and industrial uses proposed will provide for the non-retail jobs that do not compromise the viability of retail development within the greater *Keystone Hills Area Structure Plan*.

The *Municipal Development Plan* requires that the general Developing- Future Greenfield area achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. The subject site is anticipating a minimum intensity of approximately 61 people and jobs per hectare and a maximum intensity of approximately 73 people and jobs per hectare.

The *Keystone Hills Area Structure Plan* identifies an anticipated 5,600 job requirement for Community D with an area of 82 hectares. The subject lands are identified as Community D and comprise 36.12 developable hectares which means it needs to provide for 44 per cent of that total job requirement. This equates to 2,464 anticipated jobs. The subject site is anticipating a minimum of 1,281 jobs and a maximum of 1,540 jobs.

### ***Historical Resources***

The proposed application is located near sites of First Nations activity, east of the Canadian Pacific Railway tracks, with the subject site being identified as potential areas for historic resources. A Statement of Justification for Historical Resources Act Requirements, a desktop study, prepared by Lifeways at the submission of the application, identified the First Nations site to be a provincial designated buffalo kill and processing camp. It further recorded a stone cairn back in 1981 within the project area.

Due to the findings of the desktop study, revealing high potential for Palaeontological and Archaeological resource, a Historical Resource Impact Assessment was determined to be required by Alberta Culture and Tourism pursuant to the Historical Resources Act. This is provincially required ahead of any land surface disturbance activities.

While the province is the authority for historical resources, The City may require a Historical Resource Impact Assessment at the outline plan and land use amendment stage, as outlined by the *Keystone Hills Area Structure Plan*. This allows for the evaluation of the proposed land use and subdivision pattern to try to conserve any documented sites in addition to undertaking the protective and mitigating measures required by the province.

In this instance, based on the agricultural cultivation of the lands since the recording of the stone cairn, Lifeways noted the likelihood of the identified stone cairn being disturbed or even destroyed today. The applicant will therefore be conducting the Historical Resource Impact Assessment for the subject lands ahead of any surface disturbance. A condition has been incorporated in the outline plan to effectively address this.

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### ***Environmental***

A Phase I Environmental Site Assessment was completed and approved for the subject site. The recommendations within the report are required to be implemented, prior to endorsement of any tentative plan.

The Biophysical Assessments conducted previously as part of the North Regional Context Study and the *Keystone Hills Area Structure Plan* identified environmental open space study areas within the subject site. A Biophysical Inventory Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified a vegetated draw with an ephemeral drainage course traveling through the subject site in a north to southeast direction. This environmental feature links north into adjacent lands where it has also been identified as environmental open space study areas for future outline plans within the *Nose Creek Area Structure Plan*. Also, linking southeast into adjacent lands connecting to Nose Creek and its meander belt. Based on the findings of the BIA, hydrologic connectivity and contribution to a larger open space network, this vegetated draw containing an ephemeral drainage has been preserved up to the top of slope line, accounting for 2.15 hectares (5.31 acres) of Environmental Reserve (ER) dedication through the S-UN District within the subject site.

### ***Transportation***

#### Streets and Access

The subject site is bounded by 144 Avenue NE to the north, 15 Street to the west, Stoney Trail NE to the south, and by the Canadian Pacific Railway tracks to the east. Administration worked with the applicant to develop a transportation network of Arterial, Collector and Industrial standard streets that were refined to accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. Keystone Boulevard NE, connecting to both 144 Avenue NE and 15 Street NE between the I-B District and I-C District lands, provides a continuous connection through the subject lands. The I-G District lands located on the east side of the drainage channel will be accessed directly from 144 Avenue NE.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail NE and Deerfoot Trail NE / QEII Highway. To the west of the plan area, 144 Avenue NE will connect to 11 Street NE, and by extension to the planned Stoney Trail NE interchange. To the east of the plan area, 144 Avenue bends to run parallel to the Canadian Pacific Railway tracks to the east in a north-south direction, and then intersects with 160 Avenue NE, and to the Deerfoot Trail NE / QEII Highway at the Crossiron Drive interchange.

In support of the New Community Growth Strategy, The City of Calgary is advancing the 11 Street NE full interchange with Stoney Trail in support of the *Keystone Hills Area Structure Plan* lands and captured within One Calgary. The interchange is anticipated to be constructed and opened by end-2022. In conjunction with the advancement of the full interchange, construction of 11 Street NE by the area developers is required to tie into the interchange, realizing the value

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of infrastructure investment made by The City in support of the Keystone Area Structure Plan area development.

### Transit

This area is currently not served by any transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the *Keystone Hills Area Structure Plan* lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services. Transit service introduction to new communities is balanced with service increases in existing communities with ridership growth, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the west of the plan area by the Developer and by the neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out.

One-Hundred and Forty-Fourth Avenue NE, as well as the parallel collector network in the lands to the west of the plan area (approximate 140 Avenue NE alignment) will provide a connection for east Keystone Hills to the future Green Line station south of 144 Avenue and Centre Street N.

### ***Utilities and Servicing***

Water servicing will be provided by connecting to the existing 900 millimetre water feedermain at 144 Avenue NE located on the east side of the plan area, and by extending the existing 400 millimetre watermain across Stoney Trail NE, through the adjacent lands to the west.

Sanitary servicing will be provided by connecting to the existing 1050 sanitary trunk within the Transportation and Utility Corridor at the south-east of the plan area.

Stormwater will be managed through a proposed stormwater facility adjacent to the existing ravine, then through a controlled discharge into Nose Creek.

### **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.

There is no Community Association for the subject area and no letters from adjacent landowners were received. One letter from a general citizen was received requesting information on the status of review of the application.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

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Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, 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). The site is located within the "City, Town" area as identified on Schedule C: *South Saskatchewan Regional Plan Map* in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies, including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

#### ***Interim Growth Plan (2018)***

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

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

The *Municipal Development Plan* (MDP), Map 1: Urban Structure, identifies the subject lands as Developing- Future Greenfield. The MDP identifies that specific policies will be identified through the *Keystone Hills Area Structure Plan*.

The proposed redesignation and associated outline plan meets the following *Municipal Development Plan* objectives (Section 3.6.2):

- Retaining environmentally significant natural areas;
- Integrate natural features into the public open space and green networks;
- Achieve a minimum intensity of 60 people and jobs per gross developable hectare; and
- Creating a connected, multi-modal street network.

#### ***Keystone Hills Area Structure Plan (Statutory – 2012)***

The *Keystone Hills Area Structure Plan* provides more direction with detailed policies and guidelines for development. The subject lands are identified as Community D on Map 6: Community and Neighbourhood Concept, and as Industrial/Employment Area and depict portions of a regional pathway and a green corridor on Map 5: Land Use Concept.

The proposed industrial area complies with the Industrial/Employment Area policies by providing for light industrial and industrial and employee-supportive uses.



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## **Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107**

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Pedestrian and cycling connections from the surrounding areas are provided into the plan area in the form of a regional pathway along the block-based road network and a green corridor along the drainage channel and proposed storm pond. Recreation opportunities for employees are additionally provided for along that open space system.

The proposed land use redesignation and associated outline plan is therefore consistent with the applicable policies of this plan.

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

These lands are subject to The City's entranceway policies as contained in the *Guide for Development Adjacent to Entranceways*. The policies apply to all roads designated as Entranceway and Entranceway Routes which include Stoney Trail and Deerfoot Trail, north of Stoney Trail to the city limits.

The land uses proposed adjacent or in areas immediately visible from entranceways need to provide for higher quality development opportunities. The proposed land uses are therefore consistent with the guidelines of this guide.

### ***Calgary International Airport Vicinity Protection Area Regulation (Statutory – 2009)***

The subject site is located within the 30-35 noise exposure forecast (NEF) contour of the Airport Vicinity Protection Area (AVPA) land use regulations. The recommended land use districts provide for a range of uses that are generally allowable within the 30-35 NEF contour area. However, future individual development permit applications will be circulated to YYC and reviewed in the context of applicable regulations to ensure further compliance.

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

The proposed application will provide the first stock of industrial lands for the community of Keystone Hills. The development of this comprehensive industrial employment area will provide adjacent residents and population centers within the metropolitan area with job opportunities and amenities while enabling a more efficient use of land and infrastructure that will support surrounding undeveloped lands by being the first to develop amongst the adjacent parcels.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

There is no impact to the current operating budget as a result of this report. As development proceeds in this area and additional services come online, operating costs will be incurred related to services such as roads, parks, and transit. These costs have been incorporated into the One Calgary 2019-2022 service plans and budgets.

**Land Use Amendment in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107**

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***Current and Future Capital Budget***

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The capital investment required for the construction of the 11 Street NE/Stoney Trail ramps and interchange has been included in the One Calgary 2019-2022 service plans and budgets.

**Risk Assessment**

A risk associated with the subject application stems from the Historical Resource Impact Assessment not being conducted during the review of the land use and associating outline plan application. Since the agricultural cultivated land provided a lower probability for the survival of any significant Palaeontological and Archaeological resources, as deducted by Lifeways, the applicant team requested to proceed with the proposed application and deal with any provincial implications prior to surface disturbance.

While the province is the authority for historical resources, findings by The City at the land use review stage could have further informed the evaluation of the proposed land use and subdivision pattern to try to conserve any documented sites. These will however, now be assessed prior to any site disturbances occurring, with appropriate mitigation measures included at that time – should any significant historical resources be identified.

**REASONS FOR RECOMMENDATIONS:**

The proposed land use amendment has been developed in accordance with the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies specified in the *Keystone Hills Area Structure Plan*. The proposed land uses and their distribution facilitate the development of office and industrial land uses and provides the anticipated component to make the developing community of Keystone Hills a complete community. The industrial area also meets the required intensity targets as set out in the *Municipal Development Plan* and *Keystone Hills Area Structure Plan*.

These land uses will be implemented through the supporting outline plan application that provides the subdivision layout and conditions to realize the site's development.

**ATTACHMENTS**

1. Applicant's Submission
2. Proposed Outline Plan



## Applicant's Submission



### SE Keystone - Applicant's Submission – LOC2014-0107

On behalf of Pacific Developments, B&A submits an Outline Plan and Land Use Redesignation for lands located within the Keystone Hills Business and Industrial Park. The Outline Plan area is located north of Stoney Trail and the community of Panorama Hills, east of 15 Street NE, south of 144 Avenue NW, and west of the Canadian Pacific Railway tracks.

The Outline Plan Area is 38.27 hectares (94.57 acres) in size, and is anticipated to accommodate approximately 2200 jobs.

As per Keystone Hills ASP policy, the Keystone Hills Industrial/Employment area is to achieve between 60 and 70 people/jobs per hectare. The Outline Plan area is currently anticipating 61 people/jobs per hectare. As the development moves forward, this number is anticipated to increase with the intensification of retail, commercial, and business land uses in the area.

The subject lands have been comprehensively designed to accommodate Industrial- Business, Industrial – Commercial and General Industrial uses through an efficient road system, accommodating transit services, pedestrian walkability, and cyclist connectivity.

Based on the consideration of site opportunities and constraints, as well as the technical evaluations completed to date, the proposed land use configuration for the proposed Keystone Hills Business and Industrial Park will include I-Bf0.5h20, I-G, I-C, S-SPR, S-UN, and S-CRI.

Open space in the Outline Plan area will be provided as linear space with pedestrian seating nodes along the top of a small drainage course and the edge of a stormwater management facility. Stormwater servicing for the Outline Plan area will be provided by construction of a stormwater management facility along the east side of the plan boundary. The stormwater facility is sized to retain stormwater runoff for the Outline Plan area only, where it will then be treated for water quality prior to release into Nose Creek.

The Outline Plan area will have direct vehicular access to the 144th Avenue, and 15 Street NE. These roads in turn provide access to Stoney Trail through a future interchange at 11 Street NE.

The proposal reflects City policy as contained in the Municipal Development Plan, Keystone Hills Area Structure Plan and the Calgary Transportation Plan.



## Proposed Outline Plan







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## Outline Plan in Keystone Hills (Ward 3) at 13818 and 13920 – 15 Street NE, LOC2014-0107

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### EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of the developer Pacific Investments & Developments Ltd and the various landowners on 2014 June 18. This application proposes a framework for the future subdivision and development of approximately 38.27 hectares (94.57 acres) of undeveloped greenfield area in the north community of Keystone Hills. This application provides for:

- two parcels of industrial development with support commercial;
- two parcels of industrial development intended for high quality manufacturing, research and office developments;
- one parcel of industrial development intended for light and medium general industrial uses with limited commercial;
- the dedication of Public Utility (PUL), in the form of a storm pond;
- the dedication of Environmental Reserve (ER), in the form of a drainage channel and its required riparian buffer; and
- Municipal Reserve (MR), in the form of public open space (S-SPR); and
- the location of future local and major roadways, utilities and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan* by supporting the efficient utilization of land and infrastructure by providing a framework for the future subdivision of various industrial and employment districts and open space network as recommended in the associated land use application (CPC2019-0717).

### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan, located at 13818 and 13920 - 15 Street NE (NW1/4, Section 36, Township 25, Range 1, Meridian 5; Plan 6268FT, OT) to subdivide the 38.27 hectares ± (94.57 acres ±) with conditions (Attachment 1).

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

B&A Planning Group on behalf of Pacific Investments & Developments Ltd and the various landowners submitted the subject application to The City on 2014 June 18 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

The application took a long period to process because it was initially put on hold for over a year, as an incomplete application, pending the submission of several requirements as outlined in the pre-application. Once the requirements were submitted and the application was under review, a

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growth management overlay impacted the application until 2018 December 10, when Council gave three readings to Bylaw 93P2018 to amend the *Keystone Hills Area Structure Plan* to lift the growth management overlay for an area that included the subject lands.

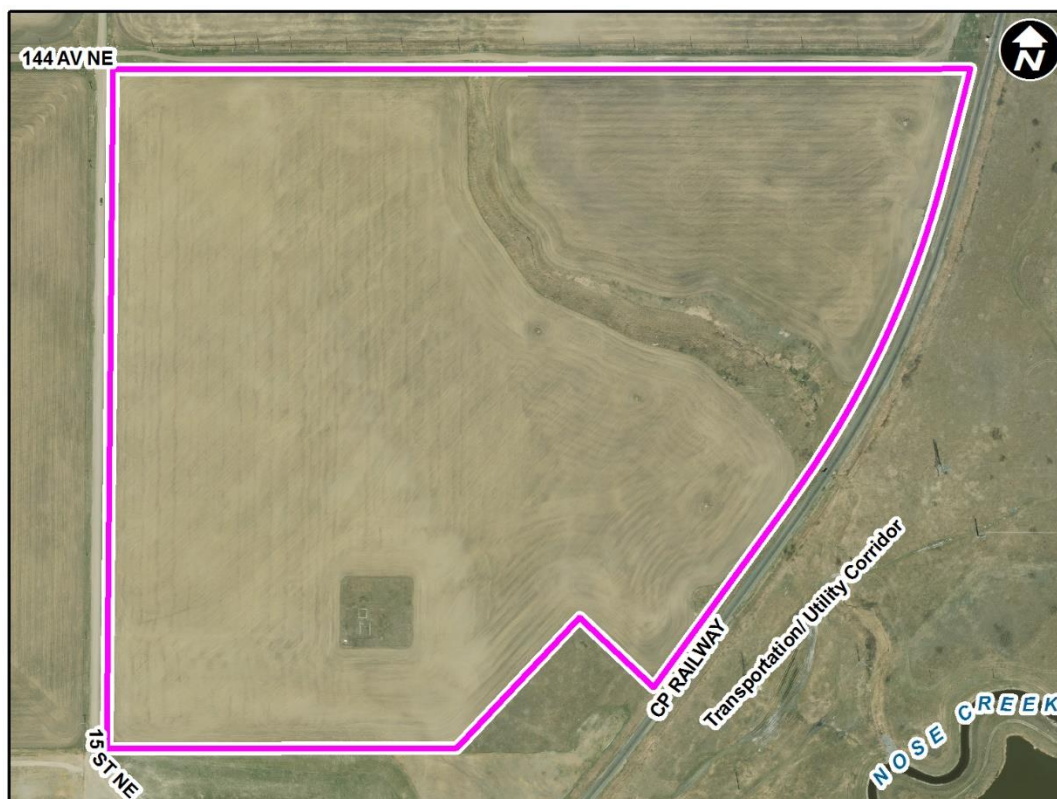
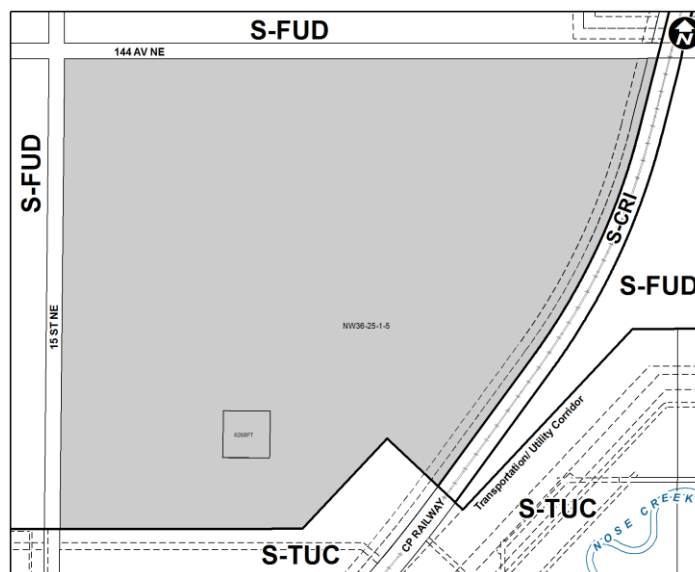
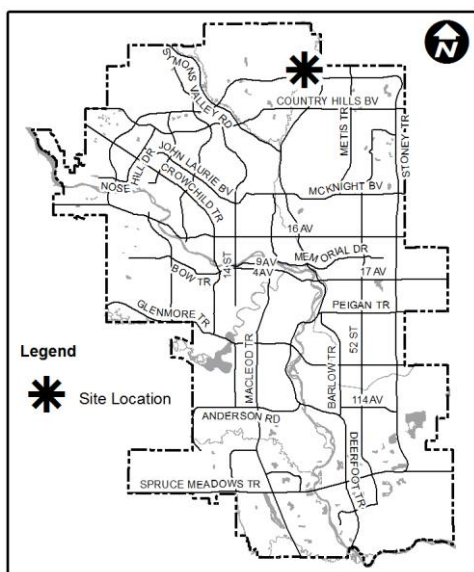
The subject lands were part of an annexation from Rocky View County in 1989 and 2007, which include the developing communities now known as Carrington and Livingston. Development in these communities and adjacent lands remain ongoing.

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Location Maps



## Outline Plan in Keystone Hills (Ward 3) at 13818 and 13920 - 15 Street NE, LOC2014-0107

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### Site Context

The subject lands, 13818 and 13920 – 15 Street NE, are situated in the northeast quadrant of the city in the developing community of Keystone Hills. The area is bound by 144 Avenue to the north, 15 Street to the west, the Stoney Trail Transportation Utility Corridor to the south, and the Canadian Pacific Railway tracks to the east.

The subject land has minor topographical variations, with one notable drainage channel cutting diagonally across from the north to the southeast where it eventually connects with the Nose Creek watershed. The land is currently undeveloped and used as grazing pasture for livestock while also being cultivated for agriculture.

Across 15 Street NE to the west are Melcor Developments and privately-owned lands within the *Keystone Hills Area Structure Plan* boundary. The outline plan and land use amendment applications for Melcor Developments (LOC2016-0234) directly to the west of the subject site, is currently under review by Administration. Those lands will also consist of a mix of industrial and office uses, with the addition of a regional retail centre. The subject lands along with Melcor's conclude the lands identified for industrial and office uses within the community of Keystone Hills, with the remainder lands under Carrington and Livingston, primarily consisting of residential neighbourhoods.

Outside of the Area Structure Plan boundary, across 144 Avenue to the north, are lands that are also cultivated for agriculture, with a farmstead. Further to the east, is the Nose Creek watershed along with a provincially designated buffalo kill and processing campsite, known as the Balzac Site, northeast of the subject land, across from the Canadian Pacific Railway tracks.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Proposed Outline Plan (Attachment 3), along with the associated land use amendment application, will facilitate the development of an industrial and employment neighbourhood that will contribute to the growth of the Keystone community, as envisioned by the policies of the *Municipal Development Plan* and the *Keystone Hills Area Structure Plan*.

The proposed package of land uses, which include Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, and Industrial – General (I-G) District, represent an opportunity to develop a comprehensive industrial employment area, adding to The City's industrial land base and is strategically located to serve adjacent residents but also other population centres within the metropolitan area

### Planning Considerations

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

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***Subdivision Design***

The proposed subdivision is approximately 38.27 hectares (94.57 acres) and is broken down into the various components under the Subdivision Data Sheet (Attachment 5). In general, the subdivision consists of 29.00 hectares (71.66 acres) of industrial lands overlaid with a grid road network that acknowledges and protects the drainage channel and its required riparian buffer under an Environmental Reserve (ER) dedication. This drainage channel cuts diagonally across from the north to the southeast of the plan.

The proposed industrial lands vary in size, with the industrial parcel intended for light and medium industrial development forming the largest parcel at the northeast corner of the plan. The two industrial parcels with support commercial are strategically located closest to the intersection of Deerfoot Trail NE and Stoney Trail NE where these high visibility entranceway parcels better accommodate for future development that align with entranceway guidelines. The two remaining industrial parcels intended for high quality manufacturing, research and office developments occupy the northwest portion of the plan area.

Municipal Reserve (MR) required as part of developing this land, has been partly provided as a linear green corridor that runs along the south side of the drainage channel. This will compliment the industrial uses and buffer the drainage channel to facilitate active pathway linkages through the green corridor, as well as create pockets of passive open space to accentuate the view shed and cater to employment-based site users that may utilize this open space for lunch and mid-day activity purposes. This totals to 0.94 hectares (2.32 acres), and accounts for 2.6 per cent of the required MR. The remaining area of 2.67 hectares (6.60 acres) will be provided as cash-in-lieu of reserve for the sum of 10 per cent S-SPR (MR) required by the Municipal Government Act and approved by the Joint Use Coordination Committee (JUCC). Under Section 7.6.4 Creditable Reserve Policies of the *Keystone Hills Area Structure Plan* cash-in-lieu may be accepted in place of reserve lands for subdivision of land within industrial areas, subject to approval from the JUCC.

The storm pond has been strategically located adjacent to the drainage channel to allow for the enhancement of the natural ravine system and enhance the amenity for the pathway users.

These pathways along with a network of sidewalk and regional pathway that cut from north to south, all eventually connect to the regional pathway outside of the plan area and the larger Rotary Mattamy Greenway.

***Land Use***

Concurrent with the outline plan is a land use amendment application (Attachment 4) that proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District to a mix of industrial land uses that include Industrial – Commercial (I-C) District, Industrial – Business f0.5h20 (I-B f0.5h20) District, and Industrial – General (I-G) District. Special purpose districts include 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.

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***Density***

The variety of office and industrial uses proposed will provide for the non-retail jobs that do not compromise the viability of retail development within the greater *Keystone Hills Area Structure Plan*.

The *Municipal Development Plan* requires that the general Developing - Future Greenfield area achieve a minimum intensity threshold of 60 people and jobs per gross developable hectare. The subject site is anticipating a minimum intensity of approximately 61 people and jobs per hectare and a maximum intensity of approximately 73 people and jobs per hectare.

The *Keystone Hills Area Structure Plan* identifies an anticipated 5,600 job requirement for Community D with an area of 82 hectares. The subject lands are identified as Community D and comprise 36.12 developable hectares which means it needs to provide for 44 per cent of that total job requirement. This equates to 2,464 anticipated jobs. The subject site is anticipating a minimum of 1,281 jobs and a maximum of 1,540 jobs.

***Historical Resources***

The proposed application is located near sites of First Nations activity, east of the Canadian Pacific Railway tracks, with the subject site being identified as potential areas for historic resources. A Statement of Justification for Historical Resources Act Requirements, a desktop study, prepared by Lifeways at the submission of the application, identified the First Nations site to be a provincial designated buffalo kill and processing camp. It further recorded a stone cairn back in 1981 within the project area.

Due to the findings of the desktop study, revealing high potential for Palaeontological and Archaeological resource, a Historical Resource Impact Assessment was determined to be required by Alberta Culture and Tourism pursuant to the Historical Resources Act. This is provincially required ahead of any land surface disturbance activities.

While the province is the authority for historical resources, The City may require a Historical Resource Impact Assessment at the outline plan and land use amendment stage, as outlined by the *Keystone Hills Area Structure Plan*. This allows for the evaluation of the proposed land use and subdivision pattern to try to conserve any documented sites in addition to undertaking the protective and mitigating measures required by the province.

In this instance, based on the agricultural cultivation of the lands since the recording of the stone cairn, Lifeways noted the likelihood of the identified stone cairn being disturbed or even destroyed today. The applicant will therefore be conducting the Historical Resource Impact Assessment for the subject lands ahead of any surface disturbance. A condition has been incorporated in the outline plan to effectively address this.

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***Environmental***

A Phase I Environmental Site Assessment was completed and approved for the subject site. The recommendations within the report are required to be implemented, prior to endorsement of any tentative plan.

The Biophysical Assessments conducted previously as part of the North Regional Context Study and the *Keystone Hills Area Structure Plan* identified environmental open space study areas within the subject site. A Biophysical Inventory Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified a vegetated draw with an ephemeral drainage course traveling through the subject site in a north to southeast direction. This environmental feature links north into adjacent lands where it has also been identified as environmental open space study areas for future outline plans within the *Nose Creek Area Structure Plan*. Also, linking southeast into adjacent lands connecting to Nose Creek and its meander belt. Based on the findings of the BIA, hydrologic connectivity and contribution to a larger open space network, this vegetated draw containing an ephemeral drainage has been preserved up to the top of slope line, accounting for 2.15 hectares (5.31 acres) of Environmental Reserve (ER) dedication through the S-UN District within the subject site.

***Transportation***

**Streets and Access**

The subject site is bounded by 144 Avenue NE to the north, 15 Street to the west, Stoney Trail NE to the south, and by the Canadian Pacific Railway tracks to the east. Administration worked with the applicant to develop a transportation network of Arterial, Collector and Industrial standard streets that were refined to accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. Keystone Boulevard NE, connecting to both 144 Avenue NE and 15 Street NE between the I-B District and I-C District lands, provides a continuous connection through the subject lands. The I-G District lands located on the east side of the drainage channel will be accessed directly from 144 Avenue NE.

The plan area is well-connected to the regional transportation network and is in close proximity to both Stoney Trail NE and Deerfoot Trail NE / QEII Highway. To the west of the plan area, 144 Avenue NE will connect to 11 Street NE, and by extension to the planned Stoney Trail NE interchange. To the east of the plan area, 144 Avenue bends to run parallel to the Canadian Pacific Railway tracks to the east in a north-south direction, and then intersects with 160 Avenue NE, and to the Deerfoot Trail NE / QEII Highway at the Crossiron Drive interchange.

In support of the New Community Growth Strategy, The City of Calgary is advancing the 11 Street NE full interchange with Stoney Trail in support of the *Keystone Hills Area Structure Plan* lands and captured within One Calgary. The interchange is anticipated to be constructed and opened by end-2022. In conjunction with the advancement of the full interchange, construction of 11 Street NE by the area developers is required to tie into the interchange, realizing the value of infrastructure investment made by The City in support of the Keystone Area Structure Plan area development.



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Transit

This area is currently not served by any transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus routes running through the *Keystone Hills Area Structure Plan* lands, providing local and regional service through and around the plan area, and later phased to support the future Green Line extension and cross-town bus services. Transit service introduction to new communities is balanced with service increases in existing communities with ridership growth, including potential introduction of evening and weekend service. Construction of 144 Avenue NE along the north boundary of and to the west of the plan area by the Developer and by the neighbouring developers will enable the introduction and eventual enhancement of transit service as the community builds out.

One Hundred and Forty-Fourth Avenue NE, as well as the parallel collector network in the lands to the west of the plan area (approximate 140 Avenue NE alignment) will provide a connection for east Keystone Hills to the future Green Line station south of 144 Avenue and Centre Street N.

***Utilities and Servicing***

Water servicing will be provided by connecting to the existing 900 millimetre water feedermain at 144 Avenue NE located on the east side of the plan area, and by extending the existing 400 millimetre watermain across Stoney Trail NE, through the adjacent lands to the west.

Sanitary servicing will be provided by connecting to the existing 1050 sanitary trunk within the Transportation and Utility Corridor at the south-east of the plan area.

Stormwater will be managed through a proposed stormwater facility adjacent to the existing ravine, then through a controlled discharge into Nose Creek.

**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.

There is no Community Association for the subject area and no letters from adjacent landowners were received. One letter from a general citizen was received requesting information on the status of review of the application.

No public meetings were conducted by the applicant or Administration in direct relation to this outline plan application.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to this land use amendment, 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.

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**Strategic Alignment**

***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the “City, Town” area as identified on Schedule C: *South Saskatchewan Regional Plan Map* in the SSRP. While the SSRP makes no specific reference to this site, the supporting application is consistent with the SSRP policies, including the Land Use Patterns strategies (subsection 8.14) within the Implementation Plan part of the document.

***Interim Growth Plan (2018)***

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

***Municipal Development Plan (Statutory – 2009)***

The *Municipal Development Plan* (MDP), Map 1: Urban Structure, identifies the subject lands as Developing- Future Greenfield. The MDP identifies that specific policies will be identified through the *Keystone Hills Area Structure Plan*.

The proposed outline plan and associated land use redesignation meets the following *Municipal Development Plan* objectives (Section 3.6.2):

- retaining environmentally significant natural areas;
- integrate natural features into the public open space and green networks;
- achieve a minimum intensity of 60 people and jobs per gross developable hectare; and
- creating a connected, multi-modal street network.

***Keystone Hills Area Structure Plan (Statutory – 2012)***

The *Keystone Hills Area Structure Plan* provides more direction with detailed policies and guidelines for development. The subject lands are identified as Community D on Map 6: Community and Neighbourhood Concept, and as Industrial/Employment Area and depict portions of a regional pathway and a green corridor on Map 5: Land Use Concept.

The proposed industrial area complies with the Industrial/Employment Area policies by providing for light industrial and industrial and employee-supportive uses.

Pedestrian and cycling connections from the surrounding areas are provided into the plan area in the form of a regional pathway along the block-based road network and a green corridor along the drainage channel and proposed storm pond. Recreation opportunities for employees are additionally provided for along that open space system.

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The proposed outline plan and associated land use redesignation is therefore consistent with the applicable policies of this plan.

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

These lands are subject to The City's entranceway policies as contained in the *Guide for Development Adjacent to Entranceways*. The policies apply to all roads designated as Entranceway and Entranceway Routes which include Stoney Trail and Deerfoot Trail, north of Stoney Trail to the city limits.

The land uses proposed adjacent or in areas immediately visible from entranceways need to provide for higher quality development opportunities. The proposed outline plan and associated land uses are therefore consistent with the guidelines of this guide.

***Calgary International Airport Vicinity Protection Area Regulation (Statutory – 2009)***

The subject site is located within the 30-35 noise exposure forecast (NEF) contour of the Airport Vicinity Protection Area (AVPA) land use regulations. The recommended land use districts provide for a range of uses that are generally allowable within the 30-35 NEF contour area. However, future individual development permit applications will be circulated to YYC and reviewed in the context of applicable regulations to ensure further compliance.

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

The proposed application will provide the first stock of industrial lands for the community of Keystone Hills. The development of this comprehensive industrial employment area will provide adjacent residents and population centers within the metropolitan area with job opportunities and amenities while enabling a more efficient use of land and infrastructure that will support surrounding undeveloped lands by being the first to develop amongst the adjacent parcels.

**Financial Capacity**

***Current and Future Operating Budget***

There is no impact to the current operating budget as a result of this report. As development proceeds in this area and additional services come online, operating costs will be incurred related to services such as roads, parks, and transit. These costs have been incorporated into the One Calgary 2019-2022 service plans and budgets.

***Current and Future Capital Budget***

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The capital investment required for the construction of the 11 Street NE/Stoney Trail

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ramps and interchange has been included in the One Calgary 2019-2022 service plans and budgets.

**Risk Assessment**

A risk associated with the subject application stems from the Historical Resource Impact Assessment not being conducted during the review of the land use and associating outline plan application.

Since the agricultural cultivated land provided a lower probability for the survival of any significant Palaeontological and Archaeological resources, as deducted by Lifeways, the applicant team requested to proceed with the proposed application and deal with any provincial implications prior to surface disturbance.

While the province is the authority for historical resources, findings by The City at the land use review stage could have further informed the evaluation of the proposed land use and subdivision pattern to try to conserve any documented sites. These will however, now be assessed prior to any site disturbances occurring, with appropriate mitigation measures included at that time – should any significant historical resources be identified.

**REASONS FOR RECOMMENDATIONS:**

The proposed outline plan has been developed in accordance with the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies specified in the *Keystone Hills Area Structure Plan*. The proposed provides an outline for the future subdivision of new industrial districts and special purpose districts recommended in the associated land use application.

The proposal allows for office and industrial development that also meets the required intensity targets as set out in the *Municipal Development Plan* and *Keystone Hills Area Structure Plan* and provides for an anticipated component to make the developing community of Keystone Hills a complete community.

The conditions of approval (Attachment 1) effectively implement the technical aspects of the plan area's future development.

**ATTACHMENTS**

1. Conditions of Approval
2. Applicant's Submission
3. Proposed Outline Plan
4. Proposed Land Use Districts
5. Subdivision Data Sheet



## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. Dedication of all the environmental reserve and municipal reserve and payment of cash-in-lieu of reserves, shall be provided with the first subdivision application.
2. The applicant shall submit a land appraisal surcharge at the time of submission of the first subdivision application. An independent appraisal report will be performed to determine the value of the payment of lieu of reserve.
3. **Prior to endorsement of the first tentative plan**, the developer shall provide a cash payment in lieu of reserve dedication for 2.67 hectares, in accordance with the independent appraisal report, to the satisfaction of the Subdivision Authority. The payment must be in the form of a bank draft or certified cheque made payable to The City of Calgary.
4. **Prior to endorsement of the first subdivision application or prior to decision on stripping and grading (whichever occurs first)**, a Historical Resource Impact Assessment (HRIA) as required by provincial regulation, and any associated Historical Resource Act (HRA) response letters shall be submitted for the Outline Plan area. The HRA response letters shall provide Alberta Culture and Tourism's (ACT) decision and /or further work requirements.
5. All development adjacent to freight rail corridor must install and maintain a fence with a minimum of 1.83 metres along the property line of the development parallel to the rail corridor at the time of construction and must be maintained for the life of the development. Application of this shall not preclude the ability of a future industrial development to apply for a rail spur line.
6. The existing buildings shall be removed prior to subdivision endorsement.
7. The relocation of any electrical and telecommunications installations shall be at the Developer's expense to the appropriate standards.

### Development Engineering:

8. **Prior to approval of any affected tentative plan** the Staged Master Drainage Report must be approved. The report is to include pond report and to be prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the City of Calgary, Water Resources and Parks. For further information contact the Development Engineering Coordinator, Development Approvals, Water Resources, 403-268-2855 or for Parks/ER related issues contact the Parks Natural Area Specialist Dave Hayman at 403-268-1588 or [Dave.Hayman@Calgary.ca](mailto:Dave.Hayman@Calgary.ca) for further information.

The SMDP should also quantify average annual runoff volume using either a water balance spreadsheet approach or computer modelling approach.

9. **Prior to endorsement of any affected tentative plan** the applicant shall provide documentation that all the recommendations outlined in: "Phase I Environmental Site Assessment 13818, 13920, 13971 and 14111 – 15 Street NE Calgary, Alberta" by Amec,

### Conditions of Approval

dated November 2013, have been addressed. Specifically, the issues identified with the former airport beacon site.

10. **Prior to endorsement of any affected tentative plan or prior to decision on stripping and grading (whichever occurs first)**, the Applicant shall provide documentation confirming that the Plains Midstream pipeline has been abandoned and removed in accordance to Alberta Energy Regulatory (AER) requirements; and that the environmental conditions of the vacant pipeline right-of-way are suitable for the intended land uses. All documents and reports shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).
11. **Prior to the approval of the affected tentative plan**, provide a slope stability report showing pre and post development conditions for any slopes in excess of 15%.
12. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 4904), dated January 18, 2011.
  - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd (File No ML 4940), dated February 2011.
  - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd (File No ML 4940), dated February 4, 2011.
13. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
14. The developer is required to enter into a Standard Development Agreement at the time of development. Contact the Subdivision Development Coordinator, Growth Management for further information.
15. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
  - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
  - b) Construct the underground utilities and surface improvements within the boundary of the plan area.
  - c) Construct the underground utilities and surface improvements within 144 AV NE along the north boundary of the plan area.
  - d) Construct the underground utilities and surface improvements within 15 ST NE along the west boundary of the plan area.



### Conditions of Approval

- e) Construct the onsite and offsite 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.
  - f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the private parcels where they abut the TUC or the CPR tracks along the boundary of the plan area.
  - g) Construct the MR within the plan area.
  - h) Construct the regional pathway within and along the boundaries of the plan area, including the area shown in the TUC, to the satisfaction of the Director of Parks.
  - i) Rehabilitate any affected ER disturbed by development activities.
16. Rehabilitate the portions of the public and private lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director of Parks.

### Transportation:

17. In conjunction with the Initial Tentative Plan, it must be demonstrated to the satisfaction of the Director, Transportation Planning that a regional transportation network is “available,” and connects the Outline Plan area (LOC2014-0107) with Stoney Trail, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP).

“Available” is defined as follows:

- A. The ability to construct or contribute towards construction of a regional road required to provide a connection to the Tentative Plan.
- B. The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan, or pedestrian / active to connect the pedestrian walkway system serving the Tentative Plan boundary.

The Regional Transportation Network required to support the Initial Tentative Plan is defined as follows:

- 144 Avenue NE – minimum of two (1-1) paved lanes between the subject lands (Initial Tentative Plan) and 11 Street NE, inclusive;
- 144 Avenue NE – minimum of two (1-1) paved lanes between 11 Street NE and Center Street NE, inclusive.
- Center Street N – four (2-2) paved lanes from Stoney Trail to 144 Avenue N; two NB + two southbound lanes across Center Street N bridge over Stoney Trail;
- 11 Street NE – minimum four (2-2) paved lanes from Stoney Trail to 144 Avenue NE; and at minimum the Right-in Right-out ramp connection at Stoney Trail NE.

### Conditions of Approval

Downgrading or removal of segments of the Regional Transportation Network would result in a reduction of the number of units that can be accommodated within the Keystone ASP lands. The design requirements for all other roadways will require review and reassessment, and any assumptions or analysis completed in support of this application would be invalid.

18. In conjunction with the Initial Tentative Plan, 144 Avenue NE connecting 11 Street NE to 15 Street NE, and 11 Street NE connecting to Stoney Trail must be constructed and open to traffic. This connection provides regional access to the proposed development, in accordance with MDP and CTP policy and guidelines.

The Developer may explore the scenarios listed, below and identify the preferred scenario that satisfied the condition:

- a) Work with area Developers on an agreement to secure and register the Ultimate road right-of-way, and work to develop an agreement that defines design and construction cost responsibilities. Design and construction of the roadway at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries. At a minimum, two (1-1) paved lanes are required on 144 Avenue NE between 11 Street NE and 15 Street NE.

**OR**

- b) The Developer can wait until the road plans are registered by the area Developers, and then complete an agreement that defines timing of construction as well as defines design and construction cost responsibilities.
19. Prior to endorsement of the Initial Tentative Plan, construction drawings shall be approved to the satisfaction the Director, Transportation Planning for 144 Avenue NE from along the boundary of the Outline Plan.
  20. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the boundary half of 144 Avenue NE along the north boundary of the Outline Plan.
  21. In conjunction with the initial Tentative Plan, the Developer shall construct the boundary half of 144 Avenue NE along the north boundary of the Outline Plan. 144 Avenue NE and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, but no other recoveries will be provided.
  22. In conjunction with each Tentative Plan or Development Permit, traffic and transportation analysis (Transportation Impact Assessment) is required to demonstrate and confirm that capacity is available on the network to support the proposed application, that the application does not exceed the available network capacity or any development cap in place at that time, and that all travel modes are accommodated in a contiguous, consistent manner. Any upgrades to the local and regional transportation network required to support the proposed application shall be designed and constructed at the Developer's sole expense, to the satisfaction of the Director, Transportation Planning.

### Conditions of Approval

23. No direct vehicular access shall be permitted to or from 144 Avenue NE for the I-B lands; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
24. One vehicular access (only) will be permitted to or from 144 Avenue NE for the I-G lands located to the east of the S-UN(ER) lands, at the location shown on the Outline Plan. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
25. In conjunction with the applicable Tentative Plan, Industrial streets, Primary Collector streets, and the Arterial stub of 15 Street NE south of 144 Avenue NE, shall be built to their full width to the satisfaction of the Director, Transportation Planning.
26. In conjunction with each Tentative Plan, the Developer shall register road plans for all roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.
27. In conjunction with the applicable Tentative Plan, all roads and intersections within the plan area, including access to industrial parcels shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
28. In conjunction with the applicable Tentative Plan or Development Permit, it must be demonstrated to the satisfaction of the Director, Transportation Planning that minimum emergency access to the I-G lands located east of the S-UN(ER) can be provided.
29. In conjunction with the applicable Tentative Plan or Development Permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
  - Where commercial areas are concentrated;
  - Where the grades and site lines are compatible to install bus zones; and
  - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
30. 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 driveways over the bus loading area(s).
31. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

### Conditions of Approval

32. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
33. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
34. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
  - where regional pathways or multi-use pathways intersect with the street; and
  - at mid-block crossings;

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization 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.
35. The Transportation/Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Councils' policy and it shall also be clearly identified on the Land Use Sign for the area.
36. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

#### Parks:

37. **Prior to approval of the first Tentative Plan or Stripping and Grading Permit (whichever comes first)**, an onsite meeting shall be arranged with Parks Urban Conservation to confirm that the surveyed boundaries of the Environmental Reserve (ER) lands area conform with the approved outline plan. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. Contact Parks' Ecologist Dave Hayman at 403-268-1588 to initiate this work.
38. **Prior to approval of the first Tentative Plan or Stripping and Grading Permit (whichever comes first)**, an onsite meeting shall be arranged with Parks Development Inspector to confirm the location of Environmental Reserve protection fencing. The developer shall install and maintain a temporary construction fence within private property along the shared property line with the adjacent Environmental Reserve until all construction activity has been completed. Contact Parks' Development Inspector Annie Rodrigues at 403-268-1358 for an inspection.
39. A 1.2 m fence (or Parks approved alternative) shall be maintained along the boundary of reserve (ER/MR) lands for the duration of the development.

### Conditions of Approval

40. All proposed site fencing adjacent to or abutting reserve (ER/MR) lands, including footings and other components, shall be installed completely within private property.
41. **Prior to endorsement of the affected Tentative Plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all Municipal Reserve lands within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).  
  
As a required component of the of Landscape Construction Drawing submission, the developer shall include a Natural Area Management Plan and a Restoration Plan, including a maintenance schedule, for the restoration and maintenance of any disturbed Environmental Reserve lands within this development. The restored area(s) shall be maintained by the developer until establishment and approved by Parks prior to Final Acceptance Certificate.
42. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control:  
<http://www.calgary.ca/UEP/Water/Documents/Water-Documents/escguidelines2001-02-12.pdf>
43. Any damage to Environmental Reserve lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.  
  
If disturbance occurs to Environmental Reserve lands, a Habitat Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.
44. Any damage to Environmental Reserve lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
45. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
46. Any damage to the existing regional pathways within and along the boundaries of the plan area must be repaired at the developer's expense, to the satisfaction of Parks.
47. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.
48. All recommendations and mitigation measures identified in the Biophysical Impact Assessment (BIA) completed for the subject lands shall be adhered to for the duration of the development.
49. Drainage from the development site into Reserve (ER/MR) lands is not permitted, unless otherwise authorized by Parks.

### **Conditions of Approval**

50. Construction access through Environmental Reserve lands is not permitted.
51. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
52. Retaining walls placed within Reserve (ER/MR) lands is not permitted, unless otherwise authorized by Parks.
53. Site grading of the development site shall match the grades of adjacent Environmental Reserve lands with all grading confined to private property.
54. Backsloping from the development site into adjacent reserve (ER/MR) lands is not permitted, unless otherwise authorized by Parks.
55. Private property abutting all Environmental Reserve lands shall have a minimum 300mm depth of development topsoil applied.
56. Construct all Municipal Reserve parcels within the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
57. Construct all regional pathway routes, pathway connections and trails within and along the boundaries of the plan area, including the regional pathway link within the TUC, according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
58. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed Stormwater Management Facilities to both Water Resources and Parks for review.
59. Plant all public trees in compliance with the approved Public Landscaping Plan.
60. Any Low Impact Development (LID) component drainage proposed shall not conflict with the pathways in any part of the subdivision.
61. All local and regional pathways shall be located outside of the high water line of storm ponds.

## Applicant's Submission



### SE Keystone - Applicant's Submission – LOC2014-0107

On behalf of Pacific Developments, B&A submits an Outline Plan and Land Use Redesignation for lands located within the Keystone Hills Business and Industrial Park. The Outline Plan area is located north of Stoney Trail and the community of Panorama Hills, east of 15 Street NE, south of 144 Avenue NW, and west of the Canadian Pacific Railway tracks.

The Outline Plan Area is 38.27 hectares (94.57 acres) in size, and is anticipated to accommodate approximately 2200 jobs.

As per Keystone Hills ASP policy, the Keystone Hills Industrial/Employment area is to achieve between 60 and 70 people/jobs per hectare. The Outline Plan area is currently anticipating 61 people/jobs per hectare. As the development moves forward, this number is anticipated to increase with the intensification of retail, commercial, and business land uses in the area.

The subject lands have been comprehensively designed to accommodate Industrial- Business, Industrial – Commercial and General Industrial uses through an efficient road system, accommodating transit services, pedestrian walkability, and cyclist connectivity.

Based on the consideration of site opportunities and constraints, as well as the technical evaluations completed to date, the proposed land use configuration for the proposed Keystone Hills Business and Industrial Park will include I-Bf0.5h20, I-G, I-C, S-SPR, S-UN, and S-CRI.

Open space in the Outline Plan area will be provided as linear space with pedestrian seating nodes along the top of a small drainage course and the edge of a stormwater management facility. Stormwater servicing for the Outline Plan area will be provided by construction of a stormwater management facility along the east side of the plan boundary. The stormwater facility is sized to retain stormwater runoff for the Outline Plan area only, where it will then be treated for water quality prior to release into Nose Creek.

The Outline Plan area will have direct vehicular access to the 144th Avenue, and 15 Street NE. These roads in turn provide access to Stoney Trail through a future interchange at 11 Street NE.

The proposal reflects City policy as contained in the Municipal Development Plan, Keystone Hills Area Structure Plan and the Calgary Transportation Plan.

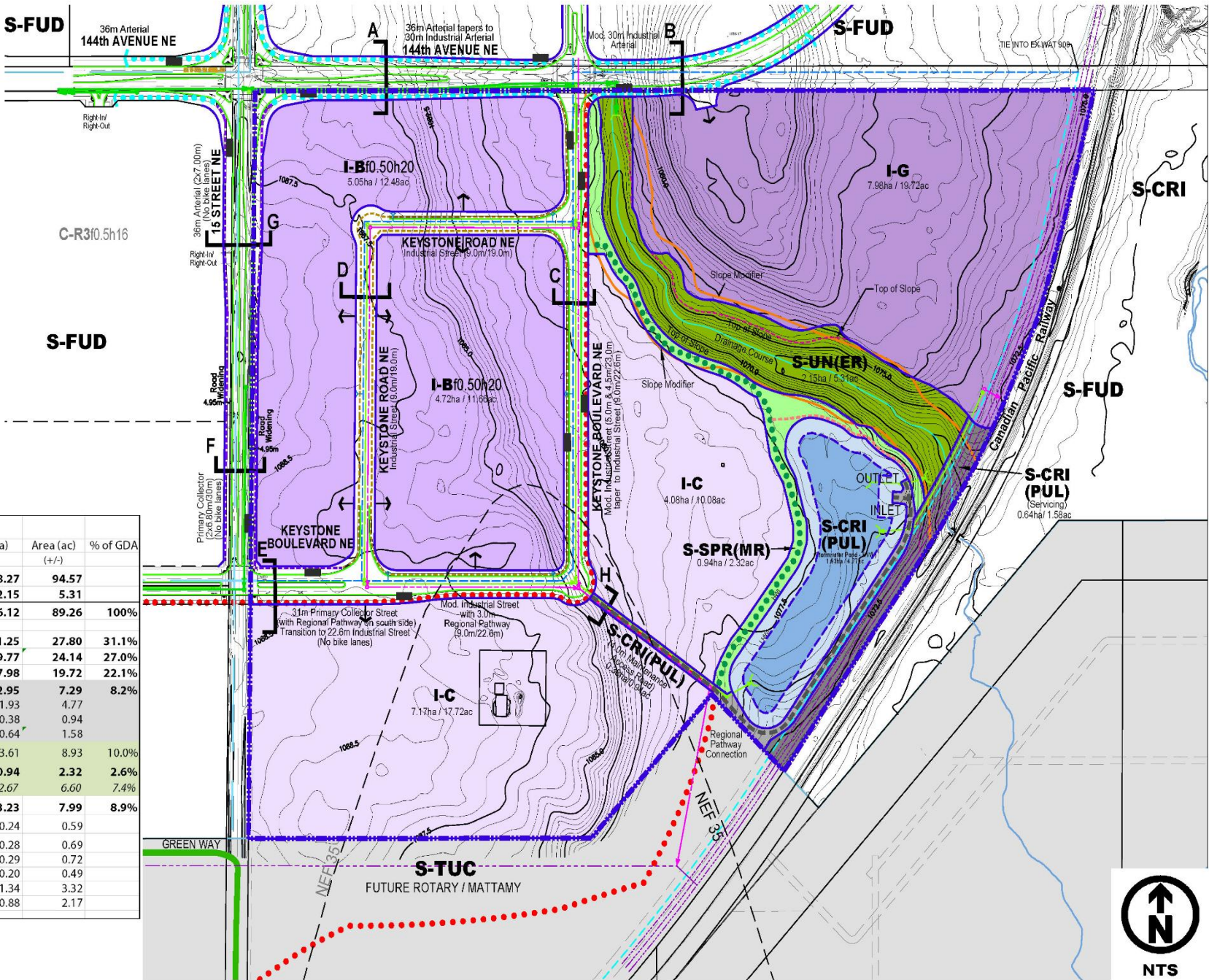




Proposed Outline Plan



OUTLINE PLAN STATISTICS			
01-Apr-19			
	Area (ha)	Area (ac)	% of GDA
	(+/-)	(+/-)	
Total Ownership Area	38.27	94.57	
Less Environmental Reserve (S-UN(ER))	2.15	5.31	
Gross Developable Area (GDA)	36.12	89.26	100%
Industrial - Commercial (I-C)	11.25	27.80	31.1%
Industrial - Business (I-Bf0.50h20)	9.77	24.14	27.0%
Industrial General (I-G)	7.98	19.72	22.1%
Public Utility Lot (S-CRI / PUL)	2.95	7.29	8.2%
Stormwater Pond	1.93	4.77	
Maintenance Access Road	0.38	0.94	
Servicing	0.64	1.58	
Total Municipal Reserve (S-SPR(MR))	3.61	8.93	10.0%
Municipal Reserve - Provided	0.94	2.32	2.6%
Municipal Reserve CASH-IN-LIEU	2.67	6.60	7.4%
Roadways and Lanes	3.23	7.99	8.9%
144th Avenue NE Road Widening (south side)	0.24	0.59	
15th Street NE Road Widening (east side)	0.28	0.69	
Keystone Boulevard NE 31.0m Primary Collector Street with Multi-Use Pathway on south side	0.29	0.72	
Keystone Boulevard NE 23.00m Industrial Street with Multi-Use Pathway	0.20	0.49	
Keystone Boulevard NE (12.00m/22.60m) Industrial Street (no bike lanes) with Multi-Use Pathway	1.34	3.32	
Keystone Road NE (9.00m/19.00m) Industrial Street	0.88	2.17	



**SE KEYSTONE**  
**LOC 2014-0107**  
**Outline Plan**  
May 2019

Proposed Outline Plan



LAND USE STATISTICS				
From	To	Hectares	Acres	
S-FUD	S-UN	2.17	5.36	
S-FUD	I-Bf0.50h20	12.00	29.65	
S-FUD	I-G	8.04	19.87	
S-FUD	I-C	12.00	29.65	
S-FUD	S-CRI	2.96	7.31	
S-FUD	S-SPR	1.10	2.72	
TOTAL		38.27	94.57	

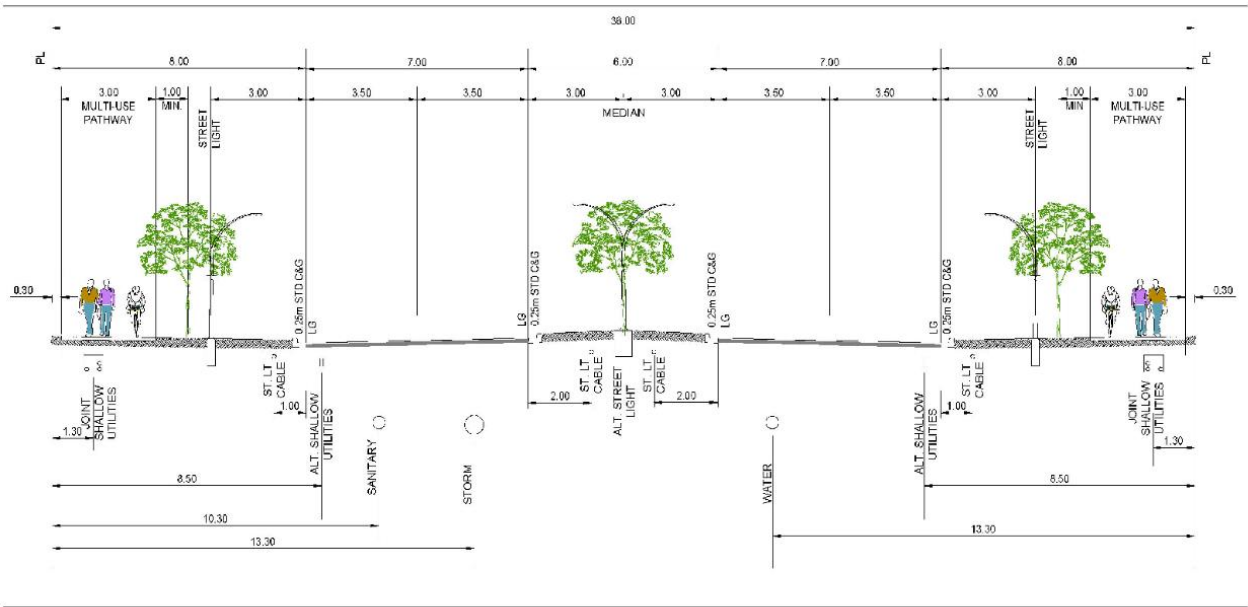


**SE KEYSTONE**  
**LOC 2014-0107**  
**Land Use Redesignation**

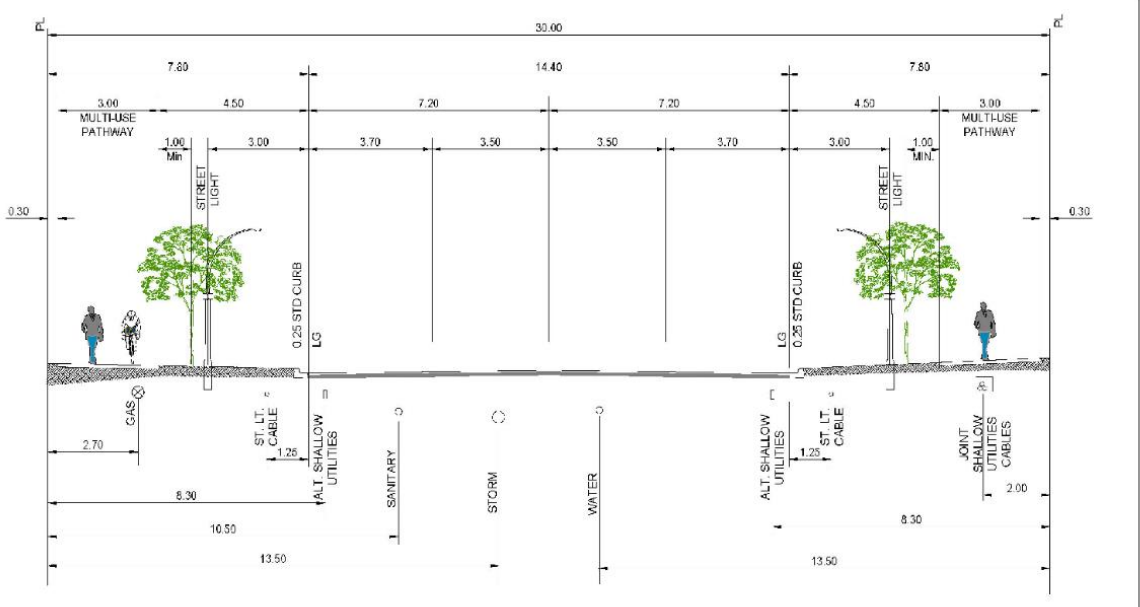
May 2019



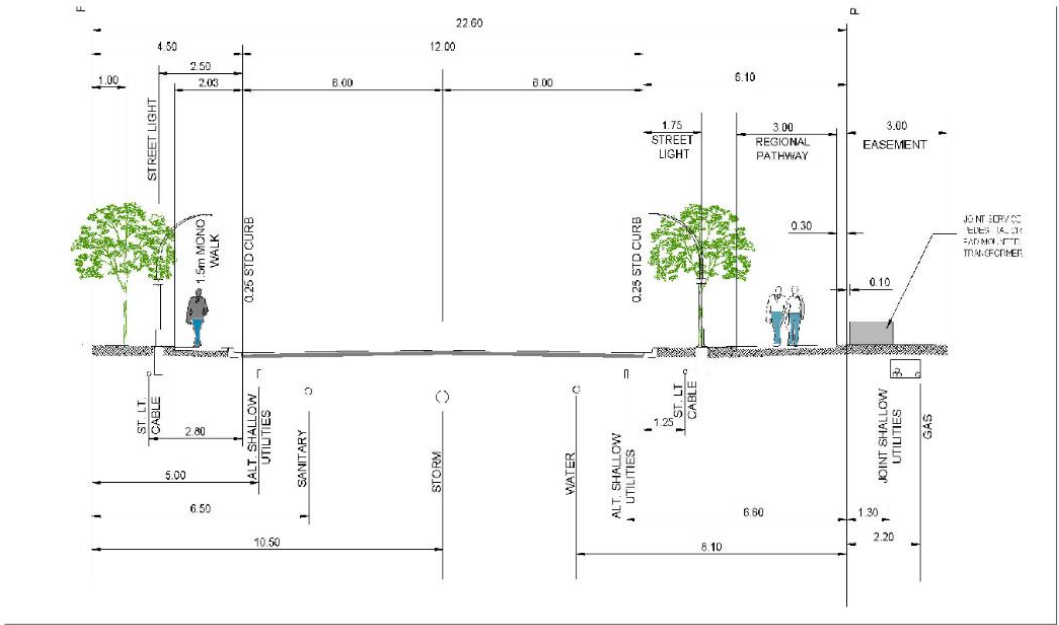
Proposed Outline Plan



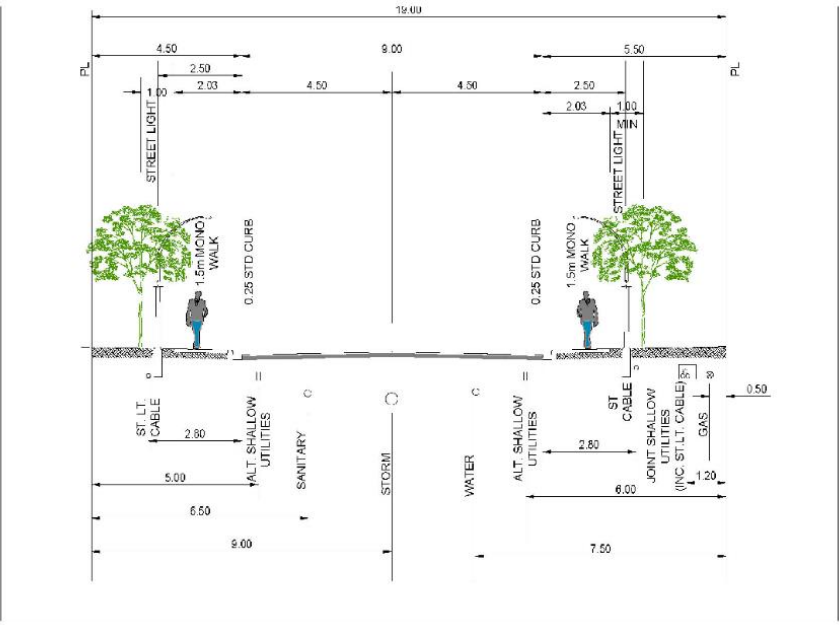
**CROSS-SECTION A:**  
Arterial / Alternative for off-street bikes - 2x7.00m/36.00m  
144 Avenue NE (West of Keystone Blvd. NE)



**CROSS-SECTION B:**  
Mod. Industrial Arterial - 14.40m/30.0m  
144 Avenue NE (East of Keystone Blvd. NE)



**CROSS-SECTION C:**  
Mod. Industrial Street - 12.00m/22.60m  
Keystone Blvd NE



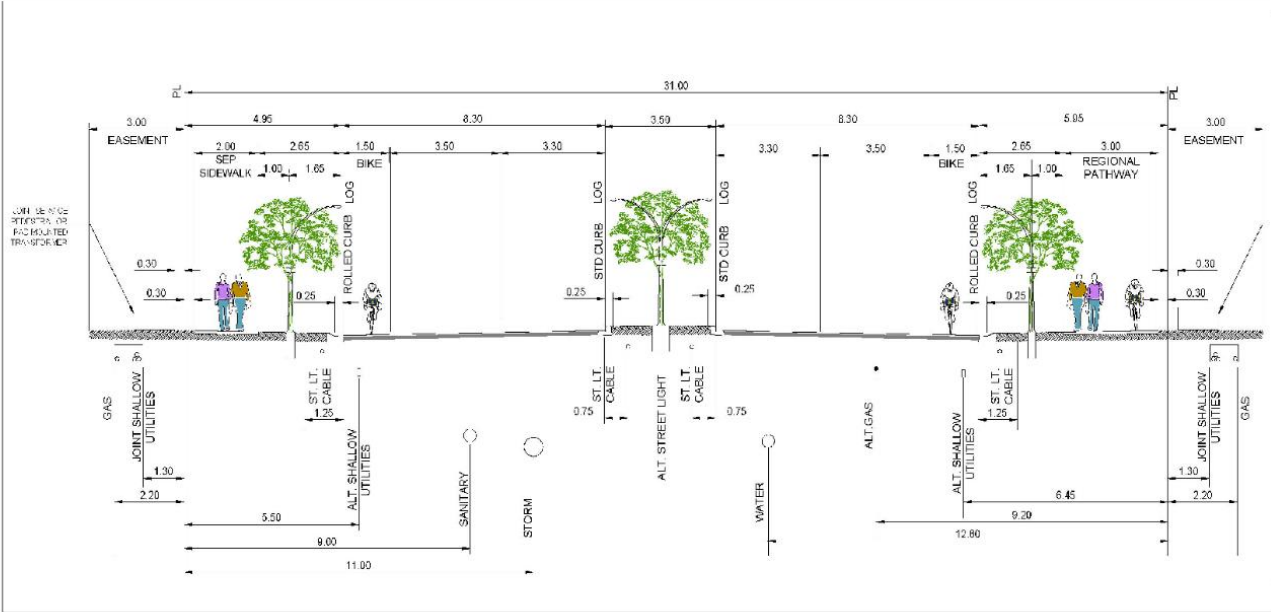
**CROSS-SECTION D:**  
Industrial Street - 9.00m/19.00m  
Keystone Road NE



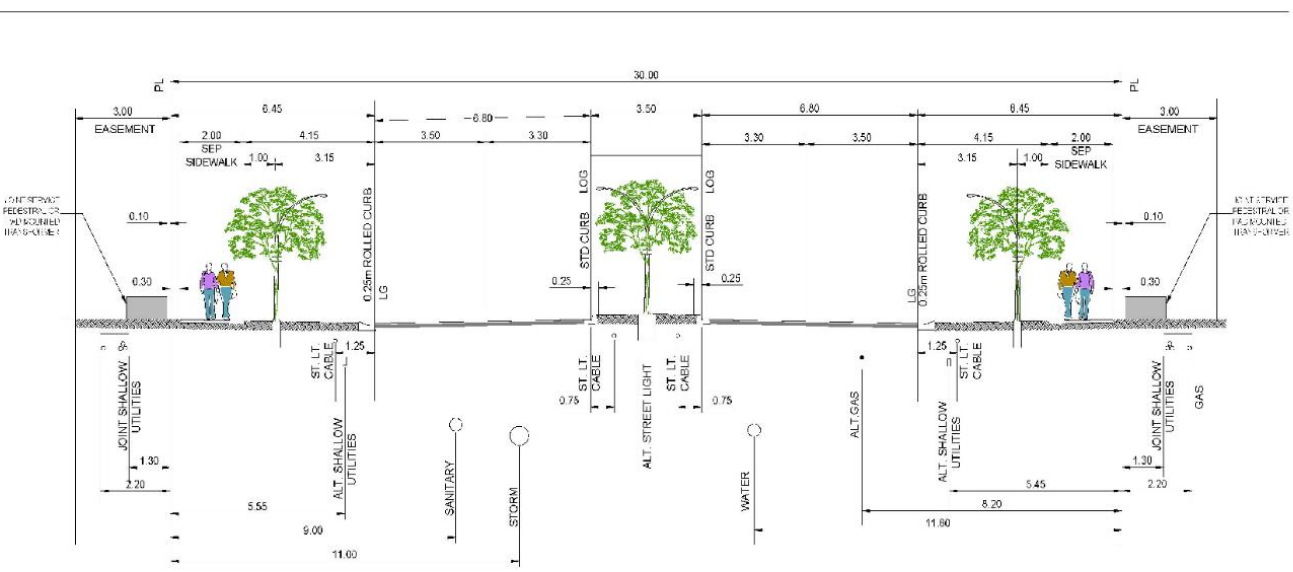
**SE KEYSTONE**  
**LOC2014-0107**  
**Street Cross Sections**

May 2019

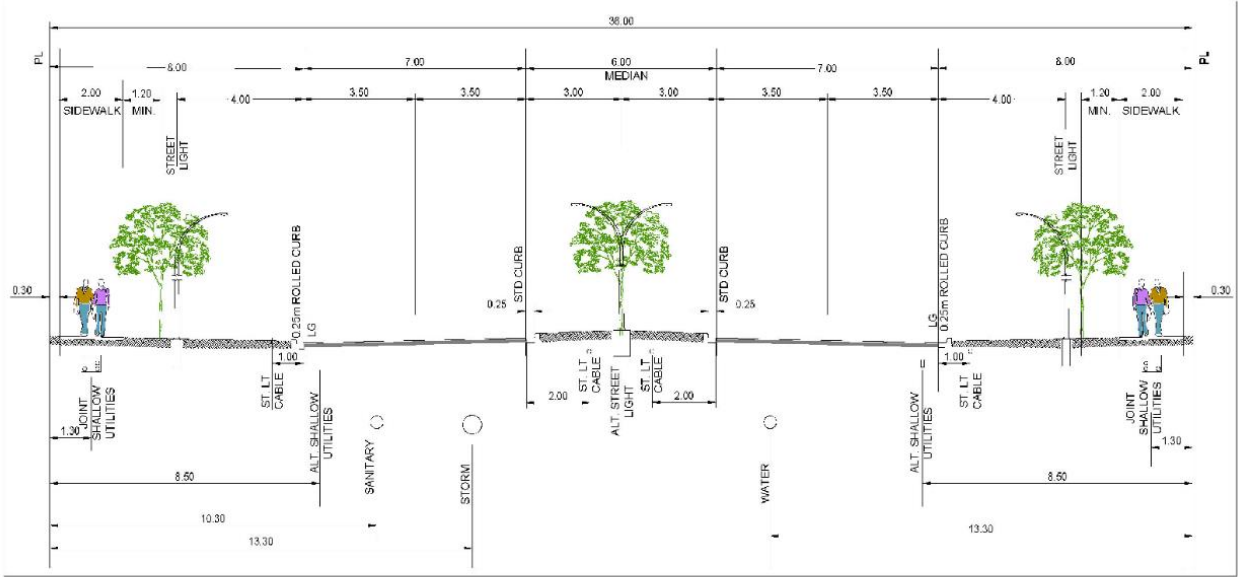
Proposed Outline Plan



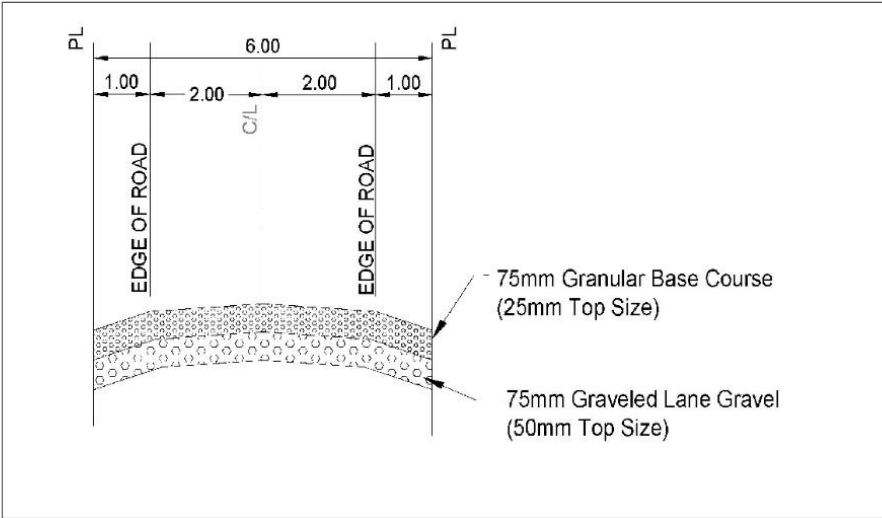
**CROSS-SECTION E:**  
Mod. Primary Collector - 2x8.30m/31.00m  
Keystone Boulevard NE



**CROSS SECTION F:**  
Primary Collector - 2x6.80m/30.00m  
15 Street NE



**CROSS-SECTION G:**  
Arterial - 2x7.00m/36.00m  
15 Street NE



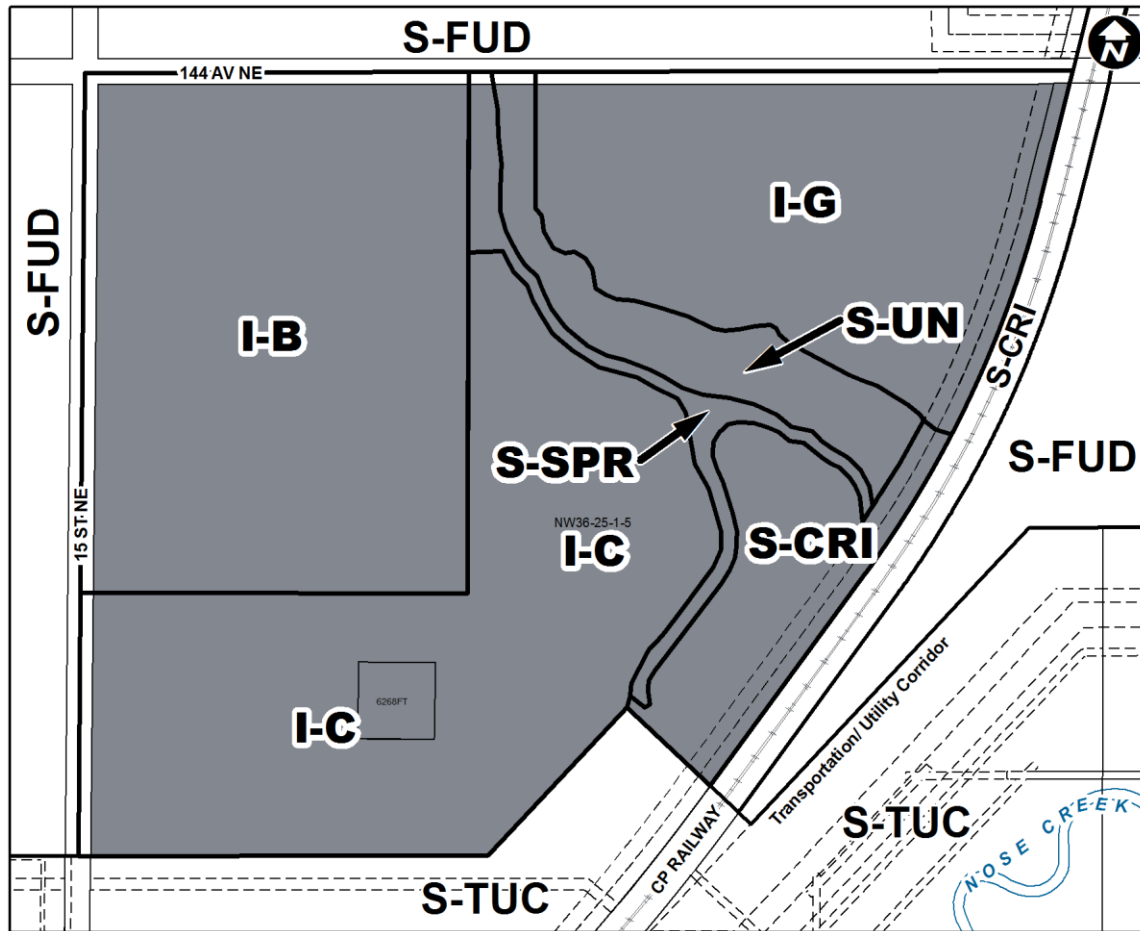
**CROSS-SECTION H: Maintenance**  
Access Road 6.00m



**SE KEYSTONE**  
**LOC2014-0107**  
**Street Cross Sections (Cont'd)**

May 2019

### Proposed Land Use Districts







### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	38.27	94.57
LESS: ENVIRONMENTAL RESERVE	2.15	5.31
NET DEVELOPABLE AREA	36.12	89.25

LAND USE (Industrial)	HECTARES	ACRES	# OF LOTS	# OF UNITS
I-C	11.25	27.80	2	N/A
I-Bf0.50h20	9.77	24.14	2	N/A
I-G	7.98	19.72	1	N/A

	HECTARES	ACRES	% OF NET AREA
ROADS	3.23	7.98	8.9%
PUBLIC UTILITY LOT	2.95	7.29	8.2 %

RESERVES	HECTARES	ACRES	% OF NET AREA
MR (NON-CREDIT)	0.94	2.32	2.6%
MR (CREDIT)	2.67	6.60	7.4%