



## AGENDA

### CALGARY PLANNING COMMISSION

July 18, 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 July 04
5. CONSENT AGENDA
  - 5.1 DEFERRALS AND PROCEDURAL REQUESTS  
None
  - 5.2 BRIEFINGS  
None
  - 5.3 Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029, CPC2019-0837

5.4 Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006, CPC2019-0747

5.5 Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001, CPC2019-0892

6. POSTPONED REPORTS

*(including related/ supplemental reports)*

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

7.1.1 Development Permit in Greenbriar (Ward 1) at 4200 – 95 Street NW, DP2019-1180, CPC2019-0886

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049, CPC2019-0873

7.2.2 Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124, CPC2019-0016

7.2.3 Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP), CPC2019-0017

7.2.4 Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 – 41 Avenue NE, LOC2018-0235, CPC2019-0891

7.2.5 Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238, CPC2019-0753

7.2.6 Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003, CPC2019-0881

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS



9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEE

- 9.1.1 Developed Areas Guidebook – Great Communities for Everyone (Verbal),  
CPC2019-0810 [Postponed]  
Distributions held confidential pursuant to Section 24 (advice from officials) of the  
*Freedom of Information and Protection of Privacy Act*.

**Review By: 2019 November 20**

9.2 URGENT BUSINESS

10. ADJOURNMENT

Members of Council may participate remotely, if required





## INDEX FOR THE 2019 JULY 18 REGULAR MEETING OF CALGARY PLANNING COMMISSION

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

ISC: Unrestricted



CALGARY  
**PLANNING  
COMMISSION**  
CENTENNIAL

A CENTURY OF VISION 1911 - 2011

## CONSENT AGENDA

### ITEM NO.: 5.3

Courtney Stengel

**COMMUNITY:**

Mount Pleasant (Ward 7)

**FILE NUMBER:**

LOC2019-0029 (CPC2019-0837)

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

802 – 23 Avenue NW

**APPLICANT:**

New Century Design

**OWNER:**

Jia Ping Ge

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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### ITEM NO.: 5.4

Sharon Jensen

**COMMUNITY:**

Silverado, Belmont, Pine Creek, Residual Sub-Area 13L,  
and Residential Sub-Area 13K, (Ward 13)

**FILE NUMBER:**

SN2019-0006 (CPC2019-0747)

**PROPOSED STREET NAME CHANGE:**

Multiple Street Name Changes

**APPLICANT:**

The City of Calgary (Corporate Analytics & Innovation)

**OWNER:**

Multiple Landowners

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**ITEM NO.: 5.5**

Sharon Jensen

**COMMUNITY:**

Residual Sub-Area 13J (Ward 13)

**FILE NUMBER:**

SN2019-0001 (CPC2019-0892)

**COMMUNITY NAME CHANGE:**

Yorkville

**PROPOSED STREET NAME CHANGE:**

Yorkbury

**APPLICANT:**

Brown & Associates Planning Group

**OWNER:**

Citiland Group

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## DEVELOPMENT ITEMS

**ITEM NO.: 7.1.1**

Benedict Ang

**COMMUNITY:**

Greenwood/Greenbriar (Ward 1)

**FILE NUMBER:**

DP2019-1180 (CPC2019-0886)

**PROPOSED DEVELOPMENT:**

New: Market, Liquor Store, Retail and Consumer Service, Restaurant: Neighbourhood (2 buildings), retaining wall, Sign - Class B, Sign - Class E (Farmer's Market)

**MUNICIPAL ADDRESS:**

4200 – 95 Street NW

**APPLICANT:**

Stantec Architecture

**OWNER:**

Melcor Developments Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

## PLANNING ITEMS

### ITEM NO.: 7.2.1

Benedict Ang

**COMMUNITY:** Aspen Woods (Ward 6)

**FILE NUMBER:** LOC2019-0049 (CPC2019-0873)

**PROPOSED REDESIGNATION:** From: DC Direct Control District  
To: Special Purpose – Community Institution (S-CI) District

**MUNICIPAL ADDRESS:** 1385 – 69 Street SW

**APPLICANT:** First Evangelical Lutheran Church of Calgary

**OWNER:** First Evangelical Lutheran Church of Calgary

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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### ITEM NO.: 7.2.2

Jarred Friedman  
(related to 7.2.3)

**COMMUNITY:** Residual Sub-Area 13J and 13K (Ward 13)

**FILE NUMBER:** LOC2015-0124 (CPC2019-0016)

**PROPOSED REDESIGNATION:** From: Special Purpose – Future Urban Development (S-FUD) District  
To: Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District

**MUNICIPAL ADDRESS:** 1414 – 210 Avenue SW

**APPLICANT:** B&A Planning Group

**OWNER:** Citiland Spruce Meadows Venture Inc

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

**ITEM NO.: 7.2.3**

Jarred Friedman  
(related to 7.2.2)

**COMMUNITY:** Residual Sub-Area 13J and 13K (Ward 13)

**FILE NUMBER:** LOC2015-0124(OP) (CPC2019-0017)

**PROPOSED OUTLINE PLAN:** Subdivision of 64.35 hectares ± (159.01 acres ±)

**MUNICIPAL ADDRESS:** 1414 – 210 Avenue SW

**APPLICANT:** B&A Planning Group

**OWNER:** Citiland Spruce Meadows Venture Inc

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**

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**ITEM NO.: 7.2.4**

Giyan Brenkman

**COMMUNITY:** Highland Park (Ward 4)

**FILE NUMBER:** LOC2018-0235 (CPC2019-0891)

**PROPOSED REDESIGNATION:** From: Special Purpose – Community Institution (S-CI) District & DC Direct Control District

To: High Density Medium Rise (M-H2f4.5h38) District, Mixed Use – Active Frontage (MU-2f5.0h40) District, and Multi-Residential – High Density Low Rise (M-H1) District

**MUNICIPAL ADDRESS:** 4120 Centre Street NE and 116 and 124 – 41 Avenue NE

**APPLICANT:** NORR Architects Engineers Planners

**OWNER:** Chinese Christian Wing Kei Nursing Home Association

**ADMINISTRATION RECOMMENDATION:** **APPROVAL**



**ITEM NO.: 7.2.5**

Shane Gagnon

**COMMUNITY:**

Banff Trail (Ward 7)

**FILE NUMBER:**

LOC2018-0238 (CPC2019-0753)

**PROPOSED REDESIGNATION:**

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

To: Multi-Residential – High Density Low Rise  
(M-H1f3.6h20d280) District

**MUNICIPAL ADDRESS:**

2471 – 23 Street NW

**APPLICANT:**

Flosa Homes Ltd

**OWNER:**

Flosa Homes Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

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**ITEM NO.: 7.2.6**

Dino Kasparis

**COMMUNITY:**

Winston Heights/Mountainview (Ward 7)

**FILE NUMBER:**

LOC2019-0003 (CPC2019-0881)

**PROPOSED POLICY AMENDMENTS:**

Winston Heights-Mountainview Area Redevelopment Plan

**PROPOSED REDESIGNATION:**

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

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

**MUNICIPAL ADDRESS:**

639 – 18 Avenue NE

**APPLICANT:**

Kelvin Hamilton Architecture

**OWNER:**

VNC Home Ltd

**ADMINISTRATION RECOMMENDATION:**

**APPROVAL**

**CONFIDENTIAL ITEMS  
(CLOSED MEETING)**

**ITEM NO.: 9.1**

Robyn Jamison

**COMMUNITY:**

City Wide

**FILE NUMBER:**

CPC2019-0810

**PROPOSED POLICY:**

Developed Areas Guidebook - Great Communities for  
Everyone (continuation from 2019 July 04)

**ADMINISTRATION RECOMMENDATION:**

**RECEIVE FOR INFORMATION**



## MINUTES

### CALGARY PLANNING COMMISSION

**July 4, 2019, 1:00 PM  
IN THE COUNCIL CHAMBER**

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

**ALSO PRESENT:** Acting Principal Planner M. Beck  
Acting CPC Secretary G. Chaudhary  
Legislative Advisor J. Palaschuk

1. CALL TO ORDER

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

2. OPENING REMARKS

Director Tita provided opening remarks at today's Meeting.

3. CONFIRMATION OF AGENDA

**Moved by** Commissioner Scott

That the Agenda for the 2019 July 04 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2019 June 20

**Moved by** Commissioner Palmiere

That the Minutes of the 2019 June 20 Regular Meeting of the Calgary Planning Commission be confirmed.

**MOTION CARRIED**

## 5. CONSENT AGENDA

**Moved by** Commissioner Juan

That the Administration Recommendations contained in the following reports be approved in an omnibus motion.

### 5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Cancellation of the 2019 August 01 Regular Meeting of the Calgary Planning Commission - (Verbal) CPC2019-0878

5.4 Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 3711 - 17 Avenue SE, LOC2019-0039, CPC2019-0793

5.5 Disposal of Reserve in Stoney 1 (Ward 3), 12450 - 15 Street NE, SB2019-0080, CPC2019-0746

5.7 Community and Street Name in the Residual Sub-Area 090 (Ward 9), SN2018-0013, CPC2019-0816

**MOTION CARRIED**

### 5.2 BRIEFINGS

None

5.3 Land Use Amendment in Bowness (Ward 1) at 4655 – 80 Street NW, LOC2019-0038, CPC2019-0812

**Moved by** Commissioner Foht

That with respect to Report CPC2019-0812, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 4655 – 80 Street NW (Plan 2660AP, Block 15, Lot 28) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

5.6 Disposal of Reserve in Kingsland (Ward 11), 7710 – 4A Street SW, SB2019-0160, CPC2019-0821

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0821. Commissioner Palmiere left the Council Chamber at 1:05 p.m. and returned at 1:06 p.m. after the vote was declared.

**Moved by** Commissioner Schmalz

That with respect to Report CPC2019-0821, the following be approved:  
That Calgary Planning Commission:

1. Direct this report (CPC2019-0821) to the 2019 July 29 Combined Meeting of Council to the Public Hearing portion of the Agenda; and
2. Recommends that Council hold a Public Hearing; and
  - a. ADOPT, by Resolution, the proposed disposition of 0.62 hectares, (1.54 acres) located at 7710 – 4A Street SW (Plan 1706HQ, Block B) with no compensation to the Reserve Fund; and
  - b. DIRECT a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Community Reserve designation.

**MOTION CARRIED**

## 6. POSTPONED REPORTS

None

## 7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

### 7.1 DEVELOPMENT ITEMS

- 7.1.1 Development Permit in Saddle Ridge (Ward 5) at 8607 and 8825 - 52 Street NE, DP2018-0750, CPC2019-0822

Commissioner Foht declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0822. Commissioner Foht left the Council Chamber at 1:06 p.m. and returned at 2:29 p.m. after the vote was declared.

Revised pages 1, 4, 7, 18 and 19 of the Cover Report were distributed with respect to Report CPC2019-0822.

Ajith Karunasena, Seika Architecture, addressed the Commission with respect to Report CPC2019-0822.

**Moved by** Commissioner Juan

That with respect to **Revised** Report CPC2019-0822, the following be approved:

That the Calgary Planning Commission refer Report CPC2019-0822 back to Administration to work on the following, including but not committed to:

- Revised phasing
- Accurate Information on materials
- Revised lighting plan
- Revised West and South interface conditions

- Better residential entry ways
- Additional opportunities for benches and street furniture
- Additional renderings from street level and at night
- Explore better park interface
- Engagement with the landowner to the West
- Explore options to break up building A

and return to Calgary Planning Commission no later than 2019 October.

**MOTION CARRIED**

#### 7.1.2 Development Permit in Sunalta (Ward 8) at multiple properties, DP2019-1257 , CPC2019-0819

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0819, the following be approved:

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2019-1257 for New: Retail and Consumer Service (within podium), New: Multi-Residential Development (2 towers) at 1510, 1514, 1516, 1518, 1530 and 1534 – 10 Avenue SW and 983 – 14 Street SW (Plan 5380V, Block 208, Lots 25 to 36; a portion of Plan 0913611; Area A), and 0.05 hectares ± (0.12 acres ±), with conditions (Attachment 2).

**MOTION CARRIED**

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Calgary Planning Commission suspended Section 78(2)(b) of the Procedure Bylaw in order to complete Reports CPC2019-0823 and CPC2019-0824 prior to the scheduled recess.

## 7.2 PLANNING ITEMS

### 7.2.1 Policy Amendment, Road Closure and Land Use Amendment in Residual Sub-Area 09O (Ward 9) at 10700 & 11510 – 17 Avenue SE and 1100 – 100 Street SE, LOC2018-0024, CPC2019-0823

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0823 and CPC2019-0824. Commissioner Palmiere left the Council Chamber at 3:04 p.m. and returned at 3:38 p.m. after the vote was declared.

Mac Logan, OpenGate Properties, addressed Commission with respect to Report CPC2019-0823.

**Moved by** Commissioner Juan

That with respect to **Revised** Report CPC2019-0823, the following be approved:

That Calgary Planning Commission:

1. DIRECT this report (CPC2019-0823) to the 2019 July 29 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 amendment to the Belvedere Area Structure Plan (Attachment 2); and
  - b. Give three readings to the proposed bylaw.
  - c. ADOPT the proposed closure of 0.16 hectares  $\pm$  (0.39 acres  $\pm$ ) of road (Plan 1911054, Area A) adjacent to 10700 – 17 Avenue SE, with conditions (Attachment 5);
  - d. Give three readings to the proposed bylaw.
  - e. ADOPT, by bylaw, the proposed redesignation of 66.22 hectares  $\pm$  (163.63 acres  $\pm$ ) located at 10700 and 11510 – 17 Avenue SE, 1100 – 100 Street SE and the closed road (SW 1/4, Section 17-24-28-4; a portion of SE1/4, Section 17-24-28-4; Plan 8111797, Block 1, Lot 1; Plan 1911054, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Low Profile (M-1d60) District, Multi-Residential – Low Profile Support Commercial (M-X1d70) District, Mixed Use - Active Frontage (MU-2f1.0h18) District, Mixed Use - Active Frontage (MU-2f2.0h24) District, Commercial – Office f1.0h18 (CO f1.0h18) District, Commercial – Office f2.0h18 (C-O f2.0h18) District, Commercial – Community 1 (C-C1) District, Commercial – Community 2 f1.0h24 (C-C2f1.0h24) District, Commercial – Corridor 2 f1.0h18 (C-COR2 f1.0h18) District, Commercial – Corridor 2 f1.0h24 (C-COR2 f1.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – Recreation (S-R) District and DC Direct Control District to accommodate a prairie preserve, with guidelines (Attachment 6); and
  - f. Give three readings to the proposed bylaw.
  - g. ADOPT, by bylaw, the proposed redesignation of 12.26 hectares  $\pm$  (30.30 acres  $\pm$ ) located at 11510 – 17 Avenue SE (a portion of SE1/4, Section 17-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to DC Direct Control District to accommodate a data storage facility, with guidelines (Attachment 7); and
  - h. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.2 Outline Plan in Residual Sub-Area 09O (Ward 9) at 10700 and 11510 – 17 Avenue SE and 1100 – 100 Street SE, LOC2018-0024 (OP), CPC2019-0824

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Reports CPC2019-0823 and CPC2019-0824. Commissioner Palmiere left the Council Chamber at 3:04 p.m. and returned at 3:38 p.m. after the vote was declared.

A Revised Page 2 of the Cover Report was distributed with respect to Report CPC2019-0824.

**Moved by** Commissioner Juan

That with respect to **Revised** Report CPC2019-0824, the following be approved:

Recommend that Calgary Planning Commission **APPROVE** the proposed outline plan (Attachment 4) to subdivide 83.96 hectares  $\pm$  (207.47 acres  $\pm$ ) located at 10700 and 11510 – 17 Avenue SE and 1100 – 100 Street SE (S1/2, Section 17-24-28-4; Plan 8111797, Block 1, Lot 1; Plan 1911054, Area A), with conditions (Attachment 2).

**MOTION CARRIED**

Calgary Planning Commission recessed at 3:38 p.m. and reconvened at 3:52 p.m. with Director Tita in the Chair.

7.2.3 Land Use Amendment in Upper Mount Royal (Ward 8) at 829 Royal Avenue SW, LOC2018-0257, CPC2019-0834

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0834. Commissioner Palmiere left the Council Chamber at 3:52 p.m. and returned at 4:04 p.m. after the vote was declared.

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0834, the following be approved:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0834) to the 2019 July 29 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 0.17 hectares  $\pm$  (0.41 acres  $\pm$ ) located at 829 Royal Avenue SW (Plan 8910031, Block 26, Lot 18) from Multi-Residential – Contextual Medium Profile (M-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 2); and
  - b. Give three readings to the proposed bylaw.



**MOTION CARRIED**

7.2.4 Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0072, CPC2019-0817

A letter from the Springbank Hill Community Association, dated June 28, 2019, was distributed with respect to Report CPC2019-0817 and Report CPC2019-0785.

The following speakers addressed Commission with respect to Report CPC2019-0817:

1. Joanna Patton, CivicWorks
2. Brock Dyck, Urban Systems

**Moved by** Commissioner Palmiere

That the distributed letter be included in the report to Council as a new attachment.

**MOTION CARRIED**

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0817, the following be approved, **as amended:**

The Calgary Planning Commission:

1. Direct this report (CPC2019-0817) to the 2019 July 29 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 9.63 hectares  $\pm$  (23.8 acres  $\pm$ ) located at 1919, 2025, 2127, 2229 and 2331 – 77 Street SW (Plan 3056AC, Blocks 5, 9, 12 and 13; Plan 3056AC, Lot 8) from DC Direct Control District to Mixed Use - General (MU-1f5.0h35) District, Multi-Residential – High Density Low Profile (M-H1h22) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) District, Residential – One Dwelling (R-1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Urban Nature (S-UN) District; and
  - b. Give three readings to the proposed bylaw.

**And further, that the distributed letter be included in the report to Council as a new attachment.**

**MOTION CARRIED**

7.2.5 Outline Plan in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0072(OP), CPC2019-0785

A clerical correction was noted in attachment 1, pages 11 to 15, to correct the numbering from number 59. onward.

A letter from the Springbank Hill Community Association, dated June 28, 2019, was distributed with respect to Report CPC2019-0817 and Report CPC2019-0785.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0785, the following be approved:

That Calgary Planning Commission APPROVE the proposed outline plan, located at 1919, 2025, 2127, 2229 and 2331 – 77 Street SW (Plan 3056AC, Blocks 5, 9, 12 and 13, and Lot 8) to subdivide 9.63 hectares ± (23.80 acres ±), with conditions (**Corrected** Attachment 1).

**MOTION CARRIED**

7.2.6 Land Use Amendment in Forest Lawn (Ward 9) at 4725 - 8 Avenue SE(LOC2019-0053), CPC2019-0867

**Moved by** Councillor Woolley

That with respect to Report CPC2019-0867, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.60 hectares ± (1.49 acres ±) located at 4725 - 8 Avenue SE (Plan 7610185, Block B, Lot 4) from Commercial - Corridor 2 f2.0h12 (C-COR2 f2.0h12) District to Commercial - Corridor 2 f2.5h15 (C-COR2 f2.5h15) District; and
2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.7 Land Use Amendment in Stoney Industrial (Ward 3) at 12450 and 12620 - 15 Street NE, LOC2018-0246, CPC2019-0800

**Moved by** Commissioner Scott

That with respect to Report CPC2019-0800, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.64 hectares ± (1.58 acres ±) located at 12450 and 12620 – 15 Street NE (Plan 0811508, Block 3, Lot 2MR; Plan 1911287, Block 5, Lot 2ER) from Special Purpose – School, Park, Community Reserve (S-SPR)

District and Industrial – General (I-G) District to Special Purpose – City and Regional Infrastructure District (S-CRI) District and Special Purpose – School, Park, Community Reserve (S-SPR) District; and

2. Give three readings to the proposed bylaw.

**MOTION CARRIED**

7.2.8 Land Use Amendment in Stoney Industrial (Ward 5) at 2505 Country Hills Boulevard NE, LOC2018-0192, CPC2019-0791

Commissioner Palmiere declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2019-0834. Commissioner Palmiere left the Council Chamber at 4:25 p.m. and returned at 4:27 p.m. after the vote was declared.

**Moved by** Councillor Chahal

That with respect to Report CPC2019-0791, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 4.30 hectares  $\pm$  (10.63 acres  $\pm$ ) located at 2505 Country Hills Boulevard NE (Plan 0713041, Block 1, Lot 1) from DC Direct Control District and Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f1.0h15 (C-COR2 f1.0h15) District and Commercial – Corridor 3 f1.0h15 (C-COR3 f1.0h15) District; and
2. Give three readings to the proposed Bylaw.

**MOTION CARRIED**

7.2.9 Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Link NW, LOC2019-0066, CPC2019-0813

Cameron Loewen addressed Commission with respect to Report CPC2019-0813.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0813, the following be approved:

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

1. ADOPT, by bylaw, the proposed redesignation of 1.36 hectares  $\pm$  (3.35 acres  $\pm$ ) located at 11 Royal Vista Link NW (Plan 0813886, Block 6, Lot 1) from Industrial – Business (I-B) District to DC Direct Control District to accommodate a Place of Worship – Small, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**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 4:36 p.m., in the Legal Traditions Boardroom, to discuss confidential matters with respect to Report CPC2019-0810.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 6:01 p.m. with Director Tita in the Chair.

**Moved by** Director Vanderputten

That Commission rise without reporting.

**MOTION CARRIED**

That pursuant to Section 6(1) of the Procedure Bylaw 35M2017, as amended, the Commission suspend Section 78(2)(c), by general consent, in order to complete the item.

**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 6:03 p.m., in the Legal Traditions Boardroom, to discuss confidential matters with respect to Report CPC2019-0810.

**MOTION CARRIED**

The Calgary Planning Commission reconvened in Public Meeting at 7:57 p.m. with Director Tita in the Chair.

**Moved by** Commissioner Scott

That the Calgary Planning Commission rise and report at this time.

**MOTION CARRIED**

9.1 Items from Officers, Administration and Committees

- 9.1.1 Developed Areas Guidebook – Great Communities for Everyone (Verbal), CPC2019-0810

Administration in attendance during the Closed Meeting discussions with respect to Report CPC2019-0810:

Clerk: G. Chaudhary, J. Palaschuk;

Advice: C. Ferguson, L. Kahn, R. Jamieson, S. Pearce, I. Harper, J. Furness, D. Knih, and T. Gonzalez.

**Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0910, the following be approved:

That the Calgary Planning Commission:

1. Direct that the closed session discussions, draft policy, and briefing note remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20; and
2. That Report CPC2019-0810 be postponed to the July 18, 2019 Calgary Planning Commission meeting in order to continue discussions.

**MOTION CARRIED**

9.2 Urgent Business

None

10. ADJOURNMENT

**Moved by** Commissioner Palmiere

That this Meeting adjourn at 7:59 p.m.

**MOTION CARRIED**

THE FOLLOWING ITEM HAS BEEN FORWARDED TO THE 2019 JULY 18 CALGARY PLANNING COMMISSION MEETING:

POSTPONED REPORTS:

- Developed Areas Guidebook – Great Communities for Everyone (Verbal), CPC2019-0810

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

PLANNING MATTERS FOR PUBLIC HEARING:

- Disposal of Reserve in Kingsland (Ward 11), 7710 – 4A Street SW, SB2019-0160, CPC2019-0821
- Policy Amendment, Road Closure and Land Use Amendment in Residual Sub-Area 090 (Ward 9) at 10700 & 11510 – 17 Avenue SE and 1100 – 100 Street SE, LOC2018-0024, CPC2019-0823

- Land Use Amendment in Upper Mount Royal (Ward 8) at 829 Royal Avenue SW, LOC2018-0257, CPC2019-0834
- Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2018-0072, CPC2019-0817

PLANNING MATTERS NOT REQUIRING PUBLIC HEARING:

- Community and Street Name in the Residual Sub-Area 09O (Ward 9), SN2018-0013, CPC2019-0816

THE FOLLOWING ITEMS HAVE BEEN FORWARDED TO THE 2019 SEPTEMBER 09 COMBINED MEETING OF COUNCIL:

PLANNING MATTERS FOR PUBLIC HEARING:

- Land Use Amendment in Bowness (Ward 1) at 4655 – 80 Street NW, LOC2019-0038, CPC2019-0812
- Road Closure and Land Use Amendment in Forest Lawn (Ward 9) adjacent to 3711 - 17 Avenue SE, LOC2019-0039, CPC2019-0793
- Disposal of Reserve in Stoney 1 (Ward 3), 12450 - 15 Street NE, SB2019-0080, CPC2019-0746
- Land Use Amendment in Forest Lawn (Ward 9) at 4725 - 8 Avenue SE(LOC2019-0053), CPC2019-0867
- Land Use Amendment in Stoney Industrial (Ward 3) at 12450 and 12620 - 15 Street NE, LOC2018-0246, CPC2019-0800
- Land Use Amendment in Stoney Industrial (Ward 5) at 2505 Country Hills Boulevard NE, LOC2018-0192, CPC2019-0791
- Land Use Amendment in Royal Vista (Ward 1) at 11 Royal Vista Link NW, LOC2019-0066, CPC2019-0813

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2019 July 18.

CONFIRMED BY COMMISSION ON

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CHAIR

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ACTING CPC SECRETARY

Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0837

## Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 – 23 Avenue NW, LOC2019-0029

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by New Century Design on behalf of the landowner Jia Ping Ge on 2019 March 04. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

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

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and conforms to the relevant 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 802 – 23 Avenue NW (Plan 2934O, Block 37, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

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CPC2019-0837

**Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 -  
23 Avenue NW, LOC2019-0029**

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**BACKGROUND**

This land use amendment application was submitted by New Century Design on behalf of the landowner Jia Ping Ge on 2019 March 04. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to pursue up to four units on the site, but has not determined the exact form or number of units at this time. The applicant is exploring options such as a four-unit rowhouse, a three-unit rowhouse with a suite, or a semi-detached home with suites in order to accommodate parking on the site.

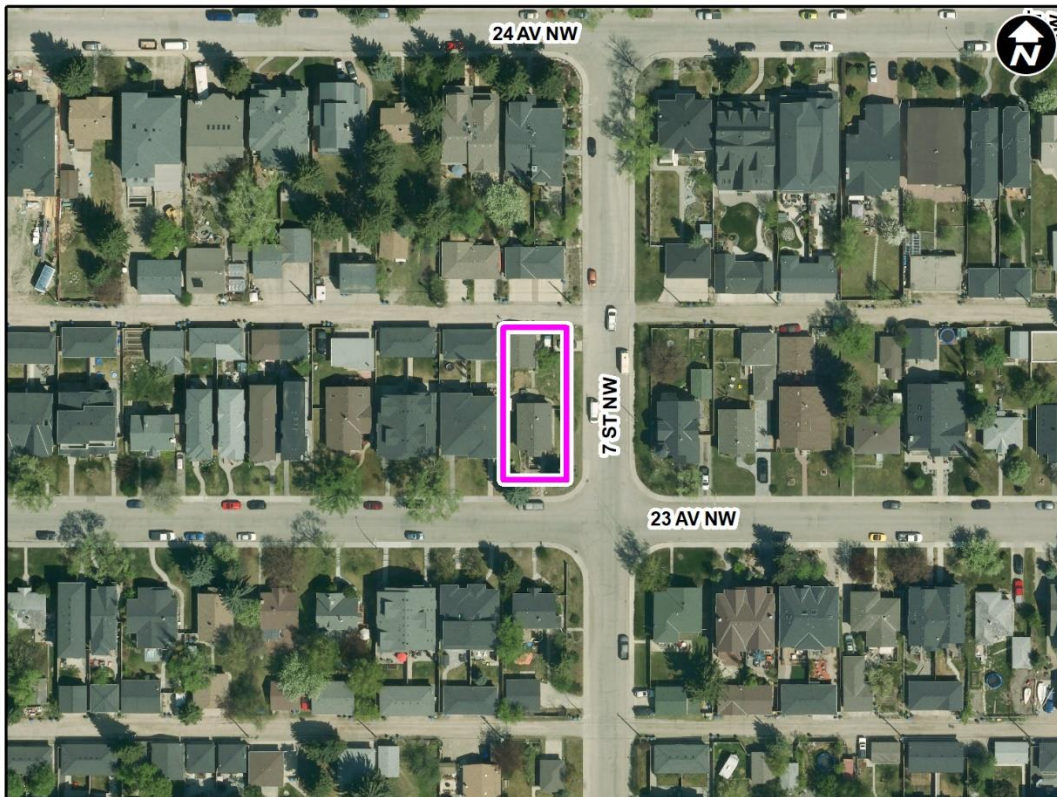
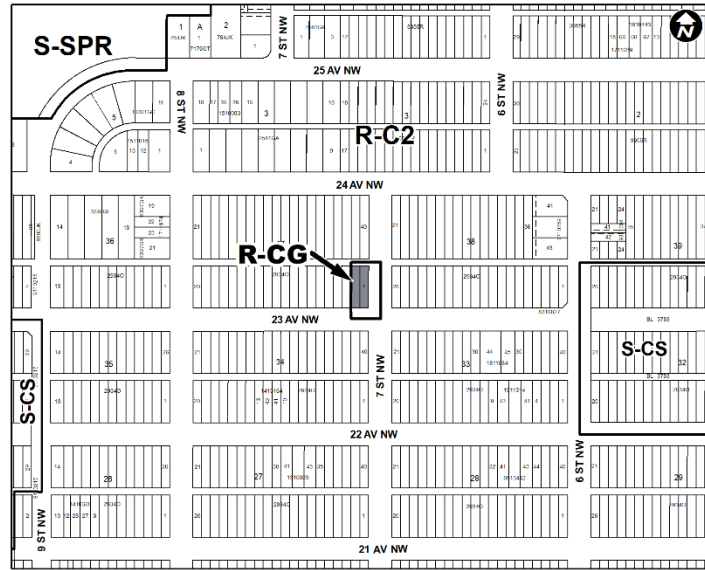
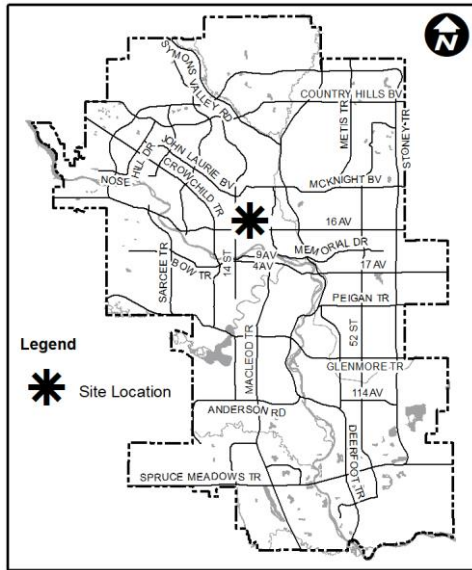


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Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 -  
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Location Maps



## Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 - 23 Avenue NW, LOC2019-0029

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### Site Context

The subject site is located in the community of Mount Pleasant at the northwest corner of 7 Street NW and 23 Avenue NW. The site is approximately 0.06 hectares in size, and is 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling and has a rear detached double-car garage accessed off the lane. An additional parking pad is also on the site, accessed directly off 7 Street NW.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. The Mount Pleasant Community Centre, pool, and sportsplex are located one block to the east and the Scandinavian Centre is three blocks south on 20 Avenue NW. Confederation Park is located to the northwest and is approximately a 400 metre walk.

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

*Figure 1: Community Peak Population*

<b>Mount Pleasant</b>	
Peak Population Year	2018
Peak Population	6,001
2018 Population	6,001
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 [Mount Pleasant](#) 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 allows for a range of building forms that respect the scale and character of the existing neighbourhood.

### Planning Considerations

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

### Land Use

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

## **Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 802 - 23 Avenue NW, LOC2019-0029**

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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, duplex dwellings, and secondary suites.

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

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

- Ensuring an engaging built interface along both the 23 Avenue NW and 7 Street NW frontages;
- Improving pedestrian connections along 7 Street NW by ensuring vehicle access to the site is off the lane; and
- Mitigation of shadowing, overlooking, and privacy concerns.

### ***Environmental***

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

### ***Transportation***

Pedestrian access to the site is available from existing sidewalks along 7 Street NW and 23 Avenue NW. While there is street parking available from both 7 Street NW and 23 Avenue NW, direct vehicular access shall be via the lane only.

The site is serviced by Calgary Transit with bus stops located approximately 170 metres away on 24 Avenue NW. The nearest primary transit stop (MAX Orange) is on 16 Avenue NW, approximately 850 metres away.

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 Mount Pleasant (Ward 7) at 802 - 23 Avenue NW, LOC2019-0029**

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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 applicant has engaged the public through several initiatives throughout the process. On 2019 March 11, a postcard drop was completed to 48 of the nearest residents, which included the applicant's contact information and an overview of what the R-CG District would allow, highlighting rowhousing and basement suites as options. After the public response period, Administration recommended additional public engagement due to the number of responses and concerns from citizens. On 2019 June 04, the applicant held an information session to clarify the potential development options, and answer any questions that citizens may have had.

Administration received a letter of opposition from the Mount Pleasant Community Association (Attachment 2) and 262 public responses in opposition, including a form letter and individual emails, and one response in support of additional units, potentially rowhouses. The concerns focussed on the following areas:

- Design:
  - massing;
  - height;
  - shadowing;
  - privacy; and
  - number of potential units being too high (concerns that there would be four units with four suites).
- Transportation and lane concerns:
  - limited street parking already;
  - increase in traffic congestion;
  - garbage collection/bin location; and
  - safety as the intersection has had accidents in the past due to speed and visibility.
- Other concerns:
  - does not meet the vision for the future as laid out by the *North Hill Area Redevelopment Plan* or the Mount Pleasant Visioning Report completed by the Community Association, which supports increased density strategically along 4 Street NW, 10 Street NW, and 20 Avenue NW;
  - negative effect on community character as it does not match the current building stock and may remove mature trees;
  - precedent setting for other corner lots;
  - negative effect on property values;
  - neighbourhood amenities are already at capacity (parks, sportsplex, pool);
  - concerns over potential user groups, who may not fit in with the community; and

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- decrease in quality of life due to noise and air pollution.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate and in alignment with the *Municipal Development Plan*. The R-CG District is intended to be located adjacent to other low-density districts and helps to accommodate modest density increases within neighbourhoods, while being sensitive to the adjacent homes. It also helps to provide a variety of housing options for residents. The design compatibility will be reviewed at the development permit stage as well as parking requirements for the chosen housing form. This will help manage concerns related to privacy, shadowing, massing and other built form considerations. A review of technical concerns, such as traffic, utilities, and services was completed, with no issues discovered. Further review would be completed when a development permit is submitted.

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

### **Strategic Alignment**

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

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

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

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

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

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

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.

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### ***North Hill Area Redevelopment Plan (Statutory – 2000)***

Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo shows that the parcel is located within the Low Density Residential category of the *North Hill Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. The ARP also 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.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential or Low Density Multi Dwelling (Attachment 3). This category is intended to provide for a range of housing options including low profile multi-unit development. The preferred building form under this category should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare, which is in alignment with the R-CG District.

The North Hill ARP is currently under review by Administration. A full update to the local area plan is anticipated by Q1 2020.

### **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, or a mix of units with suites, 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.

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

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter
3. Proposed Amendment to the North Hill Area Redevelopment Plan





## **Applicant Submission**

2019 June 24

This application is for the redesignation of an R-C2 lot in Mount Pleasant at 802 23 Av NW. We are applying to redesignate to R-CG with the intention of developing up to 4 units as the parking requirements allow. This form could be as a Semi-Detached with basement suites, as a 3 unit row house with a single unit containing a basement suite, or a 4 unit rowhouse. This lot is rectangular at 120' x 50', relatively flat, and surrounded by primarily R-C2 lots.

Currently existing on the lot is a 1940s bungalow. There is a detached garage on the property and an existing driveway fronting onto 7th Street. There are several mature coniferous trees on the site, and some minor permanent landscaping including stone retaining and garden plantings.

This lot is located approx. 700m north of 16 Av NW, and 500m west of 4th St NW. Located 200m to the east is the Mount Pleasant Community Association, including the sports plex, outdoor pool, and grassy field area. Other green space nearby includes the King George School yard 300m to the west, and the extensive Confederation Park 300m to the northwest.

Transit is fairly accessible to this lot, including several bus stops to the west, south, and east. To the west, 400m away is the #4 running along 10th St NW. To the south, 90m away is the #404 on 7 St NW, and further about 800m away is the #19 running along 16 Av NW. To the east, 580m away is the #2 and #404 along 4th St NW. The LRT is located approx. 1.7km to the southwest at the SAIT station. The future Green Line station at 16th Av and Centre Street N is 1.9km to the southeast.

Schools within walking distance include the King George elementary, St Joseph Jr High, and the Ecole de la Rose Sauvage Grade 1-12. SAIT is within a 15 minute walk and the Alberta University of the Arts within a 20 minute walk.

Several amenities located along 4th St NW are within 500m, along 16th Av NW within 800m, including food and drink, shops, businesses, and employment centres. Slightly further east is another abundance of amenities along Centre St at about 1.1km away.

We believe that due to an abundance of nearby amenities, schools, transit, and open space, this parcel is in a great location for row houses. With three or four row houses on this lot, we will be able to provide residences at a reasonable cost in an excellent neighbourhood. Alternatively, Semi-Detached units with smaller, lower cost basement suites that will allow a greater diversity of Calgarians the opportunity to live in Mount Pleasant.



## Community Association Letter

April 3, 2019

Re: Application Notice LOC2019-0029, 802 23rd Avenue N.W.

Attention: Courtney Stengel

Mount Pleasant Community Association (MPCA) appreciates the opportunity to submit comments on this Land Use Amendment application.

Mount Pleasant is a neighborhood in the midst of transition. A significant number of older, original homes have been demolished and replaced with single family or semi-detached infills. This has served to revitalize our neighborhood as the population has risen and we see many young families moving in.

We have come to accept that we need higher density to bring the types of amenities, services and retail establishments we desire in our neighborhood. We are already seeing a significant density increase simply from the turnover of older bungalows on 50 foot lots to infill on 25 foot lots.

A few years back, our Planning, Transportation & Land Use (PTLU) Committee reached out to the community and hosted an all-day, open house, visioning exercise to gather feedback on the development of our neighborhood. At that event it was clearly expressed that our residents support higher density on the busier roads in our community (4<sup>th</sup> Street, 10<sup>th</sup> Street and 20<sup>th</sup> Avenue) but not throughout the rest of the community. We also feel this is good planning rationale as it will encourage redevelopment of these less desirable properties and the higher density redevelopment will have less impact on adjacent properties.

We took that resident perspective to our Board of Directors and then to our Annual General Meeting, where it was voted on and ratified by our membership as our official position. We have held to that position over the recent years and been supportive of a number of R-CG projects, seven that I can recall, along those three busier roads. Some of these are completed and occupied and some are still in development. We have also been involved in, and generally supportive of, a number of secondary suites and laneway suites in our community.

We have also been working with and supportive of Calgary Housing to develop an affordable housing project on 20<sup>th</sup> Avenue and 6<sup>th</sup> Street. We have not seen final plans yet but feel this is a good location for this type of project and look forward to it being completed over the next year. As you can see we are not opposed to higher density redevelopment.

We are opposed to the requested re-zoning of 802 23rd Avenue NW from an R-C2 to an R-CG designation in principle because of the policy we have adopted, because it does not align with our current Area Redevelopment Plan (ARP) and specifically because of the lack of appropriate engagement that the developer has conducted with local residents.

### 1. Policy

We have a very reasonable density policy based on solid planning rationale and supporting community desires. This policy has worked effectively to guide appropriate densification in our community. This application is in contradiction to this policy as it is not on a main road.

In the Municipal Development Plan (MDP) Mount Pleasant is defined as a Developed Residential Area., which recognizes the predominantly low density nature of and supports the retention of housing stock or moderate intensification in form and nature that respects the scale and character of the neighborhood. It

## Community Association Letter

also states that multi-family redevelopment should be compatible with the established pattern of development. This application is not consistent with the established pattern of development in the immediate and surrounding residential areas of our community, which are all single detached or semi-detached homes.

### 2. ARP

Our current ARP was put in place after comprehensive consultation between the community and the City. It was drafted with the desire to plan and accommodate for growth while preserving the unique community character of our neighbourhood. It is very dated, and from what I understand, the proposed R-CG land use did not exist when the ARP was enacted. A new land use like R-CG should not just be wedged into the ARP without similar consultation and collaboration.

The ARP discourages the re-designation of low density residential land to higher density residential in order to maintain and preserve the stability and character of the community. It also seeks to maintain the general development of the adjacent area. It states that townhouses may be appropriate on the edge of a low density area and not central to it and that their maximum height should be in the 9-10 meter range of the predominant R-C2 designation. This application is clearly contrary to these points and not in alignment with the ARP.

At this time this type of land use amendment is premature, given that the city has formed the North Hill Working Group and is in the middle of active consultation with community associations and residents. The intent of this work is to set goals and a vision for these communities with the intent of addressing and revising ARPs that are old and out of date. We have been actively participating in these meetings and look forward to a broad comprehensive plan leading to a revised ARP for Mount Pleasant.

### 3. Engagement

This is the first application of this type in Mount Pleasant; high density within the tradition residential core of the community. There are no other high density row-house/townhouse developments in the community outside of the main streets and the community hub between 4<sup>th</sup> Street and 5<sup>th</sup> Street, from 22<sup>nd</sup> Avenue to 24<sup>th</sup> Avenue. A unique and ground breaking application like this requires extensive consultation and engagement with the community to fully explain the nuances of it.

It is clear from the number of local residents who have expressed negative opinions, through emails and phone calls to both the community association and the city, that there is consistent broad opposition to this application. While some of this is on principle much of it is likely related to a land use re-zoning being thrust upon them with almost no consultation or engagement.

We look forward to working with the developer and the City to arrive at an appropriate form of development for this property within the existing R-C2 zoning, and not amending it to R-CG zoning.

These are not necessarily our final comments on this matter. We would like to be kept informed of any developments in this file, especially any amendments, so we can re-asses our position.

Sincerely,

Chris Best  
Mount Pleasant Community Association Board Director  
Planning, Transportation, & Land Use Committee Chair

## Proposed Amendment to the North Hill Area Redevelopment Plan

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

- (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 802 – 23 Avenue NW (Plan 2934O, Block 37, Lots 1 and 2) from 'Low Density Residential' to 'Low Density Residential or Low Density Multi Dwelling' as generally shown in the sketch below:





Planning & Development Report to  
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ISC: UNRESTRICTED  
CPC2019-0747

## **Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006**

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### **EXECUTIVE SUMMARY**

The proposed street name change application was submitted by The City of Calgary on 2019 May 15 in response to report *C2018-0317 West Macleod Quadrant Boundary Adjustment* presented to Council 2018 March 19.

The street names within the new communities of Silverado, Belmont and Pine Creek, and existing communities of Residual Sub-Area 13L and 13K are changing from the Southeast to the Southwest quadrant.

This report identifies the affected street names that will change as a result of the proposed quadrant boundary adjustment.

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed street name changes in the impacted area of the quadrant boundary adjustment located within the communities of Silverado, Belmont, Pine Creek, Residual Sub-Area 13L (Ward 13), and Residual Sub-Area 13K (Ward 13).

### **PREVIOUS COUNCIL DIRECTION / POLICY**

A Motion Arising was put forward at the 2017 June 12 Combined Meeting of Council by Councillor Demong. The Motion directed Administration to examine the West Macleod quadrant boundary within a specific area in the south end of the city.

On 2018 March 19, report *C2018-0317 West Macleod Quadrant Boundary Adjustment* was presented at Council.

The report presented the quadrant boundary adjustment process and a recommendation based on three options. Council approved Option 2 to realign the quadrant boundary and update all addresses, quadrant designations, and street names at the same time.

Council directed Administration to proceed with the boundary adjustment described in the following Combined Meeting of Council Minutes of 2018 March 19 excerpt.

Realignment of the quadrant boundary along with updates to impacted addresses, quadrant designations, street names, and new street sign installations will be coordinated to occur at the same time following the notification period as set out in the Addressing Bylaw (67M86).

The subject application for proposed street name changes will be presented to Council 2019 September 09. Pending adoption of the proposed street name changes by Resolution,

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**Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006**

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Addressing will then notify each resident of the address change. Residents have a period of 60 days to respond to the notification.

**BACKGROUND**

The proposed street name change application was submitted by The City of Calgary (Corporate Analytics and Innovation), on 2019 May 15. As summarized in their applicant submission (Attachment 1), the application is a response to a Motion Arising from report *C2018-0317 West Macleod Quadrant Boundary Adjustment* presented to Council 2018 March 19 (Attachment 2).

In 1979 September Council approved the existing Southeast / Southwest quadrant boundary aligned with the CPR tracks and the Sheriff King Street alignment, south of 146 Avenue. Subsequent annexations (occurring in 1989, 1994 and 2007) maintained the Sheriff King Street alignment as the quadrant boundary.

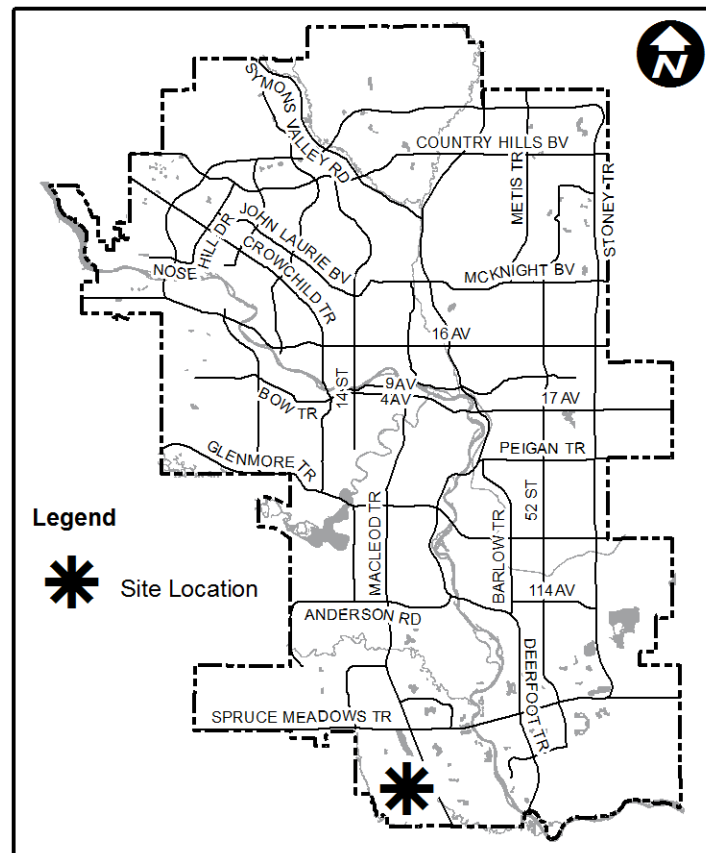
The communities of Silverado and Pine Creek are currently bisected by the quadrant alignment.



## Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006

### Location Map

Due to the number of proposed street name changes, see Attachment 3 for more detailed locations.



### Site Context

The subject area is located in the new communities of Silverado, Belmont, and Pine Creek, and existing communities of Residual Sub-Area 13L and 13K, south of Stoney Trail S, east of Sherriff King Street S, north of the city limits and the alignment of 226 Avenue SW and west of Macleod Trail S.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The street name changes are a part of C2018-0317 to change the boundary alignment from Sherriff King Street S to Macleod Trail S. The street names within the new communities of Silverado, Belmont and Pine Creek, and existing communities of Residual Sub-Area 13L and 13K are changing from Southeast to Southwest quadrant, and listed in the attached table in Attachment 4, List of Proposed Street Name Changes.

**Planning & Development Report to  
Calgary Planning Commission  
2019 July 18**

**ISC: UNRESTRICTED  
CPC2019-0747**

## **Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006**

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This report lists the affected street names that will change as a result of the proposed quadrant boundary adjustment. The addresses (to date) impacted by the proposed street name changes, are listed in Attachment 5, Impacted Existing Addresses.

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

Tenants and landowners of the subject addresses were mailed notification letters regarding the proposed quadrant boundary adjustment and contact information for The City should they want to submit a letter of response or speak to someone about the application.

Administration notified impacted addresses (Attachment 5), for the proposed street name changes, listed contact information for 311, with responses directed to Corporate Analytics and Innovation. The notification letters listed the Council 2019 September 09 date that the item will be heard, and to date, no responses have been received.

Stakeholder engagement, research and communication was conducted as part of the original Council report C2018-0317. The report outlines the level of research, engagement, and communication shared with existing businesses, landowners and area developers. External engagement was conducted via a combination of letters and email messages to targeted stakeholders and requesting response to three questions posted on an Engage website during the week of 2018 November 14 to 24. Responses received by The City were outlined in the C2018-0317 report along with the additional engagement with area landowners and stakeholders regarding the source of funding.

Internal consultation was held with Councillors Demong and Colley-Urquhart on 2018 January 19. Discussions related to the proposed options, the level of effort, financial considerations and the impacts to each business unit were outlined.

Circulation and notification letters have been sent to the impacted addresses, (Attachment 5). The notification letter has a date listed for responses of 2019 August 25. The notification letter was sent to impacted addresses with an update. Two letters have been sent notifying the impacted addresses of the upcoming CPC and Council dates. The most current notification letter updated the dates to 2019 July 18 Calgary Planning Commission Meeting and 2019 September 09 Council Meeting dates.

Addressing will notify residents of the date when the change will come into effect. An updated list of impacted addresses will be notified as part of this process, and the notification letter will comply with the Addressing Bylaw (67M86).

### **Strategic Alignment**

Addresses in Calgary must comply with the Addressing Bylaw (67M86). The City administers proposed street name changes in order to provide an avenue of engagement with affected owners and residents.

**Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006**

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

The social, environmental and economic impacts for the various options are listed in report C2018-0317. Based on Council's direction to proceed with Option 2 as noted above, C2018-0317 report states: *"No social or environmental impacts were identified with Option 2, there will be economic impacts to property owners, businesses, postal / delivery companies and utility companies operating within the affected area and to the provincial land titles office."*

As per C2018-0317 (Attachment 2), the financial breakdown of the costs incurred by this quadrant change have been noted.

Applications pending registration at the Land Titles Office will be notified by the Addressing Bylaw (67M86) component, listed in the report C2018-0317, Attachment 2.

**Financial Capacity**

***Current and Future Operating Budget***

The subject application in response to Option 2 of C2018-0317 to implement the proposed changes all at one time, impacts The City's current 2019-2022 operating budget (Attachment 6 of C2018-0317).

The letter of submission and report C2018-0317 notes that the business units impacted by the quadrant boundary change have been identified as the funding source, and as such have been directed to cover the costs in their existing work plans.

***Current and Future Capital Budget***

No impacts identified.

**Risk Assessment**

Risks identified with the subject application were identified with C2018-0317, under Option 2, implement the proposed changes all at one time. There is the possibility that customers will experience delays when addresses are changed by The City and when external users (Google, etc.) will incorporate these changes into their processes.

Adjusting a large number of addresses in one area at one time has historically not been completed by The City of Calgary. There is a potential risk of large scale inaccuracies in external mapping provider's data in the near term and during transition.

Planning & Development Report to  
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2019 July 18

ISC: UNRESTRICTED  
CPC2019-0747

**Proposed Street Name changes in Silverado, Belmont, Pine Creek, Residual Sub-Area 13L and Residual Sub-Area 13K (Ward 13), SN2019-0006**

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

Administration recommends approval adhering to Council's direction to realign the quadrant boundary for the subject area from Sheriff King Street S to Macleod Trail S.

**ATTACHMENT(S)**

1. Applicant Submission
2. Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments
3. Location Maps
4. List of Proposed Street Name Changes.
5. Impacted Existing Addresses

## Applicant Submission



15 May 2019

Corporate Analytics and Innovation  
The City of Calgary  
5<sup>th</sup> Floor, 315 – 10 Avenue S.E.  
Mail Code #7

Community Planning  
The City of Calgary  
5<sup>th</sup> Floor, 800 Macleod Trail S.E.  
Mail Code #8075

RE: Street Name Change Application

Attention: Craig Savage

In response to a Motion Arising from 12 June 2017, a report (C2018-0317) was presented to Council on 19 March 2018. Administration was subsequently directed to realign the quadrant boundary for the area shown in the attached plan. Please accept this application letter to change the street names in the impacted area as shown on the attached table. In addition, it is expected that new addresses will be created within the impacted area up until this change takes place. These addresses will not require a street name change, but only a quadrant change (from SE to SW).

Note that the business units impacted by the quadrant boundary change have been identified as the funding source, and as such have been directed to cover the costs in their existing workplans.

Sincerely,

Rick Ciezki

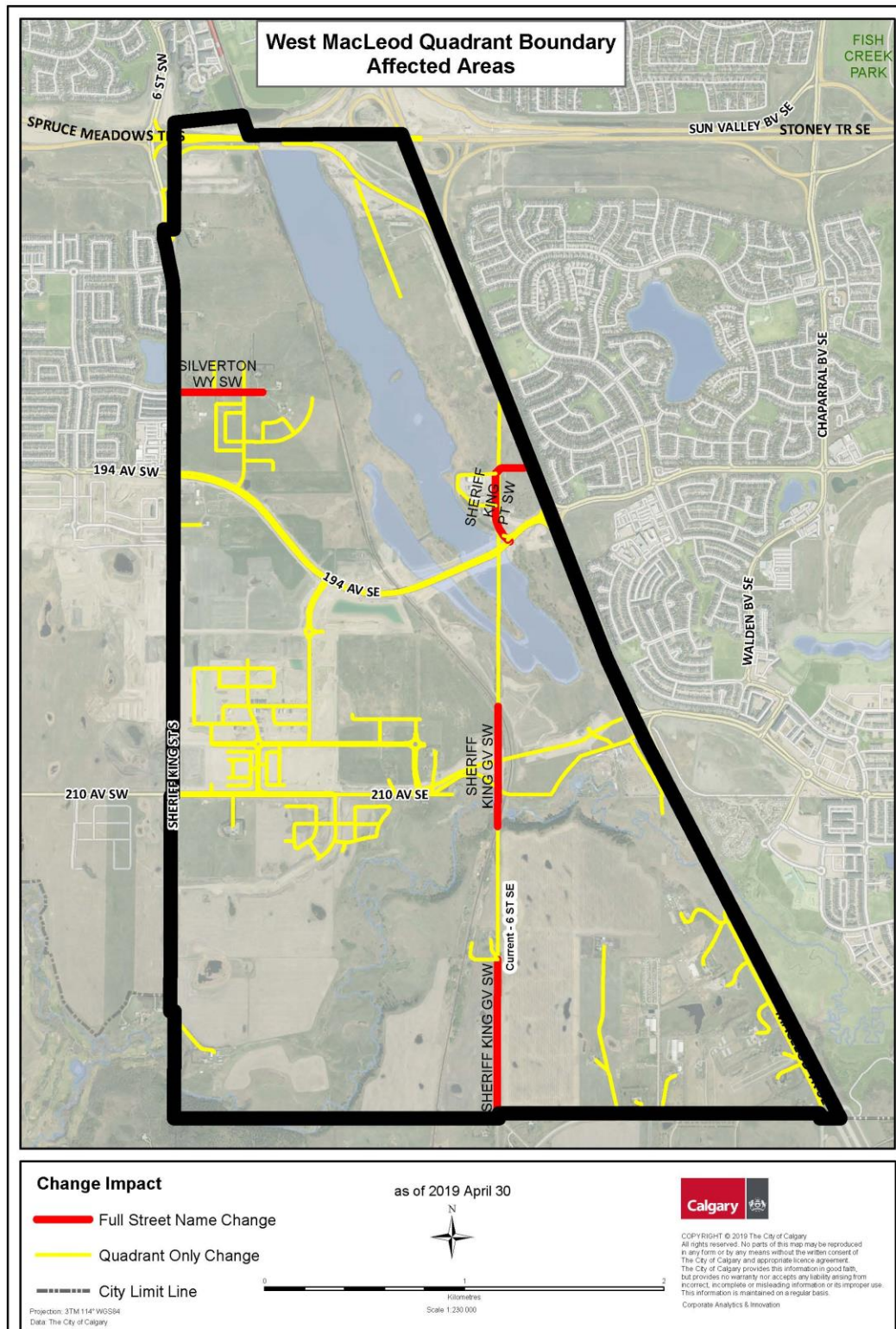
Manager, Asset Information & Mapping  
Corporate Analytics & Innovation

RC/dm

## Applicant Submission

Current Street Name	Proposed Street Name
190 AV SE	SILVERTON WY SW
194 AV SE	SHERIFF KING PT SW
6 ST SE	SHERIFF KING GV SW
6 ST SE	SHERIFF KING PT SW
194 AV SE	194 AV SW
210 AV SE	210 AV SW
218 AV SE	218 AV SW
226 AV SE	226 AV SW
BELMONT AV SE	BELMONT AV SW
BELMONT BV SE	BELMONT BV SW
BELMONT CM SE	BELMONT CM SW
BELMONT CR SE	BELMONT CR SW
BELMONT DR SE	BELMONT DR SW
BELMONT GD SE	BELMONT GD SW
BELMONT HE SE	BELMONT HE SW
BELMONT LI SE	BELMONT LI SW
BELMONT RD SE	BELMONT RD SW
BELMONT ST SE	BELMONT ST SW
BELMONT TC SE	BELMONT TC SW
BELMONT VW SE	BELMONT VW SW
CREEKSIDE BV SE	CREEKSIDE BV SW
CREEKSTONE CV SE	CREEKSTONE CV SW
CREEKSTONE GA SE	CREEKSTONE GA SW
CREEKSTONE HE SE	CREEKSTONE HE SW
CREEKSTONE PH SE	CREEKSTONE PH SW
CREEKSTONE PS SE	CREEKSTONE PS SW
CREEKSTONE SQ SE	CREEKSTONE SQ SW
CREEKSTONE WY SE	CREEKSTONE WY SW
MACLEOD TR SE	MACLEOD TR S
SHERIFF KING PL SE	SHERIFF KING PL SW
SHERIFF KING RD SE	SHERIFF KING RD SW
SHERIFF KING ST S	SHERIFF KING ST SW
SHERIFF KING ST SE	SHERIFF KING ST SW
SILVERADO GLEN RD SE	SILVERADO GLEN RD SW
SILVERTON BV SE	SILVERTON BV SW
SILVERTON CR SE	SILVERTON CR SW
SILVERTON HE SE	SILVERTON HE SW
SILVERTON RD SE	SILVERTON RD SW
SILVERTON ST SE	SILVERTON ST SW
SPRUCE MEADOWS TR S	SPRUCE MEADOWS TR S
STONE TR SE	STONE TR SW

## Applicant Submission



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ISC: Unrestricted

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## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

Item #11.2.4

Deputy City Manager's Office Report to  
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2018 March 19

ISC: UNRESTRICTED  
C2018-0317  
Page 1 of 6

### West Macleod Quadrant Boundary Alignment – C2018-0317

#### EXECUTIVE SUMMARY

Administration has prepared this report in response to a Motion Arising put forward by Councillor Demong to examine the West Macleod quadrant boundary alignment including: all lands west of Macleod Trail, south of Spruce Meadows Trail and S/22X (Highway 22X), extending to the current city boundary. Administration has reviewed the current quadrant boundary and the boundary proposed in the Motion Arising and has examined three options: 1) implement the proposed changes only when development of the parcels within the affected area occurs (as described in the Motion Arising); 2) implement the proposed changes all at one time; and 3) maintain the current quadrant boundary.

It is Administration's judgement that the current quadrant boundary has the correct (north-south) orientation and should be maintained. However, if a boundary adjustment is desired, Administration has developed a feasible fourth option that includes moving the quadrant boundary from Sheriff King Street to Macleod Trail beginning at 146 Avenue and extending to the city limit.

#### ADMINISTRATION RECOMMENDATION:

That Council:

1. Receive for information this report with respect to a Motion Arising put forward by Councillor Demong regarding the West Macleod quadrant boundary alignment; and
2. Direct Administration to maintain the current West Macleod quadrant boundary (Option 3).

#### PREVIOUS COUNCIL DIRECTION / POLICY

A Motion Arising (Attachment 1) was put forward at the 2017 June 12 Combined Meeting of Council by Councillor Demong and seconded by Councillor Colley-Urquhart after reviewing Report CPC2017-188 (a land use amendment supported by an outline plan). The Motion directed Administration to examine the West Macleod quadrant boundary alignment including all lands west of Macleod Trail, south of Spruce Meadows Trail and S/22X, extending to the current city boundary and to report back with options for Council consideration. At the 2017 July 24 Regular Meeting of Council, Administration presented report C2017-0598, requesting that the report be deferred until later in 2017 to ensure internal and external feedback was included in its investigation. At the 2017 December 18 Regular Meeting of Council, report C2017-1212 was referred back to Administration for further consultation with the councillors.

#### BACKGROUND

In September 1979 Council approved the existing SE/SW quadrant boundary aligned with the CPR tracks and the Sheriff King Street alignment, south of 146 Avenue (now James McKeivitt Road). Subsequent annexations (occurring in 1989, 1994 and 2007) maintained the Sheriff King Street alignment as the quadrant boundary.

In the past, throughout the city, there has been some alteration of quadrant boundaries: the area of Coach Hill was originally part of the NW quadrant, but the boundary was subsequently changed and Coach Hill became part of the SW; Mayland Heights was originally in the SE, but the quadrant boundary was moved so that it became a NE community.

Approval(s): Brad Stevens concurs with this report. Author: Arne Svedahl

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

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### West Macleod Quadrant Boundary Alignment - C2018-0317

With the existing quadrant boundary alignment, the community of Silverado is bisected by the quadrant boundary, with the western portion in the SW and the eastern (currently undeveloped) portion in the SE. There are 22 communities that are also bisected by quadrant boundaries in Calgary. They are: Abbeydale, Applewood Park, Beddington Heights, Beltline, Bridgeland/Riverside, Chinatown, Crescent Heights, Downtown Commercial Core, Erlton, Franklin, Highland Park, Huntington Hills, Livingston, Manchester Industrial, Mayland, Meridian, Millrise, Mission, Pine Creek, Shawnessy, Thorncliffe and Tuxedo Park.

The area that would be impacted by a quadrant boundary change as proposed in the Motion Arising currently contains the following:

- 71 unique registered owners
- 76 unique building addresses
- 322 unique parcel addresses
- Six numbered streets:
  - 6 Street SE
  - 190 Avenue SE
  - 194 Avenue SE
  - 210 Avenue SE
  - 218 Avenue SE
  - 226 Avenue SE
- 10 Outline Plans, proposing development within the area
- Three Subdivision submissions which may result in an additional 369 titled parcels.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

As part of Administration's investigation into alternatives, three options were examined. Administration also assessed the level of effort required to make the changes and the impacts of the changes for both internal and external stakeholders.

**Option 1:** Re-align the quadrant boundary at the time of property development as proposed in Attachment 1- Motion Arising, Pages 2 & 3 (solid orange line). This is the most complex option and will require careful consideration and planning to have a logical and consistent addressing plan. Streets and addresses will be changed to reflect the new quadrant boundary as parcels are developed. If no development occurs, the streets, addresses and quadrant designations would not be changed. This could result in inconsistent addresses and quadrant designations within the affected area. The impact of this option is potential confusion in way-finding/routing.

**Option 2:** Re-align the quadrant boundary, as in Attachment 1, Pages 2 & 3 (solid orange line), and update all addresses, quadrant designations and street names at the same time. This option will require the most effort as all addresses, data management systems, street signs, mapping and routing applications will need to be updated at the same time. This will result in a significant amount of unplanned work for, and cost to, Administration. There will also be considerable cost and effort for external stakeholders, which would include updating websites, stationery, promotional materials, utility accounts, etc. for commercial property owners and personal information, accounts, etc. for residential property owners.

**Option 3 (Recommended):** Status quo – no changes to the quadrant boundary, Attachment 1, Page 2 (solid red line). There are no impacts to The City (or to external stakeholders) in the form of additional effort or cost. The impact is that the community of Silverado will continue to

Approval(s): Brad Stevens concurs with this report. Author: Ame Svedahl

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

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### West Macleod Quadrant Boundary Alignment - C2018-0317

be bisected by the quadrant boundary, like the other 22 communities that are bisected by quadrant boundaries in other areas of Calgary.

**Option 4:** If there is still a desire to make the quadrant boundary change, Administration has developed a feasible fourth option. While examining options 1 to 3, it was noted that there is a significant area of land also west of Macleod Trail, north of Highway 22X and south of 146 Avenue that is within the southeast quadrant, as shown in Attachment 2. If the quadrant boundary is to be re-aligned, then this north area should also be included, as shown in Attachment 3 – Potential Macleod Tr Alignment (dashed red line). No engagement has been done on this option. The following stakeholders would need to be contacted:

- 132 businesses
- 265 residences
- 1 high school
- 1 library/recreation complex
- 419 unique registered owners
- 73 unique building addresses
- 45 unique parcel addresses
- One numbered street – 162 Avenue SE

If the goal of the boundary change is to eliminate confusion over the location of the quadrant boundary by making it Macleod Trail, then this should be done where the boundary first deviates from Macleod Trail, which is at 146 Avenue. In addition, if Macleod Trail was to be made the quadrant boundary south of Highway 22X but not north, significant wayfinding or routing confusion would be created. However, in Calgary, there are many communities that are bisected by quadrant boundaries, and it is not typical for a boundary line to follow a roadway that diverts from the logical north/south or east/west direction, therefore the quadrant alignment should remain as is.

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

Following the tabling of the report, further consultation was held with Councillors Demong and Colley-Urquhart on 2018 January 19. At this meeting, the following items were noted:

- the SE quadrant is significantly larger than the SW quadrant in the far south and the proposed change in quadrant boundary would help lessen this imbalance;
- the residents of Silverado find it confusing that the quadrant boundary is not Macleod Trail and that their community is bisected by the quadrant boundary;
- by altering the quadrant boundary, future communities (ie. Pine Creek) will not be bisected by the quadrant boundary;
- the councillors are aware that the area to the north is also part of the southeast quadrant; and
- If there is future expansion of city limits southwards, the quadrant boundary could be re-aligned to a more logical north-south alignment at that time.

Discussions were held with City business units that would be affected by the potential change (as in the Motion Arising) to discuss the proposed options, the level of effort the proposed options would take, and to summarize the impacts to these business units. These would include creating a communications plan for the affected area, creating and implementing an addressing plan, updating the base map & mapping applications, ensuring road signs for the

Approval(s): Brad Stevens concurs with this report. Author: Ame Svedahl

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

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2018 March 19

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### West Macleod Quadrant Boundary Alignment - C2018-0317

area are updated, and ensuring that the numerous (more than 35) computer applications that rely on addressing are updated, coordinated, and working properly. As a class 5 estimate, this work is anticipated to cost approximately \$150,000 which includes new road signs, project management costs and developing and implementing an addressing plan. There is no current budget for this work. Additional work of up to 3,000 hours by other business units may be incorporated into their existing or future work plans.

External engagement was conducted (in the original, south area only) by sending a combination of letters and e-mail messages to targeted stakeholders, and asking them to respond to a questionnaire on the three options. The targeted stakeholders were property and business owners residing within the affected area, as well as businesses that operate within the area. A list of business owners contacted is provided in Attachment 5. The questionnaire was developed with the assistance of Customer Service and Communication's Engage section, and posted on the Engage website from November 14 to 24. The questionnaire asked for the respondent's perception of each of the three options (whether positive, neutral or negative) and for the perceived impact in terms of time, cost, and effort for respondents for each option.

Overall, the respondents rated Option 1 as having the greatest impact on them and rated Options 2 & 3 as having an equal impact on them.

A summary of the internal engagement can be found in Attachment 6, and the external engagement report is included in Attachment 7.

#### **Strategic Alignment**

Addresses in Calgary must adhere to the Addressing Bylaw (67M86). A copy of this bylaw is presented in Attachment 8.

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

Option 1: Social impacts include potential way-finding confusion due to inconsistent addresses and quadrant designations in the affected area; no environmental impacts have been identified with Option 1; there would be economic impacts to property owners, businesses, postal/delivery companies and utility companies operating in the affected area and to the provincial land titles office.

Option 2: No social or environmental impacts were identified with Option 2; there will be economic impacts to property owners, businesses, postal/delivery companies and utility companies operating in the affected area and to the provincial land titles office.

(In Options 1 & 2 affected stakeholders would be financially responsible for updates to their stationery, signs, websites, advertising, databases, personal information, etc.)

Option 3: Social impacts are having Silverado and the future community of Pine Creek bisected by the quadrant boundary. There are no environmental or economic impacts resulting from Option 3.

Approval(s): Brad Stevens concurs with this report. Author: Ame Svedahl

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

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Deputy City Manager's Office Report to  
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### West Macleod Quadrant Boundary Alignment - C2018-0317

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#### Financial Capacity

##### *Current and Future Operating Budget:*

Option 1 will impact The City's operating budget to enact the proposed changes. As this option is dependent on the timing of development within the affected area, both current and future operating budgets will be affected.

Option 2 will also impact The City's current operating budget. Unless the changes can be completed prior to the end of the current 2015-2018 business cycle, there will be an impact on the 2019-2022 operating budget.

Option 3 has no impact on current or future operating budgets.

##### *Current and Future Capital Budget:*

There are no impacts to current or future capital budgets for any of the options identified.

#### Risk Assessment

Option 1 has significant risks associated with it. By waiting for its development to re-designate a parcel's quadrant (change from SE to SW), there will be a patchwork of quadrants within the affected area (for example, there could be alternating quadrant designations on a single street). Parcels that are not developed will remain designated as SE indefinitely while physically residing in the SW quadrant. In addition, because The City does not initiate development, it will have no control over when the re-designation of parcels within the affected area will be complete, if at all.

Option 2 also has risks associated with it. There is a delay between when addresses are changed by The City and when external users (Google, Magellan etc.) will incorporate these changes into their processes. Changing this many addresses in one area at one time has not been done before so there is the potential for large scale inaccuracies in external mapping providers' data.

Option 3 has no associated risks.

#### REASON(S) FOR RECOMMENDATION(S):

Addressing (and subsequently mapping) in Calgary follows a logical and orderly system, based on the Addressing Bylaw (67M86). Changes that affect addressing must be closely examined to ensure that they conform to City standards. Any changes to addresses that already exist have many downstream impacts; and any changes would need to be closely monitored and coordinated with the many internal and external stakeholders including global content providers for many commercial applications including in-vehicle and internet based navigation systems. If the goal of the potential boundary change is to eliminate confusion about where the boundary is by making Macleod Trail the boundary, then to be consistent the change should be made from 146 Avenue southwards.

Option 1 would result in an inconsistent system of addresses and street names that would create confusion in finding an address – this confusion is avoided in Option 2, but it requires significant cost and effort. Administration recommends **Option 3** to maintain the current

Approval(s): Brad Stevens concurs with this report. Author: Ame Svedahl

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

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### West Macleod Quadrant Boundary Alignment - C2018-0317

boundary with a north/south alignment as it is logical based on a technical (mapping) perspective.

If Council determines a boundary change is necessary, Administration recommends including the lands west of Macleod Trail, north of Highway 22X and south of 146 Avenue, yet further research and engagement will need to be done for this option.

#### **ATTACHMENT(S)**

1. Attachment 1 – Motion Arising
2. Attachment 2 – Proposed Affected Areas
3. Attachment 3 – Proposed Boundary Changes
4. Attachment 4 – Estimated Effort/Complexity Matrix
5. Attachment 5 – List of Businesses Contacted
6. Attachment 6 – City Business Unit Responses
7. Attachment 7 – Engage Stakeholder Report Back
8. Attachment 8 – Addressing Bylaw (67M86)

Approval(s): Brad Stevens concurs with this report. Author: Ame Svedahl

**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

Item #11.2.4  
C2018-0317  
ATTACHMENT 1

RECEIVE FOR THE CORPORATE RECORD

At the request of Councillor Demong, and with the concurrence of the Mayor, the Acting City Clerk received for the Corporate Record the following documents with respect to Report CPC2017-188:

- a map entitled "Figure: SW & SE Quadrant Detail", dated 2017 June; and
- a map entitled "Schedule A, Proposed Area of Quadrant Change, Spruce Meadows Trail/22X", dated 2017 June.

MOTION ARISING, Moved by Councillor Demong, Seconded by Councillor Colley-Urquhart, that with respect to Report CPC2017-188, Council direct Administration to examine the West Macleod quadrant boundary alignment including:

- a) All lands west of Macleod Trail, south of Spruce Meadows Trail and S/22X, extending to the current city boundary;
- b) All affected addresses to incorporate the SW designation as defined in Schedule A; and
- c) The re-designation of lands upon their redevelopment to avoid burdening existing acreage owners with required address changes.

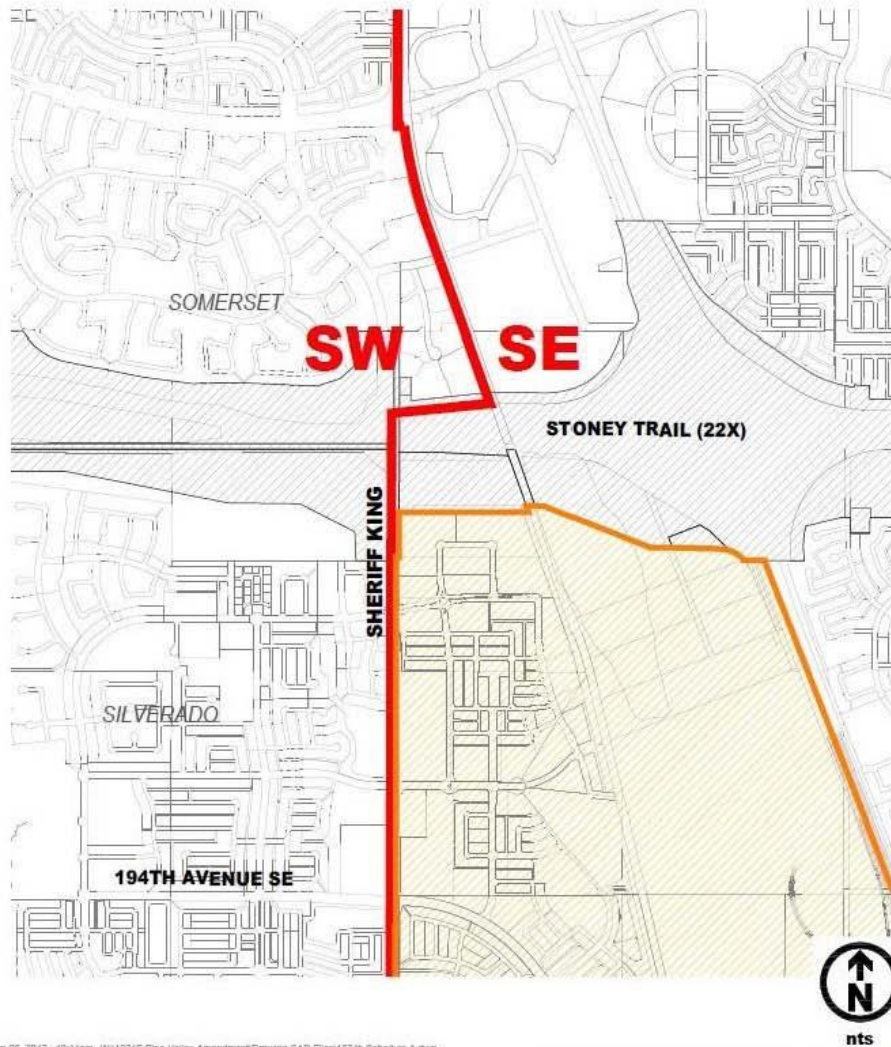
AND FURTHER be it resolved that Administration report back no later than 2017 July 24 with options for Council consideration.

CARRIED



**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

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C2018-0317  
ATTACHMENT 1



**Legend**

- Proposed SW Quadrant
- Existing Quadrants

**Figure:**  
SW & SE Quadrant Detail

June 2017

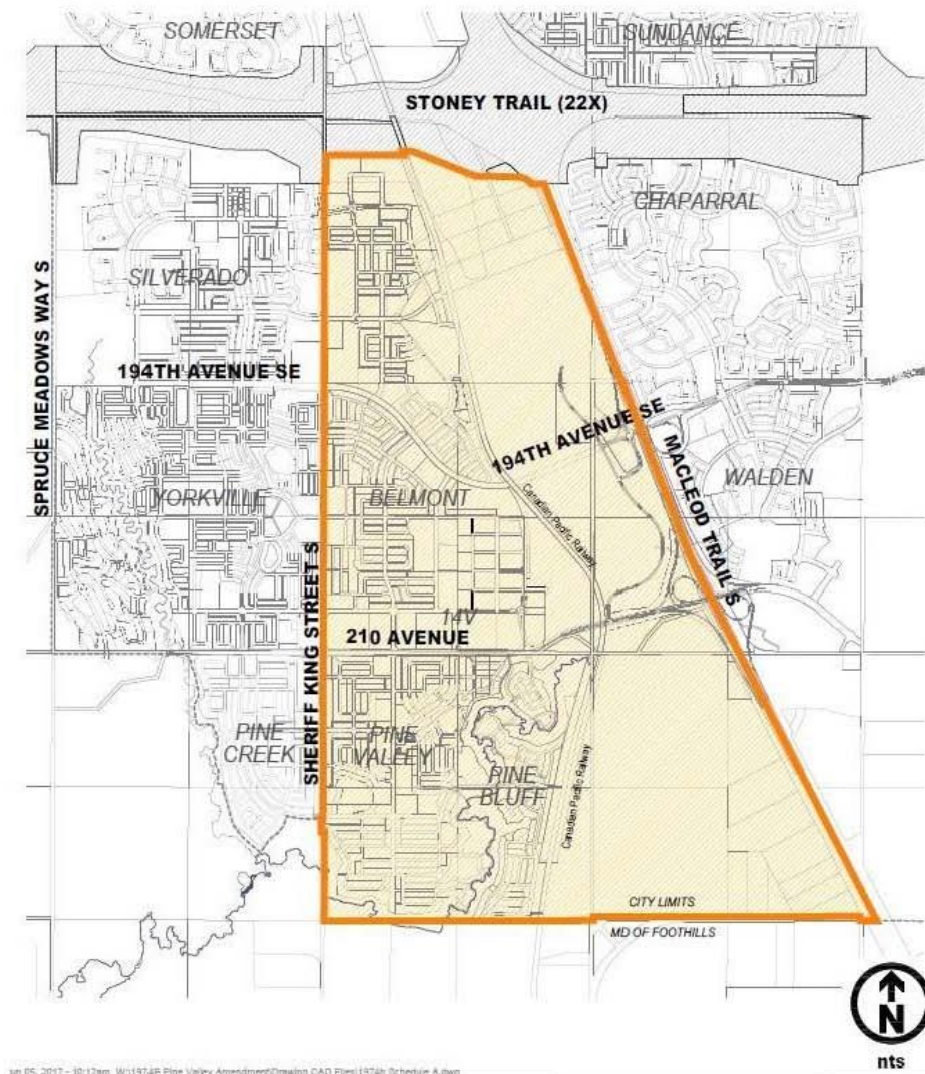
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**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
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C2018-0317  
ATTACHMENT 1



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**Legend**

 Proposed SW Quadrant

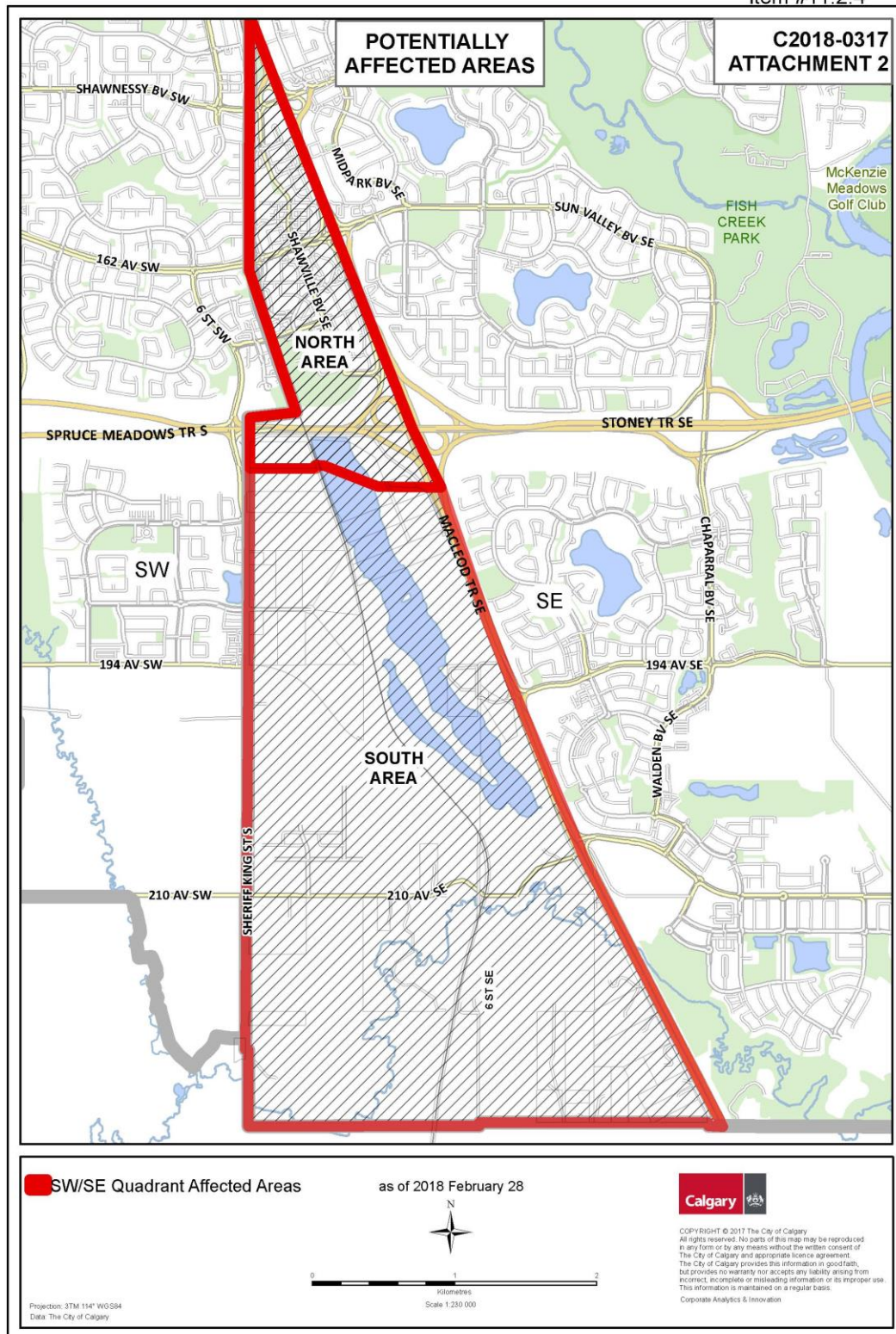
**Schedule A**

**Proposed Area of Quadrant Change  
Spruce Meadows Trail/ 22X  
June 2017**

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# Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

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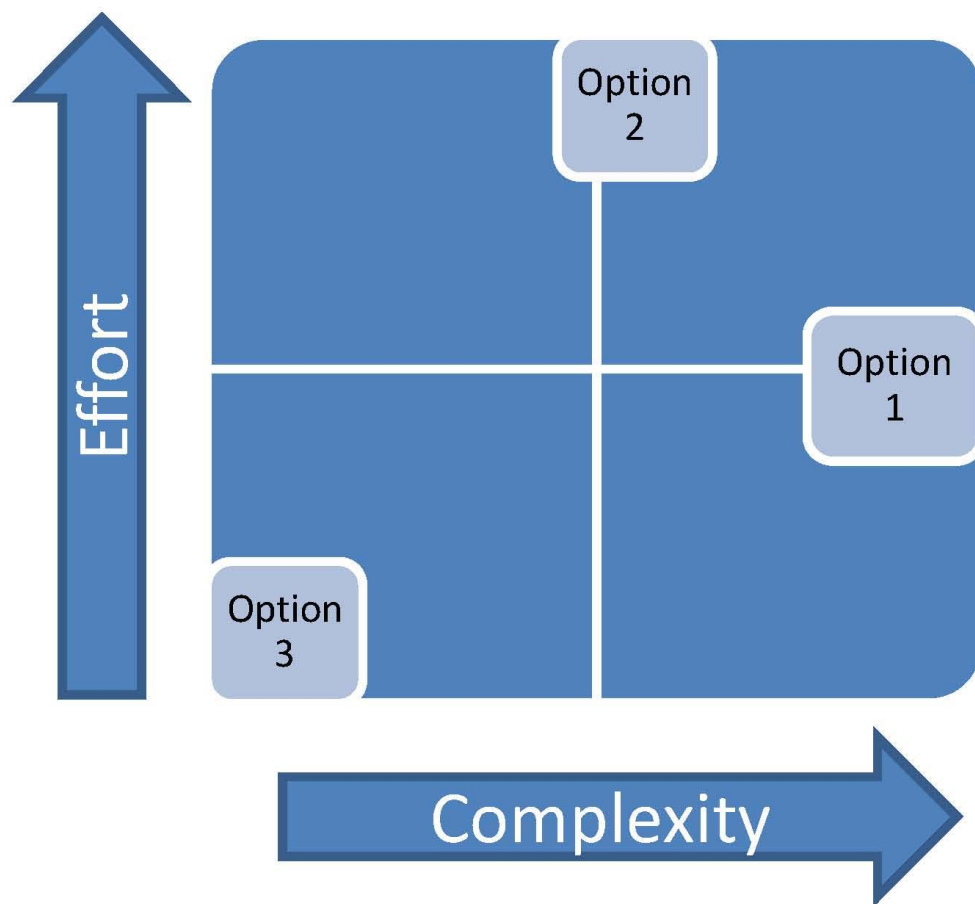
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ISC: Unrestricted

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**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

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C2018-0317  
ATTACHMENT 4

ESTIMATED EFFORT/COMPLEXITY MATRIX



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ISC: UNRESTRICTED

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**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

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ATTACHMENT 5

**LIST OF BUSINESSES CONTACTED**

SPRUCE IT UP
AMITY ENVIRONMENTAL
PROMOTING YOUR CULTURE
SOUTHCITY RV STORAGE
SPECIALTY AUTO GROUP
BOW CANYON EQUESTRIAN
JAYWEST COUNTRY HOMES
ANDREASEN MASONRY
STEVEN PIERCY
TELUS
CANADA POST
ALBERTA HEALTH SERVICES
CALGARY BOARD OF EDUCATION
ATCO
ALBERTA LAND TITLES
SHAW
ENMAX



## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

Item #11.2.4  
C2018-0317  
ATTACHMENT 6

### CITY BUSINESS UNIT RESPONSES

Department	Business Unit	Effort
CFO	Assessment	Effort is dependent on the time of year where the changes are implemented. If the changes are done during the change freeze period of November to January additional manual adjustments to the impacted properties would need to be made before assessment notices are mailed out. Otherwise there would be little impact.
	Corporate Initiatives	No impact reported
	Customer Service & Communications	Targeted communications for impacted quadrants.
	Finance	No impact reported
	Human Resources	No Impact
	Information Technology	35+ Applications (and their integrations & reporting systems) would need to be reviewed. More detailed analysis will be required with BU clients and SMEs to determine how the changes should be applied for each specific application including mapping & routing functionality, mobile applications and historical records. Next steps will be dependent on business unit direction which will include legal implications related to historical records management. Detailed analysis with BU experts is expected to take 325 hours. IT work plans will need to be modified in order to accommodate this additional work. Once the full scope of application updates has been determined, IT will coordinate with BU partners to plan and prioritize the work.
DCMO	Facility Management	No impact reported
	Fleet Services	No impact reported
	Corporate Analytics & Innovation (CAI)	1) Changes to internal and external map services taking approximately 470 hours at a cost of \$37K. 2) Changes to basemaps including addresses which would involve developing a logical addressing plan for the area as well as changing all of the current and planned assigned addresses. This work is estimated at taking approximately 1000 hours and cost \$75K
	Real Estate & Development Services	No impact reported
	Intergovernmental & Corporate Strategy	No impact reported
	Supply	No impact reported
Transportation	Calgary Transit	No Impact
	Roads	3 guide signs and 30 sign blades will require replacement for a total cost of approximately \$37K.
	Transportation Infrastructure	No Impact
	Transportation Planning	Changing Traffic Count and RACE/ecollisions applications with IT for a cost of \$4K.
CMO	City Manager's Office	No impact reported
Law and Legislative Services	City Clerk's Office	No impact
	Law	Minimal impact but may have a increase to claims for reimbursements to support the addressing change.
	Corporate Security	No impact reported
UEP	Environmental & Safety Management	No impact reported
	Waste & Recycling Services	No impact reported
	Water Resources and Water Services	1) Route Restructures 2) Address changes for billing
Community Services	Calgary Community Standards	No impact reported
	Calgary Emergency Management Agency	No impact reported
	Calgary Fire Department	Moderate level of effort to inform station crews to be aware of addressing changes for responding to incidents in the area and to update printed maps as communications and updates would only be need to be done once. There may be additional impact to historic response details.
	Calgary Neighbourhoods	No impact reported
	Calgary Parks	No impact reported
	Calgary 9-1-1	To revise the quadrant boundary would require changing official municipal addresses from SE to SW. Furthermore, if this boundary is revised, we strongly recommend that great care and planning are in place to mediate the major impacts that will occur on 9-1-1 emergency response systems.
	Calgary Recreation	No Impact
	Calgary Housing	No Impact
	Calgary Approvals Coordination	Would need to support the following changes for a cost of approximately \$16K. 1) Street Name Change 2) Street Name Application 3) Reprint of Open Permits 4) Risk to external stakeholders
Planning & Development	Calgary Building Services	No impact reported
	Calgary Growth Strategies	No impact reported
	Community Planning	No impact reported
	Calgary Police Service	Minimal Impact and covered under normal data update processes.

\\cs2\data\feeds\shared\ES\AM\_Leader\_Share\admin\council reports\nom - sw se quadrant boundary change\Attachment6.xls  
ISC: UNRESTRICTED

Page 1 of 1

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments



Item #11.2.4  
C2018-0317  
ATTACHMENT 7  
**Quadrant Boundary  
Proposal (SE/SW)**

Stakeholder Report Back: What We Heard  
November 24, 2017

### Project overview

At the request of Council administration is investigating the possibility of moving a portion of the SE/SW boundary from its current alignment (along Sheriff King Street) to along Macleod Trail. If made, this change could result in parcel changes:

- new addresses
- new names
- change in SE to SW designation

### Engagement overview

In 2017 City administration conducted internal engagement and completed an investigation of options to report back to Council. In November the team solicited feedback on the options from directly impacted landowners and business.

This report covers what we heard during the public engagement which ran from November 14 to November 24. It was open to targeted land and business owners in the area. The invitation to participate in the survey was sent to 99 individuals by regular mail and 18 by e-mail.

### What we asked

We asked for feedback on three options: **Option 1** being a staged approach to change, **Option 2** being a bulk change, and **Option 3** representing the status quo.

Respondents were asked the following questions about all three options:

1. Do you perceive this option as positive, neutral or negative?
2. What do you perceive the impact will be for your household or business in terms of cost?
3. What do you perceive the impact will be for your household or business in terms of effort?
4. What do you perceive the impact will be for your household or business in terms of time?

We also provided information about each of the options. For detailed information please visit <https://engage.calgary.ca/quadrants>

### What we heard

During the 10 days we had 36 visitors to the page, 57 page views and 17 contributions.

## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments



### Quadrant Boundary Proposal (SE/SW)

C2018-0317  
ATTACHMENT 7

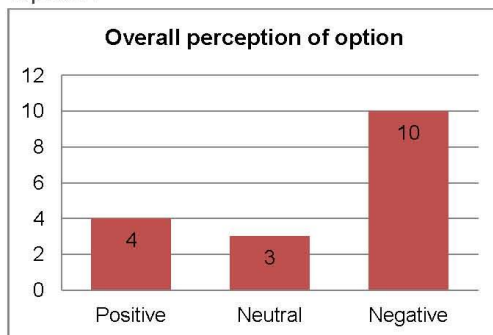
Stakeholder Report Back: What We Heard  
November 24, 2017

Overall the respondents preferred **Option 2**, the all at once change approach. **Option 1** and **Option 3** were perceived as equally negative.

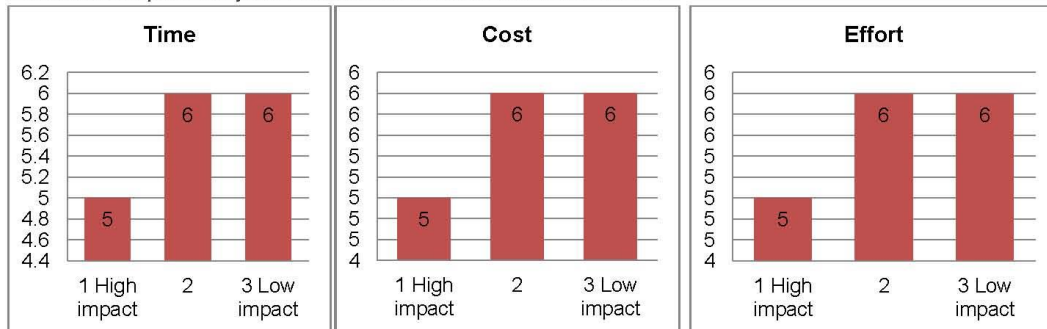
In terms of impact to cost, effort and time, **Option 1** had the highest proportion of perceived medium and high impact to the respondents. Interestingly, **Option 2** and **Option 3** were higher in the number of low perceived impacts to the participants in terms of effort, cost and time.

The following charts show the feedback we received about the three options. Please note that these charts are not representative. They show the feedback and preferences provided by the 17 contributors.

#### Option 1



Perceived impact for your household or business in terms of:



## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

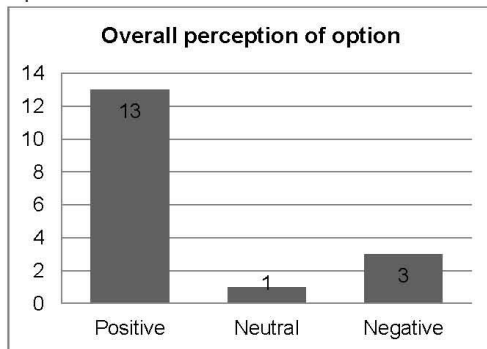


### Quadrant Boundary Proposal (SE/SW)

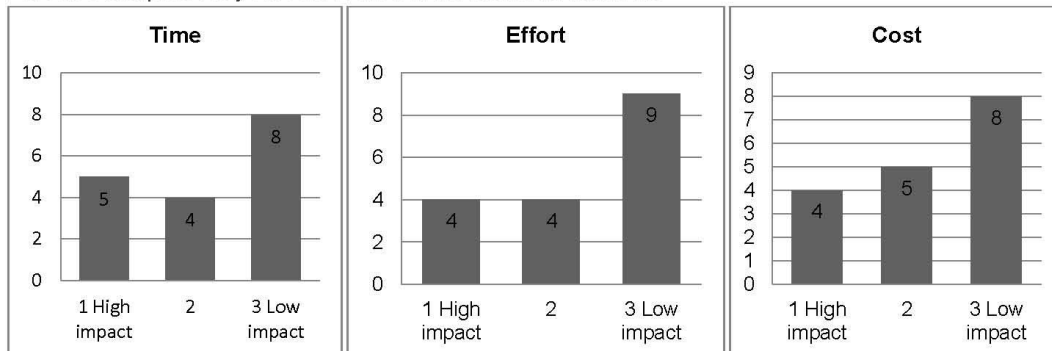
C2018-0317  
ATTACHMENT 7

Stakeholder Report Back: What We Heard  
November 24, 2017

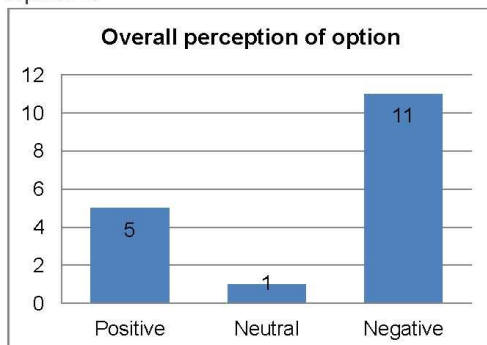
#### Option 2



Perceived impact for your household or business in terms of:



#### Option 3





## Report C2018-0317, West Macleod Quadrant Boundary Adjustment and Attachments

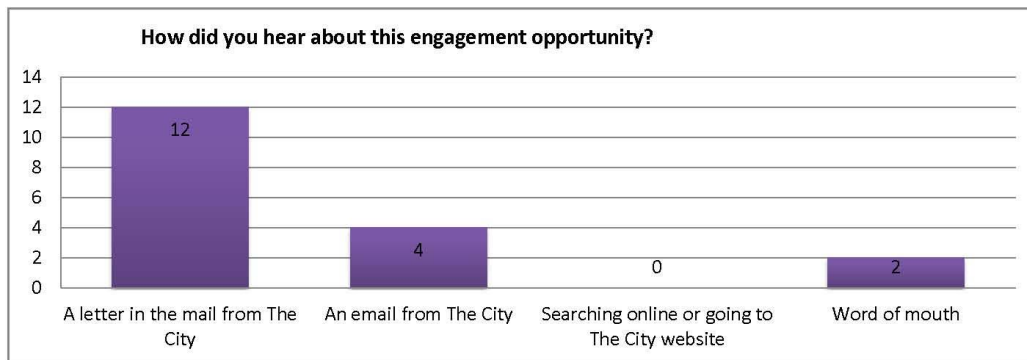
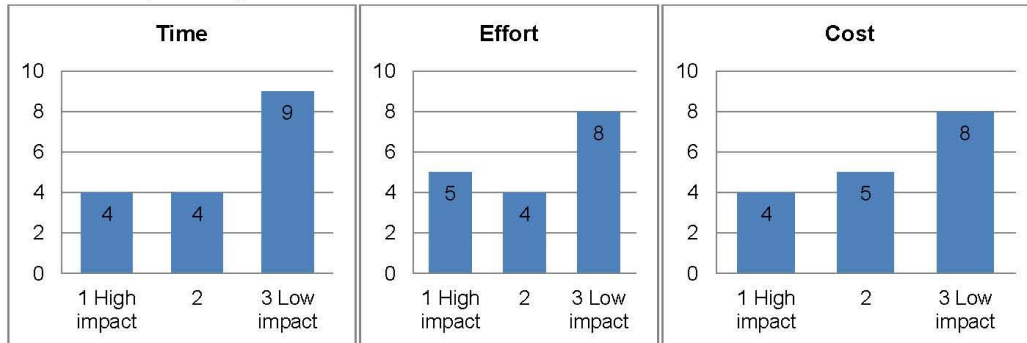


### Quadrant Boundary Proposal (SE/SW)

**C2018-0317  
ATTACHMENT 7**

Stakeholder Report Back: What We Heard  
November 24, 2017

Perceived impact for your household or business in terms of:



### Next steps

A summary of the results of this engagement will be provided to the project team, who will include it in their report to Council on December 18.

**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

**Item #11.2.4  
C2018-0317  
ATTACHMENT 8**

**OFFICE CONSOLIDATION**

**BYLAW NUMBER 67M86**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO PROVIDE FOR THE ORDERLY NUMBERING  
OF PARCELS OF LAND AND BUILDINGS  
\*\*\*\*\***

(Amended by 18M93, 52M99, 1M2000, 35M2004, 42M2004)

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

1. This Bylaw may be cited as the "Addressing Bylaw".
2. In this Bylaw:
  - (a) "address number" means the number of a property which is used, or intended to be used, as part of the address for the property;
  - (b) "Addressing Officer" means the City Manager or his designate;  
(42M2004, 2004 June 21)
  - (c) REPEALED BY 52M99, 1999 OCTOBER 04;
  - (d) "City" means the City of Calgary and, where the context so requires, means the area contained within the boundaries of the City of Calgary;
  - (e) "City Clerk" means the designated officer with the title of City Clerk appointed by the Council of the City pursuant to the Municipal Government Act;
  - (f) "lane" includes a private lane, a public lane and a public walkway that is not adjacent to a public roadway;
  - (g) "owner" means, with respect to a property, the person who is registered under the Land Titles Act as owner of the property;
  - (h) "property" means a parcel of land, a building or a unit or sub-unit within a building;
  - (i) "structure" means any building or structure capable of being occupied by one or more persons.  
(18M93, 1993 February 22)
3. The Addressing Officer is authorized:
  - (a) To assign numbers, in an orderly manner, to parcels of land and buildings and units and sub-units within buildings; and
  - (b) To revise such numbers from time to time.

**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

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ATTACHMENT 8**

**BYLAW NUMBER 67M86**

4. The Addressing Officer shall keep a record of all numbers assigned to properties pursuant to this Bylaw.
5.
  - (1) Unless a shorter notice period is agreed to by the owner of the property, the Addressing Officer shall give the owner of a property at least Sixty (60) Days notice in writing of any number to be assigned to the property including any revisions thereof.
  - (2) Such notice may be given:
    - (a) By delivering the notice personally to the owner; or
    - (b) By sending the notice to the owner by ordinary mail at the address for such owner shown on the Tax Roll.
  - (3) Notwithstanding Subsection (1), the owner of a property who has been given notice pursuant to Subsection (1), may, at any time within the Thirty (30) Days immediately following the giving of such notice, request the Addressing Officer to extend the effective date for the assigning of or revision of a number to his property by a further period not exceeding One Hundred and Twenty (120) days by filing a written request with the City Clerk and the Addressing Officer shall extend the effective date in accordance with such request.
6.
  - (1) REPEALED BY 35M2004, 2004 May 10.
  - (2) The owner of a property on which a structure has been erected which has access to a lane shall, in addition to complying with Subsection (1), cause the number assigned to the property pursuant to this Bylaw to be displayed, at all times, at a location plainly visible from the lane.
  - (3) All numbers required to be displayed pursuant to this Bylaw shall be displayed, at all times, in a conspicuous manner so as to be plainly visible from the adjacent roadway or lane, as the case may be.
7. No person shall display, or permit the displaying of, any address number on a property other than the number currently assigned pursuant to this Bylaw.
8. Where a name is used at, any time or times, to supplement the address for a property, the owner of the property shall forthwith inform the Addressing Officer in writing of the name, including any revisions thereof.
9. REPEALED BY 52M99, 1999 OCTOBER 04.
10.
  - (1) Where a Bylaw Enforcement Officer or a Police Officer believes that a person has contravened any Section of this Bylaw set out in Schedule "A" to this Bylaw, which said Schedule forms part of this Bylaw, he may serve upon such a person a Voluntary Payment Tag allowing payment of the penalty specified in Schedule "A" for such offence to the Chief Cashier of the City and such payment shall be accepted by the City in lieu of prosecution for the offence.

(1M2000, 2000 January 31)

**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

**BYLAW NUMBER 67M86**

**C2018-0317  
ATTACHMENT 8**

- (2) If the person upon whom a Voluntary Payment Tag is served fails to pay the required sum within the time specified in the Voluntary Payment Tag, the provisions of this Section regarding acceptance of payment in lieu of prosecution do not apply.
  - (3) Nothing in this Section shall:
    - (a) Prevent any person from exercising his right to defend any charge of committing a breach of any of the Sections referred to in Schedule "A";
    - (b) Prevent any Bylaw Enforcement Officer or any Police Officer from laying an information or complaint in lieu of serving a Voluntary Payment Tag; or
    - (c) Prevent any person from exercising any legal rights such person may have to lay an information or complaint against any person (whether such person has made payment under the provisions of this Bylaw, or not) for a breach of any of the Sections listed in Schedule "A".
  - (4) Where any person has made payment pursuant to the provisions of this Section and is subsequently prosecuted at the instance of some person other than the City for the offence in respect of which such payment has been made, such payment shall be refunded.
11. Wherever in this Bylaw it is directed that a person shall do any matter or thing, then in default of its being done by such a person, the same may be done by the City at the expense of such person and the City may recover the expenses thereof, with costs, in any Court of competent jurisdiction or in like manner as municipal taxes.
12. Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable upon Summary Conviction to a fine of not more than ONE THOUSAND DOLLARS (\$1,000.00) or in default of payment of the fine to imprisonment for a period of not more than Three (3) Months.
13. Bylaw Number 535 of the City of Calgary is repealed.

**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

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**C2018-0317  
ATTACHMENT 8**

14. This Bylaw shall come into force upon receiving Third Reading.

READ A FIRST TIME THIS 16<sup>TH</sup> DAY OF MARCH, A.D. 1987.

READ A SECOND TIME THIS 16<sup>TH</sup> DAY OF MARCH, A.D. 1987.

READ A THIRD TIME AND PASSED THIS 16<sup>TH</sup> DAY OF MARCH, A.D. 1987.

(Sgd.) T. Baxter  
DEPUTY MAYOR

(Sgd.) J.E. Woodward  
CITY CLERK

**Report C2018-0317, West Macleod Quadrant Boundary Adjustment  
and Attachments**

**BYLAW NUMBER 67M86**

**C2018-0317  
ATTACHMENT 8**

**ADDRESSING BYLAW NUMBER 67M86**

**SCHEDULE "A"**

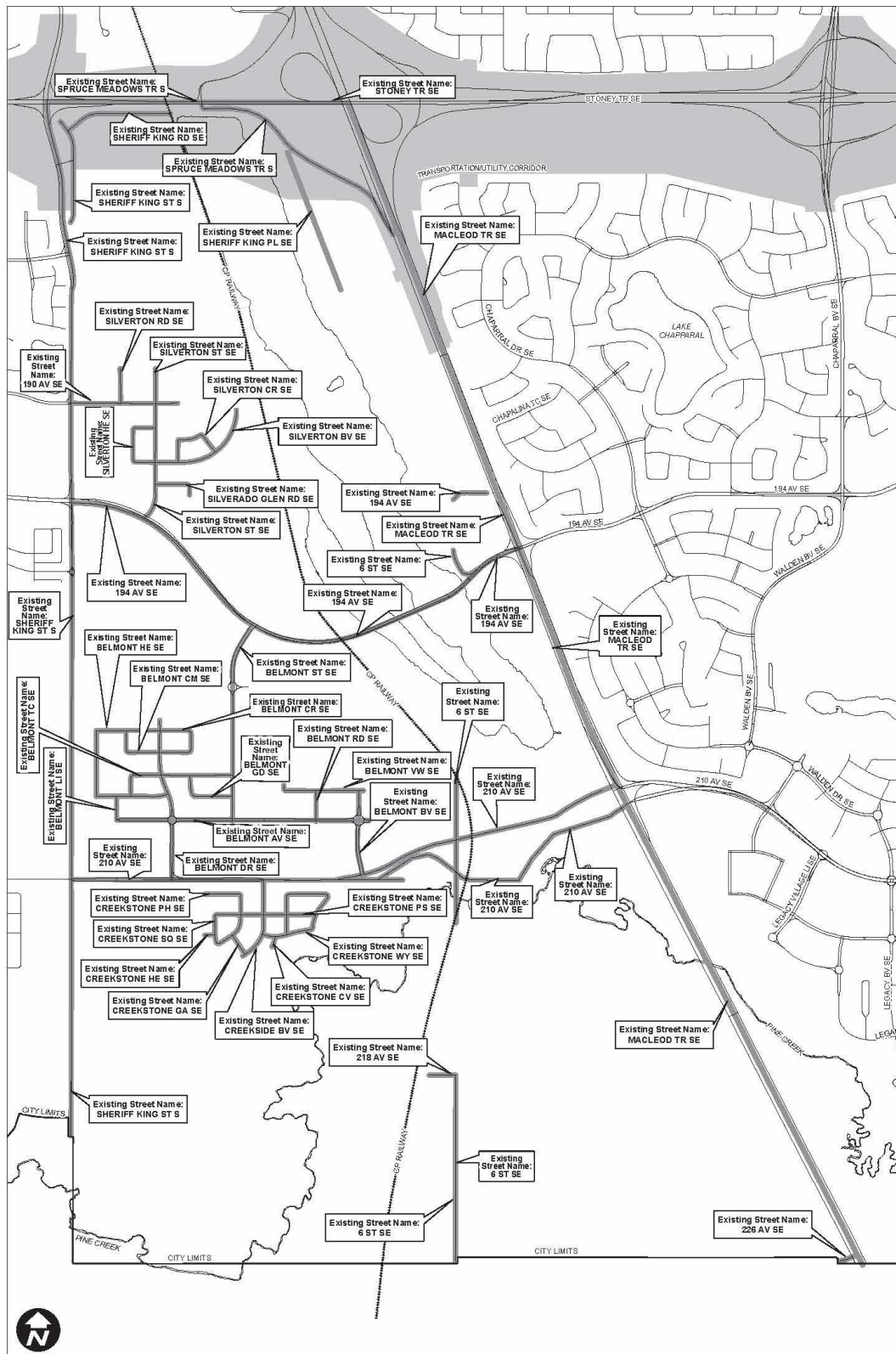
The Voluntary Payment which may be accepted in lieu of prosecution for a contravention of any of the provisions of any of the Sections set out below shall be that sum set out opposite the Section Number:

**Section Specified Sum  
For Voluntary Payment**

6 (1)	\$25.00
6 (2)	\$25.00
6 (3)	\$25.00
7	\$25.00
8	\$25.00

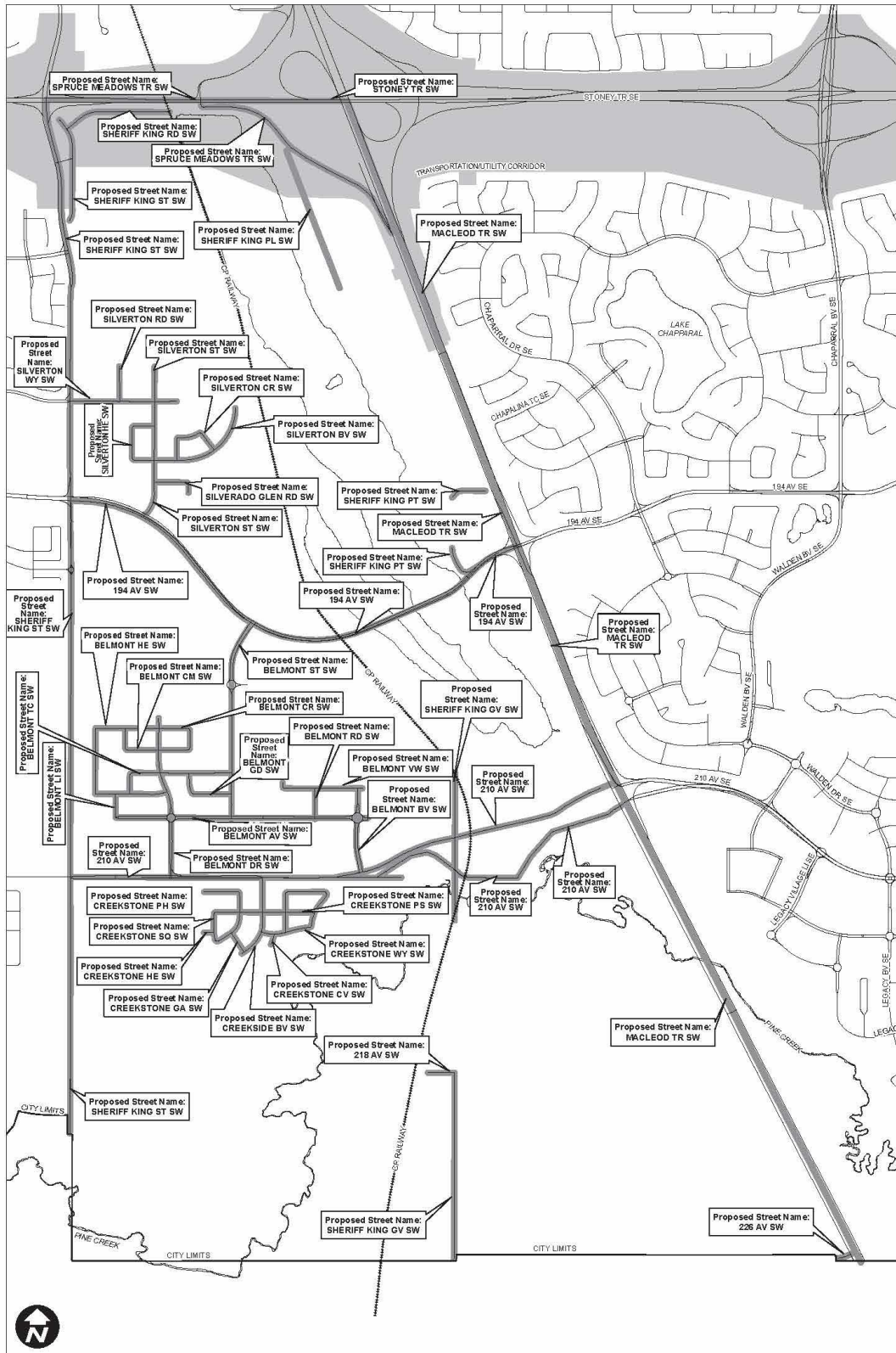
## Location Maps

## Existing Street Names



## Location Maps

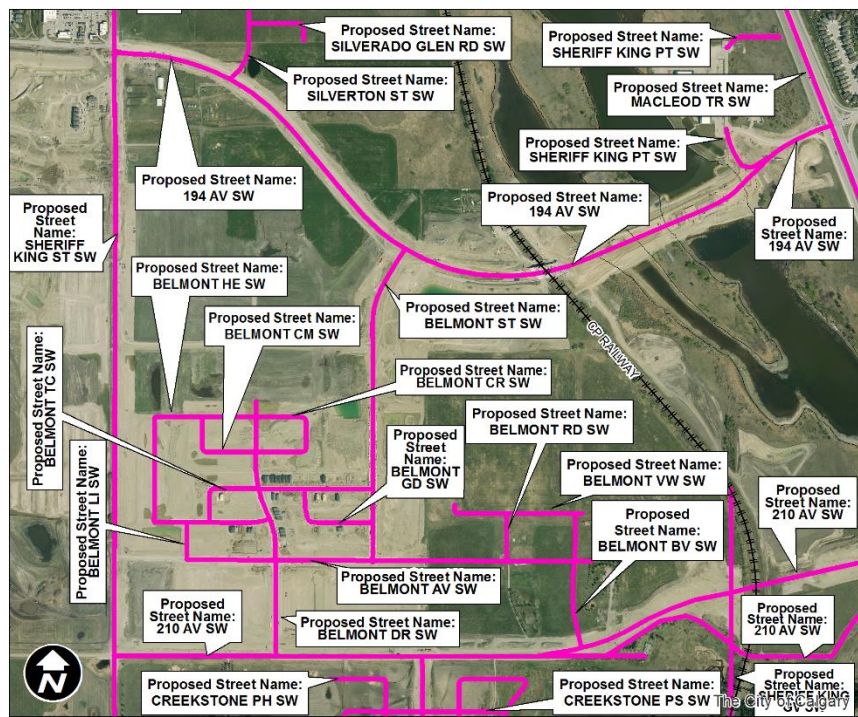
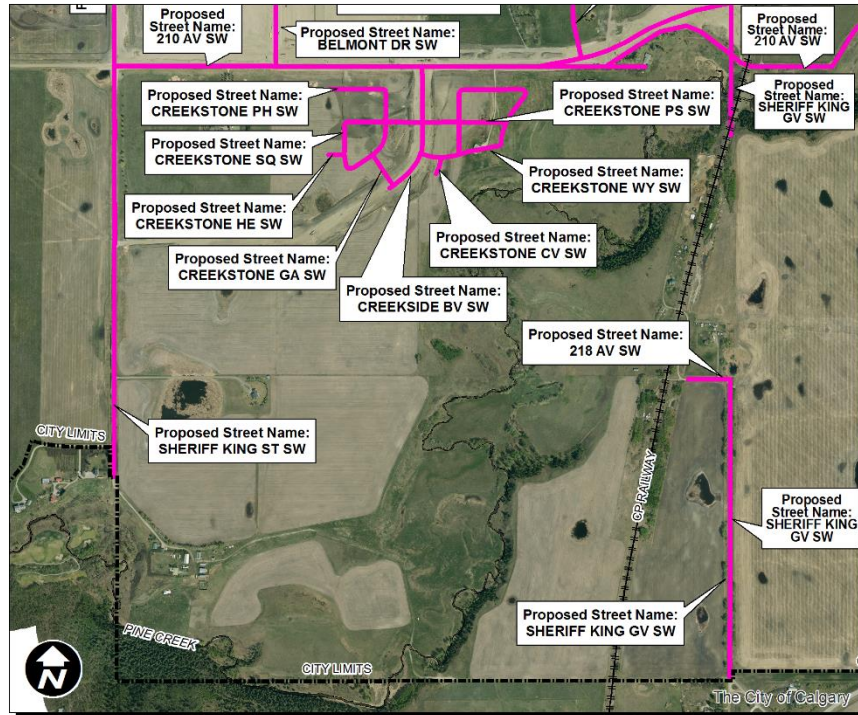
### Proposed Street Names





## Location Maps

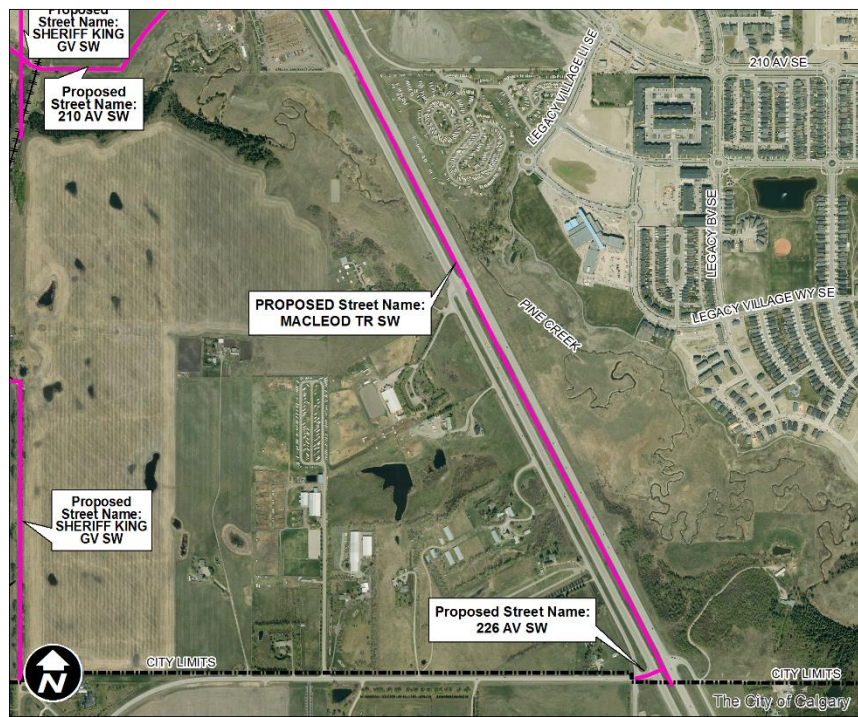
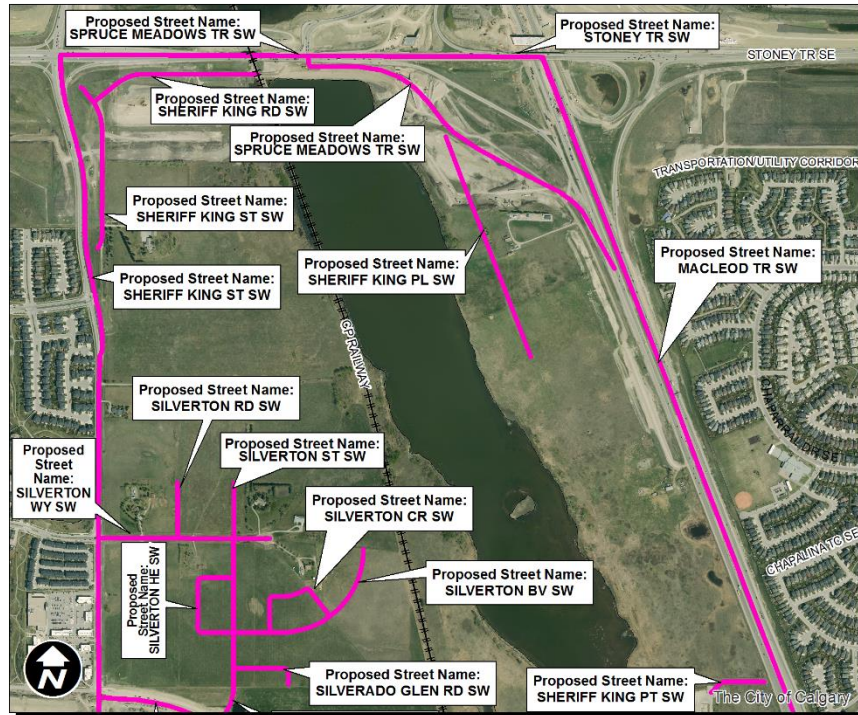
### Aerial Photos





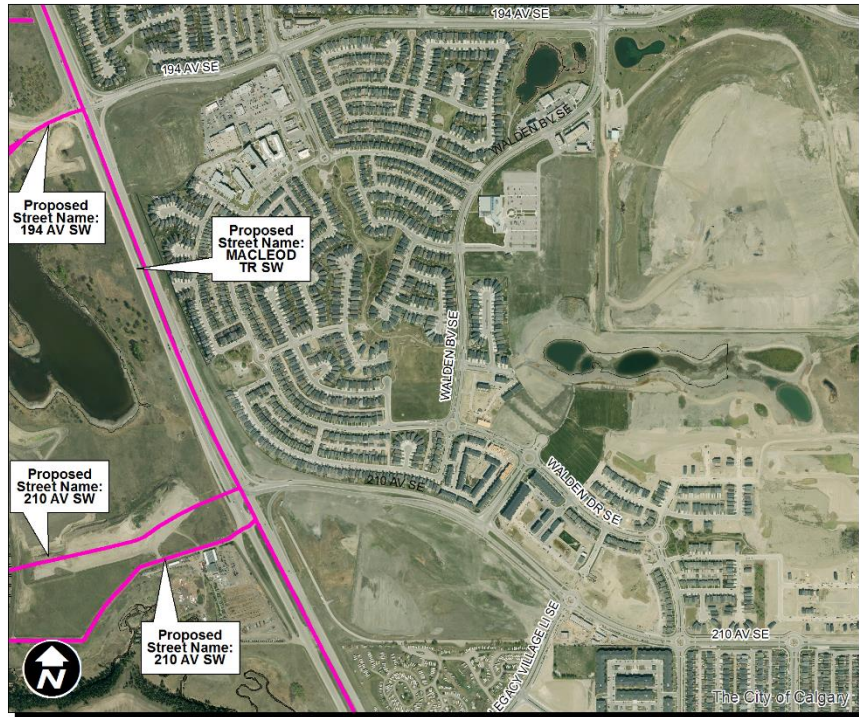
## Location Maps

### Aerial Photos



## Location Maps

## Aerial Photos





### List of Proposed Street Name Changes

Current Street Name	Proposed Street Name
190 AV SE	SILVERTON WY SW
194 AV SE	SHERIFF KING PT SW
6 ST SE	SHERIFF KING GV SW
6 ST SE	SHERIFF KING PT SW
194 AV SE	194 AV SW
210 AV SE	210 AV SW
218 AV SE	218 AV SW
226 AV SE	226 AV SW
BELMONT AV SE	BELMONT AV SW
BELMONT BV SE	BELMONT BV SW
BELMONT CM SE	BELMONT CM SW
BELMONT CR SE	BELMONT CR SW
BELMONT DR SE	BELMONT DR SW
BELMONT GD SE	BELMONT GD SW
BELMONT HE SE	BELMONT HE SW
BELMONT LI SE	BELMONT LI SW
BELMONT RD SE	BELMONT RD SW
BELMONT ST SE	BELMONT ST SW
BELMONT TC SE	BELMONT TC SW
BELMONT VW SE	BELMONT VW SW
CREEKSIDE BV SE	CREEKSIDE BV SW
CREEKSTONE CV SE	CREEKSTONE CV SW
CREEKSTONE GA SE	CREEKSTONE GA SW
CREEKSTONE HE SE	CREEKSTONE HE SW
CREEKSTONE PH SE	CREEKSTONE PH SW
CREEKSTONE PS SE	CREEKSTONE PS SW
CREEKSTONE SQ SE	CREEKSTONE SQ SW
CREEKSTONE WY SE	CREEKSTONE WY SW
MACLEOD TR SE	MACLEOD TR S
SHERIFF KING PL SE	SHERIFF KING PL SW
SHERIFF KING RD SE	SHERIFF KING RD SW
SHERIFF KING ST S	SHERIFF KING ST SW
SHERIFF KING ST SE	SHERIFF KING ST SW
SILVERADO GLEN RD SE	SILVERADO GLEN RD SW
SILVERTON BV SE	SILVERTON BV SW
SILVERTON CR SE	SILVERTON CR SW
SILVERTON HE SE	SILVERTON HE SW
SILVERTON RD SE	SILVERTON RD SW
SILVERTON ST SE	SILVERTON ST SW
SPRUCE MEADOWS TR S	SPRUCE MEADOWS TR S
STONE TR SE	STONE TR SW



## **Impacted Existing Addresses**

Content will be provided at the 2019 July 18 meeting of Calgary Planning Commission





Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0892

## **Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001**

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### **EXECUTIVE SUMMARY**

This street name and community boundary adjustment application was submitted by B & A Planning Group on 2018 April 26, on behalf of the landowner, Citiland Group.

The subject application proposes to add a new street name, Yorkbury, to a list of previously approved street names within Community Area A within the *West Macleod Area Structure Plan*. The community boundary of Yorkville is proposed to be extended to the west to the City of Calgary Limits adjacent to Foothills County to include SW 1/4 section of 16-22-1 W5M.

The proposed community boundary aligns with land use amendment and outline plan application, LOC2015-0124, also presented to Calgary Planning Commission on 2019 July 18.

### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed community boundary of the community of Yorkville located at 1414 - 210 Avenue SW (SW1/4 16-22-1 W5M); and
2. **ADOPT**, by Resolution, the proposed street name of "Yorkbury" located at 1414 – 210 Avenue, (SW1/4 16-22-1 W5M).

### **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

### **BACKGROUND**

The subject street name and community boundary adjustment application was submitted by B&A Planning Group on 2018 April 26, on behalf of the landowner, Citiland Group. A summary of their proposal can be found in their Applicant Submission (Attachment 1).

The map shown in the Applicant submission (Attachment 1) has been superseded by an amended *West Macleod Area Structure Plan*, Map 3: Communities (Attachment 2). The community name and boundary of Yorkville were adopted at Council by Resolution on 2016 January 11 as part of a street name and community boundary application, SN2014-0009. The community boundary was aligned with a land use and outline plan application, LOC2014-0023, and affected the Residual Sub-Area 13K (Ward 13), located south of Silverado (East 1/2 16-22-1 W5M).

The street names adopted as part of the first street name and community boundary application were Yorkville, Yorkshire, Yorkstone, Yorklyn, and Yorkdale. The variety of street names are used to create distinct neighbourhoods and provide enough names to use throughout the entire

Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0892

**Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001**

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community. The name Yorkville is generally used on streets that connect the different neighbourhoods.

The subject application falls under the *West Macleod Area Structure Plan* and identifies the area as Community Area A (Attachment 2). The addition of the SW 1/4 section 16-22-1 W5M extends the boundary of the community of Yorkville to the western City Limit.

The Residual Sub-Area 13J (Ward 13), in the NW 1/4 16-22-1 W5M, remains a remnant portion of Community Area A, and will be extended upon submission of a future land use amendment and outline plan application.



Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0892

## **Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001**

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### **Site Context**

The site is located in the southwest quadrant of the city in Residential Sub-Area 13J. The land is located west of Sheriff King Street S, north of 210 Avenue SW, east of the City Limits, south of 194 Avenue SW. The plan is bisected by Radio Tower Creek and is north of the 210 Avenue SW alignment. Both west and south City Limits are adjacent to the Foothills County.

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

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

The subject application for the proposed community boundary adjustment and the proposed street name of Yorkbury was circulated to various City of Calgary business units and other agencies for review. No objections were received.

#### **Strategic Alignment**

The street name complies with the Municipal Naming, Sponsorship and Naming Rights Policy as outlined in the compliance report (Attachment 3).

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

The proposal extends the boundary of the community as directed by the *West Macleod Area Structure Plan*, and the additional street name provides for an appropriate street naming fabric to ensure appropriate emergency response and navigation for the area.

#### **Financial Capacity**

There are no impacts to the current and future financial capacity.

#### ***Current and Future Operating Budget***

There are no impacts to the current or future operating budgets.

#### ***Current and Future Capital Budget***

There are no impacts to the current and future capital budgets.

Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0892

**Proposed Street Name and Community Boundary Adjustment in Residual Sub-Area 13J (Ward 13) at 1414 - 210 Avenue SW, SN2019-0001**

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**Risk Assessment**

There are no significant risks with this proposal.

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

Administration recommends approval as there were no objections received during circulation of the Application.

The proposed street name of Yorkbury complies with the Municipal Naming, Sponsorship and Naming Rights Policy and aligns with the community name of Yorkville.

**ATTACHMENT(S)**

1. Applicant Submission
2. West Macleod Area Structure Plan, Map 3: Communities
3. Municipal Naming, Sponsorship and Naming Rights Policy, Compliance Report



## Applicant Submission



**Deborah Cooper**  
**Associate**

BA Hons (Regional & Urban Planning)

403 692 4547  
dcooper@bapg.ca

April 26, 2018

Development and Building Approvals  
New Community and Subdivision Services  
Municipal Building, City of Calgary  
P.O. Box 2100, Stn. M., #8117  
Calgary, AB T2P 2M5

Attention: Sharon Jensen

**Subject: Street Name Application – Citiland Group**

Please accept this letter as the formal application submitted on behalf of the Citiland Group for the proposed street name, "Yorkbury" within the southwest ¼ section of Community Area "A". The West Macleod Area Structure Plan identifies the lands west of Sheriff King Street SW and east of the City Limits as Community Area "A". Council approved the community name "Yorkville" on January 11, 2016 along with street names to complement LOC2014-0023, including "Yorkville" and "Yorkdale". In keeping with the West Macleod ASP and these approvals, the southwest ¼ section of Community Area "A" will be part of the Yorkville Community. The applicant is seeking approval to add "Yorkbury" as a street name in the Yorkville Community.

The landowners respectfully seek Calgary Planning Commission and City Council's support in adding "Yorkbury" as a street name in the southwest Community of Yorkville. We trust this meets with your satisfaction. If, at any time, you have questions or concerns, please do not hesitate to contact me. Thank you.

Sincerely

A handwritten signature in black ink that reads 'Deborah Cooper'.

Deborah Cooper

Attachment 1: Map 3: Communities  
Attachment 2: Proposed Naming of Roadways

Email: Nelson Chan, (Citiland Group Vancouver)  
Jake Louie, (Citiland Group Calgary)  
Kathy Oberg, Managing Partner (B&A Planning Group)  
Jarred Friedman, Planner – Centre West Team (City of Calgary)

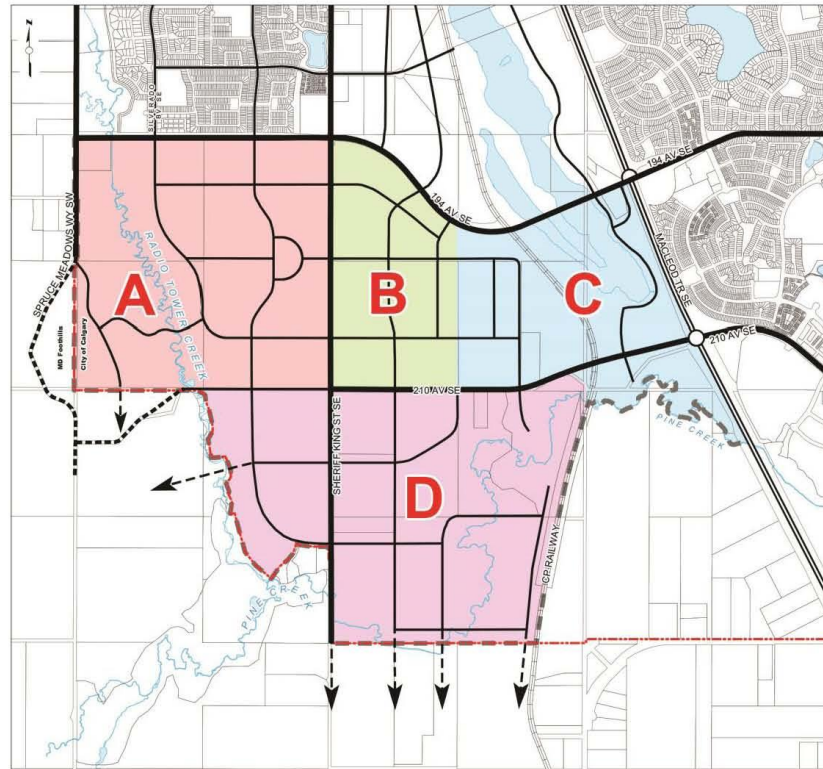
## Applicant Submission



### Attachment 1: Map 3: Communities

APPROVED: 10P2014  
AMENDED: 59P2017

#### OVERVIEW

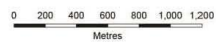


### West Macleod Area Structure Plan

#### Communities



\* Communities A-D does not dictate order of development



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

Land Use Planning & Policy

8

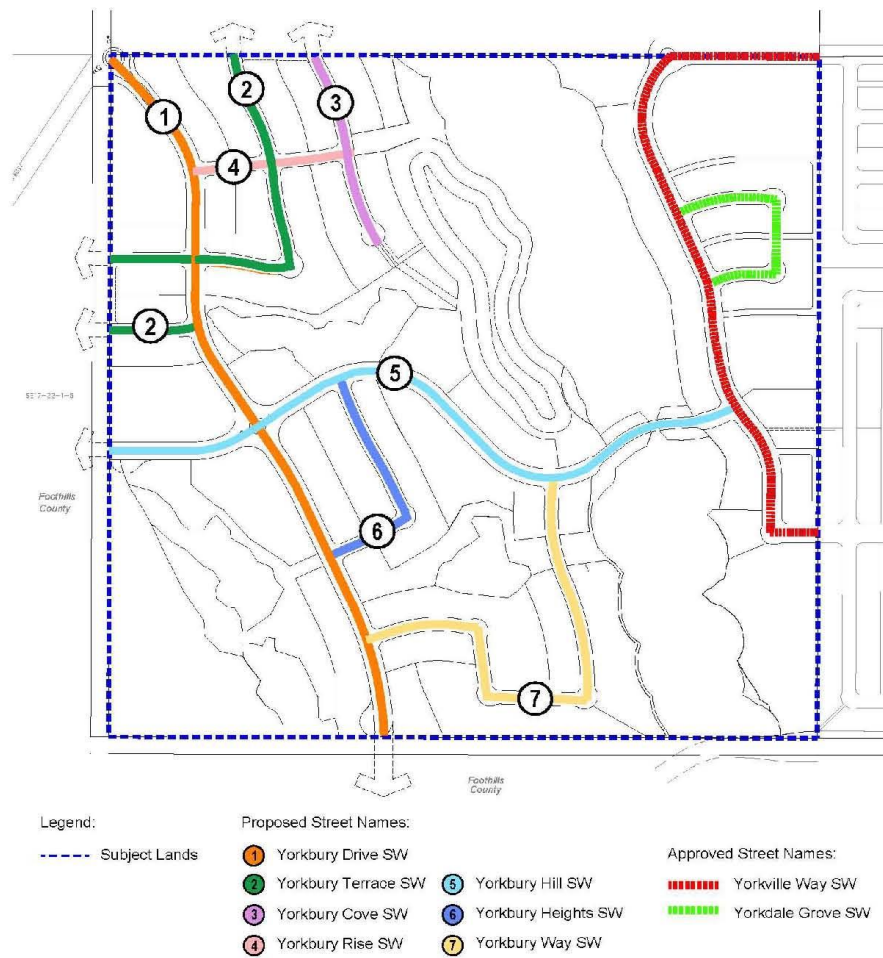
WEST MACLEOD ASP



## Applicant Submission



### Attachment 2: Proposed Naming of Roadways



Ap: 2019-04-23 10:02 AM C:\Users\mcc\OneDrive\Documents\Yorkville\Yorkville Stage 1\Map\Yorkville Stage 1 Map.dwg



### Yorkville Stage 1

#### Proposed Street Names

April 2018

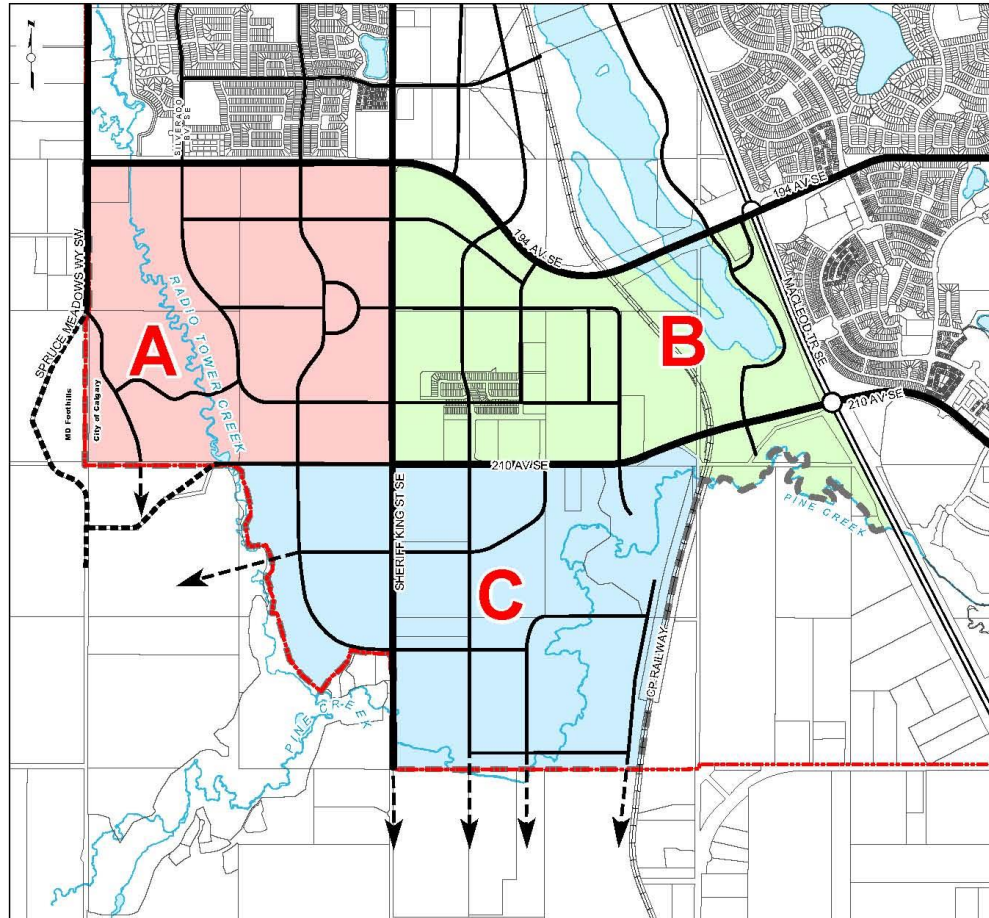


## West Macleod Area Structure Plan, Map 3: Communities

### Map 3: Communities

APPROVED: 10P2014  
AMENDED: 15P2019

#### OVERVIEW

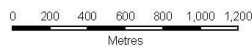


### West Macleod Area Structure Plan

#### Communities



\* Communities A-C does not dictate order of development



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



## Municipal Naming, Sponsorship and Naming Rights Policy, Compliance Report



Policy Steward's Compliance Report  
SN2019-0001: Proposed Roadway(s) Naming in the Community of Yorkville  
February 20, 2019

Proposed Roadway Name(s): Yorkbury

Municipal Naming, Sponsorship and Naming Rights Policy (CP2016-01) Requirements:  
Schedule 1 Requirements for Municipal Naming of Communities and Roadways  
Section 2 Municipal Naming of Public Roadways

Policy Requirement	Compliant (Y/N)	Comments
2.1.3 Residential roadways within a Community shall either be numbered or named. Roadway names should meet at least one of the following naming requirements: a. Follow a theme, preferably connected to the Community name; b. Reflect local geographic feature(s), including flora and fauna; c. Reflect Community/Calgary Heritage; or d. Be words using the first several letters of the Community name.	Y	
2.2.2 Proposed roadway names shall be distinct from names used for roadways or Communities elsewhere in Calgary. Similar sounding roadway names shall be avoided due to confusion it may create for citizens or emergency services. Duplicated or similar sounding roadway names within the boundaries of deployment of regional emergency services shall be avoided.	Y	Compliance with this policy requirement has been confirmed with Calgary 911, Addressing and Roads.
2.2.4 Proposed roadway names that are offensive, misleading or otherwise deemed ineffective/unacceptable will not be permitted.	Y	
2.2.5 When naming roadways after individuals: a. The practice shall be to use names of individuals who are retired (and therefore no longer active in their field of expertise) or deceased; and b. Where appropriate, a written consent from the individual or his/her estate shall be obtained.	N/A	
2.2.6 Prefixes within roadway names are generally not permitted, unless integral for theme naming.	Y	
2.2.7 Abbreviations within roadway names are not permitted.	Y	
2.2.8 Names containing special characters (non-alphabetic and non-numeric characters), with the exception of a hyphen, are not permitted.	Y	
2.2.9 Roadway names (not including a roadway type or quadrant identifier) shall not exceed 14 characters in length. Every number, letter, hyphen or space used in a roadway name shall be counted as one character in the 14-characters limit (e.g., 100 Lake Erie Place (13 characters), 16A Street SE (3 characters), Beny-Sur-Mer Road (12 characters)).	Y	
2.2.11 Roadway names consisting of only alphabetic designations are not permitted (e.g., "A Street", "M Street", etc.).	Y	
2.2.16 Naming of roadways using a defined theme shall be permitted if the proposed names meet the following requirements:	N/A	

## Municipal Naming, Sponsorship and Naming Rights Policy, Compliance Report



Policy Steward's Compliance Report  
SN2019-0001: Proposed Roadway(s) Naming in the Community of Yorkville  
February 20, 2019

a. Themes must be simple and commonly understood, unless reflecting a theme of national or local significance; b. When there are many names in use throughout Calgary that could be associated with a proposed theme the proposed theme naming shall not be permitted; and c. Where words used within a theme are not easily recognized as being associated with the theme, prefixes may be used (e.g., Lake Bonavista, Lake Lucerne, Lake Tahoe, Lake Wasa, etc.).		
2.2.20 Words used as roadway types (e.g., "Green", "Park", "View", etc.) shall not be permitted for use in compound names selected as roadway names (e.g., Coventry Park Drive, Skyview View).	Y	

Prepared by: *SAS*

Business Services, Leader: *Polina*

Policy Steward: *[Signature]*

Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0886

## **Development Permit in Greenbriar (Ward 1) at 4200 – 95 Street NW, DP2019-1180**

### **EXECUTIVE SUMMARY**

This application was submitted by Stantec Architecture on 2019 March 13 on behalf of the landowner, Melcor Developments Ltd. The application proposes:

- a new building, approximately 19.4 metres in height, with 5,848 square metres of gross floor area, with a farmer's market on the main level and a flexible amenity space on the mezzanine level;
- a new single storey building, approximately 7.7 metres in height, with 656 square metres of gross floor area; and
- 279 surface parking stalls.

The project complies with the intent of the *Bowness Area Redevelopment Plan* (ARP) with supportable relaxations to the Land Use Bylaw.

#### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission **APPROVE** the proposed development permit application DP2019-1180 for a New: Market, Liquor Store, Retail and Consumer Service, Restaurant: Neighbourhood (2 buildings), retaining wall, Sign - Class B, Sign - Class E, Sign - Class C at 4200 - 95 Street NW (Plan 0813549, Block 8, Lot 15), with conditions (Attachment 2).

### **PREVIOUS COUNCIL DIRECTION / POLICY**

None.

### **BACKGROUND**

This application was submitted by Stantec Architecture on 2019 March 13, on behalf of the landowner Melcor Developments Ltd. On 2018 May 07, Council adopted the current DC Direct Control District (Bylaw 156D2018) and amended the *Bowness ARP*. The DC Direct Control District with the amended ARP was designed to allow for a Mixed Use Village with buildings of varying uses located within a retail high street and festival street. As this is the first development permit submitted within the Mixed Use Village Area, the *Bowness ARP* requires that a supporting concept plan (see Overall Site Plan, Attachment 1) of the Mixed Use Village be submitted with this development permit.

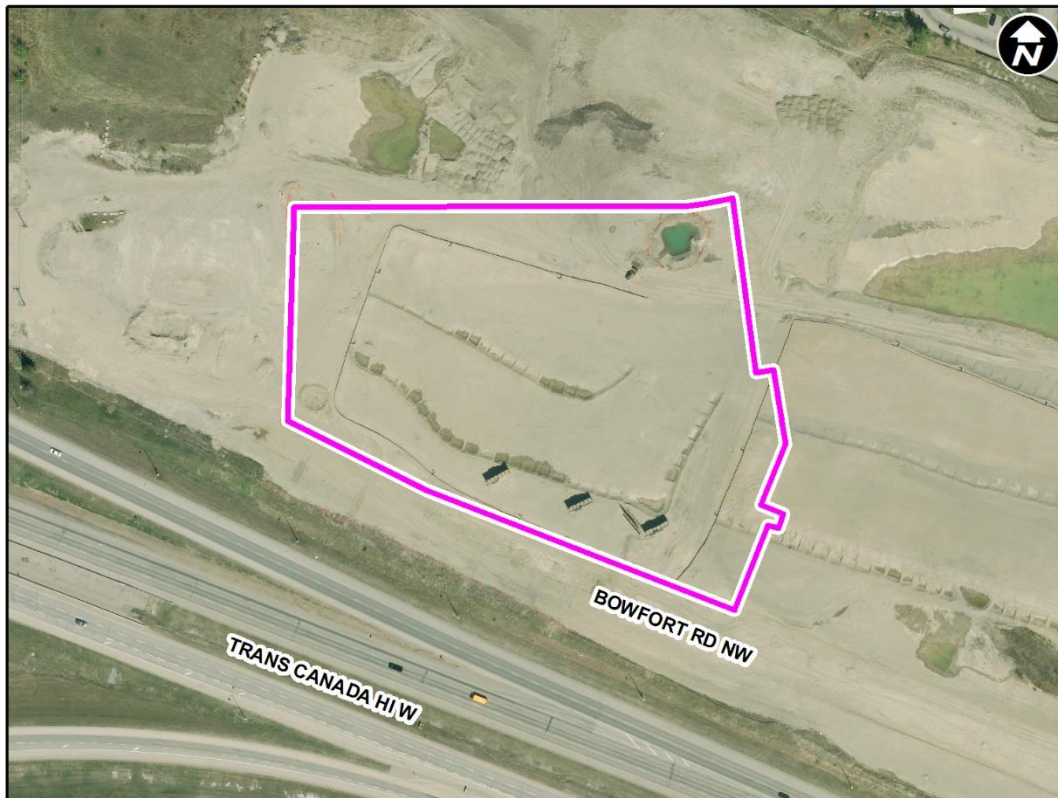
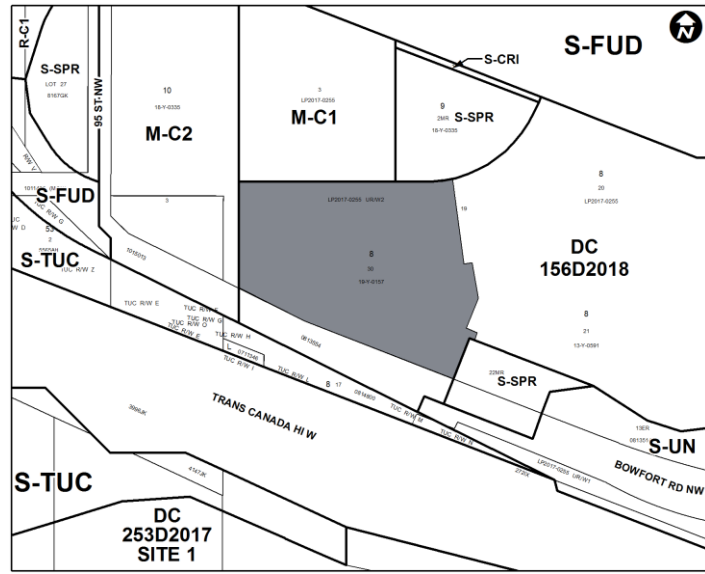
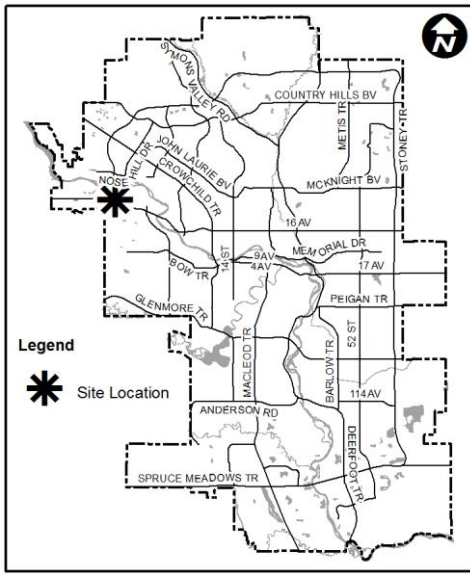


Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0886

Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180

Location Maps





## **Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

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### **Site Context**

The undeveloped subject site is located in the community of Greenbriar, north of Bowfort Road NW, which runs parallel on the north side of 16 Avenue NW (Trans-Canada Highway), west of the newly constructed Greenbriar Way NW, east of the dedicated future 95 Street NW and south of the existing Greenwood Village mobile home park. Surrounding development consists of low density mobile home residential to the north, developing residential lands to the east and undeveloped lands to the west. The subject site is approximately 2.2 hectares (5.42 acres) and is currently a portion of a larger parcel. A subdivision application (SB2019-0157) is in progress. The site is currently stripped and graded with a gentle slope from the high points on the north side to the low point to the south. The sole accesses to the Greenbriar area are from the east on Bowfort Road NW, and via a private road with a public access easement on Juniper Drive NW.

The Greenbriar community is composed of three main land holdings. To the north is the existing Greenwood Village mobile home park. To the west are lands held by Greenbriar Development Corp. and surrounding the subject site, along 16 Avenue NW, are lands being developed by Melcor Developments Ltd. The Melcor lands are marketed as Greenwich.

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

The *Bowness ARP* envisions the commercial core of Greenbriar as a Mixed Use Village that will be the hub of activity in the community and a place for residents to meet their daily needs in a walkable and inviting urban space. This application is the first development for the subject site to implement the vision of a fully-integrated Mixed Use Village that is pedestrian-focused. It forms one side of the festival street for special community events. It is adjacent to the central park and will activate the heart of the community. Attention to pedestrian connections will encourage the growth of a walkable neighbourhood.

### **Land Use**

On 2018 May 07, Council adopted the current DC Direct Control District (Bylaw 156D2018). The DC Direct Control District was to enable a comprehensive design of a Mixed Use Village that highlights a commercial high street with buildings of varying uses as well as a festival street. High quality, pedestrian oriented, development is one of the keys to achieving the vision of the neighbourhood.

### **Application Review**

The application outlines the first phase of development which includes the Calgary Farmers' Market, a significant amenity to the community of Greenbriar. On 2019 January 30, a pre-application (PE2019-00171) was requested by the applicant. The proposed development was subsequently presented to the Urban Design Review Panel (UDRP). Following submission of the Development Permit on 2019 March 13, a Detailed Team Review (DTR) was provided on 2019 April 15 and required a response to address the following:

- City Wide Urban Design and UDRP comments;
- Provision of additional architectural detail;

### **Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

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- Geotechnical report submission;
- Approvals of construction drawings on Bowfort Road and Greenbriar Drive;
- Emergency accesses as required by first responders;
- Identify preferred bus zone location;
- Miscellaneous transportation details on width, ramp, turning radius, crossings, access...;
- Waste storage requirements; and
- Land Use Bylaw discrepancies.

Amended plans were submitted on 2019 June 11. The application addressed Administration's concerns through the amended plan submissions. Outstanding issues, that are minor in nature, are to be addressed through the prior to release conditions of the Development Permit Conditions of Approval (Attachment 2).

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

The proposed development was reviewed by the City Wide Urban Design team throughout the Corporate Planning Applications Group (CPAG) review process. Urban Design comments were provided at pre-application and development permit stages. Since this proposal represents the first opportunity to realize the vision for the Mixed Use Village the applicant was asked to pay particular attention to place making and pedestrian connectivity to set the tone for the quality of development throughout the area.

Design revisions were requested to improve the pedestrian experience. The response was limited by the operational requirements of the Farmer's Market and the balance between design and costs, but included the following:

- The location of the Market, was moved from an original location at the far western edge of the Mixed Use Village, contributing to the activation of the Festival Street;
- High-quality architectural design and durable building materials;
- A well-connected pedestrian network in and around the development site; and
- The impact of the relatively blank north wall on the street and adjacent park was mitigated as far as operational requirements will allow through high windows, articulation, lighting, murals and the provision of a generous sidewalk and landscaping.

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

On 2019 March 06, the proposed development, under pre-application PE2019-00171, was presented to the Urban Design Review Panel (UDRP). The panel's comments echoed those of City Wide Urban Design, recommending further review focusing on the continuity, connectivity, and quality of the pedestrian realm through and into the site with particular reference to the quality and scale of the High Street's pedestrian environment and the design of the north façade. UDRP comments are contained in Attachment 3 together with the applicant's response. The applicant's rationale and the resulting additional revisions at the development permit stage were deemed appropriate and sufficient.

## **Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

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### ***Site and Building Design***

Pedestrian connectivity has been a focus throughout the Greenwich development plan. The future MR parcel to the southeast of the subject site will have pathways that connects north into the subject site. This pedestrian corridor leads to the future pedestrian plaza which is oriented to tie directly to the public park on the north side of Greenbriar Drive. The future “high” street corridor running east – west will maintain pedestrian linkages east of the site which is not part of this submission.

A regional pathway borders the south end of the site and two additional pedestrian accesses from this pathway corridor are provided. The proposed bus stop has been located at the west edge of the site as per Calgary Transit’s preference, with a direct pedestrian connection into the main west entrance provided. Pedestrian connection to the north Greenbriar Drive will also be provided on the west end. Revisions have been made to increase the appropriate/safe pedestrian connectivity into and throughout the site.

Revisions have been made to the plan to increase the sidewalk width along the south façade of building A. This allow for the continuation and extension of the pedestrian environment along the future High Street and the proposed urban plaza east of the market. The additional sidewalk width at the south entry location allowed for additional tree planting and benches. Bike racks are also located at each end of the building.

The proposed buildings are designed using durable materials, primarily brick, to bring warmth and longevity. Each façade has been designed with designated space for signage and/or murals that will animate the street in an intentional manner. The buildings are responsive to the street and the height responds to the human scale with a tower at the southwest end of the Farmers’ Market as a marker for the community. Large glass-faced entrances and generous clerestory windows will bring in ample natural light to the market.

The north elevation of building A along Greenwich Drive NW is divided into smaller portions with four additional clerestory windows on the eastern section, and spaces for public murals toward the west. Additional planting is provided along the east end of the façade to soften the interface to the street. A screen wall on the west end helps soften the loading dock area. A two metre wide sidewalk and streetscape planting is provided within the five metre public boulevard as per the approved street cross section for this area.

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

The core design element is a pedestrian focused high street that features enhanced street furniture and decorative street lighting, boulevard trees, wide sidewalks and parking in front of the shops. This first phase of development is adjacent to and by design extends the future commercial high street. The enhanced landscaping and hardscaping responds to all sides of the buildings to promote the walking experience and accessibility for all.

The public plaza or festival street to the east of the market building is yet to be fully designed but will incorporate seating and activity space to allow for the market activity to extend out

### **Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

during public events, festivals etc. The east façade will have glass garage door openings for transparency and add flexible space between the market and the plaza.

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

The proposed site includes two vehicular accesses off Bowfort Road NW and one off Greenbriar Drive NW. Multiple pedestrian walkways into and throughout the site are also provided. The festival street adjacent to the east side of the market will be part of a future development permit. The commercial high street connecting toward Greenbriar Way NW will also be developed in future phases. There are 279 parking stalls included in this phase which is 12 stalls more than the minimum bylaw required.

#### ***Transportation***

The subject site is well-located in terms of walking, cycling, and transit infrastructure and service. The site is well connected to area sidewalks and a regional pathway connection along Bowfort Road NW to the south through direct and barrier free connections across the site.

The site is within:

- 200 metres from the nearest bus stop (route 53, within the Greenwood Village site to the north with service to Brentwood LRT station);
- 700 metres from the nearest BRT stop (route 305, along Bowfort Road NW with peak hour service to the downtown); and
- future transit service will run adjacent to the site with a future bus stop along Greenbriar View NW.

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

Water servicing to the site is available from Greenbriar Drive NW and Bowfort Road NW. Sanitary and storm servicing is available from Greenbriar Drive NW. Further water, sanitary, and storm servicing details will be resolved via review and acceptance of the Development Site Servicing Plan (DSSP). The plan area will be serviced by two public fire access routes as per City of Calgary Fire Department requirements. One route will be via Bowfort Road NW and the other route will be via Greenbriar Drive NW and a temporary public access connecting Greenbriar Drive NW to Greenbriar Way NW.

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. The application has been advertised online. The decision made by 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 (see Land Use Bylaw 1P2007 section, below), or any of the conditions placed on an approval (Attachment 2).

## **Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

The Bowness Community Association was circulated and their response was supportive of the proposed development. (Attachment 4)

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

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

The subject site is located within the Developing Residential Area as identified in Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The proposal is consistent with the overarching residential policies. Specifically, it supports shaping a more compact urban form, providing a range of housing choices, including a mixed use activity centre, and enhances the public realm through the expanded network of pedestrian pathways and the orientation of units towards the streets.

#### ***Bowness Area Redevelopment Plan (ARP) (Statutory – 2017)***

The subject site is located in the Mixed Use Village Area of the Greenbriar community. It envisions a place where residents can gather and meet their daily needs. It will be highly walkable and inviting providing a variety of retail, service, grocery market, office, residential and hotel uses in both mixed use and stand-alone formats. The proposed development meets the intent and will act as the catalyst for a vibrant mixed use village.

#### ***Land Use Bylaw 1P2007 (Statutory - 2007)***

The proposed development is consistent with the vision of the existing DC Direct Control District (Bylaw 156D2018) with some supportable relaxations as noted in the following Bylaw Discrepancies table:

<b>Bylaw Discrepancies - Amended Plan June 11, 2019</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
DC 156D2018 11 Setback Areas	(2) Where the parcel shares a property line with a lane, LRT corridor or street, the setback	Plans indicate the South setback to building A is 44.86m (+38.86m) and the West setback to building A is 60.87m (+54.87m).

**Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

	area must have a <b>maximum depth</b> of 6.0 metres.	Plans indicate the South setback to building L is 44.28m (+38.28m).  <b><i>Relaxation required – This is the first phase of the larger mixed use village area. It was suggested that these setback areas for surface parking may redevelop in the future.</i></b>
693 Additional Landscaping Requirements	(6) Where a sidewalk provided in satisfaction of this section, is next to a portion of a building, the sidewalk must extend along the entire length of that side of the building.	Plans indicate the proposed sidewalk does not extend along the entire West side of building A.  <b><i>Relaxation required – sidewalk is in conflict with the Loading, Waste and Recycling Area;</i></b>  <b><i>Amend Prior to Release (PTR) plans to provide Pedestrian connection on the west side of the drive aisle.</i></b>
	(7) Every sidewalk provided must:	Plans indicate multiple sidewalks with a width less than 2.0m.  <b><i>Relaxation required for one sidewalk;</i></b>  <b><i>Amended PTR plans to combine two narrow parallel sidewalks in west parking area and connect north to Greenbriar Drive.</i></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 within the large parking area that have an area less than 12.0m <sup>2</sup> .  <b><i>Relaxation required – the site has an irregular shape.</i></b>
	(d) provide a minimum of 1.0 trees and 2.0 shrubs.	Plans indicate 25 (-3) trees and 52 (-4) shrubs provided on required large parking islands.  <b><i>Amend PTR plans to provide additional trees and shrub.</i></b>
691 Planting Requirements	(5) Shrubs must be min height or spread of 0.60m.	Plans do not indicate the height or spread of shrubs.  <b><i>Amend plans to indicate height or spread</i></b>

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**Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

690 General Landscaped Area Rules	(4) All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.	Plans do not indicate how the proposed landscaping will be irrigated.  <b><i>Amend plans to indicate irrigation system</i></b>
696 Mechanical Screening	Mechanical systems or equipment that are located outside of a building must be screened.	Plans do not indicate screening directly adjacent to proposed roof top mechanical units.  <b><i>Relaxation required - Line of site analysis drawings were provided. It shows that the parapet and setback provided is adequate and screening is not required.</i></b>

Administration is in support of all required relaxation as outlined in the discrepancy table above.

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

The proposed development is for a farmer's market with ample parking. It will provide a highly sought amenity that is currently under served in this area. The highly adaptive space will support the many local vendors that comprises the farmer's market. This will be the place that local residents meet and gather for festivities. It will act as a catalyst for the developing community of Greenbriar. An environmental site assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget***

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

***Current and Future Capital Budget***

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

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**Development Permit in Greenbriar (Ward 1) at 4200 - 95 Street NW, DP2019-1180**

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

Subject to the conditions listed, and considering the minor relaxations noted, the application is in alignment with relevant planning policy contained in the *Municipal Development Plan*, *Bowness Area Redevelopment Plan* and *Land Use Bylaw 1P2007*.

The proposed development will activate the area and initiate the vision for a mixed use village. This development permit is recommended for approval by the Corporate Planning Applications Group (CPAG).

**ATTACHMENT(S)**

1. Development Permit Plans
2. Conditions of Approval
3. Urban Design Review Panel Comments and Applicant Response
4. Community Association Letter



Development Permit Plans



GREENWICH PHASE ONE  
RE-ISSUED FOR AMENDED DEVELOPMENT PERMIT

DATE: JUNE 7, 2019

STANTEC PROJECT #: 144210825

Civil

SHT. NO.	DRAWING NAME
DP-001	SERVICING PLAN
DP-002	GRADING PLAN
DP-003	DETAILS
DP-004	FIRE PREVENTION PLAN

Landscape

SHT. NO.	DRAWING NAME
DP-L01	LANDSCAPE PLAN

Architectural

SHT. NO.	DRAWING NAME
DP-101	SITE PLAN
DP-101A	FIRE TRUCK ROUTE - BLDG A
DP-101B	FIRE TRUCK ROUTE - BLDG L
DP-101C	WASTE COMPACTOR ROUTE - BLDG A
DP-101D	GARAGE TRUCK ROUTE - BLDG L
DP-201-A	MAIN FLOOR PLAN & SECTION THRU RAMP
DP-202-A	MEZZANINE FLOOR PLAN
DP-301-A	EXTERIOR ELEVATIONS
DP-302-A	EXTERIOR ELEVATIONS
DP-303-A	3D VIEWS - BLDG A
DP-304-L	MAIN FLOOR PLAN
DP-304-L	EXTERIOR ELEVATIONS
DP-304-L	3D VIEWS
DP-302-L	PYLON SIGN ELEVATIONS

Electrical

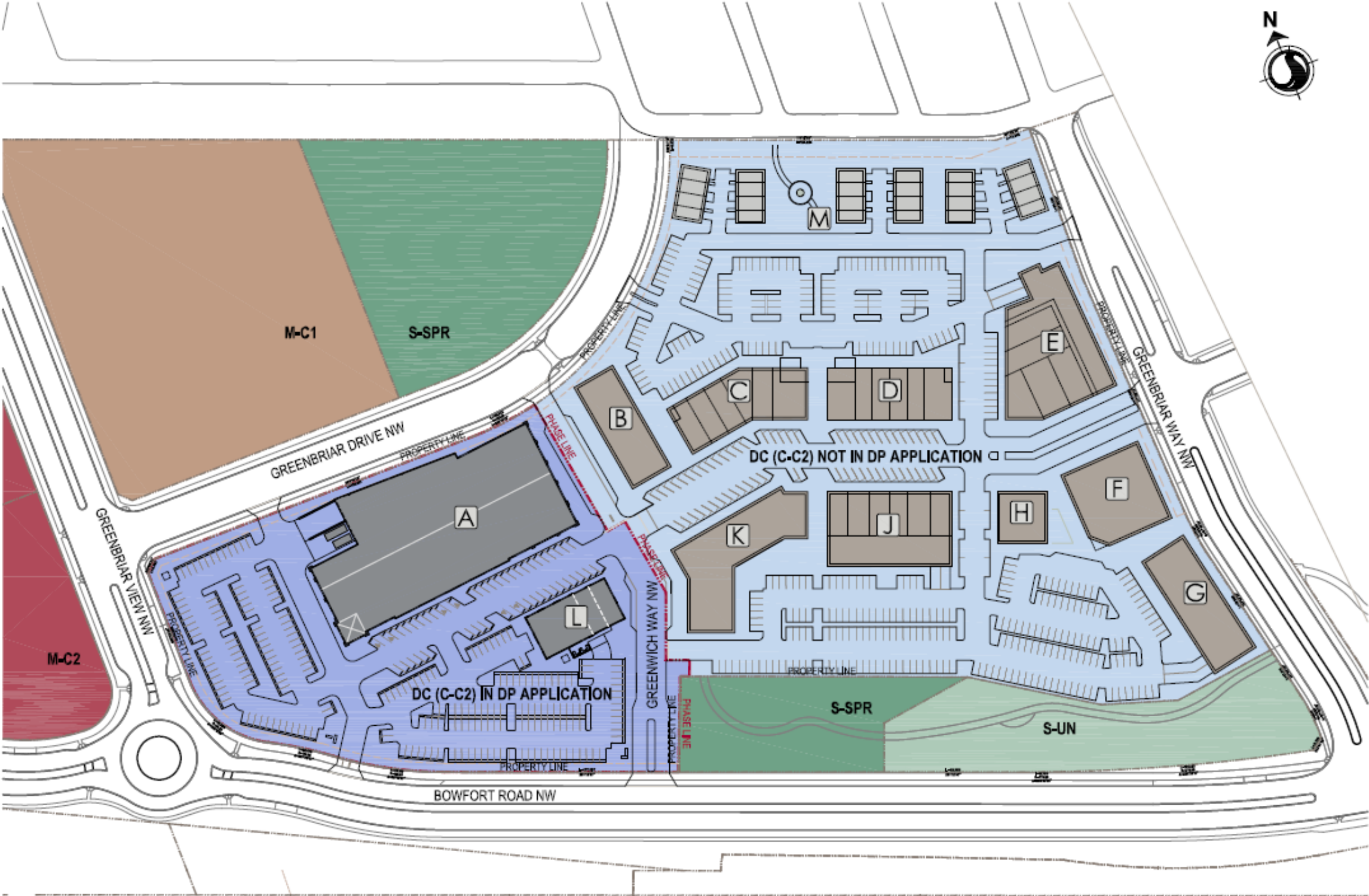
SHT. NO.	DRAWING NAME
DP-E01	SITE PLAN - ELECTRICAL
DP-E02	SITE PLAN - POINT BY POINT
DP-E03	EXTERIOR ELEVATIONS
DP-E04	BUILDING ELEVATIONS

MELCOR



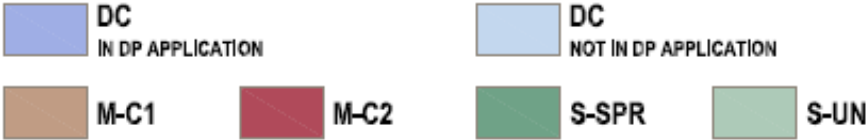
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Development Permit Plans



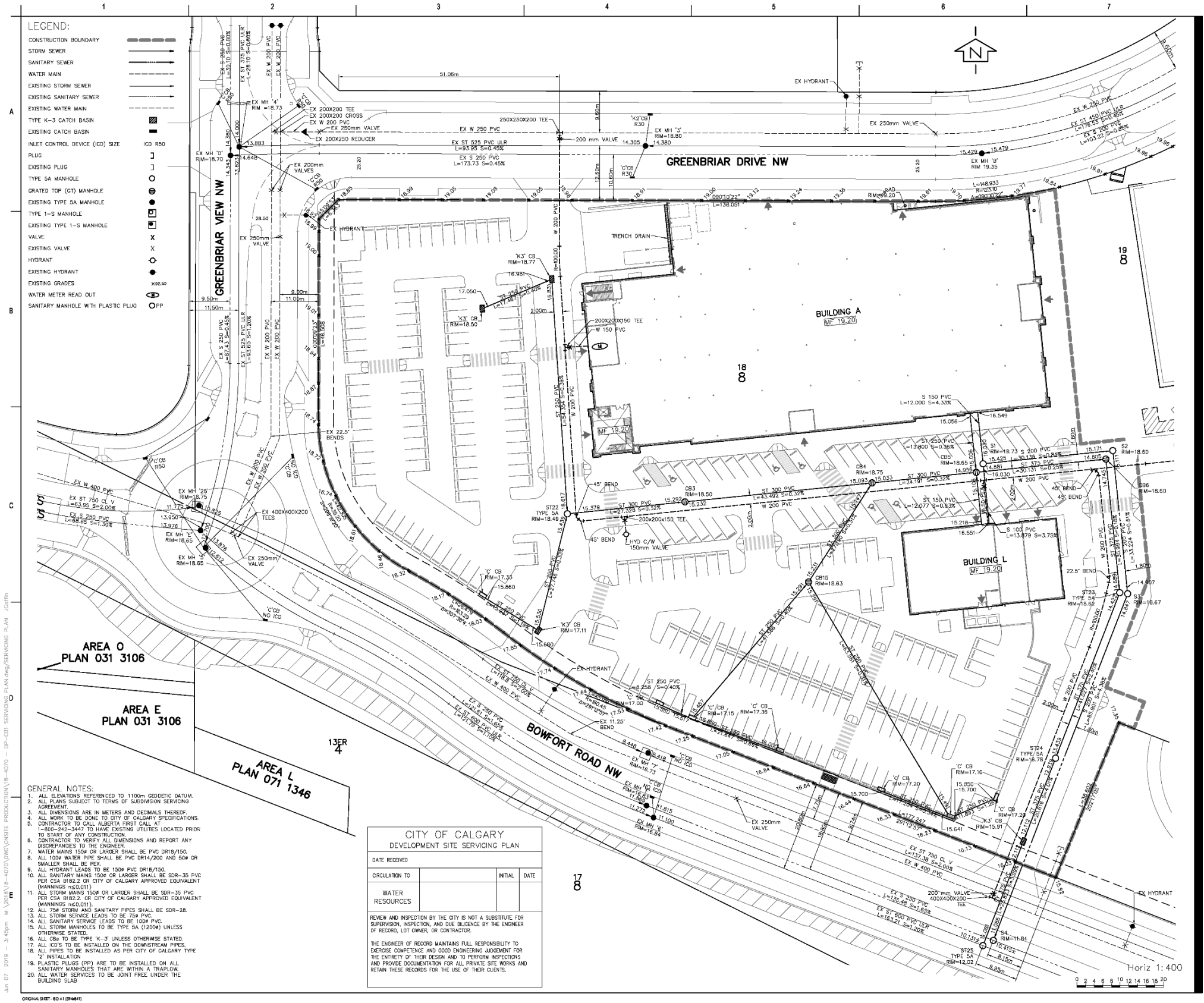
GREENWICH PHASE 1 LAND USE BYLAW 1P2007				
<b>Municipal Address</b> 80 Greenbriar View NW				
<b>Legal Address</b> Lot 15, Block 8, Plan 081 3549				
<b>Land Use Designation</b> DC (Direct Control) 156D2018 based on Commercial – Community 2 (C-C2) District				
<b>Site Area</b> Total Site Area 67,949m <sup>2</sup> 6.79 hectares				
<b>Site Area In DP Application (Phase One)</b> 21,998m <sup>2</sup> 2.20 hectares				
<b>Floor Area Ratio (F.A.R.)</b> Permitted F.A.R.: 0.5				
<b>Building Height</b> Maximum Height: 20.0m				
<b>Setback Areas</b> Required Setback to the North West and South; Maximum 6.0m				
<b>Landscape Requirements</b> See Landscape				
<b>Area Summary</b>				
	BUILDING NAME	NUMBER OF LEVELS	Footprint Area (m <sup>2</sup> )	Proposed GFA (m <sup>2</sup> )
A	FARMER'S MARKET	1	4,548	5,411
B	RESTAURANT	1	880	880
C	RESIDENTIAL AND RETAIL MIXED USE	3.5	1,100	3,850
D	RESIDENTIAL AND RETAIL MIXED USE	3.5	1,050	3,675
E	RESIDENTIAL AND RETAIL MIXED USE	3	1,000	3,000
F	OFFICE AND RETAIL MIXED USE	2	1,100	2,200
G	CHILD CARE SERVICE	2	1,050	2,100
H	RESTAURANT	2	420	880
J	OFFICE AND RETAIL MIXED USE	3	1,000	4,500
K	RESTAURANT	1.5	1,450	2,175
L	RETAIL	1	680	680
M	RESIDENTIAL	2.5	1,500	3,750
Proposed GFA				33,890
Site Area				67,949
FAR				0.50

1 OVERALL SITE PLAN  
DP-102 1:1000



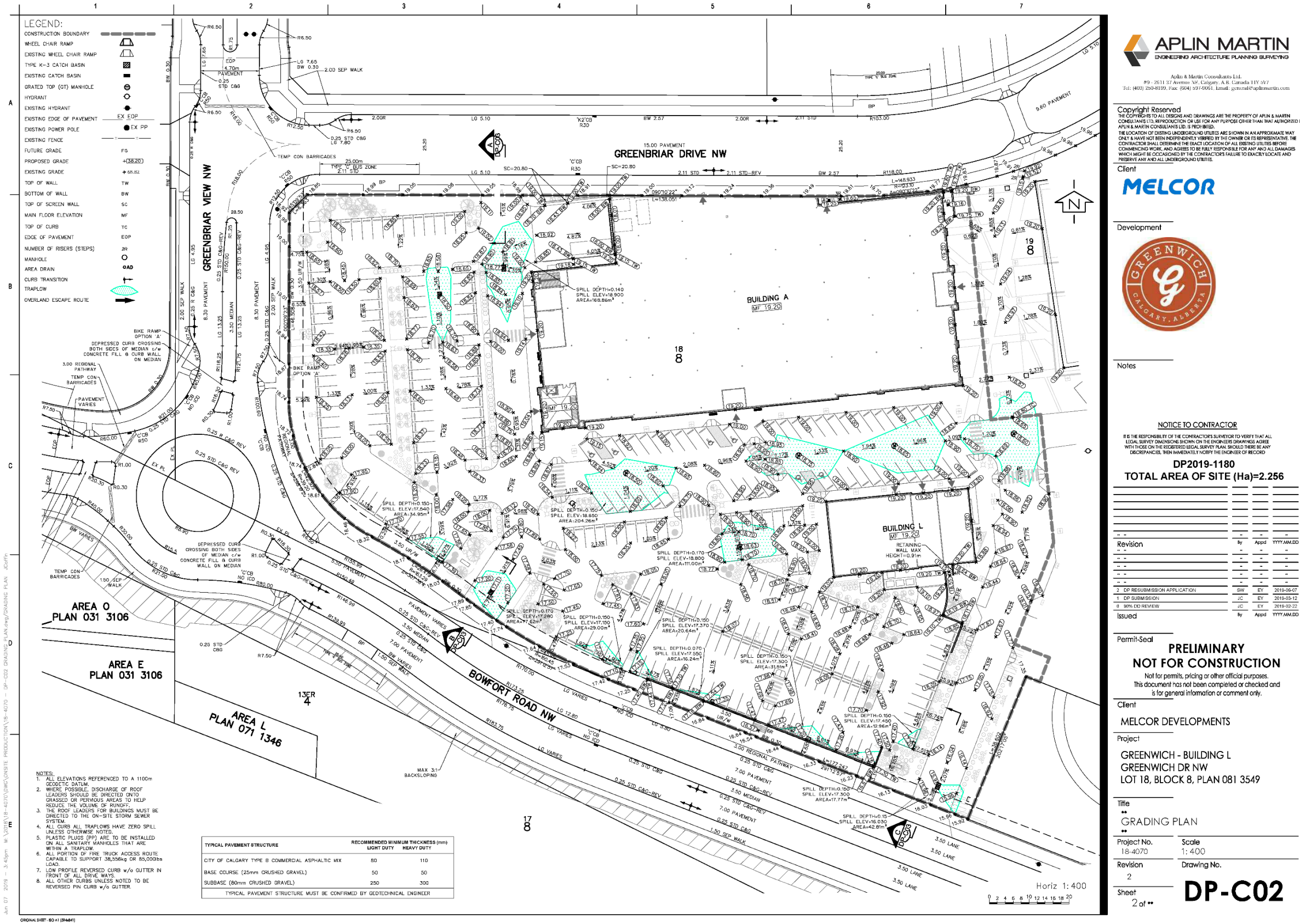


Development Permit Plans

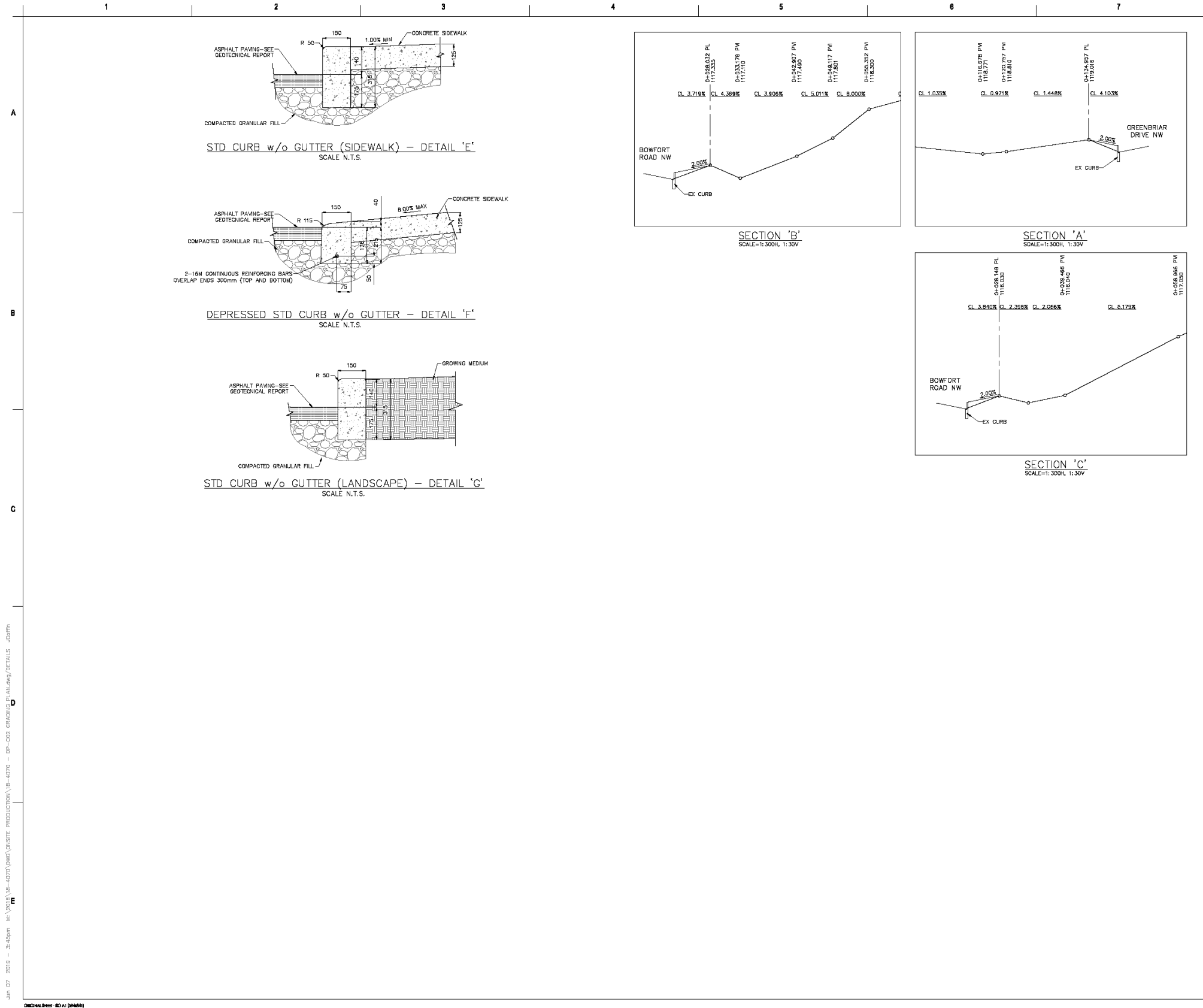




Development Permit Plans

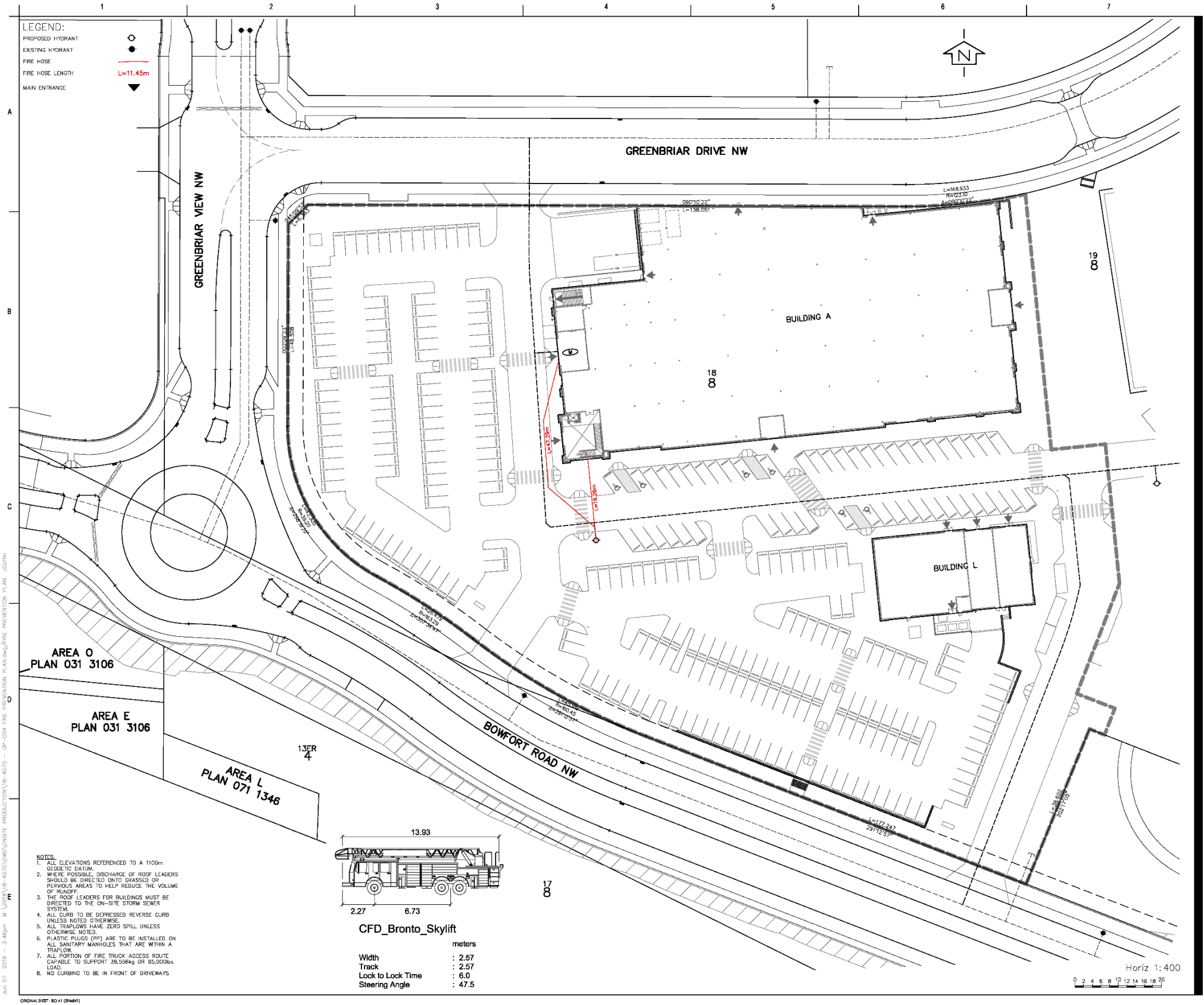


## Development Permit Plans





Development Permit Plans



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Client  
**MELCOR**

Development



Notes

NOTICE TO CONTRACTOR  
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**DP2019-1180**  
**TOTAL AREA OF SITE (Ha)=2.256**

Revision	By	Appd	YYYY-MM-DD
1	JC	YC	2019-03-12
2	JC	YC	2019-03-12
3	JC	YC	2019-03-12
4	JC	YC	2019-03-12
5	JC	YC	2019-03-12
6	JC	YC	2019-03-12
7	JC	YC	2019-03-12
8	JC	YC	2019-03-12
9	JC	YC	2019-03-12
10	JC	YC	2019-03-12
11	JC	YC	2019-03-12
12	JC	YC	2019-03-12
13	JC	YC	2019-03-12
14	JC	YC	2019-03-12
15	JC	YC	2019-03-12
16	JC	YC	2019-03-12
17	JC	YC	2019-03-12
18	JC	YC	2019-03-12
19	JC	YC	2019-03-12
20	JC	YC	2019-03-12

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Client  
**MELCOR DEVELOPMENTS**

Project  
**GREENWICH - BUILDING L**  
**GREENWICH DR NW**  
**LOT 18, BLOCK 8, PLAN 081 3549**

Title  
**FIRE PREVENTION PLAN**

Project No.  
18-4070

Revision  
2

Sheet  
4 of 4

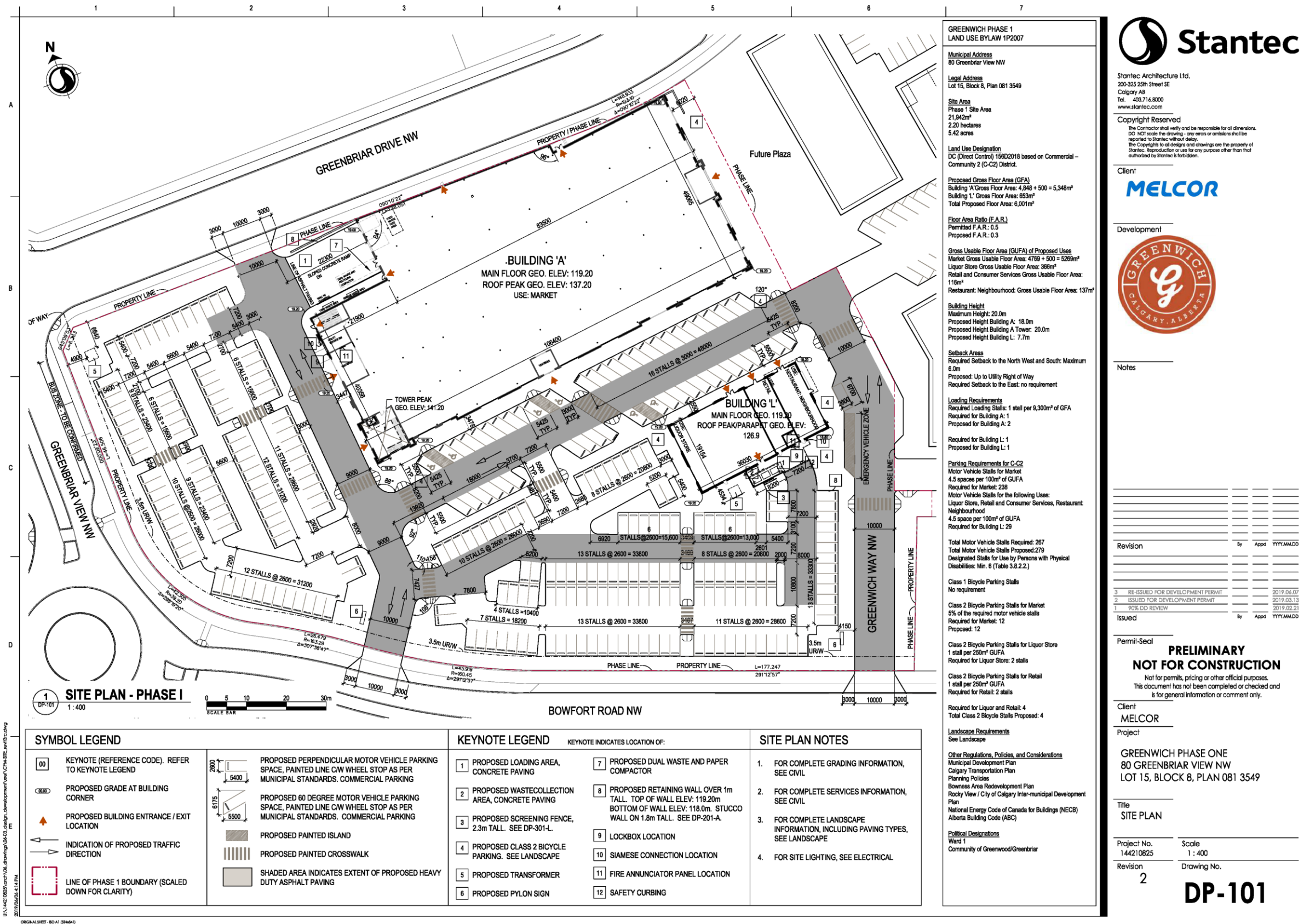
Scale  
1:400

Drawing No.  
**DP-C04**

## Development Permit Plans

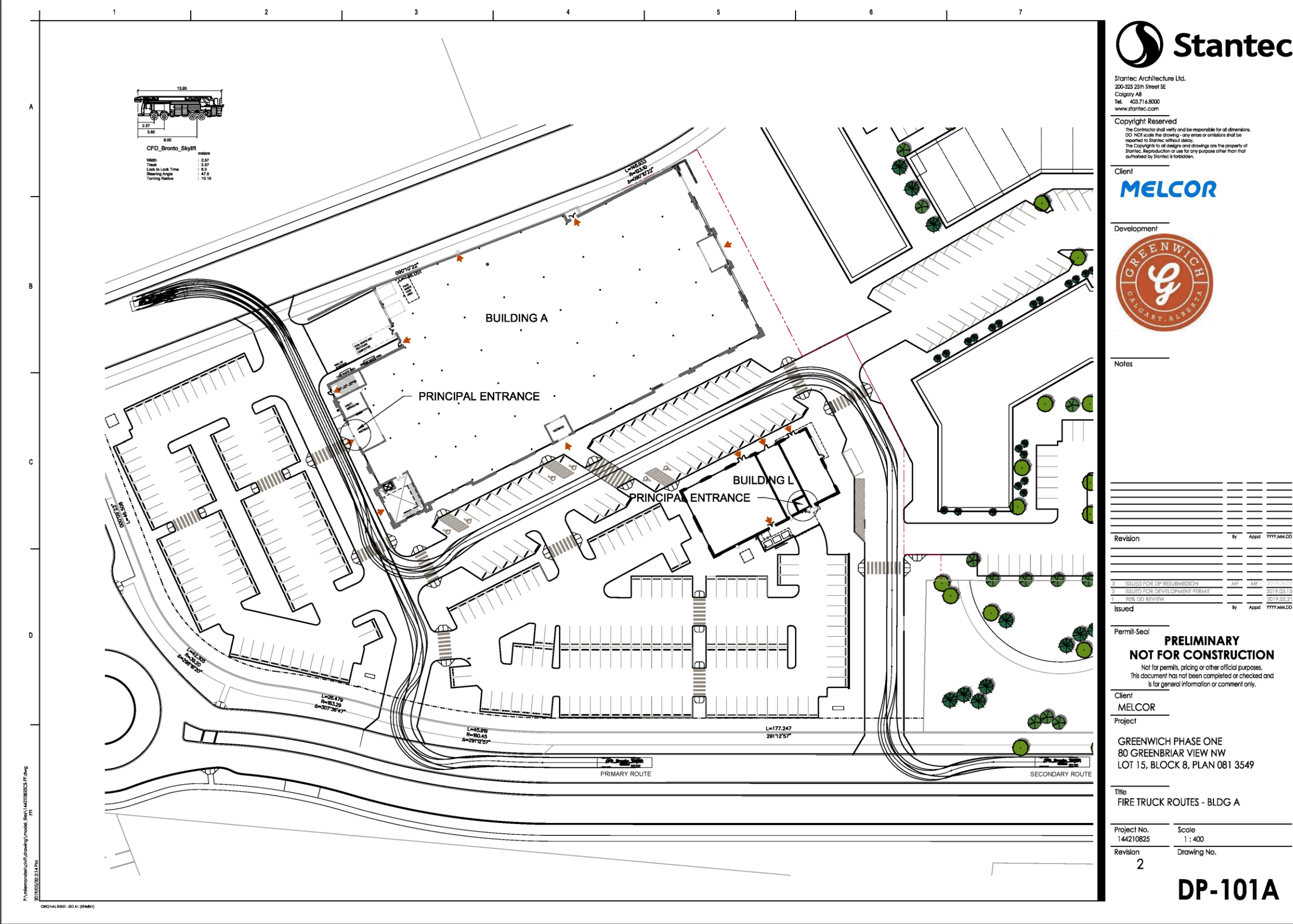


## Development Permit Plans

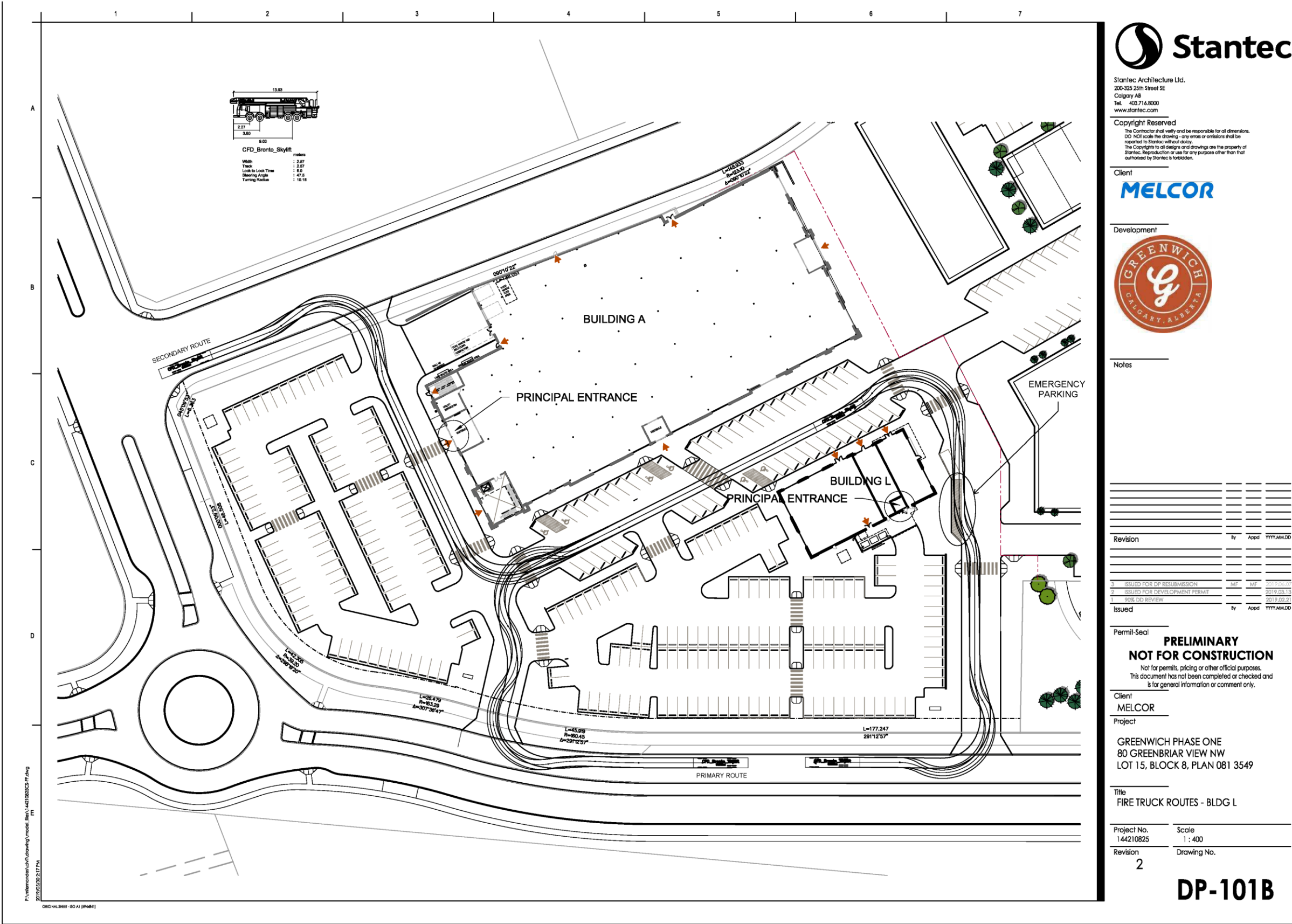




Development Permit Plans

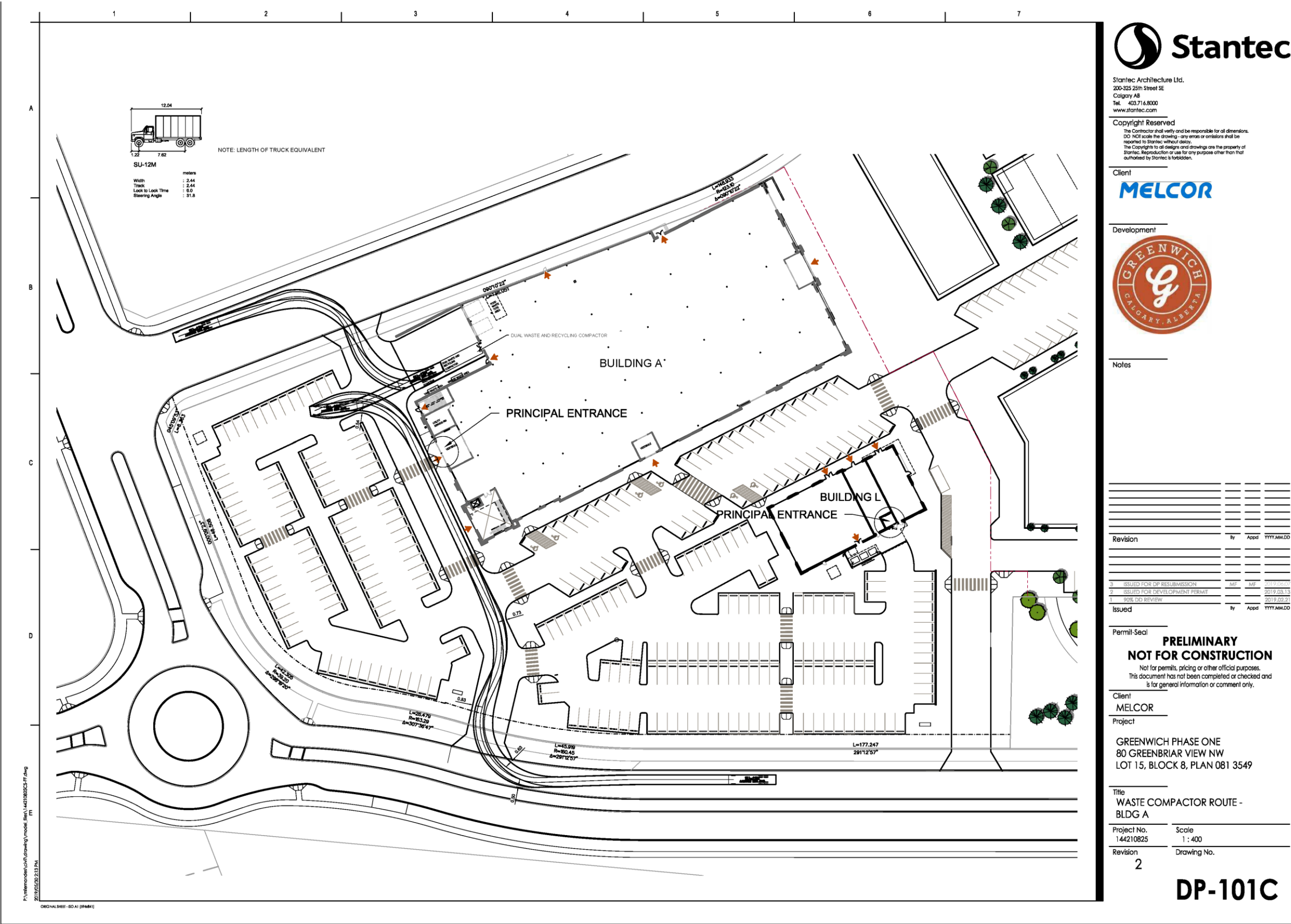


Development Permit Plans

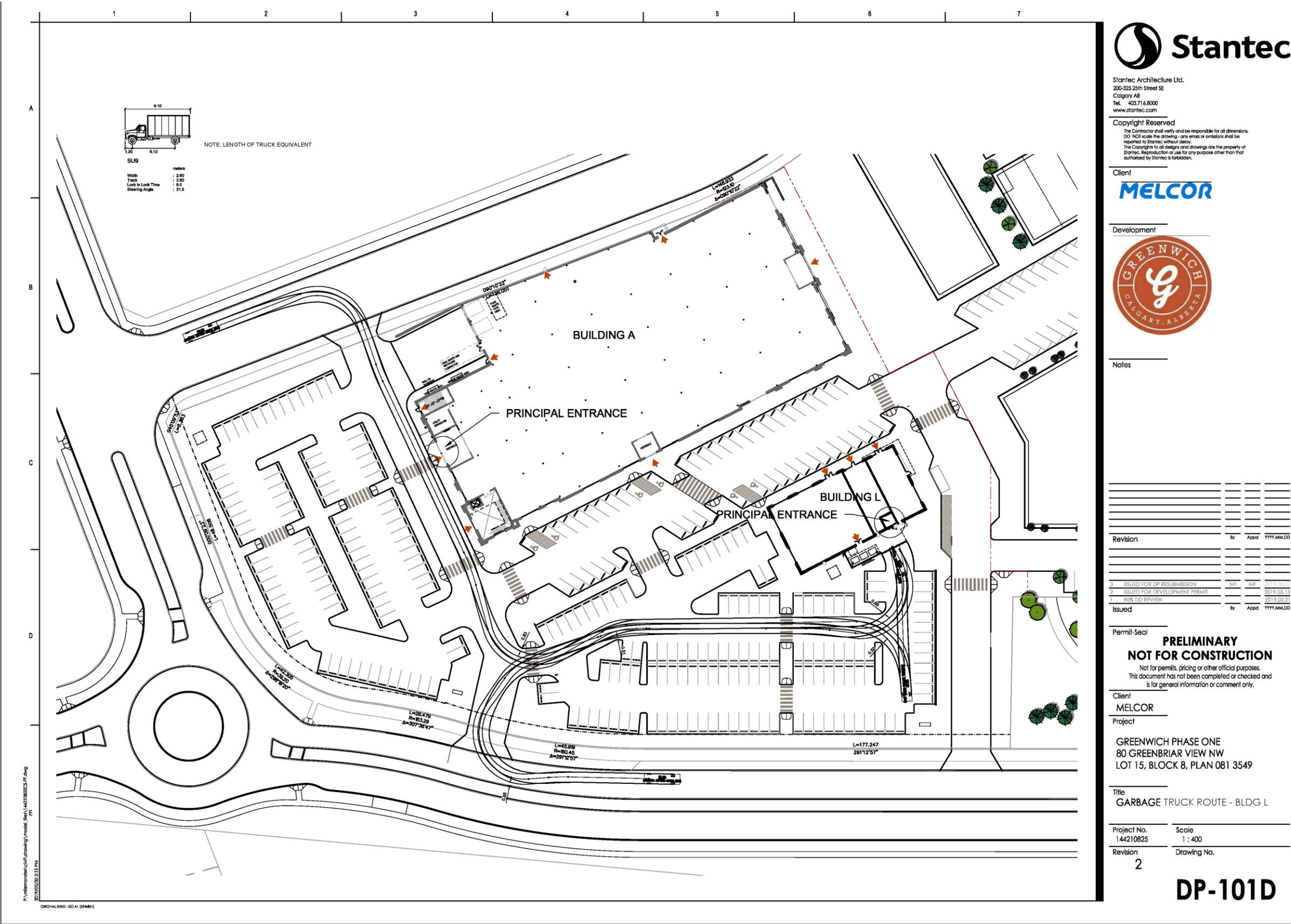




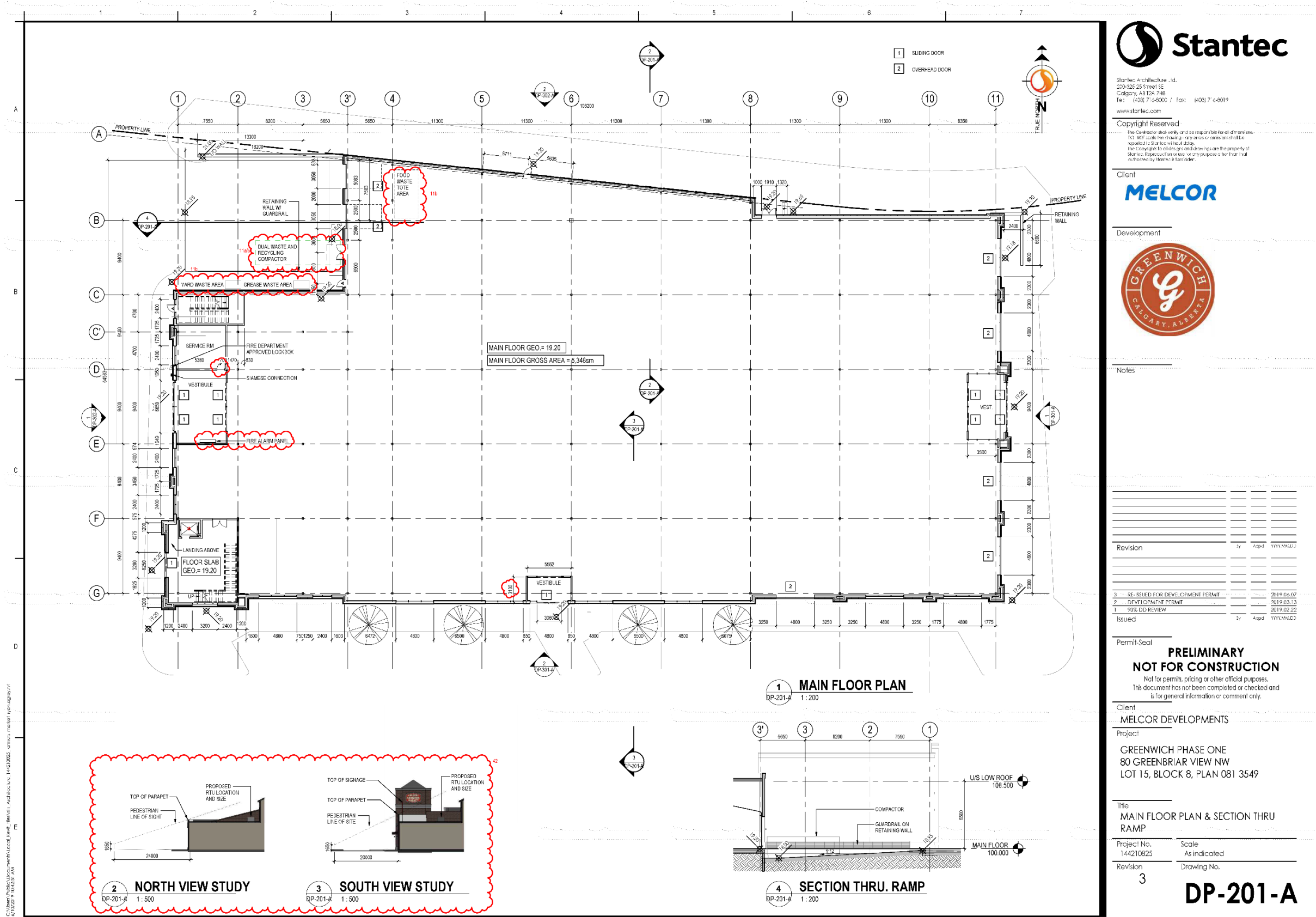
Development Permit Plans



Development Permit Plans

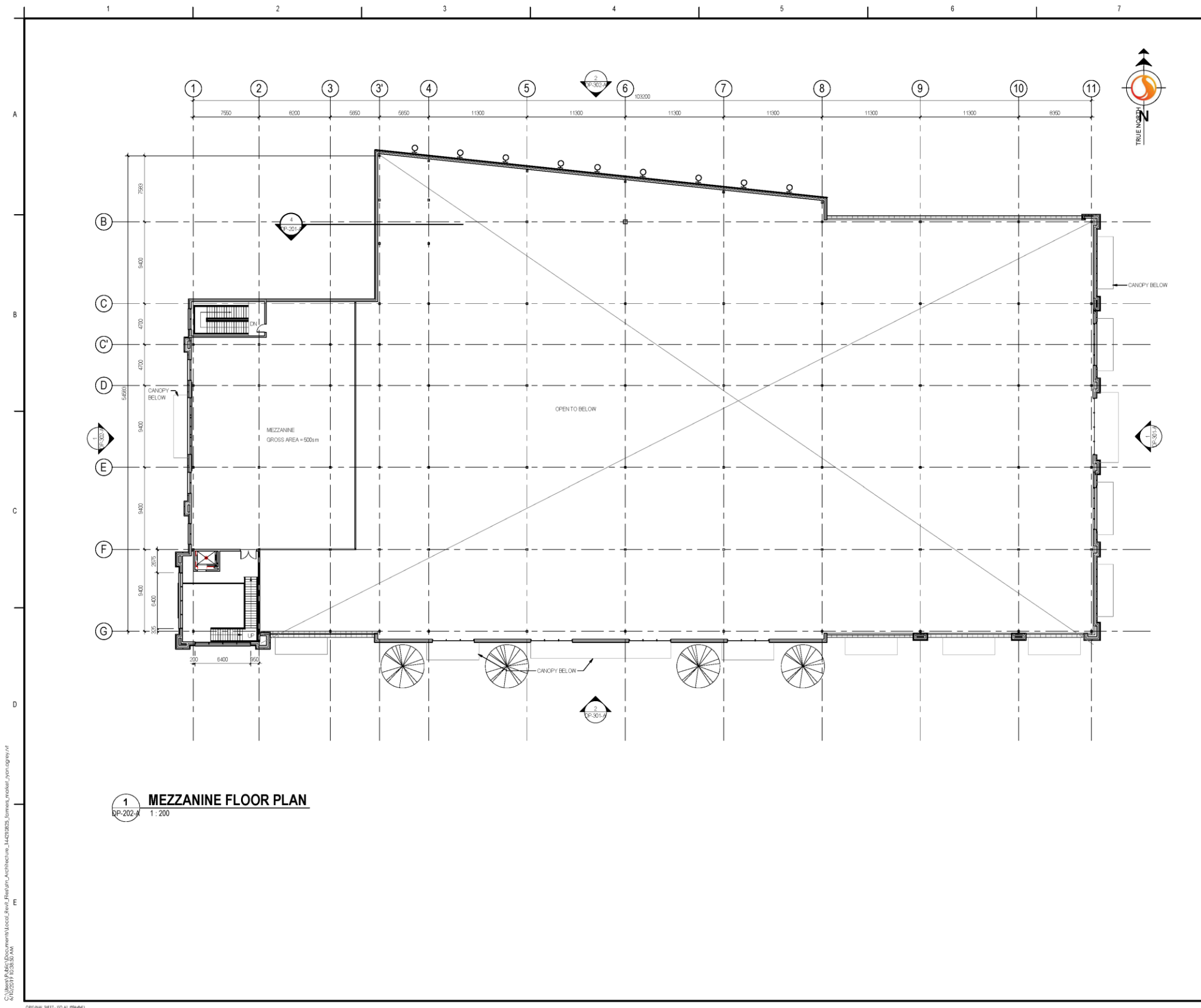


Development Permit Plans





## Development Permit Plans



Stantec Architecture Ltd.  
200-325 25 Street SE  
Calgary, AB T2A 7H8  
Tel: (403) 716-8000 / Fax: (403) 716-8019  
[www.stantec.com](http://www.stantec.com)

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**MELCOR**

Development



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Notes

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Client

MELCOR DEVELOPMENTS

Project

GREENWICH PHASE ONE  
80 GREENBRIAR VIEW NW  
LOT 15, BLOCK 8, PLAN 081 3549

	Title
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MEZZANINE FLOOR PLAN

Project No. \_\_\_\_\_

Scale

Revision

Drawing No.

3.

52

**DP-202-A**

Development Permit Plans

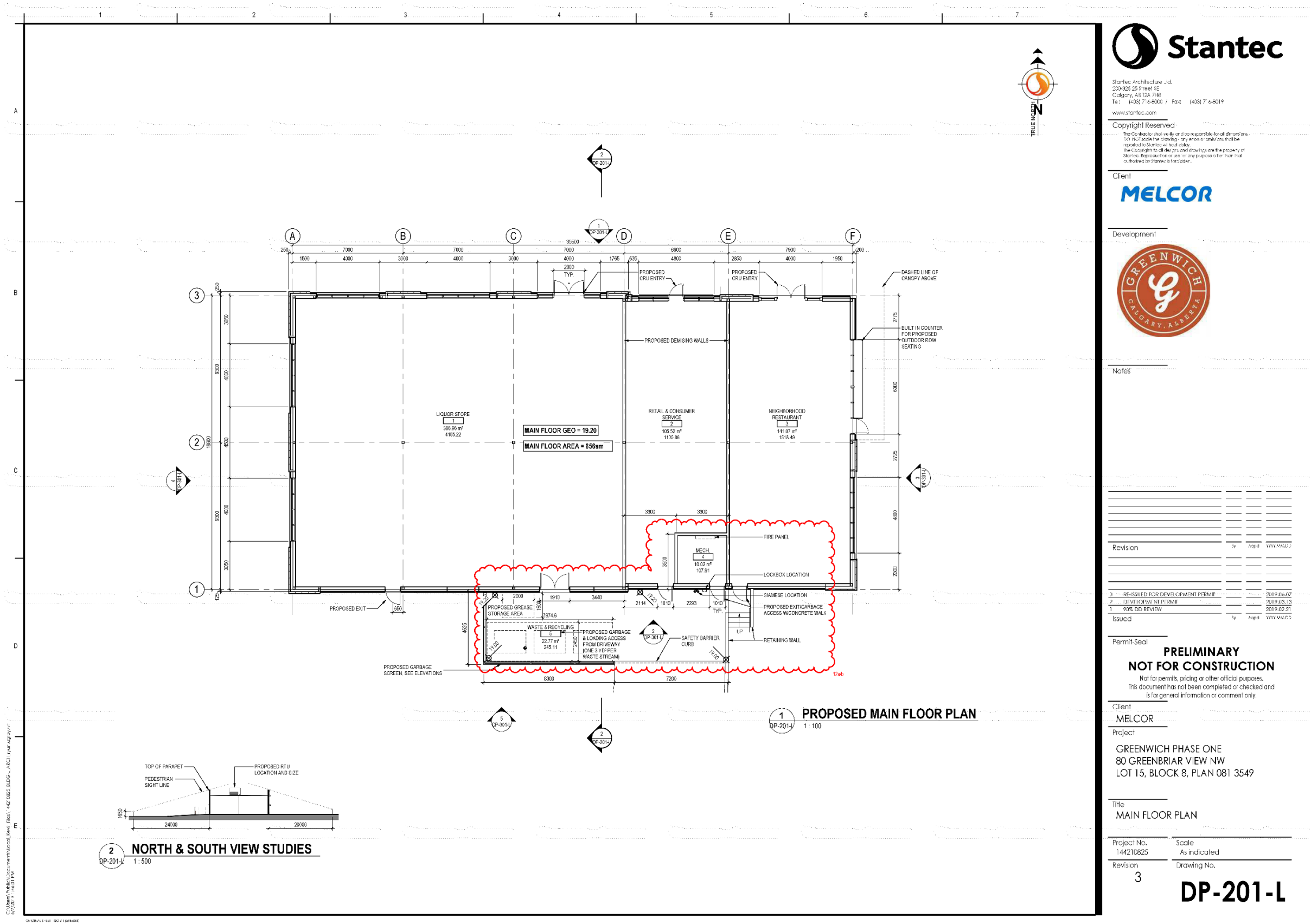








Development Permit Plans





Development Permit Plans



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Development



Notes

Revision	By	Appd	YYYYMMDD
3	RE-ISSUED FOR DEVELOPMENT PERMIT		2019.06.02
2	DEVELOPMENT PERMIT		2019.03.13
1	90% DD REVIEW		2019.02.21
Issued		By	Appd

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Project

GREENWICH PHASE ONE  
80 GREENBRIAR VIEW NW  
LOT 15, BLOCK 8, PLAN 081 3549

Title

EXTERIOR ELEVATIONS

Project No.

144210825

Revision

3

Scale

1:100

Drawing No.

**DP-301-L**

## Development Permit Plans



1 NE PERSPECTIVE  
DP-901-J



**2 NW PERSPECTIVE**



Starlec Architecture Ltd.  
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Client

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Project

GREENWICH PHASE ONE  
80 GREENBRIAR VIEW NW  
LOT 15, BLOCK 8, PLAN 081 3549

Title

3D VIEWS - BLDG L

Project No.  
144210825

Revision

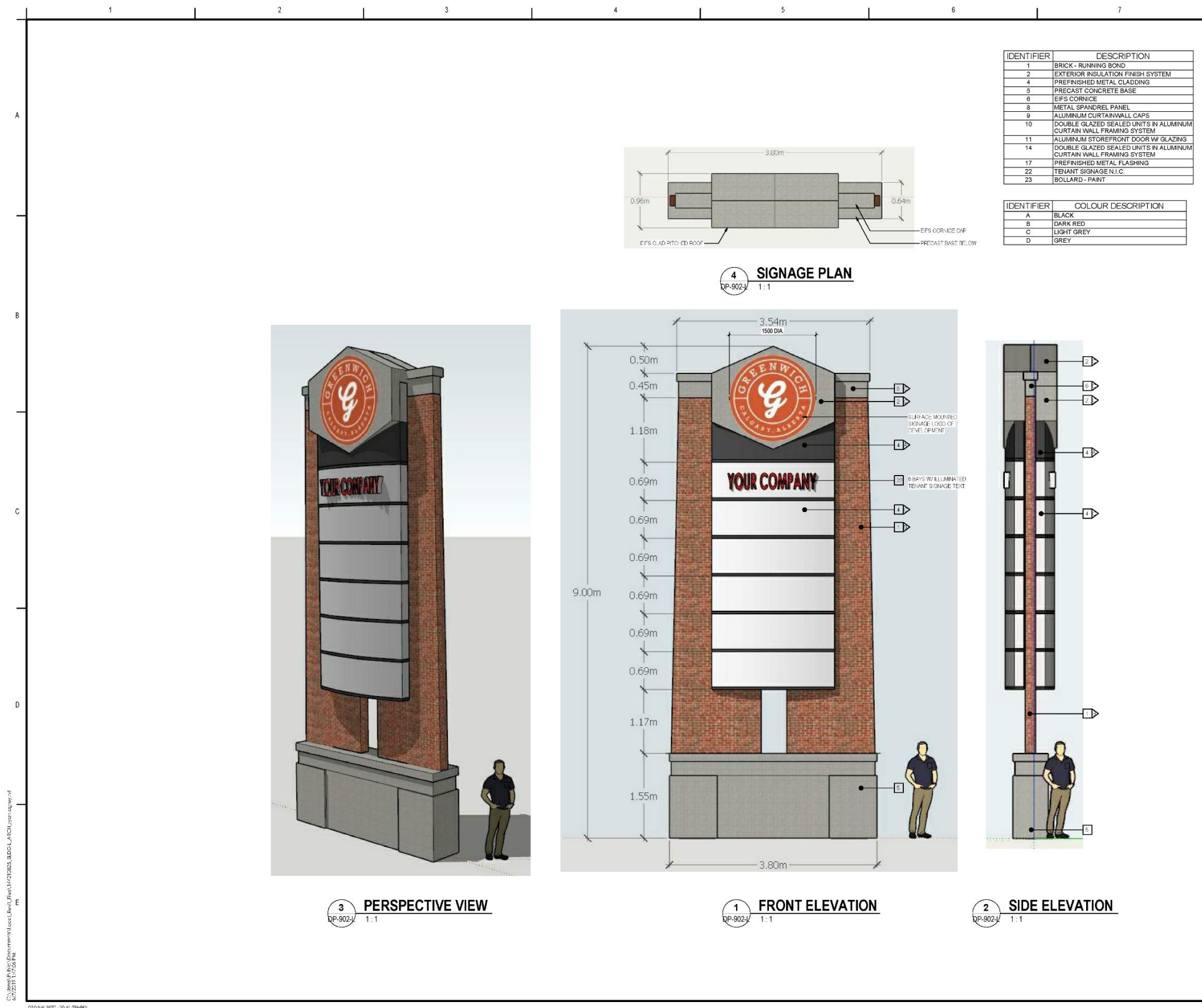
(c)

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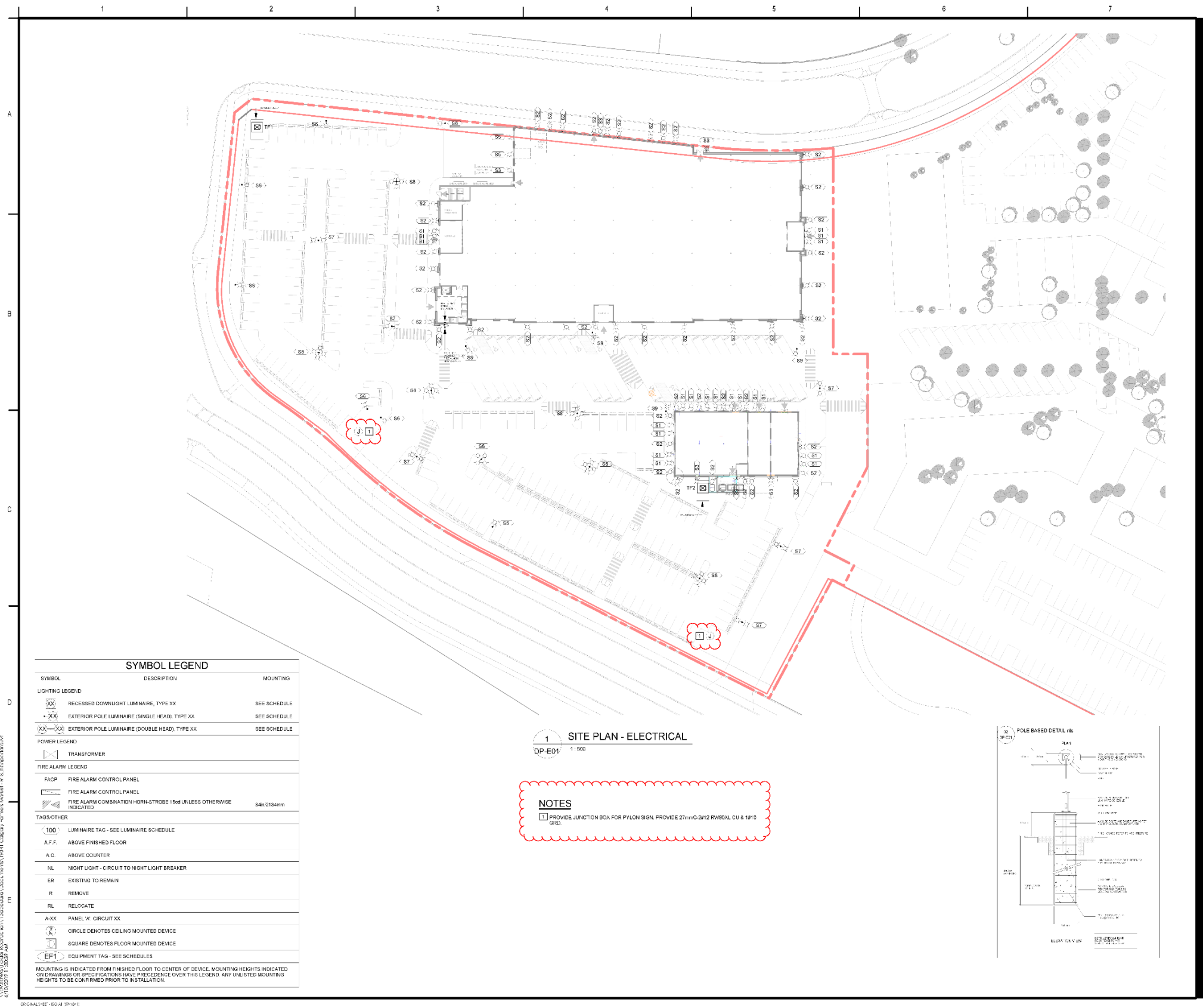
**DP-901-L**



## Development Permit Plans



Development Permit Plans



**EMBE**  
Innovative Sustainable  
**EMBE CONSULTING ENGINEERS**  
SUITE 204, 110 12th AVENUE, S.W.  
CALGARY, AB, T2R 0G7  
403-460-2277  
info@embeconsulting.ca

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Client  
**MELCOR**

Development  
**GREENWICH**  
CALGARY, ALBERTA

Notes

Revision	By	App'd	DATE
1	DP-E01		2019/06/27
2	DP-E01		2019/03/13
3	DP-E01		2019/02/22

ISSUED

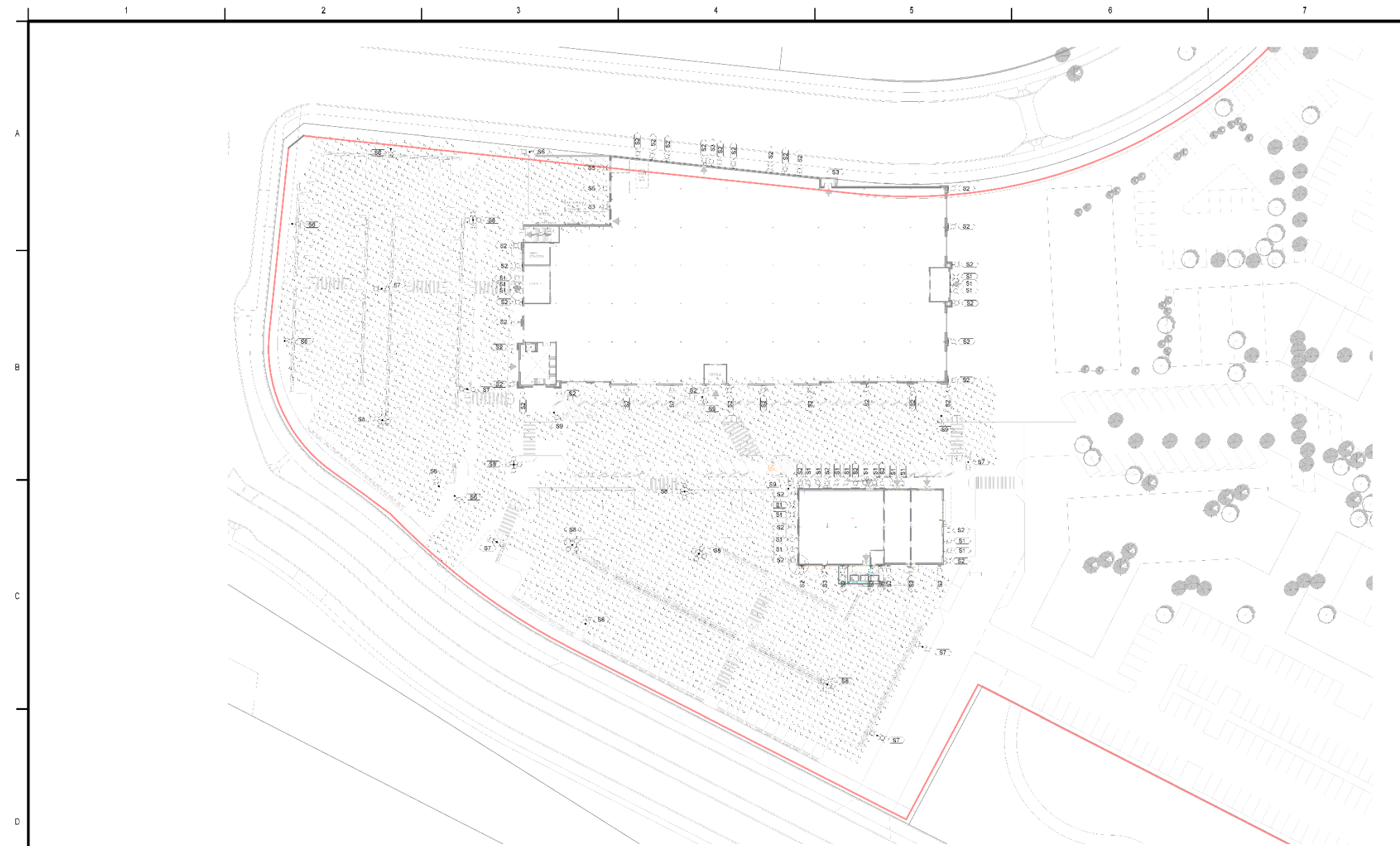
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Client  
**MELCOR**  
Project  
**GREENWICH PHASE ONE**  
**80 GREENBRIAR VIEW NW**  
**LOT 15, BLOCK 8, PLAN 081 3549**

Title  
**SITE PLAN - ELECTRICAL**

Project No.	Scale
19041	As indicated
Revision	Drawing No.
3	<b>DP-E01</b>
Sheet	of

## Development Permit Plans



1 SITE PLAN - POINT BY POINT  
DP-E02 1:500

LIGHTING STATISTICS			
ZONE	AVERAGE (FC)	MAX (FC)	MIN (FC)
CFM FRONT PARKING	1.23	5.4	0.0
CFM MIDDLE PARKING	1.80	4.3	0.0
DRIVE ISLE	1.77	4.7	0.4
WEST PARKING	1.26	3.4	0.1
WEST PARKING 1	1.40	5.6	0.3

LUMINAIRE SCHEDULE						
TAGS	DESCRIPTION	MOUNTING	LOAD/VOLT	LAMP	COLOR TEMP	MANUFACTURER
S1	GOOSE NECK	SURFACE	15W/ 20VAC	15W LED	3000K	TMS LIGHTING MODEL: SIGN 2S-15LED-30K-120MM-CONFIRM COLOR
S2	WALL MOUNT LUMINAIRE	WALL MOUNT (REFER TO ELEVATIONS FOR M-6)	11W/ 20VAC	11W LED	3000K	BARN LIGHT MODEL: BLE-G-ASE8-100-NA-NA-LED11-3000K
S3	WALL MOUNT LUMINAIRE	9" WALL MOUNT	20W/ 20VAC	20W LED	4000K	GARCOO MODEL: 106L-16L-530-NW-G1-4
S4	DOWNLIGHT	RECESSED IN CANNOPY	20 W/ 20VAC	20 W/ LED	3000K	LITHONIX LIGHTING MODEL: LDM36-16-108-100
S5	WALL MOUNT LUMINAIRE	20" WALL MOUNT	37W/ 20VAC	37W LED	4000K	GARCOO MODEL: 106L-16L-700-NW-G1-2
S6	SINGLE POLE LUMINAIRE	25" ROUND POLE	35W/ 20VAC	35W LED	4000K	LUMEC MODEL: DMS5-35W32LED3K-T-E24-120-MS C/W 25" ROUND POLE
S7	DOUBLE POLE LUMINAIRE	25" ROUND POLE	110W/ 20VAC	2x65W LED	4000K	LUMEC MODEL: DMS6-65W32LED3K-T-E24 C/W 25" ROUND POLE
S8	FOUR POLE LUMINAIRE	25" ROUND POLE	285W/ 220VAC	4x75W LED	4000K	LUMEC MODEL: DMS5-70W4LED4K-TLESS C/W 25" ROUND POLE
S9	SINGLE POLE LUMINAIRE	12" ROUND POLE	24W/ 20VAC	24W LED	4000K	LUMEC MODEL: DMS-24W16LED4K-TLE2 C/W 12" ROUND POLE

\* CONFIRM LIGHTING SPECIFICATION WITH INTERIOR DESIGN AND OWNER PRIOR TO ORDER

\*\* CONTRACTOR TO PROVIDE COMPATIBLE DIMMER SWITCH BASED ON LIGHT FIXTURE SELECTION AND FROM THE LISTED DIMMER SWITCHER ON FIXTURE SHOP DRAWINGS.

 **EMBE**  
innovative Sustainable

**EMBE CONSULTING ENGINEERS**  
SUITE 204, 110 12th AVENUE, S.W.  
CALGARY, AB, T2R 0G7  
403-460-2277  
[info@embeconsulting.ca](mailto:info@embeconsulting.ca)

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**MELCOR**

Development



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Notes

Revision	By	App'd	DATE MADE:
3	DP RE-SUBMISSION APPLICATION		2019/06/04
2	DP RE-SUBMISSION PERMIT		2019/03/27
1	90% CD REVIEW		2019/02/22
Issued	By	App'd	DATE MADE:

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MELCOR

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Project

GREENWICH PHASE ONE  
80 GREENBRIAR VIEW NW  
LOT 15, BLOCK 8, PLAN 081 3549

---

Title

### SITE PLAN - POINT BY POINT

Project No.

Scale

Revision:

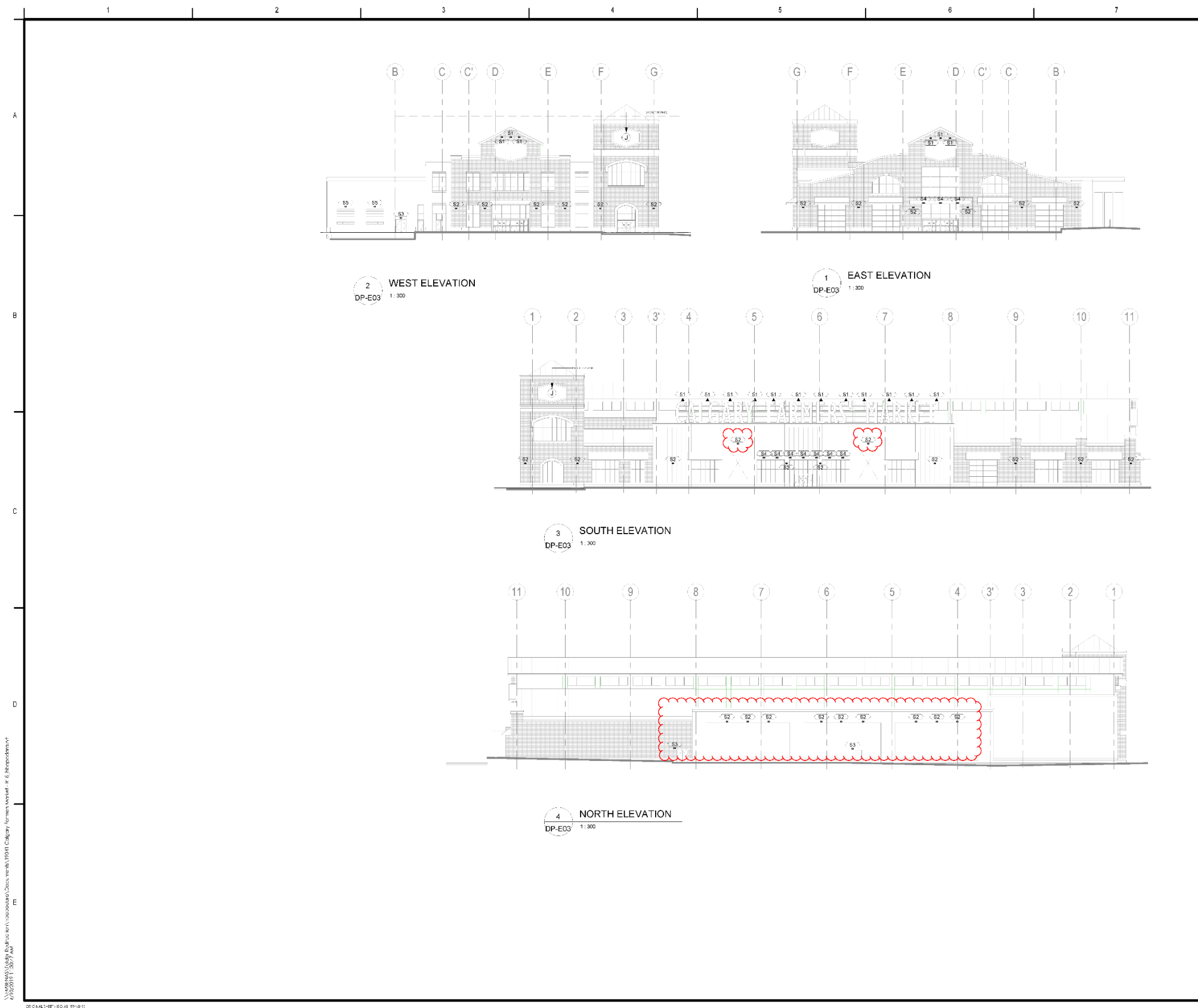
Drawing No.

Sheet

**DP-E02**



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Development



## Notes

Revision	By	App'd	YYYYMMDD
3. TIF RE-SUBMISSION APPLICATION			2019/06/01
2. DRAFT COMMENT PERMITS			2019/03/01
1. 90% DQ REVIEW			2019/02/22
Issued	By	App'd	YYYYMMDD

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Client

MELCOR

Project

GREENWICH PHASE ONE  
80 GREENBRIAR VIEW NW  
LOT 15, BLOCK 8, PLAN 081 3549

---

Title

## EXTERIOR ELEVATIONS

Project No.

Scale

Revision

Drawing No.

3

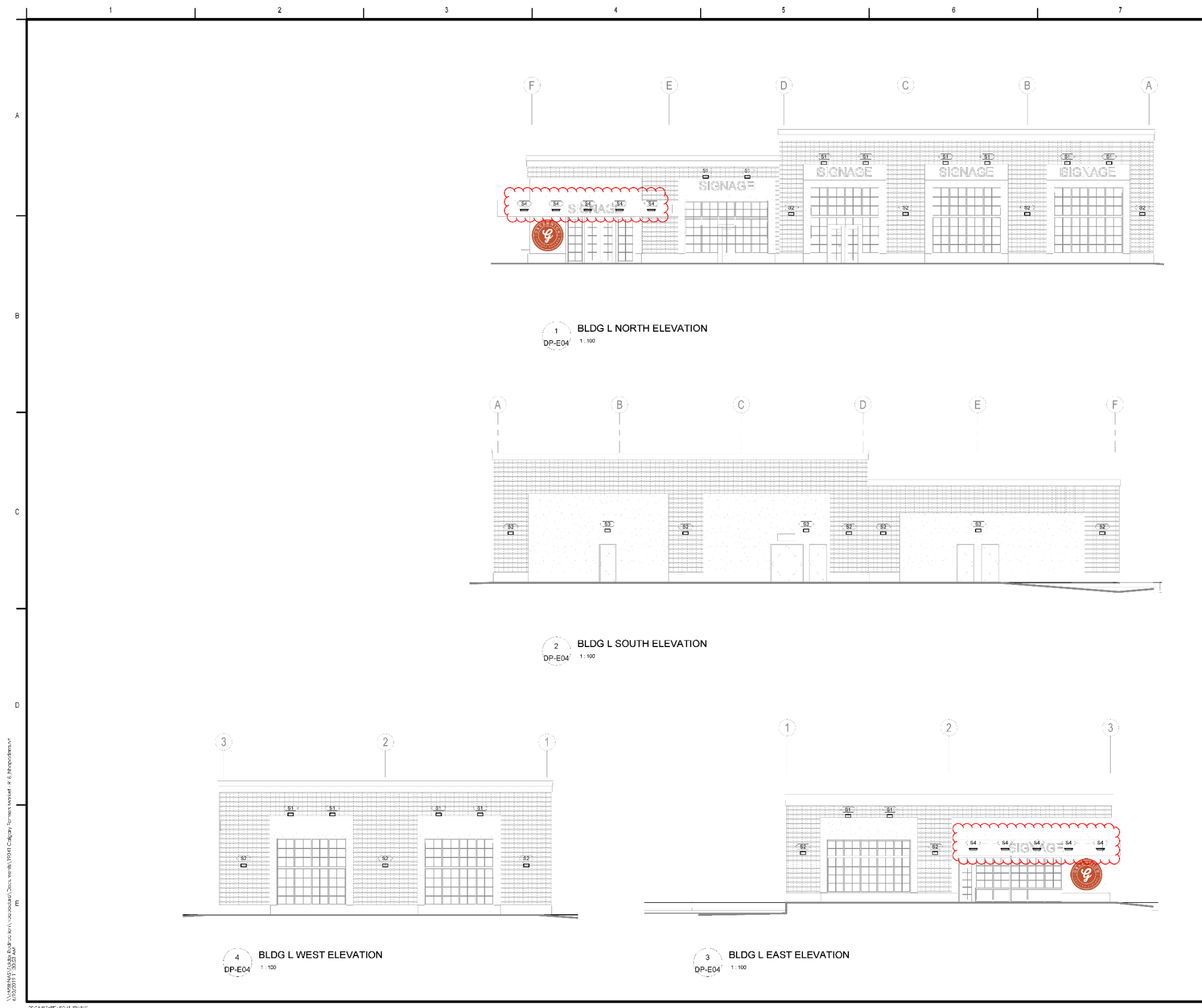
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Sheet

**DP-E03**



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Client

MELCOR

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Project

GREENWICH PHASE ONE  
80 GREENBRIAR VIEW NW  
LOT 15, BLOCK 8, PLAN 081 3549

---

Title

BUILDING L ELEVATIONS

Project No.

Scale

Revision:

Drawing No.

Sheet

©

**DP-E04**



## Conditions of Approval

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### Prior to Release Requirements

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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:

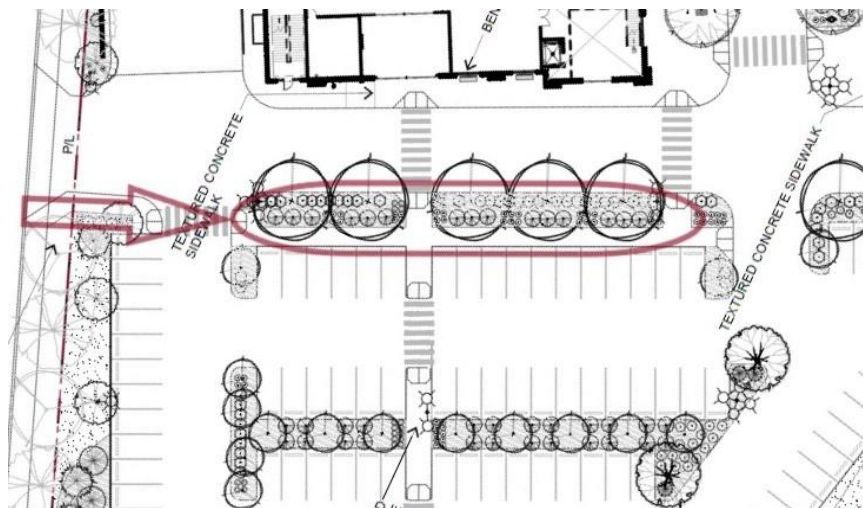
1. Submit a total of 7 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

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. Amend plans to respond to bylaw review of June 11 submitted plan set:
  - a) provide an additional 3 trees and 4 shrubs on required large parking islands.
  - b) indicate the height or spread of shrubs. Shrubs must be min height or spread of 0.60m.
  - c) indicate how the proposed landscaping will be irrigated. All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.
  - d) As per email July 2 PDF, provide 2 metre pedestrian sidewalk on the west side of the drive aisle in front of the west entrance. The 1.4m parallel sidewalk further west may be eliminated. Connect this 2 metre sidewalk to Greenbriar Drive; include crosswalk marking from the island north toward Greenbriar Drive.



### Conditions of Approval

3. Amend Site Plan (DP-101), to correct the discrepancy on the Proposed Gross Floor Area (GFA). These amended stats must be reflected on the Overall Site Plan.

DP-201-A indicates that the Main Floor Plan GFA is 5348sm. The Building "A" GFA should read:  $5348 + 500 = 5848\text{sm}$ . As per DP-201-L, Building "L" should show 656sm. The Total Proposed Floor Area is **6504sm** based on data provided on floor plans.

4. Amended plan set must include the "Mixed Use Village" Overall Site Plan. Future phases is to be shadowed in. Include an updated Area Summary table. Indicate the temporary public access road.

### Development Engineering:

5. The Geotechnical Report entitled "Greenbriar Commercial & Residential", prepared by McIntosh Lalani Engineering Ltd., dated November 7, 2018 has been received and is currently under review. Review comments, if any, will be provided when they become available.
6. Prior to the release of the DP, surface approval of the related construction drawings (CD2018-0033) is required. The temporary public access from Greenbriar Drive NW to Greenbriar Way NW is to be indicated on the construction drawing plans with necessary easement registered.
7. Include an overall plan within the Development Permit drawing set showing the broader Greenbriar area which shows the temporary public access connecting Greenbriar Drive NW to Greenbriar Way NW, as well as the anticipated future permanent Main Street access to the site from Greenbriar Way NW.
8. Amend the plans to:

#### Fire – Fire Department Connection (Siamese) Location

Indicate the location of the Siamese location such that it is:

- a. No closer than 3m and not more than 15m from the principal entrance.
- b. Does not obstruct egress from the building.
- c. Provides 2m operational clearance left and right of each port.
- d. Facing the street or access route, not blocked by columns, planters or landscaping etc.
- e. Access to fire department connections for sprinkler or standpipe systems by firefighters and their equipment shall be maintained free of obstructions at all times.

**Note:** Building L Siamese location is inconsistent from Site Plan (DP-101) and Main Floor Plan (DP201-L). Also note the criteria above especially as it appears that the Siamese are immediately adjacent to the principal entrances (should be no closer than 3m and not more than 15m).

9. The proposal to construct public infrastructure, to loop water, within City rights-of-way requires an Indemnification Agreement to the satisfaction of the Manager, Development Engineering.

## Conditions of Approval

To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at [calgary.ca/vista](http://calgary.ca/vista). At the time of submission of the construction drawings, the following items shall also be submitted:

- a. An 8 1/2" x 11" site plan indicating the construction boundaries.
  - b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
  - c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and watermains and their respective lengths in linear metres) within the City right of way.
  - d. A detailed cost estimate for the scope of Work including GST prepared by the contractor.
10. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact [developmentservicing2@calgary.ca](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>

**Note:** The water public main must be submitted and approved as a construction drawing submission (Prior to DSSP submission).

11. 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.

## Conditions of Approval

12. Amend the plans to: (**Building A** only)

Waste & Recycling Services - General

- a) Provide compactor details **on the plans** (compaction ratio and dimensions).

13. Amend the plans to: (**Building L** only)

Waste & Recycling Services – Industrial, Commercial and Institutional

- a) Ensure each waste stream can be maneuvered independently of the other two (note details for how this will be accomplished on the plans).

Waste & Recycling Services - General

- a) Provide protection to ensure all parts of the storage area do not come into contact with any part of a container. Refer to the “Development Review: Design Standards for the Storage and Collection of Waste” found at <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>.

14. Amend the plans to: (**both Buildings A & L**)

Waste & Recycling Services - Collection Vehicle Access

- a) Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons are structurally capable of supporting a minimum weight of 25,000 kg.

15. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

As per the **current** application (Commercial) and based on **2019** rates, the **preliminary estimate** for this application is **\$246,257.00**.

**Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.**

To obtain the off-site levy agreement, contact the Infrastructure Strategist, Calgary Approvals Coordination, at 403-268- 5138 or email [rob.hirber@calgary.ca](mailto:rob.hirber@calgary.ca).

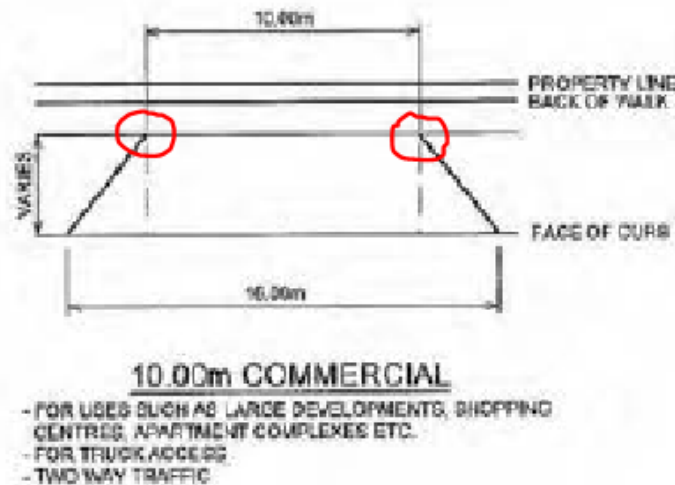
16. As noted during a phone call with Mr. Alan Boucher of Melcor Developments Ltd. on June 25, 2019, please provide information regarding UR/W 8211023 and UR/W 1210862 which are currently on the Certificate of Title but do not appear on the plans.

### Transportation:

17. Amend plans to setback the door on the North side of the building so it does not swing out into the City right-of-way (boulevard), as this is not permitted.
18. Amend the plans to clearly show the property line, ensuring it matches up with the recently submitted Subdivision plan SB2019-0157.

### Conditions of Approval

19. Prior to the release of the DP, surface approval of the related construction drawings (CD2018-0033) is required.
20. Amend the driveway flares to meet up with the front of the pathway, not at the property line (see image below).



21. Amend the provided driveway cross sections to provide the slope of the actual ramp portion, and also dimension the distance between the property line and curb.
22. The applicant is required to provide a medium size bus shelter. Contact Transit Planner at (587) 228-2214 for a cost estimate. Also, coordinate with the Transit Planner for the design requirements of the bus pads. Amend plans accordingly to show the bus pad.
23. 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 3 new driveway crossings. Two (2) on Bowfort Road N.W., and one (1) on Greenbriar Drive N.W.,
  - b. Construction of a new bus pad on Greenbriar View N.W.,
  - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
24. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

## Conditions of Approval

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

- Roads
- a. Street lighting upgrading adjacent to site frontages (If required).

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning:

25. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
26. No changes to the approved plans shall take place unless authorized by the Development Authority.
27. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
28. All roof top mechanical equipment shall be screened by the building parapet as shown on the approved plans released with this permit.
29. A lighting system to meet a minimum of 22 LUX for shopping areas with uncovered parking areas with a uniformity ratio of 4:1 on pavement shall be provided.
30. Each parking stall, where located next to a sidewalk and/or landscaping, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
31. The approval of this Development Permit includes Comprehensive Signage.
32. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans. Any damage to the building face, as a result of the sign installation or removal, shall be repaired to the satisfaction of the Development Authority.
33. All electrical servicing for site signage shall be provided from underground.
34. The freestanding sign approved by this permit includes the message signs or panel(s) (readograph component). Any new proposals for temporary signage shall require a Development Permit.
35. Whenever a tenant panel on a multi-tenant Sign-Class B (fascia) sign and Sign-Class E (freestanding pylon) sign is removed, the sign owner shall replace it with a blank panel until such time as a new tenant panel is provided.

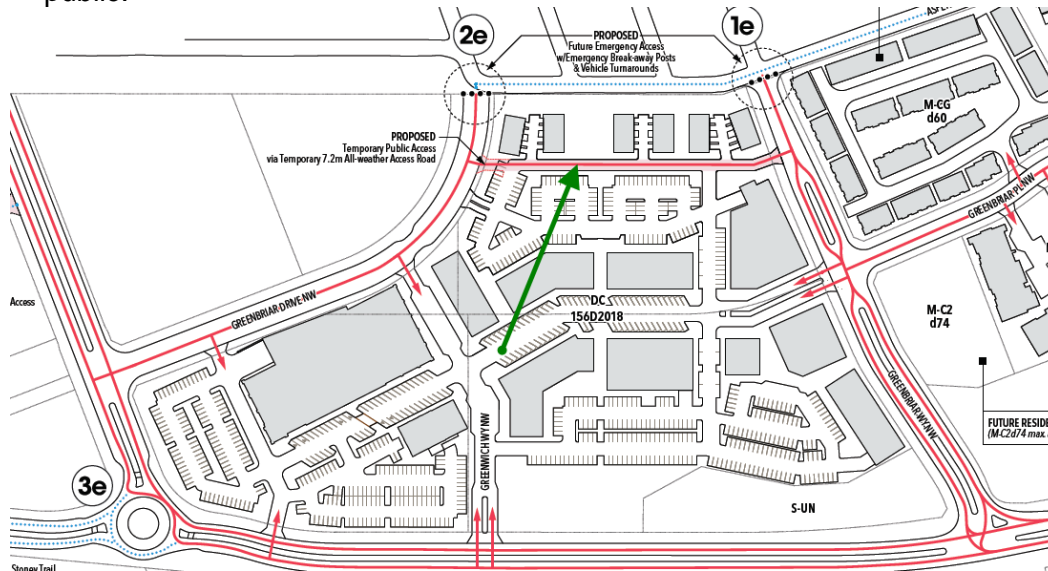


## Conditions of Approval

36. All access to the sign marker locations shall be from private property.
37. 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.
38. The garbage enclosure(s) shall be kept in a good state of repair at all times; the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

### Development Engineering:

39. As per a Letter of Commitment received from Melcor Developments Ltd., dated June 11, 2019, the temporary public access connecting Greenbriar Drive NW to Greenbriar Way NW (see below) is to be constructed and open to the public prior to occupancy of the Development Permit structures. The access will remain in place and open to the public until either of the following occurs:
  - a) A registered public access easement is registered along Aspen Drive NW and intersections to Greenbriar Drive NW and Greenbriar Way NW are constructed and open to the public.
  - b) The commercial Main/Festival Street to be constructed by Melcor is fully open to the public.



40. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 4856), dated August 10, 2011;
  - Slope Stability Report, prepared by Geo-Engineering Ltd. (File no. G689), dated March 27, 1995.
  - Geotechnical Report – Greenbriar Commercial & Residential, prepared by McIntosh Lalani Engineering Ltd. (File No. 8336), dated November 7, 2018.

## Conditions of Approval

41. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

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

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

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

42. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
43. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
44. 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.

### Conditions of Approval

45. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
46. 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.
47. 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.
48. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
49. Pursuant to Bylaw 2M2016, off-site levies are applicable.
50. **Prior to issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for off-site levies pursuant to Bylaw 2M2016. **To obtain a final estimate**, contact the Infrastructure Strategist, Calgary Approvals Coordination, at 403-268- 5138 or email [rob.hirber@calgary.ca](mailto:rob.hirber@calgary.ca).

#### Transportation:

51. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
52. 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.**

#### Parks:

53. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

### Conditions of Approval

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact 311 for an inspection.

54. A 1.2 m high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve.
55. There shall be no construction access through the adjacent municipal reserve lands.
56. Drainage from the development site onto the adjacent municipal reserve is not permitted.
57. Stormwater or other drainage from the development site onto the adjacent municipal reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Jacqueline Swartz - [Jacqueline.Swartz@calgary.ca](mailto:Jacqueline.Swartz@calgary.ca) (403) 620-3216 for an inspection.

## Urban Design Review Panel Comments and Applicant Response

<b>Date</b>	March 6, 2019	
<b>Time</b>	1:00	
<b>Panel Members</b>	<b>Present</b> Gary Mundy Beverly Sandalack Michael Sydenham	<b>Absent</b> Janice Liebe (Chair) Chad Russill (Co-Chair) Colin Friesen Terry Klassen Chris Hardwicke Glen Pardoe Ben Bailey (conflict) Jack Vanstone Eric Toker Ryan Agrey (conflict)
<b>Advisor</b>	David Down, Chief Urban Designer	
<b>Application number</b>	<b>PE2019-00171</b>	
<b>Municipal address</b>	4200 – 95 St SW	
<b>Community</b>	Greenwich	
<b>Project description</b>	Greenwich Farmer's Market	
<b>Review</b>	first	
<b>File Manager</b>	Ben Ang	
<b>City Wide Urban Design</b>	Xia Zhang	
<b>Applicant</b>	Melcor Developments Ltd	
<b>Panel Position</b>	<b>Further Review Recommended</b>	
<b>Overall Ranking (1-5)</b>	<b>3</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

- The project shows the beginnings of a positive urban realm that addresses pedestrian connectivity in an otherwise vehicle-centric development typology. The material palette (brick and metal) should be durable over time, and the landscape and paved pedestrian areas show promise.
- Focus for improvement should be on the continuity, connectivity, and quality of the pedestrian realm through and into the site. For example, as discussed in the review, the park on the south which is a continuation of the park to the east of the subject property is discontinuous from the pedestrian street on the east face of the Farmer's Market, which in turn is misaligned with the park across Greenwich Drive. In addition, the quality and scale of the High Street's pedestrian environment that is a continuation of Greenwich Place on the east of the subject site should continue through to the west end of the site across the south face of the Farmer's Market so that this entire street becomes a high quality pedestrian environment. The third key focus for improvement should be on the design of the north façade, and its relationship to the street – it currently presents a blank face in close proximity to Greenwich Drive that negatively impacts the pedestrian's sidewalk experience.

## Urban Design Review Panel Comments and Applicant Response

### **Applicant Response** (July 3, 2019)

There will be a genuine focus on pedestrian connectivity throughout the Greenwich development plan. The future MR parcel to the south east of the Calgary Farmer's Market site will have pedestrian connections to the north and will allow pedestrians to cross at marked and controlled intersections. This street will have pedestrian corridors leading to the plaza area which will in turn tie directly to the public park on the north side of Greenbriar Drive. The pedestrian plaza has been re-oriented along with the park and the pedestrian crossing to have a more direct link. The future "High" street corridor running east – west will maintain pedestrian linkages east of the site which is not currently part of this submission. The site design has been revised to accommodate additional pedestrian access to the Calgary Farmers Market (CFM) and the public street areas. A regional pathway borders the south end of the site and linkages to this pathway corridor are provided at key locations to bring users into the site. The proposed bus stop has been located at the west end of the site as per the City of Calgary preference, which promotes direct access and connection into the site through the west parking lot. Pedestrian connections from the north are provided, and directed through the parking lot at the west, and through the public plaza on the east side of the CFM. As per recommendations, revisions have been made to increase the appropriate/safe pedestrian connectivity into and through the site. It is our intent to eliminate pedestrian crossings through or along loading dock areas to minimize conflicts.

Revisions have been made to the plan to increase the sidewalk width along the south façade of the CFM building. This will allow for a continuation of the pedestrian environment all along High Street and the proposed urban plaza to the east of the Farmers Market. The south face of the Farmer's Market along Greenwich Drive NW is broken down into smaller portions that is more in balance with the pedestrian scale. Additional windows and space for murals have been added as well for a more interactive experience. The additional sidewalk width allows for additional street tree planting and benches at the south entry location. Bike racks are located at each end of the building for users.

The public plaza to the east of the CFM is yet to be fully designed but will incorporate a large amount of seating and activity space to allow for spilling out of CFM activities, including public events, festivals, programs, etc. The east side of the market façade will have glass garage door openings for transparency and connected interactive space between the market and the plaza. The public plaza will be re-oriented so that it is aligned with the pedestrian crossing and the park design north of Greenbriar Drive NW. This connection is integral in the design and will be addressed accordingly through a separate submission. The sidewalk on the north side of the farmer's market is not meant to be a primary pedestrian connection as it is the most 'back of house' area. However, it is a safe and enjoyable walk with a 2m wide sidewalk that is lined with trees on one side. Planting is provided along the north east side of the façade to soften the interface to the street. This streetscape planting is provided within the public boulevard between the back of sidewalk and the building as per the approved street cross section for this area. The streetscape line assignment drawings for this area will be submitted to the City for approval under separate cover. In terms of accessibility, pedestrian crossings are marked, and further detail will go into how they are marked to complement the development site. The proposed retaining wall, south of Building L is required to address grade differences in the site. To eliminate steeper sidewalk conditions, pedestrian linkages are directed through the park to provide an experiential connection, as well as providing an integrated connection to the open space system.

The north elevation of the Farmer's Market now includes additional relief with windows and space for public murals further animating the pedestrian experience along the north side of the CFM. A secondary building entrance and four clerestory windows were added to the eastern section of the north wall that allows natural light into the public area and creates visual interest to the pedestrian experience. The north façade has brick on the more public edge with two colours of stucco on the angled wall. The angled part of the north elevation has been divided into 3 sections for murals highlighted with goose neck lamps, further animating this back of house service area. As such, it was determined that windows were not required for these interior service spaces and does not align with the sustainable goals. As noted, landscaping has been provided in the boulevard, along the west end of the façade and screen wall to help soften the loading dock area.



## Urban Design Review Panel Comments and Applicant Response

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>		3
UDRP Commentary	We commend the intent to create pedestrian connectivity through the site, and suggest the applicant focuses on improvements to the continuity, connectivity, and quality of the east-west and north-south routes through the site.	
Applicant Response	See responses below for improvements to pedestrian connectivity and quality.	
<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>		2.5
UDRP Commentary	The Farmer's Market building presents a tall blank face on Greenwich drive, and appears to be too close to the street, crowding the pedestrian environment, and creating imbalance with the park and buildings on the north side of the street.	
Applicant Response	The sidewalk on the north side of the farmer's market is not meant to be a primary pedestrian connection as it is the most 'back of house' area. However, it is a safe and enjoyable walk with a 2m wide sidewalk that is lined with trees on one side. Planting is provided along the north east side of the façade to soften the interface to the street. The north elevation of the Farmer's Market now includes additional relief with windows and space for public murals further animating the pedestrian experience along the north side of the CFM. A secondary building entrance and four clerestory windows were added to the eastern section of the north wall that allows natural light into the public area and creates visual interest to the pedestrian experience.	
<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>		2.5
UDRP Commentary	While the east and west facades of the farmer's market building include relief and attractive architectural detailing, the north and south facades are domineering over the adjacent pedestrian realm. In addition, the sidewalks on the south and west edges of the Market building have minimal sidewalks considering the amount of traffic on expects from this type of use.	
Applicant Response	The south face of the Farmer's Market along Greenwich Drive NW is broken down into smaller portions that is more in balance with the pedestrian scale. Additional windows and space for murals have been added as well for a more interactive experience. The additional sidewalk width allows for additional street tree planting and benches at the south entry location. Bike racks are located at each end of the building for users. See Context for north face improvements.	
<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>		3
UDRP Commentary	The applicant is encouraged to investigate improvements of the pedestrian environment on the south and west edges of the Market Building. On the south side in particular there may be opportunities for alcoves and other additional relief for added weather protection.	
Applicant Response	See Human Scale response.	
<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	Focus for improvement should be on the continuity, connectivity, and quality of the 2 main pedestrian routes through the site. As discussed in the review, the park on the south which is a continuation of the park to the east of the subject property is discontinuous from the pedestrian street on the east face of the Farmer's Market, which in turn is misaligned with the park across Greenwich Drive. In addition, the quality and scale of the High Street's pedestrian	

## Urban Design Review Panel Comments and Applicant Response

	environment that is a continuation of Greenwich Place from the east of the subject site should continue through to the west end of the site across the south face of the Farmer's Market, terminating on the planned restaurant building on the very west of the site.	
Applicant Response	The site design has been revised to accommodate additional pedestrian access to the Calgary Farmers Market (CFM) and the public street areas. A regional pathway borders the south end of the site and linkages to this pathway corridor are provided at key locations to bring users into the site. The proposed bus stop has been located at the west end of the site as per the City of Calgary preference, which promotes direct access and connection into the site through the west parking lot. Pedestrian connections from the north are provided as recommended, directing through the parking lot at the west, and through the public plaza on the east side of the CFM. Revisions have been made to increase the appropriate/safe pedestrian connectivity into and through the site. It is our intent to eliminate pedestrian crossings through or along loading dock areas to minimize conflicts. Revisions have been made to the plan to increase the sidewalk width along the south façade of the CFM building. This will allow for a continuation of the pedestrian environment all along High Street and the proposed urban plaza to the east of the Farmers Market.	
<b>Animation</b> Incorporate active uses; pay attention to details; add colour, wit and fun <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>		3
UDRP Commentary	While the east and west facades of the farmer's market building include relief and attractive architectural detailing, the north and south facades are relatively blank. The applicant is encouraged to investigate further animation of these facades to create more forgiving edges to the adjacent pedestrian realm.	
Applicant Response	See Context and Human Scale response for improvements to south and north facades.	
<b>Accessibility</b> Ensure clear and simple access for all types of users <ul style="list-style-type: none"> <li>• Barrier free design</li> <li>• Entry definition, legibility, and natural wayfinding</li> </ul>		4
UDRP Commentary	Accessibility looks very good – suggest clear markings of pedestrian crossings via continuation of sidewalk paving across the vehicle routes.	
Applicant Response	In terms of accessibility, pedestrian crossings are clearly marked, and further detail will go into how they are marked to complement the development site.	
<b>Diversity</b> Promote designs accommodating a broad range of users and uses <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
UDRP Commentary	The proposed multi-use development provides excellent diversity.	
Applicant Response	Noted.	
<b>Flexibility</b> Develop planning and building concepts which allow adaptation to future uses, new technologies <ul style="list-style-type: none"> <li>• Project approach relating to market and/or context changes</li> </ul>		4
UDRP Commentary	The proposed multi-use development takes into account future development and the possibility for future underground parking. Hopefully as development continues over the coming years the pedestrian connectivity (which is very well done) through the site is maintained.	
Applicant Response	Noted.	
<b>Safety</b> Achieve a sense of comfort and create places that provide security at all times <ul style="list-style-type: none"> <li>• Safety and security</li> <li>• Night time design</li> </ul>		3
UDRP Commentary	Having the north edge of the Market building pressed up against Greenwich Drive compromises the depth and quality of the pedestrian experience. Users may feel uncomfortable and unsafe along this face.	
Applicant Response	See Context for response.	
<b>Orientation</b> Provide clear and consistent directional clues for urban navigation <ul style="list-style-type: none"> <li>• Enhance natural views and vistas</li> </ul>		2.5
UDRP Commentary	The applicant is encouraged to better align and connect with the parks on and adjacent to the site.	



### Urban Design Review Panel Comments and Applicant Response

Applicant Response	Clear pedestrian linkages are directed through the park to provide an experiential connection, as well as providing an integrated connection to the open space system.	
<b>Sustainability</b> <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none"> <li>• Site/solar orientation and passive heating/cooling</li> <li>• Material selection and sustainable products</li> </ul>		4
UDRP Commentary	Use of high-quality durable materials is commended.	
Applicant Response	Noted.	
<b>Durability</b> <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> <ul style="list-style-type: none"> <li>• Use of low maintenance materials and/or sustainable products</li> <li>• Project detailed to avoid maintenance issues</li> </ul>		4
UDRP Commentary	Use of high-quality durable materials is commended.	
Applicant Response	Noted.	
Overall Rating (1-5)		3



## Community Association Letter

**From:** Planning & Development BCA [mailto:planning@mybowness.com]  
**Sent:** Monday, April 08, 2019 10:42 AM  
**To:** Ang, Benedict <Ben.Ang@calgary.ca>  
**Subject:** DP2019-1180 4200 95 St NW

Hello Benedict

The Bowness Community Planning and Development Committee met on April 3, 2019 to discuss this file.

The Community and it's residents are very excited about this new addition to the community and look forward to participating in the many wonderful events and opportunities the Calgary Farmers Market will provide to the community. The only thing missing from the documents sent that would have been helpful is a site map of the entire development showing this application in relation to the larger site.

Thank you for the opportunity to respond.

Sydney Empson  
Planning and Development Coordinator  
Bowness Community Association



Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0873

## Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW, LOC2019-0049

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### EXECUTIVE SUMMARY

This land use amendment application was submitted by Kelly Blackwell on 2019 April 10 on behalf of the landowner, First Evangelical Lutheran Church of Calgary. The application seeks to redesignate approximately 1.77 hectares (4.37 acres) from a DC Direct Control District (Bylaw 12Z96) to Special Purpose – Community Institution (S-CI) District. The proposal will allow for:

- the existing Place of Worship to continue;
- the additional uses of Child Care Service and School – Private;
- 1.2 metre side and rear setbacks (a decrease from the current minimum of 7.5 metres);
- maximum building height of 12.0 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the S-CI District.

The proposed land use aligns with the *East Springbank Area Structure Plan*, as well as with the *Municipal Development Plan*.

No development permit application has been submitted at this time.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 1.77 hectares  $\pm$  (4.37 acres  $\pm$ ) located at 1385 – 69 Street SW, (Plan 6191AD; Block 1) from DC Direct Control District to Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

This application was submitted by Kelly Blackwell on 2019 April 10, on behalf of the landowner First Evangelical Lutheran Church of Calgary. In 1982, the First Lutheran Church was established on the subject site. The existing DC Direct Control District (Bylaw 12Z96) was adopted in 1996 to provide for rural residential development, which was consistent with the rural character of the area at the time. In 1997, the *East Springbank Area Structure Plan* with the associated *Appendix 4 East Springbank IV Community Plan* was adopted by City Council. These documents establish the land use policy for Aspen Woods and the area. In the last 22

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years the area has developed into the five communities of Cougar Ridge, West Springs, Aspen Woods, Springbank Hill and Discovery Ridge.

No development permit application has been submitted at the time of this report. However, as noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application for a small School - Private and Child Care Service in the near future.

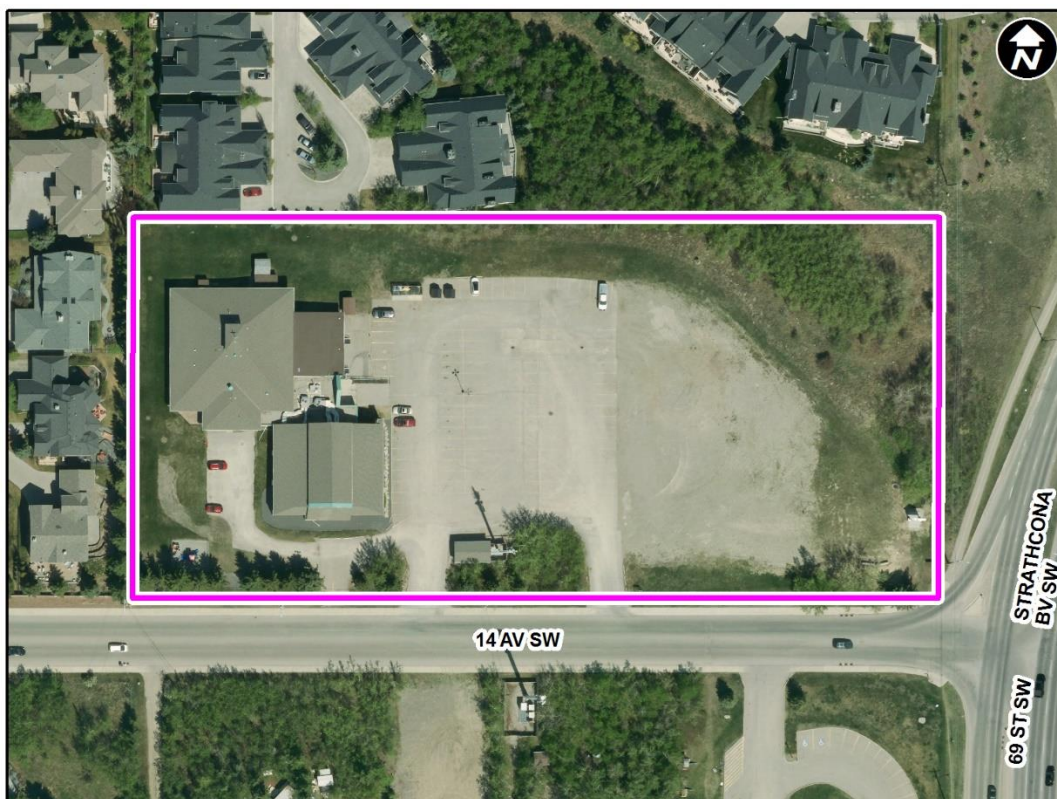
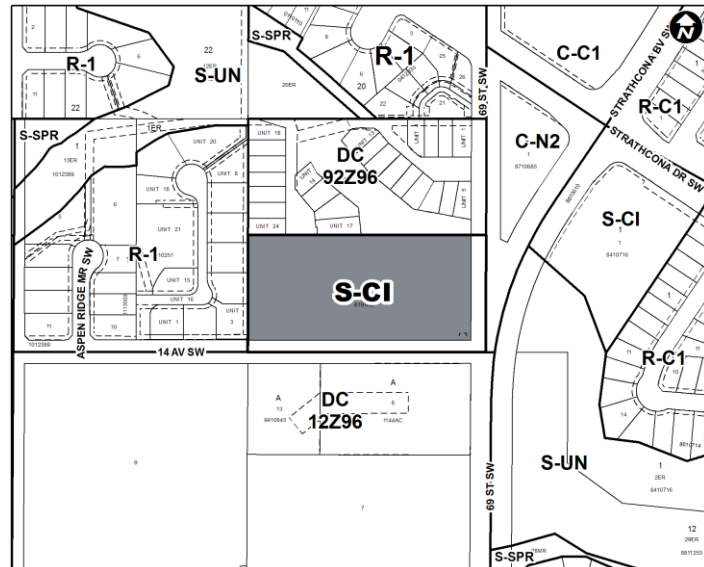
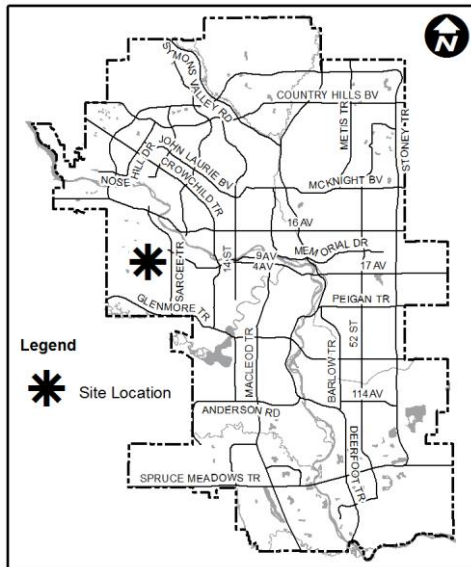


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**Site Context**

The approximately 1.77 hectare (4.37 acre) subject site is located at the corner of 69 Street SW / Strathcona Boulevard SW and 14 Avenue SW in the community of Aspen Woods. The rectangular parcel is approximately 91 metres wide by 193 metres long and is relatively flat with a treed gully that cuts across its north eastern corner. The flat portion of the site is mostly clear of vegetation with a 3065 square metre (33,000 square feet ±) building, 115 stall paved parking lot, a cell tower and a small playground. North of the subject site is a condominium development, to the south is an existing church and to the west are single detached dwellings.

As indicated in *Figure 1* below, the community of Aspen Woods is still building out.

*Figure 1: Community Peak Population*

<b>Aspen Woods</b>	
Peak Population Year	2018
Peak Population	9421
2018 Current Population	9421
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 Aspen Woods community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

This land use amendment is intended to formalize the existing use of a Place of Worship. The subject site is currently underutilized and modest compatible uses are contemplated.

Future development is to be accommodated through a development permit application. A specific development scheme was not provided by the applicant as part of the subject application.

**Planning Considerations**

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

**Land Use**

The current DC Direct Control District (Bylaw 12Z96) provides for rural residential development. It has been the generic district for most of the East Springbank area after annexation into The City. The proposed land use amendment to Special Purpose – Community Institution (S-CI) District will formally list the existing use of Place of Worship as a discretionary use on this

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parcel. Among other uses, the proposed School - Private and Child Care Service are also listed uses in the District.

In addition, side and rear setbacks will be reduced from 7.5 metres to 1.2 metres, and maximum height will increase from 10 metres to 12 metres.

***Development and Site Design***

Future development on the subject site will be evaluated against the rules of the S-CI land use district. It will guide the built form in relation to use, site layout, height, massing, access, parking and landscaping.

***Environmental***

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

***Transportation***

Primary access to the subject site is from the adjacent east-west collector, 14 Avenue SW, which provides connections to 85 Street SW and 69 Street SW / Strathcona Boulevard SW. A Transportation Impact Assessment (TIA) was not required for the proposed land use amendment. Transportation analysis may be required at the time of development permit, specifically focusing on the intersection of 14 Avenue SW and 69 Street SW / Strathcona Boulevard SW, which is currently a stop controlled T-intersection. Pedestrian crossings, additional signage and/or signals may be required upon further review.

The nearest transit stop is located approximately 260 metres walking distance from the subject site on Strathcona Boulevard SW and is service by Routes 93 and 94. There is an additional transit stop located approximately 300 metres west on 14 Avenue SW with service provided by Route 164.

The existing north sidewalk along 14 Avenue SW connects to an existing multi-use pathway on the east edge of the site.

***Utilities and Servicing***

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

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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 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.

The Strathcona/Christie/Aspen Community Association was circulated the application, but no comments were received by the time of this report production.

Nine letters from adjacent neighbours were received, their requests, concerns, and opposition is summarized below:

- 1) Request planting more trees along the property line adjacent to the residential neighbours.
- 2) Traffic concerns including increased traffic generation, potential for shortcutting through the community, lack of traffic lights and safety at the current controlled intersection, and traffic congestion on 14 Avenue SW.
- 3) Road not built to urban standards, with poor lighting and overhead power lines, no pedestrian crossings, traffic congestion will increase with proposed school and daycare, and experiencing excessive speeding and near misses with children and pets.
- 4) Traffic assessment required before any additional proposal along 14 Avenue SW, review cumulative effects of developments in the area west and safety in the 69 Street and 14 Avenue intersection.
- 5) Additional noise in a very quiet residential neighbourhood.
- 6) Negative affect on property value.
- 7) Visual disturbance – current eyesore of 6 sheds on the parcel.
- 8) Parking must be provided on site, not on 14 Avenue SW, parking issues on the street during events at the church.
- 9) What is "community campus"? Quality standard of development will have to be upheld. Fencing standard, enhanced landscaping, maintain sidewalks/snow clearance, better screening, better storage and garbage.
- 10) Preservation of Environmental Reserve for the ravine.

The concerns submitted are predominantly issues that can be addressed through the future development permit submission. Administration will review the future development permit application with the above concerns in mind. The applicant has provided a response to the above comments from the neighbours (Attachment 2). In preparation for the development application, an open house is also planned in order to engage in a conversation with the neighbours about the proposed development.

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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.

***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 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.

***East Springbank Area Structure Plan (Statutory – 1997)***

Map 2: Land Use of the Area Structure Plan identifies the subject site as Standard Density Infill Development. In addition to all types of residential dwellings, "neighbourhood commercial, institutional (e.g., schools, churches) and similar uses which serve the convenience shopping, social, recreational and cultural needs of the resident population may be appropriate land uses in Standard Density Infill Development Areas."

In Appendix 4: East Springbank IV Community Plan, Map 2 identifies 14 Avenue SW as a Primary Collector Road. No specific policy for the site was indicated, other than the Standard Density Infill Development.

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

The proposed land use district enables the continued institutional use and development of complimentary social and cultural uses that supports the surrounding communities. The

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development of these under-utilized lands will enable a more efficient use of land and infrastructure. It will support the existing use while introducing additional amenities for the area.

**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 amendment serves to implement the objectives of the *Municipal Development Plan* and the *East Springbank Area Structure Plan* through the efficient utilization of land and infrastructure.

The proposal allows for the continued institutional use and development of a School – Private and Child Care Service use that will match well with the existing context.

**ATTACHMENT(S)**

1. Applicant Submission
2. Applicant Response to Neighbour Concerns



## Applicant Submission

April 10, 2019

### Introduction

1385 69 Street SW is located in the southwest Calgary community of Aspen Woods and at the corner of Strathcona Boulevard SW and 14 Avenue SW. The property is owned by First Evangelical Lutheran Church of Calgary (First Lutheran Church). The property is rectangular in shape, 1.8 hectares (4.4 acres) and is currently designated Direct Control (DC) 12Z96. A 33,000 square foot church, a 115 stall parking lot, a cell tower, a small playground, a waste and recycling enclosure and a shed currently occupy the property. The site is mainly clear of vegetation and is relatively flat but does include trees along the boundary edges. North of the property is a condominium development, to the south is an existing church and to the west are single-detached dwellings. This land use application proposes the redesignation of this property to Special Purpose - Community Institution (S-CI).

### Purpose of Redesignation

First Lutheran Church (FLC) was first established in 1907, moved to its current site in 1982 and currently has 203 members. In addition to offering faith based services to its congregation, FLC is rooted in the community by hosting Ladies Time-out, the Suzuki Talent Education Society, A Child's Garden preschool, Girl Guides and Boy Scout groups. In its mission to help those in need, FLC is also actively involved with Inn from the Cold, Tax Clinics and Refugee Sponsorship. The vision of FLC is a dynamic Christian community that is making faith matter in a constantly changing world.

FLC wishes to fully establish itself as a community campus where aligned organizations lease space on the property and help sustain FLC's mission in servicing others. FLC is now working to host Aspen Hill Montessori and Flower Pot Childcare on the church property. The two organizations are currently preparing development permits to locate modest sized buildings on the residual portions of the subject site.

The current land use district, DC12Z96, is intended mainly for rural residential development and includes wide sideback requirements but does allow the church and the daycare to continue as a discretionary use. To allow for a more efficient use of the land, provide certainty to our current and future community partners and to continue to support the surrounding community, it is proposed that the FLC property be redesignated to S-CI. The S-CI designation clearly allows for a variety of institutional uses and offers modest setbacks for which to better utilize the land. In addition, the S-CI designation is specifically intended for places of worship and thus brings the church further into conformity with the City's Land Use Bylaw.

### Policy Considerations

The subject site falls under the East Springbank Area Structure Plan. This plan identifies the majority of the subject site to be within the Standard Density Infill Development area. The Standard Density Infill Development is intended to accommodate infill development in existing subdivided areas of traditional suburban residential densities. Neighbourhood institutional (e.g., schools, churches) and similar uses which serve the social, recreational and cultural needs of the resident population can be considered an appropriate land use in Standard Density Infill Development areas.

### Summary

The existing DC12Z96 is mainly intended for rural residential development and includes rural type development setback requirements. To help achieve its community campus vision, we request the support of Calgary Planning Commission and Council for the redesignation of the subject site to S-CI. This land use district will provide certainty for community partners, ensure the efficient use of the land and most importantly help to financially sustain FLC's mission to serve its congregation and others.



## **Applicant Response to Neighbour Concerns**

June 25, 2019

- 1) The need to plant additional trees along the property line adjacent to residential neighbours will be considered at the development permit stage.
- 2) This specific land use application, in and of itself, will not lead to any traffic increase as development permit approval is required before any new development on the site can take place. After the anticipated approval of the development permits (still to be submitted), the drop off and pick up for each of the existing and anticipated future uses will be staggered throughout the day with none overlapping as demonstrated in the attached document. The traffic generated at each drop off/pick up period will be similar to the drop off/pick up period of the existing onsite daycare and thus the identified intersections and roads will continue to operate under normal conditions.
- 3) This specific land use application will not lead to any increase in noise. Should future development permits be approved, the noise from traffic and human activities will be dispersed throughout the day and across the subject site and thus have minimal impact on surrounding residents.
- 4) The long-range goal of First Evangelical Lutheran Church in Calgary (FLC) is to widen the range of community services available on the subject site to serve and benefit the neighbourhood. The additional community services will potentially increase surrounding property values as homebuyers are typically looking for community services within walking distance to their homes.
- 5) The 6 storage sheds on the property are of high quality and are regularly maintained to store equipment and materials to maintain the appearance of the property. We expect the existing 6 sheds will have no influence on the City's decision on whether to rezone the property. Future development on the site is anticipated to include two community buildings that will be well articulated and of a quality design. The anticipated private school will result in the development of the vacant graveled portion of the site and thus improve the appearance of the property.
- 6) Approval of the specific zoning will not, in and of itself, increase the demand for parking as development permit approval is required before any new development on the site can take place. The staggered drop off/pick up nature of the existing and expected future community uses leads to on-site stalls being mainly occupied for only short periods. The City will conduct a review of the parking requirements for each proposed development at the development permit stage to ensure that there is enough parking available for all uses.
- 7) Our vision is to create a community campus where neighbourhood services are grouped together to create a convenient location for surrounding residents to access such services. The grouping together of these facilities will also result in synergies between the respective service providers where the breadth of educational and extracurricular needs of young children can be fulfilled. Items such as fencing, landscaping, sidewalk/snow clearance, screening, storage and garbage collection will be addressed at the development permit stage.
- 8) There is no environmental reserve on the subject site. The ravine will be preserved from development by providing appropriate setbacks as required by the City.



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## Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124

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### EXECUTIVE SUMMARY

This land use amendment was submitted by B&A Planning Group on behalf of Citiland Spruce Meadows Venture Inc on 2015 August 24. The application proposes the framework for future subdivision and development consisting of 64.35 hectares  $\pm$  (38.98 acres  $\pm$ ) of undeveloped greenfield land within the southwest quadrant of the city.

The subject lands are currently designated as Special Purpose – Future Urban Development (S-FUD) District. The proposed redesignation is to facilitate a residential development of approximately 1,026 dwelling units and includes the following:

- comprehensively planned extension of future local and collector roadways, utilities and services;
- an anticipated 510 dwelling units in the form of single and semi-detached dwellings, duplex dwellings, rowhouse dwellings, townhouse dwellings, and cottage housing clusters (R-1s, R-G, R-2, R-2M, and R-Gm);
- an anticipated 516 dwelling units in the form of townhomes, rowhouses and low-rise apartments (M-G, M-2);
- approximately 4.86 hectares (12.01 acres) to be dedicated as Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- approximately 15.74 hectares (38.89 acres) of Environmental Reserve in the form of natural areas to be conserved (i.e. Radio Tower Creek) (S-UN); and
- approximately 3.74 hectares (9.24 acres) for a storm pond, water booster station and supporting public infrastructure (S-CRI).

The subject area is both unique and complex, comprising of steep slopes, significant environmental features and areas of geotechnically unstable land. In view of these challenges City Administration has worked diligently and closely with the applicant to address all issues, including the protection of the integrity of the natural features of the Radio Tower Creek riparian area and two existing ravines.

This application has been made with the support of a related outline plan (CPC2019-0017) to provide the future subdivision layout for the subject site. Conditions have been incorporated in the outline plan to effectively address the site's development. The subject application is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *West Macleod Area Structure Plan ASP* (ASP) by implementing the efficient utilization of land and infrastructure.

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 64.35 hectares  $\pm$  (159.00 acres  $\pm$ ) located at 1414 – 210 Avenue SW (SW 1/4 Section 16-22-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Residential – Low Density Multiple Dwelling (R-2M) District, Residential – One Dwelling (R-1s) District, Residential – One/Two Dwelling (R-2) District, Special Purpose – Community Service (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.



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**BACKGROUND**

B&A Planning Group, on behalf of Citiland Spruce Meadows Venture Inc, submitted the subject application to The City with the associated outline plan application on 2015 August 24, and have provided a summary of their proposal in the Applicant's Submission (Attachment 1).

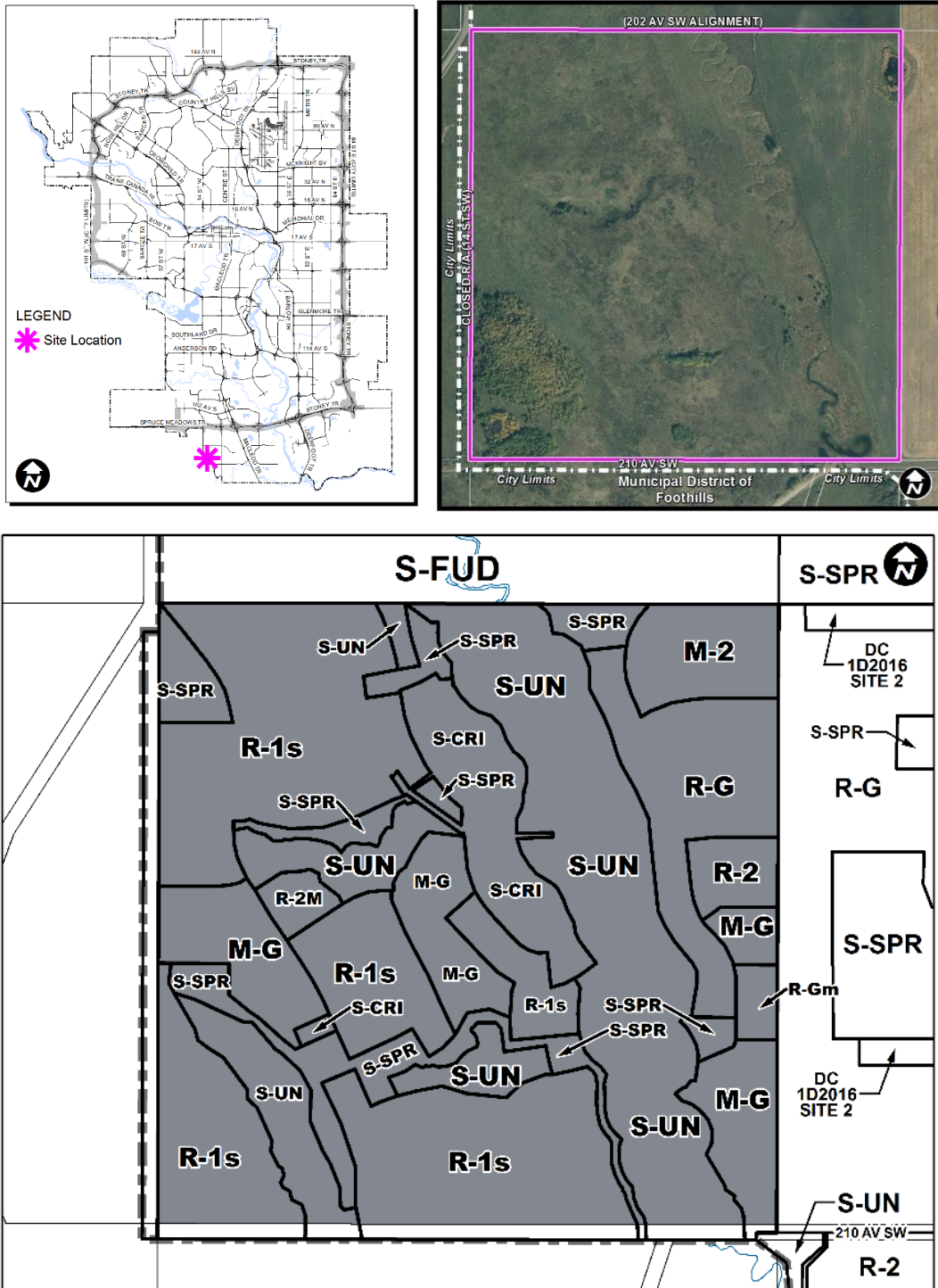
The subject lands were part of an annexation from Foothills County in 2005, which included the areas now known as Walden, Legacy, Belmont, Yorkville and Pine Creek. Development in these communities is currently ongoing. To the east of the subject site, the outline plan and land use amendment application for the developing community of Yorkville (LOC2014-0023) was approved by Council on 2016 January 11.

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Avenue SW, LOC2015-0124

Location Maps



## **Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124**

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### **Site Context**

The subject site is situated in the southwest quadrant of the City, south of 194 Avenue SW, east of Spruce Meadows Way SW, north of 210 Avenue SW and west of Sheriff King Street S. The developing community of Yorkville is located on the eastern boundary of the subject site. All of these lands are located within the *West Macleod Area Structure Plan*.

The subject site is characterized by its location within the Radio Tower Creek valley and the surrounding riparian areas. The subject site is divided by Radio Tower Creek, which meanders through the site from north to south. The eastern portion of the subject site is currently agricultural land with a gentle slope to the north towards 194 Avenue SW. To the west from Radio Tower Creek, the site rises over 70 metres. An extensive slope with two prominent east-west ravines makes up the majority of the western portion of the subject site. The slopes range from 10 percent to 20 percent, with localized areas exceeding 20 percent slope, and consist of native grassland, shrubland and aspen forests.

The area is bounded to the north by farmland owned by Mattamy Homes and identified for future urban development, and the community of Silverado further north. To the east, development of the future community of Yorkville (approved 2016 January) is underway by Mattamy Homes. These lands cover an area of approximately 128.91 hectares (318.54 acres) and will accommodate approximately 3,200 residential units in a variety of forms. A government road allowance owned by The City of Calgary forms the southern boundary between the City of Calgary and Foothills County. The west is bounded by a closed road allowance owned by private individuals and forms the western boundary between the City of Calgary and Foothills County.

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

This land use amendment and related outline plan application (Attachment 2) will facilitate the development of a residential neighbourhood with a mix of housing types as well as open space and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan*.

### **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.

### **Land Use**

This land use amendment application proposes to redesignate the lands from Special Purpose – Future Urban Development (S-FUD) District to the following:

- Residential – One Dwelling (R-1s) District;
- Residential – One / Two Dwelling (R-2) District;

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- Residential – Low Density Multiple Dwelling (R-2M) District;
- Residential – Low Density Mixed Housing (R-G) (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Medium Profile (M-2) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

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

In general, this development site is unique in Calgary. The most striking environmental feature is Radio Tower Creek that bisects the site diagonally from north to south. The creek is protected as a water body by an Environmental Reserve (ER) dedication, and includes a 50 metre setback on the west, and a 30 metre setback on the east.

In addition to the ER, Municipal Reserve (MR) dedications, totaling approximately 4.86 hectares (12.01 acres) or 10.00 percent, will be provided in seven parks of various shapes and functions on lands to be redesignated to S-SPR.

The area will contain an extensive network of regional pathway connections as outlined in the *West Macleod Area Structure Plan* (ASP), and various local pathways that will meander through the site to connect residents to a series of planned park spaces. In addition, the Yorkbury Hill SW crossing will provide a primary pedestrian and bike pathway connection between the residential areas and neighbouring communities and amenities to the east. These connections create a local network and tie into the greater regional network through the future neighbouring communities to the north and east to create a complete pedestrian pathway network. Future connections to the south and west, identified as Future Growth Areas within the *Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary*, may be designed in the future if additional lands are annexed into the City.

### ***Density***

The subject site is within two density areas: west of Radio Tower Creek, lands fall within the Special Residential Area, and to the east are lands falling within the Residential Area, and are both intended to provide for a minimum density of 17.3 units per hectare (7 units per acre). The ASP also states that western portions of the site are subject to Council's *Slope Adaptive Development Guidelines* (areas with 20-30 percent slope) and are intended to have a minimum density of 7.4 units per hectare (3 units per acre).

The subject application proposes 14.7 units per hectare (6.0 units per acre) within the Special Residential Area and 39.8 units per hectare (16.1 units per acre) within the Residential Area. Section 6.1, Density, within the ASP states that minimum density targets will vary for different areas of the ASP and there may be constraints, which prevent minimum densities from being achieved, which are to be determined by Administration at outline plan review stage. Further, the ASP states that minimum residential densities should be met or proposed within five percent

## **Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124**

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of the minimum density requirement. Map 7: Density, within the ASP, conceptually identifies areas where various residential density ranges should be located.

Administration has deemed that the application provides for development that achieves the overall density targets (21.1 units per hectare or 8.5 units per acre) for both the *Municipal Development Plan* and *West Macleod Area Structure Plan* (based on population and jobs) and supports the outline plan's proposed densities.

### ***Historical Resources***

A Historical Resources Impact Assessment (HRIA) for the subject site was provided by the applicant. The HRIA field identifies seven newly historic resource sites. Staff of the Historic Resources Management Branch of Alberta Culture and Community Spirit has reviewed the HRIA and identified four possible sites considered to be of archaeological significance. These four sites will require either complete avoidance or further archeological investigation prior to development proceeding. Apart from these four areas occupied by archaeological sites, the applicant has been granted *Historical Resources Act* clearance to proceed with development in the remainder of the site.

### ***Environmental***

Several biophysical inventories were conducted as part of the *West Macleod Area Structure Plan* which identified Conservation Study Areas / Environmentally Significant Areas within the subject site. A Biophysical Impact Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified an extensive slope in the southwest corner, Radio Tower Creek, two main east-west ravines and a Class IV wetland. These features will be preserved with an Environmental Reserve designation with the exception of the wetland which has been impacted by cultivation and will not be retained. All of Radio Tower Creek itself will be retained along with most of the associated riparian zone.

As identified in the ASP, localized areas of the riparian zone will be impacted as a result of the creek crossing, the berm associated with the stormwater pond, the stormwater pond outlet, and a portion of the regional pathway. North - south wildlife movements along the Radio Tower Creek riparian zone and its setback are anticipated not to be impacted by these features. A Phase I Environmental Site Assessment was submitted to administration for review. No significant environmental concerns were noted and it was determined that further environmental studies were not required.

### ***Transportation***

The arterial roadway connections which service the subject site, 210 Avenue SW and Spruce Meadows Way SW, connect eastwards to Sheriff King Street S and Macleod Trail SE; and northwards to Highway 22X / Stoney Trail SW.

Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod Area Structure Plan* lands, providing local and

## **Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124**

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regional service through and around the subject site, and later phased to support the future Red Line extension to the planned LRT station in the community of Belmont.

A combination of the regional pathway system and multi-use pathways will be provided within road rights-of-way establishes both strong east-west and north-south connections within and adjacent to the subject site.

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

Stormwater within the subject site will be directed towards a new stormwater pond located near the centre of the site. The pond will discharge, via an outlet on the east side of the pond, to Radio Tower Creek. Regulatory approvals will be required at the first tentative plan, prior to any stormwater discharge to Radio Tower Creek.

A Sanitary Servicing Study was provided to administration for review. As per the Study, all downstream sanitary sewers will have sufficient capacity for the proposed development. Sanitary servicing will connect with future sanitary infrastructure at the northeast corner of the subject site along Yorkville Drive SW.

Water servicing will tie in to a future water main along 210 Avenue SW and will connect to future developments located north and east (approved LOC2014-0023 development via Yorkbury Drive SW) of the subject site. Water servicing for developments located above an elevation of 1,108 metres (R-1s and M-G parcels west of Yorkbury Drive SW) will require the construction of a new water booster station. Due to the limited population that the booster station is currently anticipated to service, construction of the water booster station will be developer funded. Following construction, the booster station will be operated and maintained by the City of Calgary. Based on the developer's current phasing plan, the water booster station is not expected to be required until approximately 2033.

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and noticed posted on-site. Notification letters were sent to adjacent land owners, and the application was advertised online. Three letters were received from the public with concerns relating to future development: road connections, types of residential housing, the amount of density and its impact on the existing Silverado community and the loss of an open space. There is no Community Association for the subject area.

Applicant led engagement included holding a public open house on 2018 April 11 at the Cardel Rec South. Advertising for the event included: posting two large notices (along Sherriff King Street SW and 6 Street SW), postcards to residents near the project area, and advertising the event on the Silverado Community Association website. There were a total of thirteen attendees to the event. City staff were in attendance to answer any questions pertaining to the application.

It should be noted that the proposed subdivision design is a result of extensive collaboration between Administration and the applicant which was conducted throughout the review process.

## **Land Use Amendment in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124**

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This included a workshop session which was held on 2018 January 03, facilitated by the City Wide Urban Design Team, to discuss various site planning items including land use districts, open spaces, and road connections. The workshop participants included the applicant's consultants and City staff from various departments.

At the conclusion of the meeting, the applicant was asked to pay particular attention to the following design elements, including but not limited to:

- Open space connectivity to provide the identified missing pedestrian linkages;
- Slope adaptive design and innovative design solutions to address some street frontages potentially dominated by front garages;
- Minimizing the number of cul-de-sacs within the plan area; and
- An S-CRI land use is proposed for a storm pond and a water booster station. The storm pond, located immediately adjacent to the riparian area, will service the land west of Radio Tower Creek.

Administration is satisfied that the related outline plan application has addressed the items noted above.

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 proposal 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 on Land Use patterns strategies (subsection 8.14) within the Implementation Plan portion of the document.

#### ***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.

#### ***Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)***

These lands are subject to the *Intermunicipal Development Plan (IDP)* and the application was circulated to Foothills County for comment throughout the development review process in accordance with the requirements of the IDP.



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Foothills County provided comments on 2019 June 20 indicating that previous concerns related to access off of Spruce Meadows Way SW and stormwater impacts along 210 Avenue SW have been adequately addressed, and there are no objections to the proposal.

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

The subject lands are identified as Planned Greenfield with Area Structure Plan (ASP) as per the *Municipal Development Plan* (MDP). The MDP provides overall guidance for development in new communities and the *West Macleod ASP* provides policy guidance for the planning and design of the neighbourhood. The proposed land use amendment application meets the MDP objectives relating to housing choice, community diversity, overall housing affordability, encouragement of a mix of apartments, mixed-use developments and ground oriented housing, and complete communities.

### ***South Macleod Trail Regional Policy Plan (2007)***

The *South Macleod Trail Regional Policy Plan* provides further policy framework at a regional level and identifies the subject lands as Residential, however Radio Tower Creek falls within the Conservation Study Area. The recommendation aligns with the policies found within the *South Macleod Trail Regional Policy Plan* which encourages a range of housing types and ownerships, a walkable environment, and preserving open spaces and critical environmental areas.

### ***West Macleod Area Structure Plan (Statutory – 2014)***

The policy areas for the subject site differ west and east of Radio Tower Creek. East of the creek, the site is designated as Residential Area, which includes a range of housing forms and open spaces; and west of the creek the site is designated as Residential Area of Interest, which is characterised by sloping lands, gullies and associated habitats, and residential development in a variety of forms that adapt and integrate with the existing natural features and topography of the area. The proposed plan is in alignment with the ASP.

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

The proposed land use amendment enables the continued evolution of the *West Macleod ASP* area in the form of a wide range of low density uses. The development of these lands will enable a more efficient use of land and infrastructure, and will support surrounding uses and amenities while introducing the location for additional amenities for the area.

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**Financial Capacity**

***Current and Future Operating Budget***

There are currently no known impacts to the current operating budget.

***Current and Future Capital Budget***

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

**Risk Assessment**

The subject site lies on the periphery of The City of Calgary in an area which is not currently serviced, and has a transportation network that is still developing. The associated outline plan conditions of approval (CPC2019-0017) adequately deal with the infrastructure costs associated with the development of a new neighbourhood in this area.

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

The proposal complies with the applicable policies of the *West Macleod Area Structure Plan*. The proposed redesignation and associated outline plan supports the development of the subject parcel to various districts that accommodates low, medium and high density residential and mixed use development and preservation of natural area envisioned through the implementation of this plan.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Outline Plan



## Applicant's Submission

July 03, 2019

On behalf of Citiland Group, B&A Planning Group has submitted an Outline Plan and Land Use Redesignation application for approximately 64.7 hectares (160 acres) of land in the southwest quadrant of the City within the larger community of Yorkville. The site is identified as a portion of Community A in the West Macleod Area Structure Plan (ASP). The site is unique in that the Radio Tower Creek traverses north-south through the site enabling the creation of two distinct residential areas characterized by unique views, open spaces and natural areas. West of Radio Tower Creek, the neighbourhood is characterized by its slopes and the residential uses integrated into a park like setting. East of Radio Creek is a more traditional neighbourhood with higher densities and facilitates connections to the surrounding Yorkville Community.

**West Macleod ASP:** Yorkville West is subject to the West Macleod Area Structure Plan. The West Macleod Area Structure Plan was first approved by City Council in 2009 (Bylaw 18P2009), with the latest amendment occurring in February 2019. The key elements of the ASP's Land Use Concept Plan applicable to Yorkville West are as follows:

- Residential Area: Located east of Radio Tower Creek, the lands are to provide a mix of housing types with a minimum density target 17.3 units per hectare (7 units per acre);
- Residential Area of Interest: Located west of Radio Tower Creek, the lands are intended to provide a variety of residential forms that adapt to and integrate with natural features, and;
- Conservation Study Area: Lands immediately adjacent to Radio Tower Creek form part of an integral, natural open space system, and are to be protected.

**Design Principles:** The vision for this neighbourhood is founded on the following planning elements to create a unique residential area in Southwest Calgary.

To integrate development with careful thought and responsibility – Yorkville West is designed to respect the existing landforms and environmentally sensitive areas. The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal is to protect the Radio Tower Creek riparian area and two ravines. The block pattern is designed where possible to maintain existing grades. Development seeks to incorporate slope adaptive design where appropriate.

To create a sense of place based on highlighting the natural amenities and creating a park-like setting – Yorkville West has an abundance of natural landscape features that has guided the development of the open space plan. The application seeks to redesignate and subdivide land to complement the natural environment. Yorkville West proposes 20.6 hectares (50.9 acres) of open space in the form of Environmental Reserve and Municipal Reserve. The open space system is thoughtfully designed to focus on reinforcing a natural open space system through municipal reserves that function as buffers to protect existing landforms and native plant communities and by creating a comprehensive network of formal programmable spaces with open space destinations and lookouts connected by regional, local and multi-use pathways. The concept proposes the overall open space remain and/or be restored to a naturalized condition with minor exceptions given to the formal programmable areas.

To offer a range of housing types located appropriately within the site context – The range of housing types provides residents an opportunity to purchase their first and last homes in the same neighbourhood. Denser land uses on the east side of Radio Tower Creek provide respectful transition to the surrounding Yorkville Community. Dwelling units on the west side of Radio Tower Creek provide opportunities for slope adaptive development that is aligned with the topography.

**Conclusion:** This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan and West Macleod Area Structure Plan. As envisioned in the ASP, the Plan provides for the establishment of residential neighbourhoods with a mix of residential housing forms that meet the prescribed minimum density requirements of the ASP and MDP. The outcome is a plan that creates a unique residential neighbourhood that respects and highlights the natural features of the site. We respectfully seek the support of Calgary Planning Commission and City Council for this new neighbourhood in southwest Calgary.





## Proposed Outline Plan



# YORKVILLE

## STAGE 1

### OUTLINE PLAN AND LAND USE REDESIGNATION

**Legal Description:**  
SW Sec16-TWP22-RGE1W5M  
**Municipal Address:**  
1414 210 Avenue SW

**Prepared for:**



**Prepared by:**

**ISL** Engineering and Land Services **b&a**  
**Westhoff**  
Engineering  
Resources, Inc.  
*Land & Water Resources Management Consultants*

LOCATION MAP  
SCALE 1:5,000

Prepared for:  
CITILAND GROUP  
Prepared by:  
BROWN AND ASSOCIATES PLANNING GROUP  
in consultation with  
ISL ENGINEERING AND LAND SERVICES  
WESTHOFF ENGINEERING RESOURCES

LOC 2015-0124

REVISIONS	DATE
Submission	10 August 2015
DTR#1 Comments	14 August 2017
DTR#2 Comments	4 July 2018
DTR#2 Resubmission	3 December 2018
DTR#3 Resubmission	27 February 2019
DTR#4 Resubmission	8 May 2019





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## Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP)

### EXECUTIVE SUMMARY

This outline plan application was submitted on 2015 August 24 by B&A Planning Group on behalf of Citiland Spruce Meadows Venture Inc. This application proposes a framework for the future subdivision and development of 64.35 hectares  $\pm$  (159.01 acres  $\pm$ ) of undeveloped greenfield land in the southwest quadrant of the City.

The subject lands are both unique and complex, due to steep slopes, significant environmental features comprised of the Radio Tower Creek riparian area and two existing ravines, and areas of geotechnically unstable land in the west portion of the plan area. In view of these challenges, City Administration has worked diligently and closely with the applicant to address all issues, including collaboration through design workshops undertaken between the applicant and City Administration, to ensure urban development will be compatible with the integrity of the natural features of the area.

The subject area is located within the *West Macleod Area Structure Plan* (ASP) and provides for:

- comprehensively planned extension of future local and collector roadways, utilities and services;
- an anticipated 510 dwelling units in the form of single and semi-detached dwellings, duplex dwellings, rowhouse dwellings, townhouse dwellings, and cottage housing clusters (R-1s, R-G, R-2, R-2M, and R-Gm);
- an anticipated 516 dwelling units in the form of townhomes, rowhouses and low-rise apartments (M-G, M-2);
- approximately 4.86 hectares (12.01 acres) to be dedicated as Municipal Reserve (MR) in the form of neighbourhood parks and open spaces (S-SPR);
- approximately 15.74 hectares (38.89 acres) of Environmental Reserve in the form of natural areas to be conserved (i.e. Radio Tower Creek) (S-UN);
- approximately 3.74 hectares (9.24 acres) for a storm pond, water booster station and supporting public infrastructure (S-CRI); and
- the location of future local and collector roadways, utilities, and services.

The proposed outline plan serves to implement the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan* by supporting the efficient utilization of land and infrastructure to provide a framework for future subdivision of a new residential area characterized by open space and natural areas as recommended in the associated land use amendment application (CPC2019-0016).

#### ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission **APPROVE** the proposed outline plan located at 1414 – 210 Avenue SW (SW 1/4 Section 16-22-1-5) to subdivide the 64.35 hectares  $\pm$  (159.01 acres  $\pm$ ), with conditions (Attachment 1).

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

B&A Planning Group, on behalf of Citiland Spruce Meadows Venture Inc, submitted the subject application to The City with the associated land use amendment application on 2015 August 24 and have provided a summary of their proposal in the Applicant's Submission (Attachment 2).

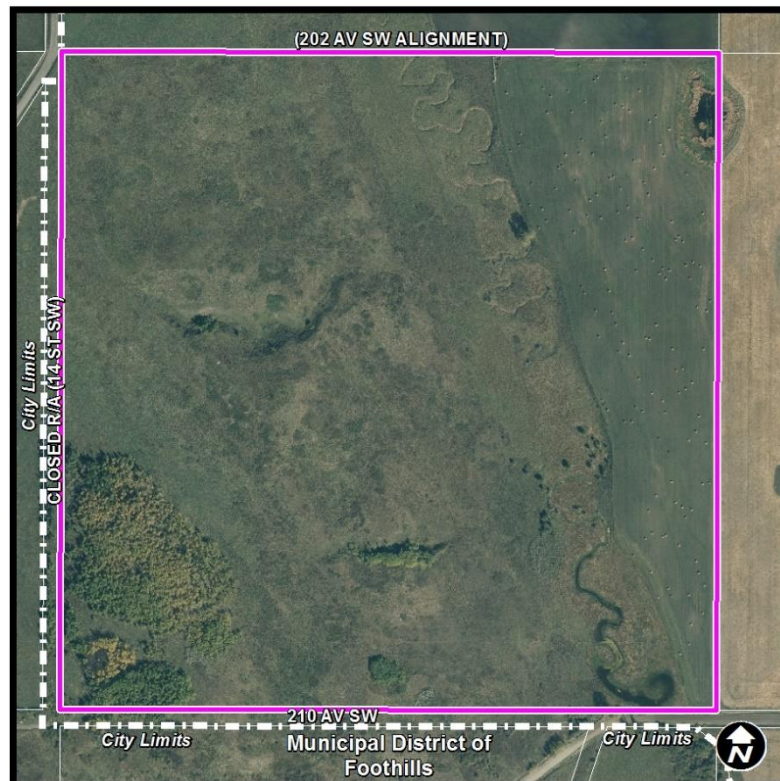
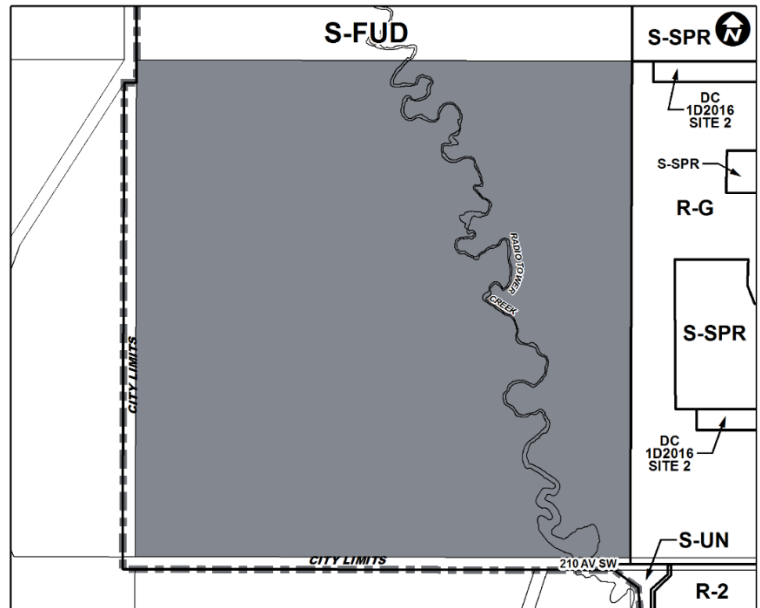
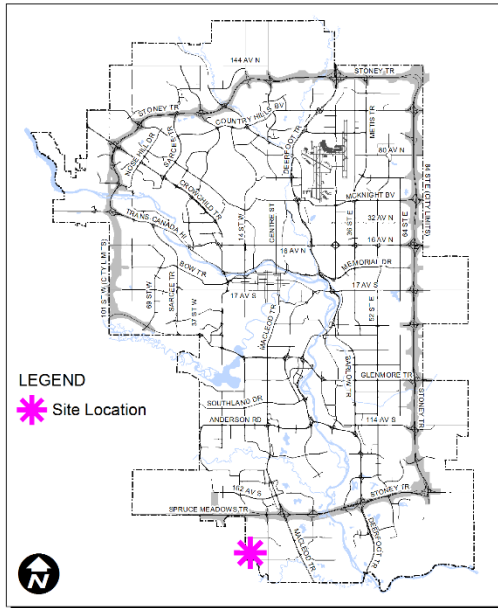
The subject lands were part of an annexation from Foothills County in 2005, which included the areas now known as Walden, Legacy, Belmont, Yorkville and Pine Creek. Development in these communities is currently ongoing. Most recently, to the east of the subject lands, the outline plan and land use amendment application for the developing community of Yorkville (LOC2014-0023) was approved by Council on 2016 January 11.

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Location Map



## **Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP)**

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### **Site Context**

The subject site is situated in the southwest quadrant of the City, south of 194 Avenue SW, east of Spruce Meadows Way SW, north of 210 Avenue SW and west of Sheriff King Street S. The developing community of Yorkville is located on the eastern boundary of the subject site. All of these lands are located within the *West Macleod Area Structure Plan*.

The subject site is characterized by its location within the Radio Tower Creek valley and the surrounding riparian areas. The subject site is divided by Radio Tower Creek, which meanders through the site from north to south. The eastern portion of the subject site is currently agricultural land with a gentle slope to the north towards 194 Avenue SW. To the west from Radio Tower Creek, the site rises over 70 metres. An extensive slope with two prominent east west ravines makes up the majority of the western portion of the subject site. The slopes range from 10 to 20 percent, with localized areas exceeding 20 percent slope and consists of native grassland, shrubland and aspen forests.

The area is bound to the north by farmland owned by Mattamy Homes identified for future urban development, and further north is the community of Silverado. To the east, development of the future community of Yorkville (approved 2016 January) is underway by Mattamy Homes. These lands cover an area of approximately 128.91 hectares (318.54 acres) and will accommodate approximately 3,200 residential units in a variety of forms. The south is bounded by a government road allowance owned by The City of Calgary and forms the southern boundary between the City of Calgary and Foothills County. The west is bounded by a closed road allowance owned by private individuals and forms the western boundary between the City of Calgary and Foothills County.

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

This outline plan (Attachment 3) and corresponding land use amendment application (Attachment 5) will facilitate the development of a residential neighbourhood with a mix of housing types as well as open spaces and natural areas that will contribute to the growth of this future new community as intended by the policies of the *Municipal Development Plan* and the *West Macleod Area Structure Plan*.

### **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.

### ***Subdivision Design***

The proposed outline plan informs a subdivision that is approximately 64.35 hectares (159.01 acres). The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal to protect the Radio Tower

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Creek riparian area and two ravines. The proposed outline plan area is integrated into the adjacent Yorkville community through multi-modal connections while protecting the Radio Tower Creek riparian area and ravines.

The most striking environmental feature is Radio Tower Creek, which bisects the site diagonally from north to south. The creek is protected as a water body by an Environmental Reserve (ER) dedication, and includes a 50 metre setback on the west, and a 30 metre setback on the east. This feature accounts for approximately 1/6 of the entire area of the subject lands. The remainder of the site contains two development areas, simply referred to in this report as the east and west sides.

The east side features the flat topography of cultivated fields. The subject outline plan lays out the east side as a narrow-elongated triangle, which creates unique development opportunities off a central collector roadway. The east side provides a wide variety of housing product and choice and is intended to complement the developing lands to the east.

The west side includes very significant topographic features, as the land rises over 70 metres in elevation, with an average gradient of 11 percent. The west side also includes three environmentally significant features: two ravines, and a steeply sloped aspen forest.

This topography has been incorporated into the outline plan design, as follows:

- Road patterns, lot depths, housing type, and open space respond to the site to create a unique residential area that will be characterized by views and natural areas;
- Roads that run in an east to west direction (up the slope) have been carefully aligned to ensure that road grades do not exceed 8 percent;
- Roads that run in a north / south direction have been aligned in a terraced layout to permit grade to be taken up through buildings and private lots while protecting the environmentally significant features;
- All homes on the west side of the creek will require some form of grade adjustment, as no level lots are anticipated;
- Generally, elevation drops across backing lots are in excess of a full storey; therefore, adjustment through each house (both as a walkout and back to front), are required and has necessitated deeper lots to accommodate additional 3:1 sloping; and
- These slope adaptations have been designed into the subject plan to accommodate common housing construction techniques with no developer constructed retaining walls incorporated into the site design.

The layout of single family and multi-family sites has incorporated significant input from Administration to minimize front drive garages on collectors in order to mitigate vehicular traffic conflicts and achieve an improved streetscape. Multi-residential sites are located along or at intersections of key collector roadways. As lanes require a flatter topography and housing

### **Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP)**

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product with rear garages, they have been shown to be impractical given the topographic constraints on the west side of the creek.

As per *The West Macleod Area Structure Plan*, the proposed outline plan includes a creek crossing that will accommodate the road network, regional pathway, and utilities. The proposed creek crossing will be designed with considerations for wildlife movement, the local creek hydraulics and the conveyance of flood waters within the floodway.

Radio Tower Creek, the floodway, riparian areas within the appropriate setbacks, sloped land that is deemed undevelopable and the two ravines will all be protected as ER. Due to topographical and grading constraints of the area, a minor encroachments into the required 50 metre Radio Tower Creek setback were reviewed and considered acceptable by Parks and Water Resources.

In addition to the ER, Municipal Reserve (MR) dedications, totaling approximately 4.86 hectares (12.01 acres) or 10.00 percent, will be provided in seven parks of various shapes and functions on lands to be redesignated to the S-SPR District.

The area will contain an extensive network of regional pathway connections as outlined in the *West Macleod Area Structure Plan*, and various local pathways that will wind through the site to connect residents to a series of planned park spaces. In addition, the Yorkbury Hill SW crossing will provide a primary pedestrian and bike pathway connection between the residential areas and neighbouring communities and amenities to the east. These connections create a local network and tie into the greater regional network through the future neighbouring communities to the north and east to create a complete pedestrian pathway network. Future connections to the south and west, identified as Future Growth Areas within the *Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary*, may be designed in the future if additional lands are annexed into the City.

A naturalized stormwater facility located in the low-lying area of the plan near Radio Tower Creek will service the west side of the plan area. The stormwater facility will be setback 50 metres from Radio Tower Creek and outside the creek's floodway. Positioning the pond outside the 50 metre conservation setback has generated the need for considerable back sloping within the site. A berm is proposed to separate the stormwater pond from the floodway and the berm has been designed to accommodate both a regional pathway and maintenance vehicle access requirements. The stormwater facility will be designed to be compatible with the surrounding riparian landscape. Vegetated areas will be incorporated into the designs to naturalize the stormwater pond and create micro habitats where native wetland and riparian plants can be established.

Where possible, natural drainage patterns have been maintained within the site. The east side of Radio Tower Creek will ultimately be serviced by a stormwater storage facility north of the subject site on lands owned by Mattamy Homes. An interim stormwater pond may be required

## Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP)

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to service the east side if the construction of the future stormwater facility lags behind the construction schedule of the subject site.

A breakdown of the statistics for the subject outline plan can be found in the Subdivision Data Sheet (Attachment 4).

### **Land Use**

Concurrent with the outline plan is a land use amendment application (CPC2019-0016) which proposes to redesignate the subject site from Special Purpose – Future Urban Development (S-FUD) District to the following:

- Residential – One Dwelling (R-1s) District;
- Residential – One / Two Dwelling (R-2) District;
- Residential – Low Density Multiple Dwelling (R-2M) District;
- Residential – Low Density Mixed Housing (R-G) (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Multi-Residential – Medium Profile (M-2) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – Urban Nature (S-UN) District.

### **Density**

The subject site is within two density areas: west of Radio Tower Creek, lands fall within the Special Residential Area, and to the east are lands falling within the Residential Area, and are both intended to provide for a minimum density of 17.3 units per hectare (7 units per acre). The ASP also states that western portions of the site are subject to Council's *Slope Adaptive Development Guidelines* (areas with 20-30 percent slope) and are intended to have a minimum density of 7.4 units per hectare (3 units per acre).

The subject application proposes 14.7 units per hectare (6.0 units per acre) within the Special Residential Area and 39.8 units per hectare (16.1 units per acre) within the Residential Area.

Section 6.1, Density, within the ASP states that minimum density targets will vary for different areas of the ASP and there may be constraints, which prevent minimum densities from being achieved, which are to be determined by Administration at outline plan review stage. Further, the ASP states that minimum residential densities should be met or proposed within five percent of the minimum density requirement. Map 7: Density, within the ASP, conceptually identifies areas where various residential density ranges should be located.

Administration has deemed that that the application provides for development that achieves the overall density targets (21.1 units per hectare or 8.5 units per acre) for both the *Municipal*



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*Development Plan* and *West Macleod Area Structure Plan* (based on population and jobs) and supports the outline plan's proposed densities.

### ***Historical Resources***

A Historical Resources Impact Assessment (HRIA) for the subject site was provided by the applicant. The HRIA field identifies seven newly historic resource sites. Staff of the Historic Resources Management Branch of Alberta Culture and Community Spirit has reviewed the HRIA and identified four possible sites considered to be of archaeological significance. These four sites will require either complete avoidance or further archeological investigation prior to development proceeding. Apart from these four areas occupied by archaeological sites, the applicant has been granted *Historical Resources Act* clearance to proceed with development in the remainder of the site.

### ***Environmental***

Several biophysical inventories were conducted as part of the *West Macleod Area Structure Plan*, which identified Conservation Study Areas / Environmentally Significant Areas within the subject site. A Biophysical Impact Assessment (BIA) was submitted and approved as part of this application. The conclusions of the approved BIA identified an extensive slope in the southwest corner, Radio Tower Creek, two major east-west ravines and a Class IV wetland. These features will be preserved through Environmental Reserve designation with the exception of the wetland which has been impacted by cultivation and will not be retained. All of Radio Tower Creek itself will be retained along with most of the associated riparian zone.

As identified in the ASP, localized areas of the riparian zone will be impacted as a result of the creek crossing, the berm associated with the stormwater pond, the stormwater pond outlet, and a portion of the regional pathway. North - south wildlife movements along the Radio Tower Creek riparian zone and its setback are anticipated not to be impacted by these features.

A Phase I Environmental Site Assessment was submitted to administration for review. No significant environmental concerns were noted and it was determined that further environmental studies were not required.

### ***Transportation***

The proposed road network is planned as a modified grid pattern, respecting the contours and topography of the lands, particularly Radio Tower Creek. Primary access to the subject site is provided along 210 Avenue SW, Spruce Meadows Way SW and through the adjacent developing community of Yorkville to the east.

The arterial roadway connections which service the subject site, 210 Avenue SW and Spruce Meadows Way SW, connect eastwards to Sheriff King Street S and Macleod Trail SE; and northwards to Highway 22X / Stoney Trail SW.

Administration worked with the applicant to develop a transportation network that supports multi-modal connectivity for local and regional trips, with a collector street network that

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accommodates active modes, transit, and vehicular movement within the subject site, as well as connections to the regional transportation network.

Public access to both 210 Avenue SW and Spruce Meadows Way will be provided at the first phase of development, with the initial access to 210 Avenue provided at an interim location as shown. Upon completion of the Radio Tower Creek crossing at a later stage of development, and when public street connections are available through the adjacent outline plan area (Yorkville LOC2014-0023), the interim public access location to 210 Avenue SW will be changed to an emergency access and the adjacent lots reclaimed with subsequent phases.

Fire access to the R-1s parcel in the southwest corner of the plan area will be determined through a Comprehensive Development Permit prior to endorsement of the affected Tentative Plan.

Public transit will be introduced in phases over time and is expected to include several bus routes running through the *West Macleod Area Structure Plan* lands, providing local and regional service through and around the subject site, and later phased to support the future LRT station in the Belmont community.

The regional pathway aligns with the intent of the ASP by providing pedestrian and cycling connections around and outside the subject site, as well as several pathways and trails along Radio Tower Creek. The regional pathway within the plan area runs primarily along Radio Tower Creek, taking advantage of views and park amenities to enjoy along the way. Local pathways strengthen the regional system and provide key linkages across Radio Tower Creek to areas east of the subject site.

Staging of the proposed development through to completion is planned to provide connectivity to the regional transportation network and to ensure adequate emergency access to the subject lands. Opportunities for connections to the north, west and south into future growth areas are protected.

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

Stormwater within the subject site will be directed towards a new stormwater pond located near the centre of the site. The pond will discharge, via an outlet on the east side of the pond, to Radio Tower Creek. Regulatory approvals will be required at the first tentative plan, prior to any stormwater discharge to Radio Tower Creek.

A Sanitary Servicing Study was provided to administration for review. As per the Study, all downstream sanitary sewers will have sufficient capacity for the proposed development. Sanitary servicing will connect with future sanitary infrastructure at the northeast corner of the plan area along Yorkville Drive SW.

Water servicing will tie in to a future water main along 210 Avenue SW and will connect to future developments located north and east (approved LOC2014-0023 development via Yorkbury Drive SW) of the subject site. Water servicing for developments located above an elevation of

### **Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP)**

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1108 metres (R-1s and M-G parcels west of Yorkbury Drive SW) will require the construction of a new water booster station. Due to the limited population that the booster station is currently anticipated to service, construction of the water booster station will be developer funded. Following construction, the booster station will be operated and maintained by the City of Calgary. Based on the Developer's current phasing plan, the water booster station is not expected to be required until approximately 2033.

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

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and noticed posted on-site. Notification letters were sent to adjacent land owners, and the application was advertised online. Three letters were received from the public with concerns relating to future development: road connections, types of residential housing, the amount of density and its impact on the existing Silverado community and the loss of an open space. There is no Community Association for the subject area.

Applicant led engagement included holding a public open house on 2018 April 11 at the Cardel Rec South. Advertising for the event included: posting two large notices (along Sheriff King Street S and 6 Street SW, postcards to residents near the project area, and advertising the event on the Silverado Community Association website. There were a total of 13 attendees to the event. City staff were also in attendance to answer any questions pertaining to the application.

It should be noted that the proposed subdivision design is a result of extensive collaboration between Administration and the applicant which was conducted throughout the review process. This included a workshop session which was held on 2018 January 03, facilitated by the City Wide Urban Design Team, to discuss various site planning items including land use districts, open spaces, and road connections. The workshop participants included the applicant's consultants and City staff from various Departments.

At the conclusion of the meeting, the applicant was asked to pay particular attention to the following design elements, including but not limited to:

- Open space connectivity to provide the identified missing pedestrian linkages;
- Slope adaptive design and innovative design solutions to address some street frontages potentially dominated by front garages; and
- Minimizing the number of cul-de-sacs within the plan area.

Administration is satisfied that the final proposal has addressed the items noted above.

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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2019 July 18

ISC: UNRESTRICTED  
CPC2019-0017

## **Outline Plan in Residual Sub-Area 13J and 13K (Ward 13) at 1414 - 210 Avenue SW, LOC2015-0124 (OP)**

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### **Strategic Alignment**

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

The proposal 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 on Land Use patterns strategies (subsection 8.14) within the Implementation Plan portion of the document.

#### ***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.

#### ***Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)***

These lands are subject to the *Intermunicipal Development Plan* (IDP) and the application was circulated to Foothills County for comment throughout the development review process in accordance with the requirements of the *Intermunicipal Development Plan*.

Foothills County provided comments on 2019 June 20 (see attachment) indicating that previous concerns related to access off of Spruce Meadows Way SW and stormwater impacts along 210 Avenue SW have been adequately addressed and there are no objections to the proposal.

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

The subject lands are identified as Planned Greenfield with Area Structure Plan (ASP) as per the *Municipal Development Plan* (MDP). The MDP provides overall guidance for development in new communities and the *West Macleod ASP* provides policy guidance for the planning and design of the neighbourhood. The proposed land use amendment application meets the MDP objectives relating to housing choice, community diversity, overall housing affordability, encouragement of a mix of apartments, mixed-use developments and ground oriented housing, and complete communities.

#### ***South Macleod Trail Regional Policy Plan (2007)***

The *South Macleod Trail Regional Policy Plan* provides further policy framework at a regional level and identifies the subject lands as Residential, Radio Tower Creek located within the Conservation Study Area. The outline plans aligns with the policies found within the *South*

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*Macleod Trail Regional Policy Plan* which encourages a range of housing types and ownerships, a walkable environment, preserving open spaces and critical environmental areas.

### ***West Macleod Area Structure Plan (Statutory – 2014)***

The proposed outline plan follows the vision within the *West Macleod Area Structure Plan*, which identifies the area east of Radio Tower Creek as “Residential Area”, which includes a range of housing forms and open spaces; and the area west of the creek designated as “Residential Area of Interest”, characterised by sloping lands, gullies and associated habitats, and residential development in a variety of forms that adapt to and integrate with the existing natural features and topography of the area.

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

The proposed outline plan enables the continued evolution of West Macleod in the form of a wide range of housing types. The development of these lands will enable a more efficient use of land and infrastructure, and will support surrounding uses and amenities while introducing additional amenities for the area.

### **Financial Capacity**

#### ***Current and Future Operating Budget***

There are currently no known impacts to the current operating budget. As the development proceeds, the provision of City services such as roads, transit, parks maintenance and waste and recycling would have an operating budget impact at such time as they are provided. A booster station for water services that is anticipated for 2033 will require city operating funds once it is constructed by the developer and transferred to the responsibility of The City to operate.

#### ***Current and Future Capital Budget***

There is no impact to the current capital budget as a result of this report. Local capital investment to bring on this phase will be at the developer’s cost. There are no growth management concerns at this time.

### **Risk Assessment**

This project lies on the periphery of The City of Calgary in area which is not currently serviced and has a transportation network that is still developing. The outline plan conditions of approval (Attachment 1) adequately deal with the infrastructure costs associated with the development of a new neighbourhood in this area.

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

The proposed application is in accordance with the objectives of the *Municipal Development Plan*, and more specifically is in accordance with the policies specified in the *West Macleod Area Structure Plan*. The proposed outline plan, supports the associated redesignation to various districts that accommodate low to medium residential development and the preservation of natural areas 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





## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. If the total area for Roads & Public Utility Lot dedication is over 30%, note that this is considered a voluntary dedication and compensation in the order of \$1 for over dedication is deemed to be provided.
2. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation in the order of \$1 for over dedication is deemed to be provided.
3. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure Plan and Municipal Development Plan.
5. Any portion of the bareland condominium that is not considered as a unit containing a dwelling shall be registered as common property.
6. Prior to approval of any affected Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The new street name will need Council approval prior to endorsement of the legal plan.

### Development Engineering:

7. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - a) Geotechnical Report, prepared by Almor Testing Services Ltd (File No SW ¼, Sec 16, Twp 22, Rge 1, W5M), dated October 2007;
  - b) Geotechnical letter memo, prepared by Almor Testing Services Ltd. (File No 093-04-14.17), dated April 26, 2017;
  - c) Updated Slope Stability Assessment, prepared by Rangeland Conservation Service Ltd. (File No 14-3732), dated April 2018; and
  - d) Addendum to Updated Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No 19-101), dated April 8, 2019.

## Conditions of Approval

8. **Prior to approval of the first tentative plan or development permit**, submit an electronic version of a post-development Slope Stability Report (to analyze the site under anticipated post-development conditions with anticipated infrastructure and associated surcharge loads incorporated as per City of Calgary Geotechnical Report Guidelines for Land Development Applications dated July 2017) to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

OR

If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

9. **Prior to approval of the affected tentative plan**, submit a pond geotechnical report/slope stability report to confirm subsurface conditions in the location of the proposed pond and to provide recommendations for pond design and construction.
10. Multifamily sites within the plan area may require additional access points depending on the final building layout and/or total number of units. Sites with over 100 dwelling units require a secondary access. A third access is required for sites in excess of 600 dwelling units, minimum two of which must be public.
11. The existing culvert under 210 Avenue SW has been flagged as possibly being undersized and causing flooding overtop 210 Avenue SW in extreme rain events. The applicant's current phasing plan shows the section of 210<sup>th</sup> Avenue SW where the culvert is located, being used to provide primary access to the plan area in Phase 1 of development. As a result, the culvert will need to be repaired/ upgraded to the Satisfaction of River Engineering and Water Resources.

**Prior to approval of the affected construction drawings** the developer is to work with Water Resources to upgrade/replace the culvert below 210 Avenue. To facilitate the repair/upgrade, after the Transportation Targeted Functional Study for 210 Avenue SW has been submitted, submit a Technical Memo to Water Resources for approval.

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12. Section 5.1.2 of the approved Staged Master Drainage Plan (dated May 7, 2019) states that runoff from a small south external area will daylight to the existing 210 Avenue SW road ditch. Drainage to the existing 210 Avenue SW road ditch is to be on an interim basis only. The permanent drainage solution (in conjunction with the repair/upgrade of the 210 Avenue SW culvert) will be addressed with the future 210 Avenue functional study.
13. **Prior to endorsement of the tentative plan** for the subdivision of the bare land condominium for the R-1s site in the southwest corner of the plan, a Comprehensive Development Permit must be approved. The Comprehensive Development Permit must show residential building envelopes, private internal roadways, connections to public roadways, property lines and bare land unit boundaries, waste and recycling storage and staging areas, and routes for fire access and waste and recycling access.
14. **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.
15. The proposed water booster station in the southwest corner of the plan shall be designed and constructed to the satisfaction of Water Resources, at the developer's expense.
16. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
17. Water Resources has approved a 60 L/s flow rate from this development. If the flow rate changes from this approved flow rate, revise and resubmit a sanitary servicing study with the new flow rate.
18. The developer is required to enter into a Standard Development Agreement at the time of development. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information.
19. Acreage assessment charges, inspection fees and boundary costs are outstanding on the subject parcel(s). **Prior to release of any development/endorsement of tentative plans**, the applicant must agree to pay these charges by entering into an agreement with the City. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information.
20. 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:

## Conditions of Approval

- a) Install the onsite and offsite sanitary sewers, storm sewers and water mains (including the booster station) 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) Install the underground improvements and the surface facilities in 210 Avenue SW (including the culvert repair/upgrade), Yorkville Drive SW, Spruce Meadows Way SW;
  - 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 the MSR/MR within the plan area; and
  - e) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
21. The Developer shall make payment to Mattamy (Burgess) Limited, United West Macleod I Lands Limited Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk Construction Agreement.

### Transportation:

22. The West Macleod Global TIA (prepared by Stantec June 2015) has been completed and the Regional Transportation network infrastructure required to support development throughout the plan area up to 7100 units and 200,000 SF commercial is defined as follows:
- a) At-grade intersection of Macleod Trail and 210 Avenue S;
  - b) At-grade intersection of Macleod Trail and 194 Avenue S;
  - c) 210 Avenue SE – four (2-2) paved lanes from Macleod Trail to Sheriff King Street;
  - d) 194 Avenue SE – four (2-2) paved lanes from Macleod Trail to Sherriff King Street; and
  - e) Sherriff King Street – four (2-2) paved lanes from 210 Avenue to Stoney Trail.
23. **Prior to Endorsement of the initial Tentative Plan**, the Developer shall enter into a Payment Agreement to the satisfaction of the City Solicitor, and the Director, Transportation Planning to establish terms for the Developer's contribution for interim improvements of Macleod Trail / 210 Avenue S and Macleod Trail / 194 Avenue S based on the Transportation Impact Assessment recommendations for the East and West Macleod Area. The City may require additional security or Letter of Credit to secure payments. Contributions from this Outline Plan area are estimated to be \$496,000 (at maximum possible build-out).
24. **Prior to Endorsement of each Tentative Plan**, the developer shall contribute to the costs to upgrade the intersections of Macleod Trail / 194 Avenue S and Macleod Trail / 210 Avenue S based on the transportation impact assessment recommendations for the west and east Macleod area. The cost sharing contribution is estimated at \$496,000 and will be confirmed during Tentative Plan applications. The estimate is determined from the number of single family lots, multi-family units (based on Outline Plan maximums) and square footage of commercial space in the Tentative Plan area.

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The details of this requirement are defined by the “West Macleod Global Transportation Impact Assessment” – Stantec, June 25, 2015 and Authentication Page stamped by Dale Lynch August 28, 2015. The purpose is to facilitate interim improvements at Macleod Trail & 194th Avenue SW and Macleod Trail & 210 Avenue SW to support development in the West Macleod area.

25. **In conjunction with each Tentative plan**, two connections from the affected tentative plan to the Regional Transportation network infrastructure must be constructed and open to the public. These connections are:
  - a) Spruce Meadows Way SW/Yorkbury Drive SW;
  - b) Yorkbury Hill SW between site and Sheriff King Street SW; and
  - c) Other regional connections if supported by Foothills County and an acceptable design is developed.
26. **Prior to affected Tentative Plan** - Submit scaled (1:500) drawings showing the geometry and vehicle templating of all proposed roundabouts. All roundabouts shall be designed and constructed to the satisfaction of the Director, Calgary Roads.
27. **Prior to endorsement of the applicable Tentative Plan**, the Developer shall design and upgrade Spruce Meadows Way between its intersection with Yorkbury Drive SW and the south limit of City of Calgary improvement project (at 194 Avenue SW). The improvement should match the cross section Spruce Meadows Way SW north of 194 Avenue based up the approved design which is anticipated to be constructed by the end of 2017. The Developer is required to submit the detailed design plans to the MD of Foothills and City of Calgary for approval. The Developer shall provide the City of Calgary with a letter that indicates acceptance of this section of Spruce Meadows Way. Approval of the Tentative Plan is contingent on receiving MD Foothills approval.
28. All roundabouts shall be designed and constructed to the satisfaction of the Director, Transportation Planning, as follows:
  - a. All bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking;
  - b. A sight lines analysis for roundabouts, as well as truck and transit sweep and fastest path analysis through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout;
  - c. **In conjunction with the Tentative Plan**, all roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts;
  - d. Turning movements should be provided as well for articulated buses;
  - e. Ensure the centre circle island has proper clear sight lines (i.e. no objects to block vehicle's sight lines), and chevron patterns shall be imbedded upon the concrete pad on the inner side of the roundabout; and
  - f. No driveway accesses are permitted within the functional area of roundabouts.
  - g. Detailed design confirmation that issues with the MD of Foothills and adjacent plan areas can be addressed.

## Conditions of Approval

29. **In conjunction with the Tentative Plan**, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Transportation Planning and Roads, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections and future grade separation, where applicable and to the satisfaction of the Director, Transportation Planning.

Note that for 210 Avenue SW and Spruce Meadows Way SW, the intent is to confirm the ultimate alignment of those two arterial roadways and the extent they form adjacent boundary conditions for the proposed development, to the satisfaction of the Director, Transportation Planning.

30. **Prior to the release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
31. **Prior to the approval of affected Tentative Plan**, the developer shall ensure that all pathways from MR lands have a direct pedestrian connection by sidewalk or pathway to the desired crossings at the intersections.
32. All community entrance features must be located on a private site.
33. **Prior to affected Tentative Plan** - Submit a scaled drawing of the creek crossing showing existing ground, creek elevations, grades, sideslopes, etc. and tie-ins ; no retaining walls will be permitted within the right-of-way.
34. **Prior to affected Tentative Plan** - Ensure that the bridge cross section includes appropriate barriers for pedestrians and vehicles.
35. **Prior to affected Tentative Plan** - Show pond access road.
36. **In conjunction with the Initial Tentative Plan application**, the Developer shall register road plans for Collector and Arterial standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active mode and vehicle routing through the subject lands with two points of public access around the tentative plan boundary.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be provided, while the two points of access to the subject lands ensures development traffic will have two routes into and out of the area, in the event of emergencies or road closures, and to ensure availability of capacity at the access points.

37. **In conjunction with the applicable Tentative Plan and Development Permit**, all access to parcels within the subject lands shall be located and designed to the satisfaction of the Director, Transportation Planning.
38. **In conjunction with the applicable Tentative Plan or Development Permit** for the

## Conditions of Approval

staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transit and the Director, Transportation Planning. All bus zones shall be located:

- A. Where commercial areas are concentrated;
- B. Where the grades and site lines are compatible to install bus zones; and
- C. Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.

39. **In conjunction with the applicable Tentative Plan or Development Permit**, Transit shelter(s) shall be provided as stipulated by the Director, Transportation Planning and shall be supplied and installed at the Developer's sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.
40. No direct vehicular access shall be permitted to or from 210 Ave SW and a restrictive covenant shall be registered on all applicable lot(s) **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
41. No direct vehicular access is permitted to or from Yorkbury Drive SW to the parcels located adjacent to roundabout influence area. A restrictive covenant shall be registered on all applicable lot(s) **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
42. For R-G residential lots, no direct vehicular access shall be permitted to or from primary collector and other divided roadways. Vehicular access shall be provided from rear lanes only. A restrictive covenant **shall be registered on all applicable titles** concurrent with the registration of the final instrument **to that effect at the applicable Tentative Plan stage**.
43. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning **concurrent with the final instrument** prohibiting the construction of front driveways over the bus loading area(s).
44. **In conjunction with the applicable Tentative Plan**, curb extensions to be designed and constructed at the Developer's sole expense. Curb extensions are required at all mid-block crossings, including those of residential streets.
45. **In conjunction with the applicable Tentative Plan**, public access easement agreement will required to be registered for all private roads located in subject lands. All private roads must conform to City of Calgary design standards. Public access easement will also be required for pathways located on private parcels.
46. **In conjunction with the Tentative Plan and Development Permits**, a noise attenuation study is required for the development adjacent to all arterial roadways, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval. Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the City of Calgary 2014 Design Guidelines for Subdivision Servicing.
47. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the



## Conditions of Approval

development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.

48. **In conjunction with the applicable tentative plans**, the Developer shall provide signage within the road right-of-way or on city public land, indicating the future road extension of both Yorkbury View SW, Yorkville Rise SW and Yorkville Drive SW into adjacent lands currently in Foothills County and/or adjacent landowners. This applies for any roads not specifically noted above which will extend in the future beyond the plan area. Signage shall be designed and located to the satisfaction of the Director of Transportation Planning. All work will be at the Developer's expense.
49. **In conjunction with the applicable tentative plans**, the Developer shall provide signage within the road right-of-way or on city public land, indicating specific accesses to the plan area which are interim/temporary in nature and subject to change as phasing progresses. Signage shall be designed and located to the satisfaction of the Director of Transportation Planning. All work will be at the Developer's expense.
50. **In conjunction with each Tentative Plan**, the Developer shall demonstrate that the plan area provides contiguous extension of development with the Outline Plan area, to the satisfaction of Transportation Development Services. The intent is to ensure transportation connectivity for all modes within and adjacent to the plan area, as well as facilitate transit routing
51. All intersection spacing shall be located, designed, and constructed to the satisfaction of the Director, Transportation Planning.
52. 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.
53. **In conjunction with the applicable Tentative Plan**, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 metres 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 metres. If road construction 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, Transportation Planning.
54. The Developer is responsible for all off-site requirements to construct Spruce Meadows Way SW south from 194 AV SW to the Plan Area to the satisfaction of the Director, Transportation Planning and Foothills County; and provide all other standard boundary requirements which will be reflected in the Development Agreement necessary to service the proposed development.

### Parks:

55. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Calgary Parks' review and approval.
56. **Prior to tentative plan approval**, if 210 Avenue SW is to be altered/reconstructed, indicate if any changes to the existing culvert will be required. If a new culvert is

## Conditions of Approval

required, provide a cross-section for Calgary Parks and Water Resources approval and identify any backsloping implications on the proposed ER extents to the north and potential ER to the south of the existing road right of way.

57. At Development Permit, the Conceptual Booster Station Plan is to include building (design, colors and materials), landscaping and interface details to be reviewed and approved by Calgary Parks to ensure that the building is contextually appropriate to the adjacent MR lands.
58. **Prior to Stripping and Grading**, provide cross-sections between development parcels and the existing trees to be retained within ER extents to ensure adequate protection.
59. At detailed design (Engineering Construction Drawings), ensure that the street light cable is 1.0 metres from the proposed boulevard trees.
60. At detailed design (Engineering Construction Drawings), ensure that there are no utilities, retaining walls or transformers located within park (MR/ER) parcels.
61. All landscaping within ER extents is to be naturalized. Calgary Parks does not support manicured landscapes, and non-native trees or shrubs within ER extents.
62. **Prior to approval of the affected Tentative Plan**, provide details of any interpretive panels (if proposed) at the Interpretive Lookouts as these may possibly require an Optional Amenities Agreement.
63. All private property grades to match existing grades at the ER property line.
64. **Prior to Stripping and Grading**, provide details regarding the disturbance for installation of the pedestrian bridge and creek crossings which is required to stay within the Road right-of-way. All proposed backsloping in ER extents is to be reviewed and approved by Calgary Parks.
65. Any MR that is adjacent to ER that will require stripping and grading must be sensitive to adjacent ER, not impact the ER and grades must match ER.
66. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, is only allowed if approved by the Parks Generalist (listed above) **prior to stripping and grading**.
67. **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 Calgary Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Calgary Parks in advance of the onsite meeting. Please provide a preliminary plan prior to the meeting. The meeting can be coordinated through the Parks Generalist.
68. **Prior to approval of the affected tentative plan**, provide a cross-section for Calgary Parks review of the culvert crossings at Yorkbury Hill SW and Yorkbury Way SW.
69. 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**

## Conditions of Approval

- the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector contact the Parks Development Inspector Rob May at (403) 804-9417 or [robert.may@calgary.ca](mailto:robert.may@calgary.ca) to approve the location of the fencing prior to its installation.
70. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan (whichever comes first)**, Calgary Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
  71. **Prior to stripping and grading or tentative plan approval (whichever comes first)**, all limits of disturbance within proposed MR/ER extents must be delineated and fenced in consultation with Calgary Parks.
  72. **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 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 Control", to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Rob May at (403) 804-9417 or [robert.may@calgary.ca](mailto:robert.may@calgary.ca) to approve the location prior to commencement of Stripping and Grading activities.
  73. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector Rob May at (403) 804-9417 or [robert.may@calgary.ca](mailto:robert.may@calgary.ca).
  74. **Prior to approval of the affected 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 Calgary Parks.
  75. **Prior to stripping and grading or tentative plan approval (whichever comes first)**, submit conceptual engineering & landscape drawings (including backsloping extents and mitigation measures) for the proposed constructed pond to both Water Resources and Calgary Parks for review and approval. Detailed Engineering of the ponds will be reviewed at the subdivision stage.
  76. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Calgary Parks for review.
  77. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Calgary Parks.
  78. **Prior to endorsement of the 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, please contact the Mary Quinlan at

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(403) 268-2367 or Mary.Quinlan@calgary.ca for review and approval prior to construction.

79. 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 (including but not limited to disturbances for construction of any stormwater outfalls and stormwater ponds) 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.
80. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Calgary Parks with a copy of the *Water Act* approval, issued by AEP - Alberta Environment and Parks, for the proposed wetland and creek disturbance.
81. Until receipt of the *Water Act* approval by the applicant from AEP, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
82. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks.
83. Plant all public trees in compliance with the approved Public Landscaping Plan.
84. No point source drainage allowed to ER unless approved by Calgary Parks.



## Applicant's Submission

July 03, 2019

On behalf of Citiland Group, B&A Planning Group has submitted an Outline Plan and Land Use Redesignation application for approximately 64.7 hectares (160 acres) of land in the southwest quadrant of the City within the larger community of Yorkville. The site is identified as a portion of Community A in the West Macleod Area Structure Plan (ASP). The site is unique in that the Radio Tower Creek traverses north-south through the site enabling the creation of two distinct residential areas characterized by unique views, open spaces and natural areas. West of Radio Tower Creek, the neighbourhood is characterized by its slopes and the residential uses integrated into a park like setting. East of Radio Creek is a more traditional neighbourhood with higher densities and facilitates connections to the surrounding Yorkville Community.

**West Macleod ASP:** Yorkville West is subject to the West Macleod Area Structure Plan. The West Macleod Area Structure Plan was first approved by City Council in 2009 (Bylaw 18P2009), with the latest amendment occurring in February 2019. The key elements of the ASP's Land Use Concept Plan applicable to Yorkville West are as follows:

- Residential Area: Located east of Radio Tower Creek, the lands are to provide a mix of housing types with a minimum density target 17.3 units per hectare (7 units per acre);
- Residential Area of Interest: Located west of Radio Tower Creek, the lands are intended to provide a variety of residential forms that adapt to and integrate with natural features, and;
- Conservation Study Area: Lands immediately adjacent to Radio Tower Creek form part of an integral, natural open space system, and are to be protected.

**Design Principles:** The vision for this neighbourhood is founded on the following planning elements to create a unique residential area in Southwest Calgary.

To integrate development with careful thought and responsibility – Yorkville West is designed to respect the existing landforms and environmentally sensitive areas. The subdivision design, layout, road and pathway network were influenced by the many unique natural and topographical features of the land and the goal is to protect the Radio Tower Creek riparian area and two ravines. The block pattern is designed where possible to maintain existing grades. Development seeks to incorporate slope adaptive design where appropriate.

To create a sense of place based on highlighting the natural amenities and creating a park-like setting – Yorkville West has an abundance of natural landscape features that has guided the development of the open space plan. The application seeks to redesignate and subdivide land to complement the natural environment. Yorkville West proposes 20.6 hectares (50.9 acres) of open space in the form of Environmental Reserve and Municipal Reserve. The open space system is thoughtfully designed to focus on reinforcing a natural open space system through municipal reserves that function as buffers to protect existing landforms and native plant communities and by creating a comprehensive network of formal programmable spaces with open space destinations and lookouts connected by regional, local and multi-use pathways. The concept proposes the overall open space remain and/or be restored to a naturalized condition with minor exceptions given to the formal programmable areas.

To offer a range of housing types located appropriately within the site context – The range of housing types provides residents an opportunity to purchase their first and last homes in the same neighbourhood. Denser land uses on the east side of Radio Tower Creek provide respectful transition to the surrounding Yorkville Community. Dwelling units on the west side of Radio Tower Creek provide opportunities for slope adaptive development that is aligned with the topography.

**Conclusion:** This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan and West Macleod Area Structure Plan. As envisioned in the ASP, the Plan provides for the establishment of residential neighbourhoods with a mix of residential housing forms that meet the prescribed minimum density requirements of the ASP and MDP. The outcome is a plan that creates a unique residential neighbourhood that respects and highlights the natural features of the site. We respectfully seek the support of Calgary Planning Commission and City Council for this new neighbourhood in southwest Calgary.





## Proposed Outline Plan



# YORKVILLE

## STAGE 1

### OUTLINE PLAN AND LAND USE REDESIGNATION

**Legal Description:**  
SW Sec16-TWP22-RGE1W5M  
**Municipal Address:**  
1414 210 Avenue SW

**Prepared for:**



**Prepared by:**



LOCATION MAP  
SCALE 1:5,000

Prepared for:  
CITILAND GROUP  
Prepared by:  
BROWN AND ASSOCIATES PLANNING GROUP  
in consultation with  
ISL ENGINEERING AND LAND SERVICES  
WESTHOFF ENGINEERING RESOURCES

LOC 2015-0124	
REVISIONS	DATE
Submission	10 August 2015
DTR#1 Comments	14 August 2017
DTR#2 Comments	4 July 2018
DTR#2 Resubmission	3 December 2018
DTR#3 Resubmission	27 February 2019
DTR#4 Resubmission	8 May 2019



Proposed Outline Plan

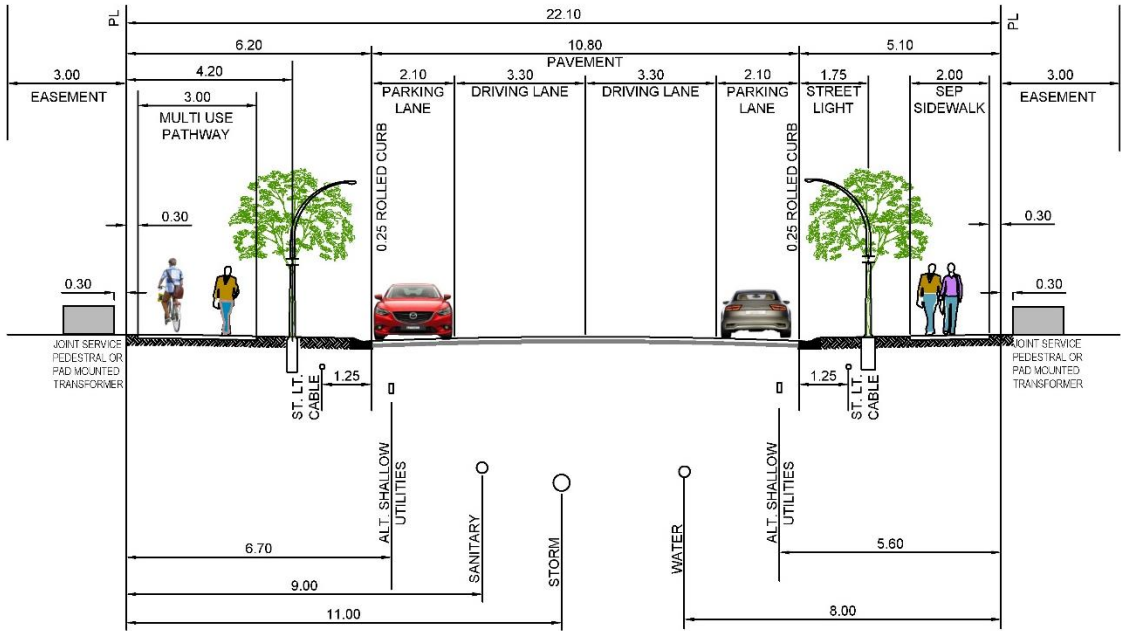
OUTLINE PLAN STATISTICS						
2019-June-12	TOTAL		Frontage (metres)	Anticipated # of Units	Maximum # of Units	% GDA
	hectares	acres				
Citiland Ownership	64.35	159.01				
Less Environmental Reserve S-UN	15.74	38.89				
GROSS DEVELOPABLE AREA (GDA)	48.61	120.12				100%
RESIDENTIAL AREA	30.69	75.84	4975	1026	1493	63.1%
R-1s Single-Detached & Bareland Condo	17.67	43.66		360	393	35.4%
R-1s Single-Detached	14.15	34.97				
Frontage (measured at mid-block)			3703			
Anticipated # of lots based on an average lot width of 11.0m				337		
Maximum # of lots based on an average lot width of 10.0m					370	
R-1s Single-Detached (Bareland Condo)	3.52	8.70				
Anticipated/ Maximum # of Units based on 6.5 uph (2.6 upa)				23	23	
R-G Low Density Mixed Housing	3.47	8.57				7.1%
Frontage (measured at mid-block)			984			
Anticipated # of lots based on an average lot width of 10.0m				98		
Maximum # of lots based on an average lot width of 6.0m					164	
R-2 One/ Two Dwelling	0.90	2.22				1.9%
Frontage (measured at mid-block)			206			
Anticipated/ Maximum # of lots based on an average lot width of 7.8m				26	26	
R-2M Low Density Multiple Dwelling	0.44	1.09				0.9%
Anticipated # of units based on 22.7 uph (9.2 upa)				10		
Maximum # of units based on 38 uph (15.3 upa)					17	
R-Gm Low Density Mixed Housing	0.23	0.57				0.5%
Frontage (measured at mid-block)			82			
Anticipated/ Maximum # of lots based on an average lot width of 5.0m				16	16	
M-G Multi-family at Grade Housing	5.96	14.73		292	477	12.3%
M-G Multi-family at Grade Housing	1.16	2.87				
Anticipated # of Units based on 38.8 uph (15.7 upa)				45		
Maximum # of units based on 80 uph (32.3upa)					93	
M-G Multi-family at Grade Housing	1.00	2.47				
Anticipated # of Units based on 44.6 uph (18.2 upa)				45		
Maximum # of units based on 80 uph (32.3upa)					80	
M-G Multi-family at Grade Housing	0.65	1.61				
Anticipated # of Units based on 45 uph (18 upa)				29		
Maximum # of units based on 80 uph (32.3upa)					52	
M-G Multi-family at Grade Housing	1.90	4.69				
Anticipated # of Units based on 52 uph (21 upa)				99		
Maximum # of Units based on 80 uph (32.3 upa)					152	
M-G Multi-family at Grade Housing	0.78	1.93				
Anticipated # of Units based on 52.6 uph (21.3upa)				41		
Maximum # of units based on 80 uph (32.3upa)					62	
M-G Multi-family at Grade Housing	0.47	1.16				
Anticipated # of Units based on 70 uph (28.3 upa)				33		
Maximum # of Units based on 80 uph (32.3 upa)					38	
M-2 Multi-family Medium Profile	2.02	4.99				4.2%
Anticipated # of Units based on 111 uph (45 upa)				224		
Maximum # of Units based on 198 uph (80.1 upa)					400	
DENSITY						
Outline Plan						
Anticipated Density				21.1 uph	8.5 upa	
Maximum Density				30.7 uph	12.4 upa	
West of Radio Tower Creek						
Anticipated Density				14.7 uph	6.0 upa	
Maximum Density				19.4 uph	7.8 upa	
East of Radio Tower Creek						
Anticipated Density				39.8 uph	16.1 upa	
Maximum Density				63.8 uph	25.8 upa	
MUNICIPAL RESERVE	4.86	12.01				10.00%
S-SPR Park and Community Reserve	4.86	12.01				
ROADWAYS AND PUBLIC UTILITY LOTS (PUL)	13.06	32.27				26.9%
Road Area	9.32	23.03				19.2%
Widening of 210 Ave. SW	0.03	0.07				
Mod. Collectors: (10.8/ 22.1m)	4.91	12.13				
Mod. Collector (10.8m/ 20.1m)	0.08	0.20				
Residential Roads: (8.5m/16.0m & 9.0m/16.0m)	3.49	8.62				
Bridge (7.0m/12.5m)	0.15	0.37				
Emergency Access 6.0m	0.05	0.12				
Lane (7m) & ROW (5.0m)	0.61	1.51				
S-CRI (PUL)	3.74	9.24				7.7%
Storm Retention Facility and Infrastructure	3.50	8.65				
Outlet	0.03	0.07				
Public Utilities	0.13	0.32				
Water Booster Station	0.08	0.20				

YORKVILLE WEST - INTENSITY STATISTICS								
Land Use	Area (ha)	Anticipated Units	Density (UPH)	People per Unit	People	Jobs	People & Jobs	Intensity
R-1s	17.67	360	20.4	3.3	1188	45	1233	70
R-2	0.9	26	28.9	3.3	86	3	89	99
R-2M	0.44	10	22.7	3.3	33	1	34	78
R-G	3.47	98	28.2	3.3	323	12	336	97
R-Gm	0.23	16	69.6	3.3	53	2	55	238
M-G	5.96	292	49.0	2.2	642	24	667	112
M-2	2.02	224	110.9	2.2	493	19	512	253
S-SPR	4.86							
S-CRI	3.74							
S-UN	15.74							
Roadways	9.32							
Total Outline Plan Area	64.35							
Gross Developable (GDA)	48.61	1026	21.1		2818	107	2925	60



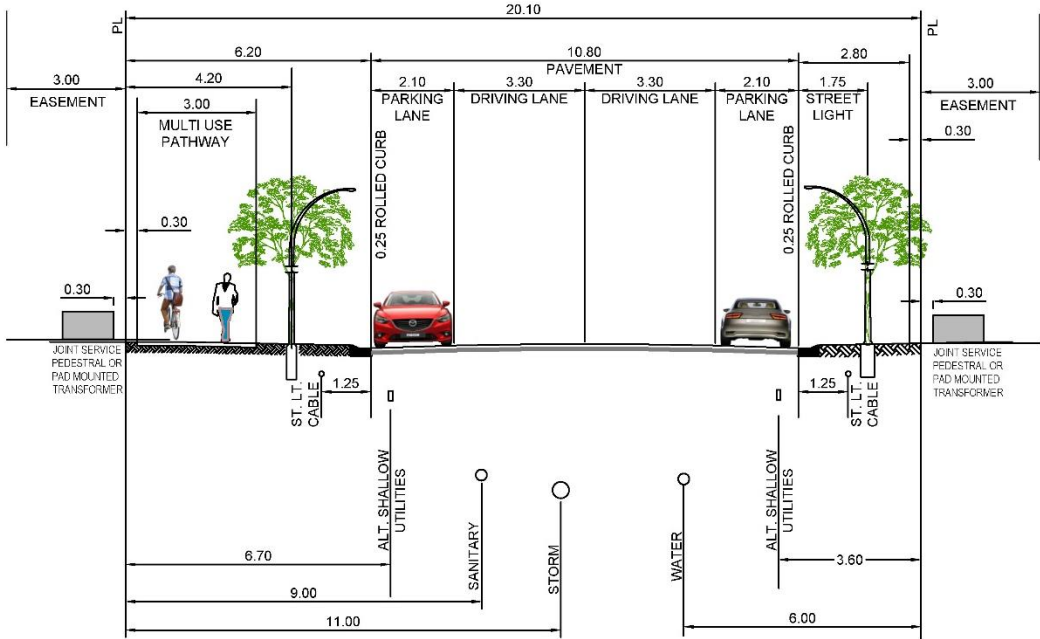
LAND USE STATISTICS				hectares	acres
S-FUD TO S-UN				16.11	39.81
S-FUD TO S-SPR				5.59	13.81
S-FUD TO S-CRI				3.82	9.44
S-FUD TO R-1S				22.28	55.00
S-FUD TO R-G				5.06	12.50
S-FUD TO R-2				1.05	2.59
S-FUD TO R-2M				0.80	1.98
S-FUD TO R-GM				0.50	1.24
S-FUD TO M-G				6.94	17.15
S-FUD TO M-2				2.42	5.98
TOTAL AREA FOR LAND USE REDESIGNATION				64.35	159.00

Proposed Outline Plan

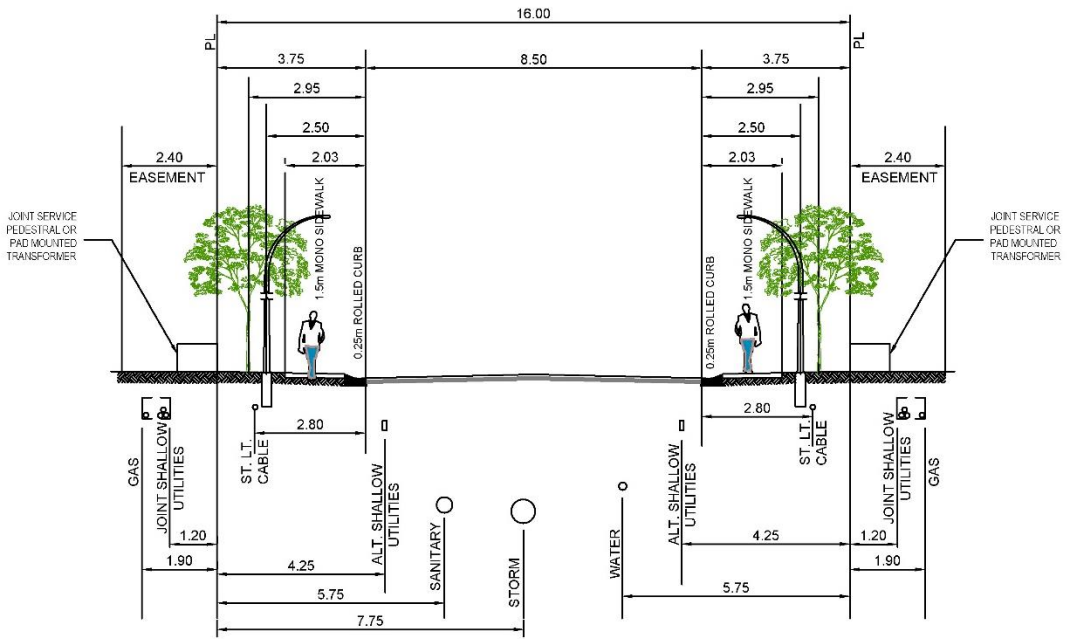


**A: 10.8m / 22.1m (NTS)**  
MODIFIED COLLECTOR STREET  
(APPROVED - LOC2014-0023)

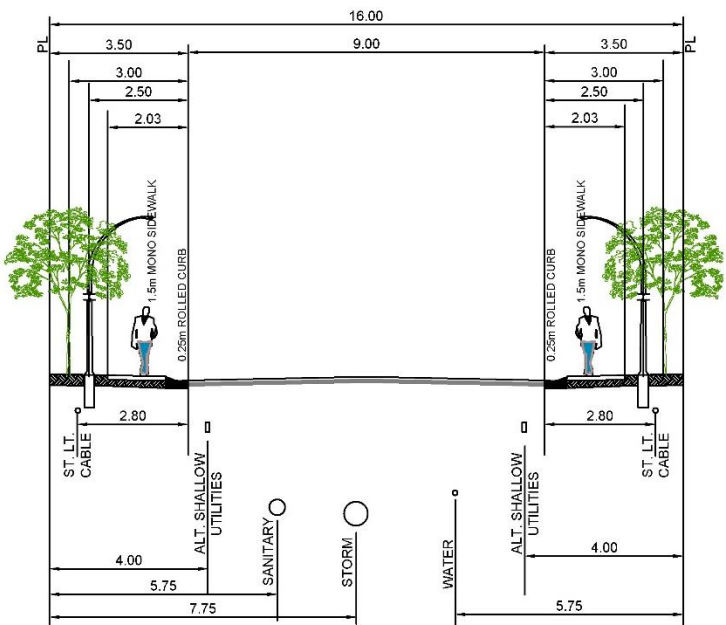
**Yorkbury View SW, Yorkbury Hill SW (West of Creek),  
Yorkbury Drive SW, Yorkville Way SW & Yorkville Drive SW**



**B: 10.8m / 20.1m (NTS)**  
MODIFIED COLLECTOR STREET  
**Yorkbury Hill SW (East of Creek)**



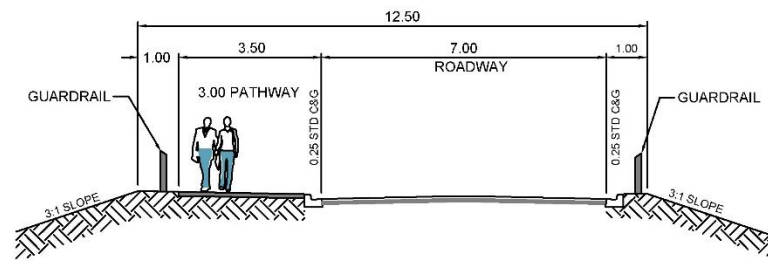
**C: 8.5m / 16m (NTS)**  
RESIDENTIAL STREET- NO REAR LANE



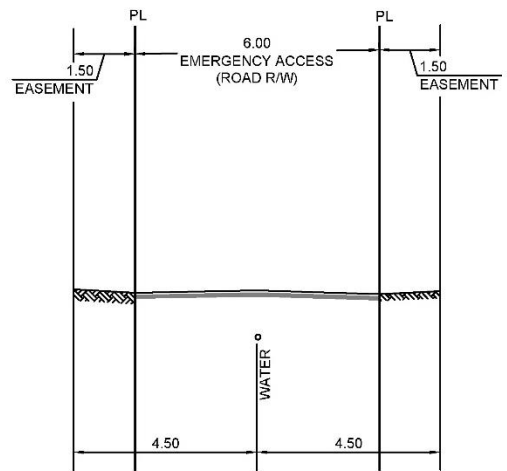
**D: 9.0m / 16m (NTS)**  
RESIDENTIAL STREET - WITH LANE (NTS)



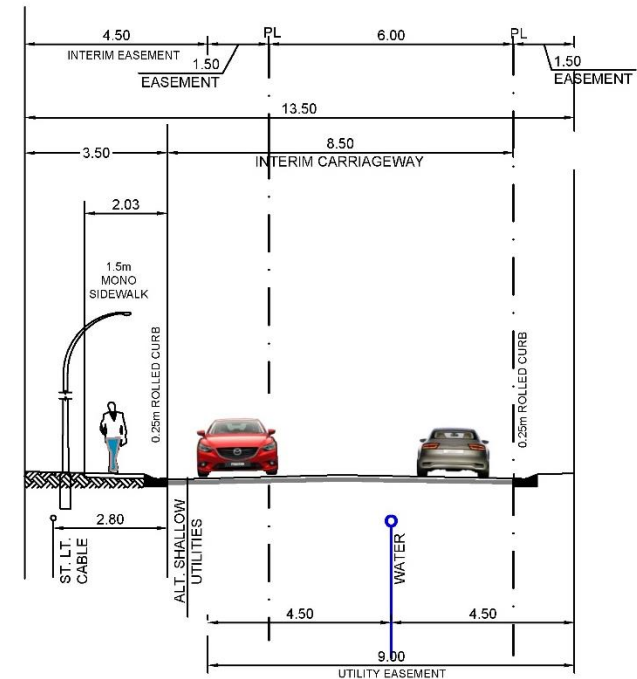
Proposed Outline Plan



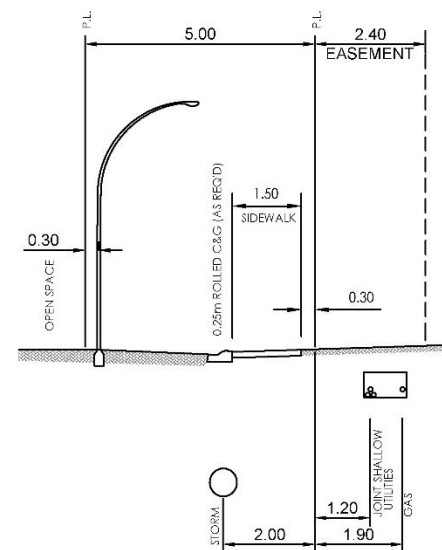
**E: 7.0m / 12.5m (NTS)**  
RADIO TOWER CREEK CROSSING  
**Yorkbury Hill SW**



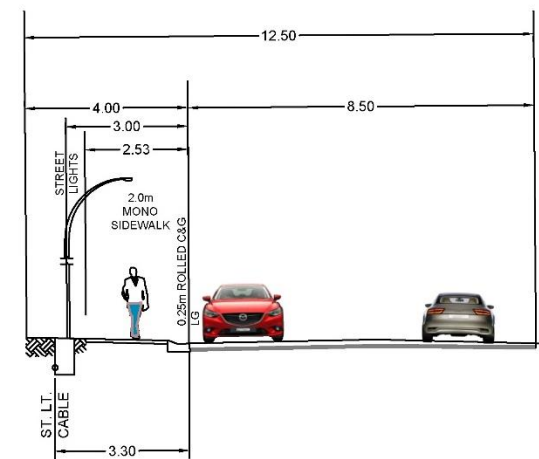
**F: 6.0m (NTS)**  
ULTIMATE EMERGENCY ACCESS



**G: 8.5m / 13.5m (NTS)**  
INTERIM PRIMARY ACCESS  
**Yorkbury Gate SW**



**H: 5m (NTS)**  
FRONTING PROMENADE  
**Yorkbury Park SW**



**I: 8.50m / 12.50m (NTS)**  
INTERIM PRIMARY ACCESS  
**Yorkville Way SW**

### Subdivision Data Sheet

	HECTARES	ACRES
GROSS AREA OF PLAN	64.35	159.01
LESS: ENVIRONMENTAL RESERVE	15.74	38.89
NET DEVELOPABLE AREA	48.61	120.12

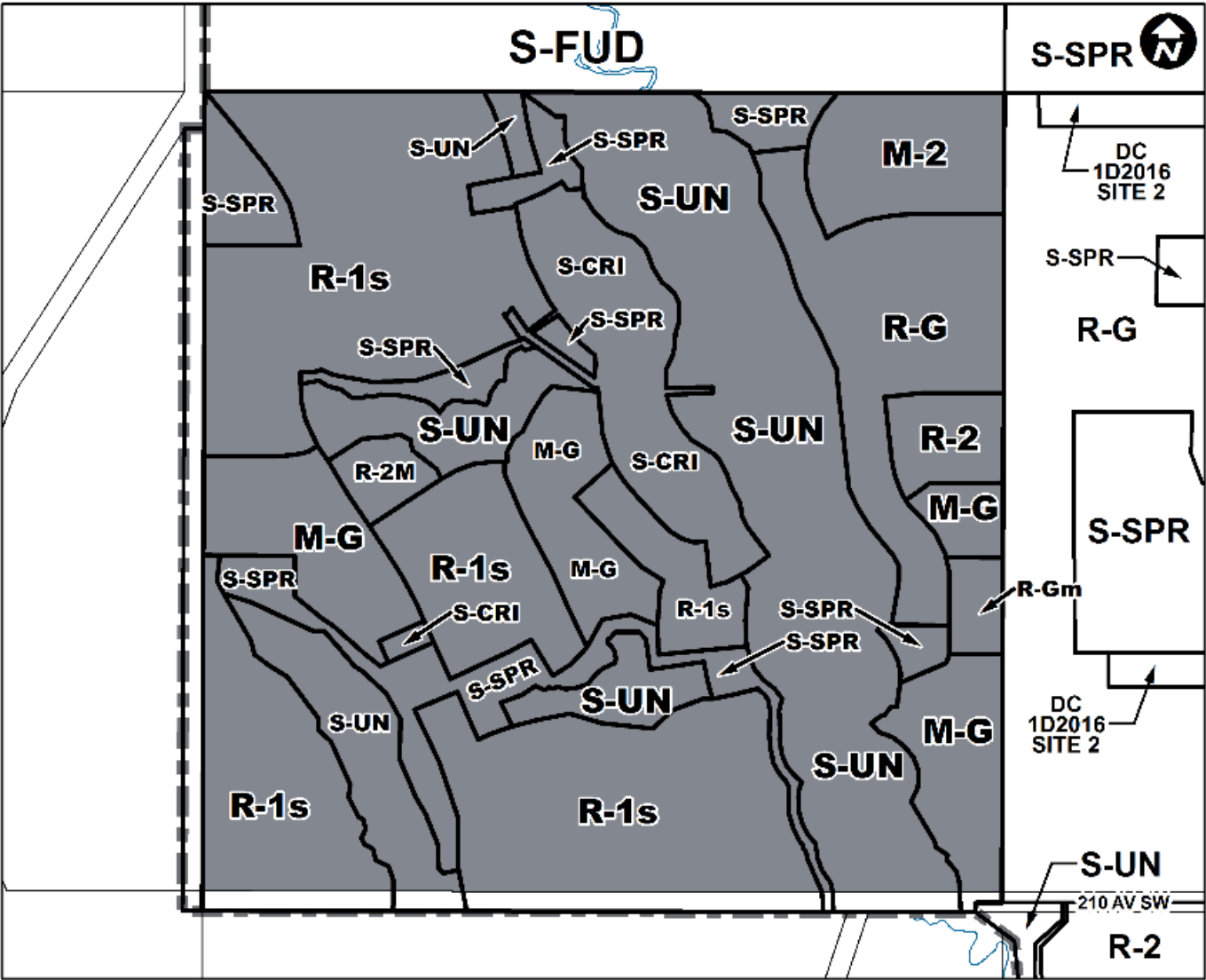
LAND USE (Residential)	HECTARES	ACRES	# OF LOTS	# OF UNITS (FOR MULTI RESIDENTIAL)
R-1s	17.67	43.67	360	
R-G	3.47	8.57	98	
R-Gm	0.23	0.57	16	
R-2	0.90	2.22	26	
R-2M	0.44	1.09	10	
M-G	5.96	14.73		292
M-2	2.02	4.99		224
Total Residential	30.69	75.84	510	516

	HECTARES	ACRES	% OF NET AREA
ROADS (CREDIT)	9.32	23.03	19%
PUBLIC UTILITY LOT	3.74	9.24	8%

RESERVES	HECTARES	ACRES	% OF NET AREA
MR	4.86	12.01	10.0%
MR (NON-CREDIT)	0.0	0.0	0.0%



Proposed Land Use District Map







Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0891

## Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 – 41 Avenue NE, LOC2018-0235

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### EXECUTIVE SUMMARY

This application was submitted by NORR Architects Engineers Planners on 2018 October 26 on behalf of the land owner Chinese Christian Wing Kei Nursing Home Association. The application proposes to change the land use designation of the subject site from DC Direct Control District (Bylaw 26D2011) and Special Purpose – Community Institution (S-CI) District to Multi-Residential – High Density Low Rise (M-H1) District, Multi-Residential – High Density Medium Rise (M-H2f4.5h38) District and Mixed Use - Active Frontage (MU-2f5.0h40) District to allow for:

- a transit-oriented mixed-use development at a future Green Line LRT station;
- multi-residential development and an assisted living facility;
- retail commercial at grade fronting Centre Street N and support commercial multi-residential uses;
- a maximum building height of 26, 38 and 40 metres on Centre Street N;
- a maximum floor area ratio of 4.0, 4.5 and 5.0 on Centre Street N; and
- the uses listed in the M-H1, M-H2 and MU-2 Districts.

The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP). A development permit application has not 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 1.29 hectares  $\pm$  (3.18 acres  $\pm$ ) located at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE (Plan 9311912, Lots 2 and 3; Plan 3650JK, Block 3, Lot 1) from Special Purpose – Community Institution (S-CI) District and DC Direct Control District to High Density Low Rise (M-H1) District, High Density Medium Rise (M-H2f4.5h38) District and Mixed Use – Active Frontage (MU-2f5.0h40) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None

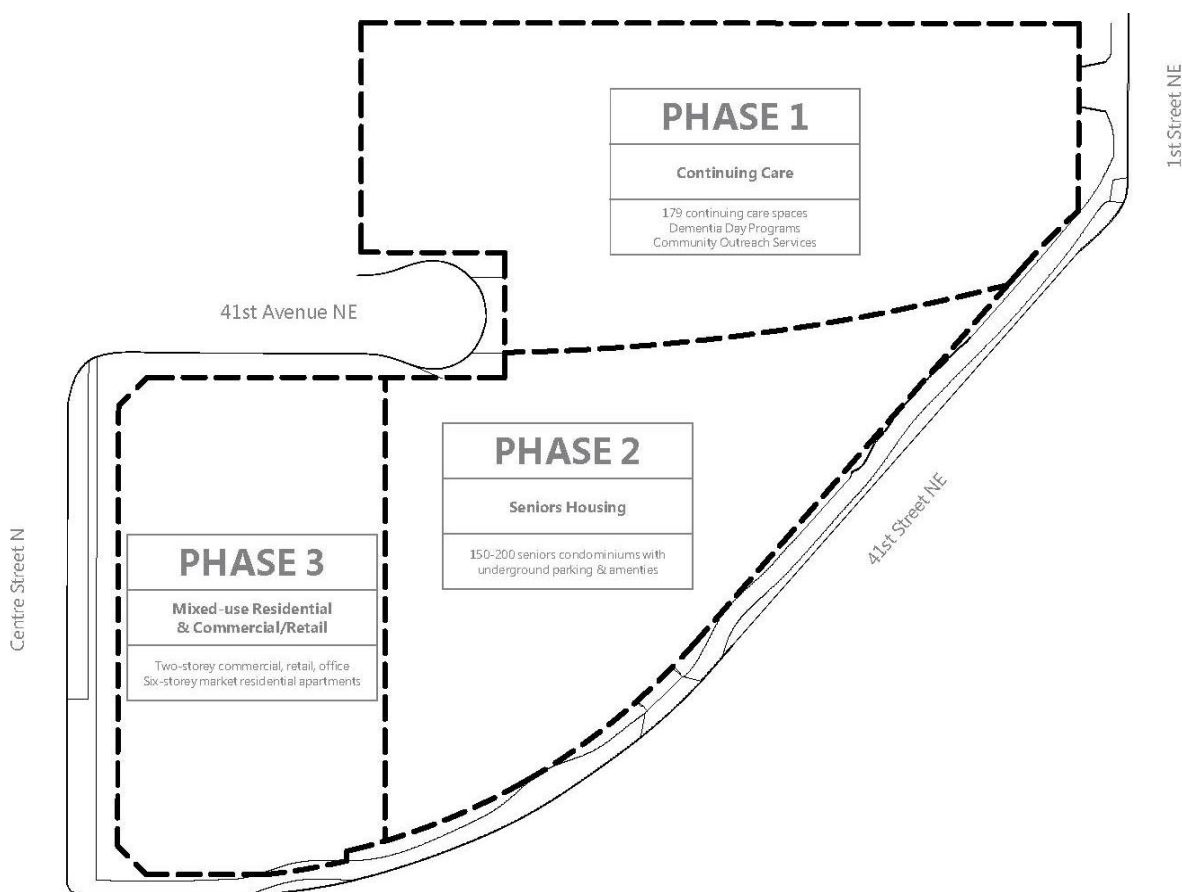
### BACKGROUND

This land use amendment application was submitted by NORR Architects Engineers Planners on 2018 October 26 on behalf of the land owner Chinese Christian Wing Kei Nursing Home Association. The applicant's submission (Attachment 1) indicates their intent for a three-phased approach to development on the subject site, as identified in *Figure 1* below.

## Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235

- Phase 1 – a combination of assisted living and/or residential long-term care (0.59 hectares  $\pm$  in size);
- Phase 2 – independent seniors housing (0.48 hectares  $\pm$  in size); and
- Phase 3 – a mixed-use development with retail commercial at grade and multi-residential market housing above (0.29 hectares  $\pm$  in size).

Figure 1: Phasing Plan



This land use amendment application will prepare the subject site for future development at an important intersection where 40 Avenue NW crosses Centre Street N at the location of a future Green Line LRT Station (40 Ave NW). The subject site is considered a transit-oriented development site with Centre Street classified as an Urban Main Street and both Centre Street N and 40 Avenue NW as part of the City's Primary Transit Network.

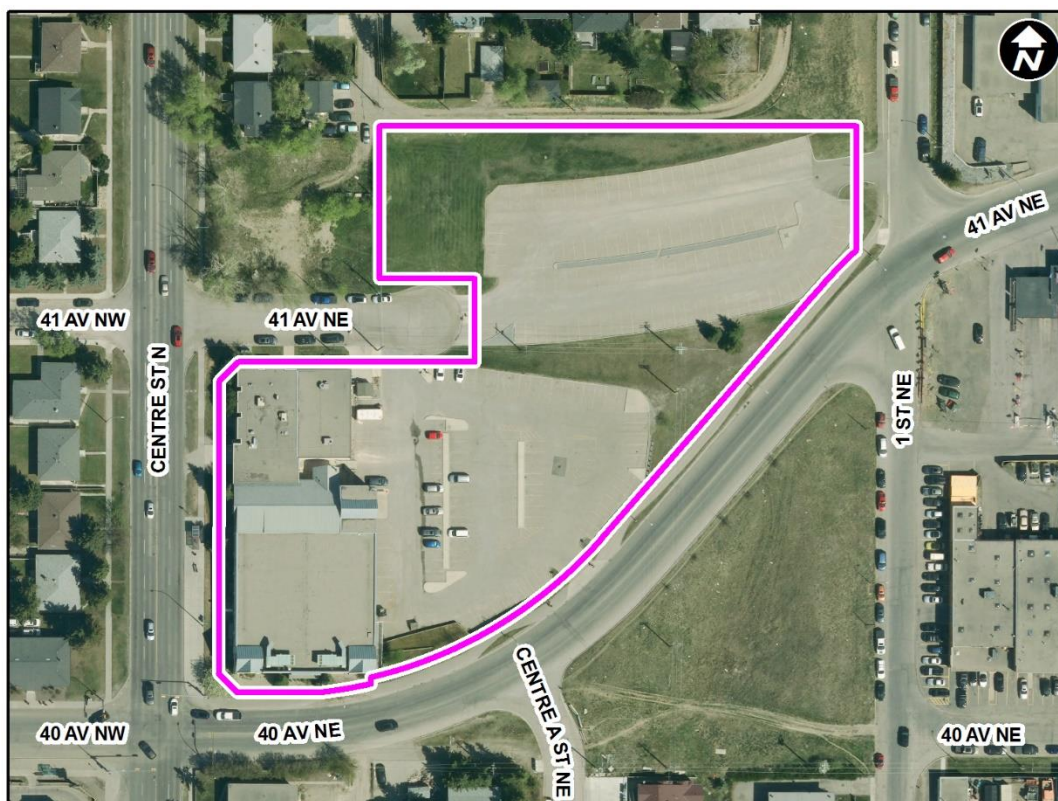
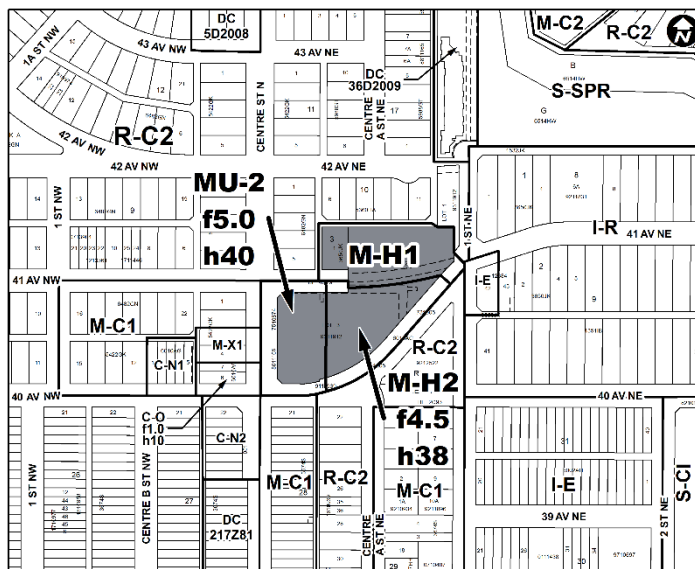
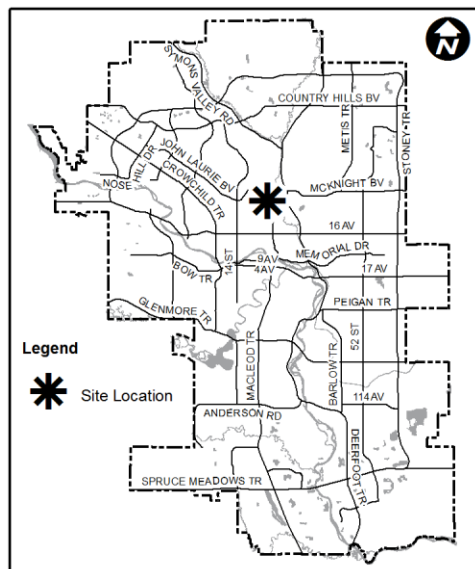
The subject site is situated in Highland Park which does not currently have a statutory approved local area plan, therefore, the MDP is the governing policy document.

Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0891

Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116  
and 124 - 41 Avenue NE, LOC2018-0235

Location Maps



## Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235

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### Site Context

The community of Highland Park is an inner-city residential community straddling Centre Street N, providing direct access to downtown Calgary and residential communities to the north. The midpoint of the community is focussed around the intersection of Centre Street N with 40 Avenue NW to the west and 41 Avenue NE to the east, which provide an east-west connection between Greenview Industrial Park to the east and residential communities to the west. This intersection is developing into a community hub and earmarked for the location of the future 40 Avenue Green Line LRT Station.

The subject site is situated on the north-eastern corner of the abovementioned intersection and is a large site (1.3 hectares  $\pm$ ) that is underdeveloped with a single building and a large surface parking area.

Surrounding uses consist of the following:

- North – low density residential dwellings with a Residential – Contextual One / Two Dwelling (R-C2) District;
- South – low and medium density residential development with Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Low Profile (M-C1) Districts;
- West – multi-residential, mixed-use and community commercial uses with Multi-Residential – Contextual Low Profile (M-C1), Multi-Residential – Low Profile Support Commercial (M-X1), Commercial – Office (C-O) and Commercial – Neighbourhood 2 (C-N2) Districts; and
- East – industrial development with Industrial – Edge (I-E) and Industrial – Redevelopment (I-R) Districts.

The subject site has a steep gradient from the north-western corner on Centre Street N down to the south-eastern corner of the site on 41 Avenue NE.

As identified in *Figure 2*, the community of Highland Park has seen population growth over the last several years reaching its population peak in 2018.

*Figure 2: Community Peak Population*

<b>Capitol Hill</b>	
Peak Population Year	1969
Peak Population	4,875
2018 Current Population	4,191
Difference in Population (Number)	-684
Difference in Population (Percent)	-14%

Source: The City of Calgary 2018 Civic Census

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

**Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a comprehensive redevelopment of an underdeveloped site on a key intersection on Centre Street N. The subject site has the potential to contribute to transit oriented development along the future Green Line along Centre Street in the following ways:

- provide needed assisted living and specialized medical care (dementia care) in Phase 1;
- contribute to independent senior's housing connected to the assisted living in Phase 2;
- provide market housing at higher residential densities at a future LRT station in Phase 3;
- provide mixed use development with commercial at grade fronting onto Centre Street;
- contribute to urban design that will enhance the pedestrian experience at the proposed 40 Avenue LRT Station;
- increase transit ridership along the existing north-south bus rapid transit (Line 300 and 301) lines, as well as the east-west bus line (Route 38). It will also increase transit ridership along the future Green LRT Line once constructed.

**Planning Considerations**

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

**Land Use**

As identified in *Figure 3*, this land use amendment application proposes the following changes to the land use districts on the subject site.

*Figure 3: Land Use District Table*

Land Use Amended District changes:	
From	To
DC Direct Control (26D2011) District	Multi-Residential – High Density Low Rise (M-H1) District
Special Purpose – Community Institution (S-CI) District	Multi-Residential – High Density Low Rise (M-H1) District
Special Purpose – Community Institution (S-CI) District	Multi-Residential – High Density Medium Rise (M-H2f4.5h38) District
Special Purpose – Community Institution (S-CI) District	Mixed Use - Active Frontage (MU-2f5.0h40) District

Existing:

The largest portion of the subject site is designated Special Purpose – Community Institution (S-CI) District which allows for large scale culture, worship, education, health and treatment facilities, but not the future uses required by the developer.

## **Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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A small portion is designated DC Direct Control District (Bylaw 26D2011) allowing for low density residential development, as well as office within a newly constructed building.

### Proposed:

The application proposes three different land use districts in alignment with the three phases of proposed development:

- Multi-Residential – High Density Low Rise (MH-1) District with a base FAR of 4.0 (23,600 square metres) and a building height restriction of 26.0 metres. The M-H1 District would allow for the Phase 1 development of an assisted living facility that contains dwelling units with limited on-site health care facilities for the exclusive use of the residents.

The M-H1 District requires a minimum density of 150 units per hectare, under the density rules of the district, which calculates to a minimum of 88 units on the Phase 1 portion of the site. The applicant is proposing approximately 180 beds in an assisted living facility.

- Multi-Residential – High Density Medium Rise (M-H2) District with a FAR of 4.5 (21,600 square metres) and a building height restriction of 38.0 metres. The M-H2 District would allow for the Phase 2 development of senior's housing under the multi-residential use definition. The applicant proposes to connect the two buildings to provide a direct pedestrian link for easy access.

The M-H2 District also requires a minimum density of 150 units per hectare, under the density rules of the district, which calculates to a minimum of 72 units on the Phase 2 portion of the site. The applicant is proposing to accommodate between 150 and 200 independent living seniors in multi-residential units.

- Mixed Use - Active Frontage (MU-2) District with a FAR of 5.0 (14,500 square metres) and a building height restriction of 40.0 metres. The MU-2 District would allow for the Phase 3 development of a transit-oriented mixed-use development with retail at grade and market housing under the multi-residential use definition.

The MU-2 District allows for a wide range of mixed commercial and residential uses requiring commercial uses at grade facing the commercial street (Centre Street N). The MU-2 District does not have a minimum density rule, but the applicant is proposing an eight-storey building of which at least six storeys will be market multi-residential units.

The three proposed land use districts are compatible to create a high density, transit-oriented and mixed-use development at a future LRT station; described by the applicant as a *Village of Wellness and Care*. The proposed high-density land use districts are also compatible with the existing surrounding retail commercial and multi-residential districts and developments, and considering the slope of the subject site from the north-western corner on Centre Street N down



## **Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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to the south-eastern corner of the site on 41 Avenue NE. The Residential – Contextual One / Two Dwelling (R-C2) District along a portion of the site's northern property line.

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

Future development on the subject site will be evaluated against the rules of the M-H1, M-H2 and MU-2 land use districts to guide the built form in relation to use, height, massing, parking and landscaping. Other key factors that will be important to address include:

- ensuring higher residential densities to support future transit ridership at the proposed 40 Avenue LRT Station;
- ensuring an engaging transit-oriented built interface with the future LRT station on Centre Street N;
- providing the appropriate number of on-site parking stalls considering the transit-oriented development context of the site and the proposed uses of assisted and seniors living;
- ensuring acceptable vehicular access from both 41 Avenue NW (Centre Street N) and 1 Street NE;
- the steep gradient of the site;
- the impact of the existing utility right-of-way and the potential for substantial open green space across the site; and
- the potential impact on the R-C2 properties to the north of the proposed Phase 1 of the development.

### **City Wide Urban Design**

City Wide Urban Design reviewed the land use amendment application and is in general support of the proposed densities and heights considering the site's proximity to the future Green Line LRT Station. The proposed development has the ability to offer senior care and senior living options and create active street interfaces in the area.

The future development permit applications should ensure that development frame the public streets (Centre Street, 41 Avenue NE and 1 Street NE) and sufficient amenity spaces be provided and integrated in the site plan. City Wide Urban Design will review individual development permits for each phase of the development upon submission.

### ***Environmental***

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

### ***Transportation***

A Transportation Impact Assessment (TIA), including a parking study, was not required at the land use amendment stage but may be required at the first development permit application.

## **Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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Access to the subject site is available from the 41 Avenue NE cul-de-sac and 1 Street NE.

The subject site is situated on a corner where two lines of the Primary Transit Network intersects and therefore provides high connectivity both north-south and east-west. The subject site fronts onto Centre Street N with existing bus and bus rapid transit stops located directly adjacent to the site. The site also shares a property line with 41 Avenue NE which provides the east-west Primary Transit Network connections with bus transit stops directly across Centre Street N on 40 Avenue NW from the site. In addition, the subject site is also situated diagonally across from the proposed future LRT Green Line with a station proposed at Centre Street N and 40 Avenue NW.

### Green Line

The CPAG Green Line Team reviewed the land use amendment application and is in general support of the proposal.

The subject site is within direct proximity to the future 40 Avenue Green Line Station, which has been identified as a future Transit Oriented Development (TOD) area. As such, future development and land use for this site should be transit supportive.

As discussed below under the Strategic Alignment section of this report, the *Municipal Development Plan* and the Transit Oriented Development Policy Guidelines support creating a transit-supportive land use framework within existing or future TOD areas.

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

Water and sanitary sewer mains are available to service the site.

Specific servicing arrangements will be reviewed and evaluated in detail as part of the development permit process. It is anticipated that the existing water network can support the proposed land use. Main extensions to the public network by the developer may be required to facilitate future development as each titled parcel will require individual service connections to a public main. A Sanitary Servicing Study was provided for review in support of the proposed land use amendment and was accepted by Water Resources with the condition that each private site have its own direct sanitary connection.

The subject site has not been covered by any governing Stormwater Management Report. Stormwater management will be further evaluated at the development permit stage. A public storm main passes through the subject site, protected by a utility right-of-way. Future development of the site must accommodate and protect all public utilities located within 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. Notification letters were sent to adjacent land owners and the application was advertised on-line.

## **Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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The applicant conducted comprehensive public outreach prior to the submission of the land use amendment application. The details of the public outreach and open house are provided in Attachment 4 of this report, but can be summarized as follows:

- The land owner and applicant met twice with the Highland Park Community Association in 2018 May and August to introduce, discuss and receive input on the development proposal;
- The land owner and applicant also met twice with the Thorncliffe / Greenview Community Association in 2018 May and August to introduce, discuss and receive input on the development proposal;
- The land owner and applicant conducted an Open House in 2018 September on the subject site in the Centre Street Church West Campus building. The Open House provided information on the development proposal and conducted a planning questionnaire and a senior care services survey for input from the public and surrounding land owners. The results of the questionnaire and survey are provided in Attachment 4 of this report.

Administration circulated the application to both the Highland Park Community Association and the Thorncliffe / Greenview Community Association. The comprehensive public outreach by the land owner and applicant resulted in two letters of support from the Highland Park Community Association and the Thorncliffe / Greenview Community Association. The two letters of support are included in Attachment 2 to this report.

Administration received 1 letter of concern surrounding the provision of on-site parking. The letter does not object to the redevelopment of the site but is in opposition to the number of multi-residential buildings that must provide parking on the subject site.

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.

## **Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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

The subject parcel is located within the Urban Main Street Land Use Typology identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Urban Main Streets are served by the Primary Transit Network and should provide for a broad mix of residential, employment and retail uses.

The MDP policies encourages the highest densities and tallest buildings in nodes at the intersections of the Main Street (Centre Street N) with other major transit streets, such as 40 Avenue NW and 41 Avenue NE. The MDP also stipulates a minimum development intensity of 200 jobs and population per hectare according to Table 3-2: Summary of Main Street Characteristics. The proposed development, at full built out, will exceed the MDP targets for development intensity.

The MDP policies of the Urban Main Street typology focus on ensuring development with a public realm that is:

- of high quality;
- pedestrian-oriented (multi-modal street);
- contains mixed-use development;
- is of high intensity that will contribute to a vibrant environment; and
- is transit-oriented.

The proposal is in keeping with relevant MDP policies as the rules of the M-H1 and M-H2 Districts provide for a development form that is appropriate to the subject site and other surrounding land uses in terms of height, built form and density. The proposed MU-2 District will foster a variety of commercial and residential uses that are higher in density, thus achieving land use objectives outlined by the MDP and will guide future development in Phase 3 of the proposed Wing Kei Village.

There is no local area plan for the subject area.

### ***Transit Oriented Development Policy Guidelines***

The *Transit Oriented Development Policy Guidelines* provide direction for the development of areas typically within 600 metres of a Transit Station. The subject site is located directly diagonal from the future 40 Avenue Green Line LRT Station, and entirely within the transit-oriented development (TOD) area of that station. Generally, the highest densities in station areas should be located in closest proximity to the station. There is an anticipated intensity threshold expected for TOD areas (within 400 metres) of a minimum 100 jobs/population per hectare. The M-H1 and M-H2 Districts have minimum densities of 150 units per hectare.

Furthermore, as described in Section 3.0 (*Transit Orientated Development Policies*) new development should be guided by the following principles:

## **Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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- ensure transit-supportive land uses;
- increase density around Transit Stations;
- create pedestrian orientated design;
- make each station area a “place”;
- manage parking, bus, and vehicular traffic; and
- plan in context with the local communities.

New development should encompass an array of land uses. Section 4.1 states that a station area should allow for a mix of residential, employment along with supporting retail and service uses. New development may be horizontally or vertically integrated, this allows for a variety of uses which are compact and walkable within the station area. Density should be increased around Transit Stations while relating to the surrounding context and particular station type. Emphasis should be placed on those locations which have excellent access to transit and the local public system.

The subject site is located diagonal across from the location where the 40 Avenue NW Green Line LRT Station is proposed for construction. As such, the proposed development satisfies the conditions which are outlined by Transit Orientated Development guidelines. The current mixed-use proposal will provide both residential and commercial uses which will increase overall activity around the station area. Residents will be able to easily access the site via pedestrian walkways and transit. Furthermore, this application along with others within the future LRT station site will further enhance this area as a unique place within North Calgary.

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

This proposal will allow for additional residential density supported by retail commercial on Centre Street N and commercial multi-residential uses in the care facilities. The proposal will facilitate a more compact urban form that makes efficient use of land and existing infrastructure.

The proposed land use districts allow for a wider range of housing types and commercial uses and as such, the proposed changes may better accommodate the housing and retail 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 no growth management concerns currently.

Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0891

**Land Use Amendment in Highland Park (Ward 4) at 4120 Centre Street NE and 116 and 124 - 41 Avenue NE, LOC2018-0235**

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**Risk Assessment**

There are no significant risks associated with this proposal.

**REASONS FOR RECOMMENDATIONS:**

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-H1 and M-H2 Districts are designed to be implemented at community nodes and transit and transportation corridors, while the MU-2 District supports development on Urban Main Streets. The proposed land use districts also support the vision for future development intensification along Centre Street N, specifically for transit-oriented development at the future 40 Avenue LRT Station.

**ATTACHMENTS**

1. Applicant's Submission
2. Community Association Letters
3. Applicant's Public Outreach Report

## Applicant's Submission

11 January 2019

The land use re-designation application is required to pursue a comprehensive campus of care with evidence-based design and programming, futuristic planning to meet changing needs, flexibility and collaboration in delivering services in partnership with Alberta Health, Alberta Health Services and community agencies.

The seniors living continuum of care development will include long-term care, assisted living, independent living, market apartments, commercial and office uses within 3 phases of development. The 4120 Centre Street parcel will be potentially subdivided into 2 parcels. A land use amendment is proposed to accommodate the following districts:

Phase 1 - 116 & 124 41st Avenue NE: M-H1 f4.0h26.0

Phase 2 - 4120 Centre Street NE parcel 1: M-H2 f4.5h38.0 (along 41st Avenue NE)

Phase 3 - 4120 Centre Street NE parcel 2: MU-2 f5.0h40.0 (along Centre Street N)

The proposed M-H1 district proposes a mix of assisted living, specialized dementia care and long-term care beds. The project will be seeking funding from the Province of Alberta through the forthcoming Building the Community of Care RFP that is scheduled to be issued by Alberta Health Services in the Fall of 2018. A primary reason that a more detailed design is not provided with this Land Use Re-designation application is the requirements of this RFP are currently unknown. However, Wing Kei aims to use this Land Use Re-designation application to strengthen their request for funding by illustrating their property as .shovel-ready. land.

The existing West Campus building of the Centre Street Church will remain operational for a minimum of 3 more years and significant vehicle parking is required for this occupancy. As such, we are proposing to oversupply parking in Phase 1 of this development to compensate for the loss of surface parking during the development of both Phase 1 and Phase 2. Slope-adaptive design will allow for an underground parking access of 1st Street NE and be naturally concealed by the slope of the site without major excavation. The site is also constrained by a utility right-of-way to the south, which provides an opportunity for significant outdoor amenity space and view corridor through the site. While underground connections will not be possible between phases due to this right-of-way, +15 connections will be explored to maintain connectivity between all future buildings.

The proposed M-H2 district will be a continuation of phase 1 and will provide housing options for approximately 150-200 seniors who can live independently while being part of a broader care community. The building will be physically connected to phase 1 and residents will have the option to use the meal and services provided in continuing care building. If Alberta Health or AHS are in need of more continuing care beds, this site could potentially be converted to build additional continuing care beds in addition to seniors housing and a market study will be completed prior to the design of this component.

This phase will also incorporate slope-adaptive design to provide additional underground parking to service the requirements of the entire development. An interior road will also be investigated to connect the cul-de-sac with 41st Ave NE to provide greater vehicle accessibility to the site, as the access at Centre Street N will likely become right-in, right-out due to site-generated traffic. The applicant team will engage Transportation to successfully locate this connection as required.



## **Applicant's Submission**

The medium to high density development will support transit-oriented design principles and will contain an amenity-rich program for both residents of the development at for members of the community.

The proposed MU-2 district contains the existing West Campus building of the Centre Street Church. Upon completion of Phases 1 & 2, phase 3 will focus on replacing the existing church with 2 levels of commercial, retail and office uses, and medium to high density market residential dwelling units above. The MDP identifies this site as an Urban Main Street and the future design will support relevant City policies and explore the following concepts:

1. Integrate a plaza and transit exchange at 40th Ave N & Centre Street N
2. Provide vibrant pedestrian interface
3. Support a broad range of employment through commercial, retail and office uses
4. Accommodate a diverse range of the population
5. Increase accessibility and connectivity between phases/buildings and connection to transit
6. Include medium to high density mixed-use development to support transit-oriented design principles
7. Create for view corridors and increased green space
8. Integrate a true village concept that is a vibrant and meaningful addition to the community

The proposed development also aims to align with with 2016 Summary Report for the Green Line LRT Transit Oriented Design Workshop. Specifically, the development will address the following items indicated in the document:

### Values:

1. Green space, including the former golf course area
2. Mature Trees
3. Family-friendly community character

### Aspirations:

1. More green space
2. Local, small businesses
3. Improved walkability

### Concerns:

1. Lack of sufficient green space
2. Lack of local, small businesses
3. Walkability, cycling connectivity, and congestion

## Community Association Letters

March 09, 2019

### **Highland Park Community Association -- Community Comments re: LOC2018-0235**

The Highland Park Community Association supports the Wing Kei Society's long-term plans to provide additional care facilities strategically placed along a major transportation corridor (Centre Street).

We also support a land use directly at the northeast corner of Centre Street and 40th Ave NE that includes a mix of housing, commercial and retail uses. This corner is directly across from the future Green Line station, and as such should take full advantage of the TOD and mobility advantages this site provides. Suitable commercial offerings will enhance the community, and we look forward to working with the applicant to enable vibrant, engaging and walkable services.

We note from the Applicant's Submission, as well as what we learned at a meeting held several months ago with a Wing Kei Society representative, that a range of care levels is expected to be provided along with supportive commercial services such as office and retail. It is also noted that there will be provision for market rentals, and that the whole project is targeted to a broad demographic. Highland Park is an inclusive community, and we welcome development that supports these values.

Although the 40th Avenue Green Line station is not a formal TOD station, density around the station is logical. However the proposed building heights exceed those described in planning initiatives for the Green Line and Main Streets. Main Streets contemplates "low scale" development, in the range of 3 to 6 stories, as recently described at the North Hills Trade Show. A land use redesignation of MU-2f5.0h40.0 could lead to the building of a 10 storey structure on the highest point of land in the development site. Further along 41st Avenue NE, the proposed M-H2f4.5h38.0 would only be slightly shorter in building height. We agree that MU-2 and M-H2 are appropriate land usages for these parcels, but we would look to see buildings that are less tall and less dominating of the immediate area, consistent with the on-going planning initiatives.

The impact on site lines is to be reviewed as per the MDP, as well as shadowing impacts, on adjacent parcels.

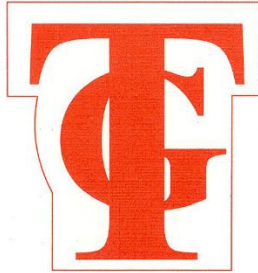
### **Community Association Letters**

With the potential size and capacity of the future buildings, access becomes crucial. The applicant has made reference to on-site access and parking matters during the construction phases. They also have made clear the need to engage with Transportation about locating an interior road to connect through from the current 41st

Avenue NE cul-de-sac. As the applicant has noted, Centre Street will most likely only be able to serve as a right-in and right-out access route. We hope and trust when plans are submitted for the actual development that the City will thoroughly examine and consider the needs of traffic, pedestrian movements, and the integration of the future Green Line LRT in the immediate area.

## Community Association Letters

March 09, 2019



### THORNCLIFFE GREENVIEW COMMUNITY ASSOCIATION

5600 Centre Street N  
Calgary, Alberta T2K 0T3

Administration Office: (403) 274-6840 Facsimile: (403) 275-7310 Email: [admin@tgccalgary.com](mailto:admin@tgccalgary.com)

To Giyan Brenkman & all others concerned,  
RE: LOC2018-0235

Please accept this letter as full and unreserved support by the  
Thorncliffe/Greenview Community Association for LOC2018-0235.

Needless to say the intersection of Centre Street North and 40<sup>th</sup> Avenue is of considerable planning importance in its current state. With Centre Street being recognized as a "Main Street" and the possible addition of an LRT line and station proximal to this site, the significance only increases exponentially. It is therefore reassuring that even at this early stage the applicant has applied appropriate rigour to consider the TOD potential of the site's position and its topographical challenges. It is our understanding that the applicant has been very receptive to the planning department's input to make this development more compatible to the future considerations of the intersection. Furthermore it has certainly been our experience that the applicant has to date been very receptive and forthright with its engagement at a community level.

Potential designs that have been shared with us demonstrate creative and thoughtful consideration of adding to the public realm and amenity space for future residents of the development. There appears to be a sophistication of staging and arrangement even at this early and primitive design point. Admittedly there will be some hurdles of design and development, but most if not all can be resolved at the point of DP.

As a community association we often focus (perhaps incorrectly) beyond the site specifics to the history of the developer/applicant. Admittedly it is perhaps more intuitive than analytical. It is widely accepted that Wing Kei has a proven track record of societal service to the clients and families they serve. They are also no stranger to this area having built a facility in the Greenview Industrial Park.

### Community Association Letters

What is notable from our perspective is not the work they do within their organization (however commendable that may be), but the level of integration they have done and continue to do outside their organization. In the case of the current Greenview operation it has been twofold. Firstly from the quality of design and construction of a building integrating into a tremendously challenging site, and secondly to their commitment and involvement of the community far beyond their immediate borders.

Apart from current proposal before council, this historical dedication to quality in all regards of their operation gives us reassurance of the quality of the development ahead.

Sincerely;

A handwritten signature in dark ink, appearing to read 'MQ', with a long horizontal stroke extending to the right.

Marvin Quashnick  
TGCA



Applicant’s Public Outreach Report

11 January 2019

COMMUNITY ENGAGEMENT

Wing Kei has purchased the property at Centre Street North and 40th Avenue known as the Centre Street Church West Campus site. Wing Kei intends to redevelop the property in three phases to create *The Wing Kei Village of Wellness and Care* (Wing Kei Village). The redevelopment will provide additional long-term care beds for seniors in the Calgary area. The Wing Kei Village will also provide for independent seniors living, retail and commercial space, and market rental housing apartments.

As a result of this purchase and redevelopment, Wing Kei will have a permanent presence in the Greenview and Highland Park neighbourhoods. Wing Kei wants to establish and maintain positive relationships with the larger community. Prior to making a formal land use proposal to the City of Calgary, Wing Kei determined it would be important to inform neighbouring residents of Wing Kei’s purpose, the nature of its work, and to explain how supportive living and long term care for seniors is an important service to Calgary. Wing Kei also felt it important to share its aspirations for the redevelopment of this site and to begin building positive relations with the neighbouring communities prior to applying for a land use change to the subject lands. These objectives have formed the basis for the community outreach initiated by Wing Kei in the pre-application phase.

CHRONOLOGY OF COMMUNITY ENGAGEMENT

Date	Location	Attendees	Notes
<b>Meeting #1</b> May 16, 2018 5:00pm - 6:00pm	Thorndcliffe-Greenview Community Association (TGCA)	Leslie Degagne, President, TGCA Marvin Quashnick, Public Service Director, TGCA Alison Abbot, Vice President, TGCA Kathy Tam, CEO, Wing Kei Walter Yu, COO, Wing Kei Bob Hawkesworth, Advisor	<ul style="list-style-type: none"><li>• Introductions were made and contact information shared to better enable ongoing communication.</li><li>• Wing Kei reviewed its purpose and the nature of Wing Kei’s work in the community.</li><li>• The TGCA executives informed Wing Kei that their recent experiences with the re-development of the former Highland Park Golf Course lands were unsatisfactory.</li></ul>
<b>Meeting #2</b> May 24, 2018 5:30pm - 8:30pm	Wing Kei Greenview	Elise Bieche, President, Highland Park Community Association (HPCA) Paul Engler, Public Service Director, HPCA Vincent Leung, Board Chair, Wing Kei Kathy Tam, CEO, Wing Kei Walter Yu, COO, Wing Kei	<ul style="list-style-type: none"><li>• Introductions were made and contact information shared to better enable ongoing communication.</li><li>• A tour was conducted of Wing Kei Greenview to show the HPCA visitors the facilities, explain supportive living and long term care, and introduce them to some staff and to show how resident services are provided.</li><li>• Wing Kei reviewed its purpose and the nature of Wing Kei’s work in the community. The Wing Kei corporate history and facility growth program were also presented.</li><li>• NORR was introduced as the architect developing the Concept Plan.</li><li>• The HPCA welcomed Wing Kei as a senior care provider and asked to know more about the site development when the Concept Plan is ready.</li></ul>
<b>Meeting #3</b> August 17, 2018 11:00am - 1:00pm	Wing Kei Care Centre	Elise Bieche, President, HPCA Vincent Leung, Board Chair, Wing Kei Kathy Tam, CEO, Wing Kei Walter Yu, COO, Wing Kei Bob Hawkesworth, Advisor Craig Abercrombie, NORR Architects Engineers Planners Sonia Leung, Volunteer	<ul style="list-style-type: none"><li>• Wing Kei reported that a pre-application meeting with the City of Calgary planning group had taken place in June. Required land uses and appropriate Land Use Bylaw districts were discussed.</li><li>• NORR was introduced as the architect in developing the Concept Plan.</li><li>• There will be 3 phases of development proposed in separate, but interconnected buildings.</li><li>• Phase 1 is for Supportive Living and Long Term Care with an anticipated range of 160-180 beds. The suggested land use designation is DC based on M-H1 guidelines.</li><li>• Phase 2 will be for seniors independent living, mixed with dementia and personal care services. The land use designation proposed is M-H2.</li><li>• Phase 3 will be on Centre Street next to the future Green Line LRT station. Currently, express and other buses stop in front of this location. A “Main Street” type of development is considered desirable by the City of Calgary and a land use designation of M-U2 is recommended.</li><li>• Total time to fully develop the site is approximately 7 to 10 years.</li><li>• Elise Bieche indicated the initial response to the redevelopment intended for senior housing was positive.</li><li>• Elise Bieche informed Wing Kei that recent HPCA experiences with the redevelopment of the former Highland Park Golf Course lands had been unsatisfactory.</li><li>• Community engagement approaches were also discussed, including the value of hosting a community Open House to present the concept plan before making a formal application to the City of Calgary.</li><li>• Matters likely to be of interest to neighbours include: building height, density, slope adaptive design, community input throughout the planning the development process.</li></ul>

Applicant’s Public Outreach Report

COMMUNITY ENGAGEMENT

CHRONOLOGY OF COMMUNITY ENGAGEMENT

Date	Location	Attendees	Notes
<b>Meeting #4</b> August 28, 2018 4:00pm - 7:00pm	Wing Kei Care Centre	Leslie Degagne, President, TGCA Marvin Quashnick, Public Service Director, TGCA Alison Abbot, Vice President, TGCA Brad Giddings, Treasurer, TGCA Don Best, President, Greenview Business Improvement Area Vincent Leung, Board Chair, Wing Kei Kathy Tam, CEO, Wing Kei Walter Yu, COO, Wing Kei Bob Hawkesworth, Advisor Craig Abercrombie, NORR Architects Engineers Planners	<ul style="list-style-type: none"><li>A familiarization tour was conducted of the Wing Kei Centre to show the TGCA visitors the facilities, to explain supportive living and long term care, to introduce them to some staff and to show how resident services are provided.</li><li>Wing Kei reviewed its purpose and the nature of Wing Kei’s work in the community. The Wing Kei corporate history and facility growth program were also presented.</li><li>NORR was introduced as the architect in developing the Concept Plan.</li><li>Phase 1 is for Supportive Living and Long Term Care with an anticipated range of 160-180 beds. The suggested land use designation is DC based on M-H1 guidelines.</li><li>Phase 2 will be for seniors independent living, mixed with dementia and personal care services. The land use designation proposed is M-H2.</li><li>Phase 3 will be on Centre Street next to the future Green Line LRT station. Currently, express and other buses stop in front of this location. A “Main Street” type of development is considered desirable by the City of Calgary and a land use designation of M-U2 is recommended.</li><li>TGCA indicated their initial response to the redevelopment intended for senior aging in place was positive.</li><li>Required land uses and appropriate Land Use Bylaw districts were discussed.</li><li>TGCA made reference to the Design Charrette town hall meeting sponsored by the City Transportation Department in October 2016. The Centre Street right of way for the Green Line LRT may reduce the developable land available to Wing Kei at their site. This may impact the density.</li><li>The GIBIA identified adequate parking at the Wing Kei site is important.</li><li>Community engagement approaches were also discussed, including the value of hosting a community Open House to present the concept plan before making a formal application to the City of Calgary.</li><li>It was considered desirable that information be provided to the community and their input be sought throughout the planning and development process.</li></ul>
<b>Meeting #5</b> September 19, 2018 6:00pm - 9:30pm	Open House Information Session hosted by Wing Kei Centre Street Church West Campus Centre Street and 40th Avenue N.	Mr. Craig Coolahan, MLA for Calgary Klein Mr. Sean Chu, Councillor, Ward 4, City of Calgary HPCA Board representatives TGCA Board representatives Neighbourhood residents Vincent Leung, Board Chair, Wing Kei Kathy Tam, CEO, Wing Kei Walter Yu, COO, Wing Kei Wing Kei Board members & staff Bob Hawkesworth, Advisor Craig Abercrombie, NORR Architects Engineers Planners Sonia Leung, Volunteer	<ul style="list-style-type: none"><li>Wing Kei prepared for the Open House by mailing over 6,000 invitation cards to community residents. Temporary signs with notices for the meeting were also placed in front of the West Campus Building. The Open House was held from 6:00 p.m. to 9:30 p.m. 15 – 20 neighbouring residents attended for a portion or for all of the Open House.</li><li>The formal program began with two videos being shown that chronicled the history of Wing Kei and the acquisition of the subject site from the Centre Street Church.</li><li>Vincent Leung noted that because Wing Kei will have a permanent presence in the Greenview and Highland Park neighbourhoods, Wing Kei wants to establish and maintain positive relationships with the larger community.</li><li>Vincent Leung and Craig Abercrombie presented the concept plan for the Wing Kei Village. The site offers opportunities being located next to a station on the Calgary Transit Green Line. The Concept Plan incorporates suggestions coming from community design charrette hosted by the City of Calgary Transportation Department in October 2016. Servicing constraints on the site were also noted.</li><li>Following the briefing, conversations between Wing Kei leaders and community residents were held at 7 tables around the room. At each table, notes were taken of observations and comments made. Questions that arose from the conversations were addressed to Vincent Leung, Kathy Tam and Craig Abercrombie.</li><li>Wing Kei committed to submit articles to community newsletters to keep residents informed of the Concept Plan and its progress.</li><li>The Open House concluded with residents having an opportunity to speak personally with the Wing Kei leaders and to fill out survey forms.</li></ul>



Applicant’s Public Outreach Report

COMMUNITY ENGAGEMENT

WING KEI VILLAGE OPEN HOUSE – QUESTIONNAIRE SUMMARY

- 1. What do you like about the concept plan?**
- Like the concept; comprehensive village interactive with the community
  - Connection, mixing generations
  - Wing Kei is a head of their com in counterpart in concept –willing to make changes in care
  - Willingness to open access to the public
  - Underground parking
  - Good concept plan
  - Nurse on site
  - Good concept for senior home and meet Calgary needs
  - Agree and accept the concept
  - Like different component
- 2. Does anything concern you about the concept plan?**
- What is the dominant language in the facility?
  - How do you find balance of the mix (mix age group with other seniors’ facilities: LTC, SL 1-4)?
  - Integration with the community
  - Is it for seniors only?
  - Street parking in the neighbourhood
  - The in and out traffic of the Wing Kei Village after the Green line is implemented
  - Impacts on the back lane & the quality of life (e.g. noise from exhaust fans, air conditioning)
  - Shadows over other building; blocking the views of other buildings in the area
  - Sewage line through the parkade?
  - Heavy traffic on Centre from North to South; intersection of Centre street and 40 Avenue
  - No liquor store
  - Green line, how it is going to fit in with Centre Street
- 3. Has anything been overlooked or is missing from the concept plan?**
- Diversity is a big word – what does it mean? Make sure no opportunities lost
  - Land use – be beneficial (e.g. partnership with a social enterprise, not just commercial)
  - Land use concerns
  - Long term care new technology
- 4. What is the biggest unanswered question at the moment about the concept plan?**
- Long term plan 10 -15 years –effect on neighbourhood during construction, parking will be an issue
  - Need more street design input from city
  - 64 Ave. NW- good example (Good Shephard Church)
  - Green line – a lot of uncertainty
  - Greenspace
  - Need detail on noise level
  - How far apart between buildings



OPEN HOUSE INFORMATION SESSION



OPEN HOUSE INFORMATION SESSION



Applicant’s Public Outreach Report

COMMUNITY ENGAGEMENT

SENIOR CARE SERVICES – SURVEY SUMMARY

1. What quality of life do you expect for yourself or for someone aged 65 or above?

• Maintain health and independence	3
• Easy access to daily necessities	3
• Age in one’s own home with support services	2
• Easy access to needed information and services	2
• Stay connected with family and friends	3
• Easy access to affordable housing options	3
• Stay active in physical, socio-cultural or religious activities	4
• Maintain mobility through assisted transportation options	3
• Continue lifelong learning	1
• Other Comments: Depends if you are living in your own home or in assisted living	

2. What are the most pressing service needs for seniors aged 65 or above?

• Adult day care program (e.g. a social or medical setting to keep seniors well)	2
• Home care service (e.g. persons remain in their own homes and receive community support services)	2
• Meals program (e.g. Meals-On-Wheels)	0
• Support for caregivers (e.g. support group or respite care)	2
• Supportive living (e.g. a place to live and provided with meals, housekeeping and social activities)	3
• Convenient and accessible transport services	2
• Long-term care facilities (e.g. for individual who require 24-hour nursing support)	1
• A one-stop complex that could access most of the above listed services in one location	4
• Other Comments: Depends on senior needing help or self sufficient still	

3. Do you or a family member/relative your care for, who is 55 years old or older, have the following health conditions?

• Dementia or Alzheimer’s disease (e.g. problem with memory loss)	1
• Hypertension (e.g. problem with high blood pressure)	1
• Depression (e.g. problem with low mood and low energy)	2
• Arthritis (e.g. joint pain and stiffness)	3
• Gastrointestinal Disease (e.g. problem with digestive system)	0
• Osteoporosis (e.g. problem with increased bone weakness)	0
• Diabetes (e.g. problem with high blood sugar)	1

4. How likely are you and your aging family member/relative to use the following services or facilities in the next 5 years?

• Home care service (e.g. persons remain in their own homes and receive community support services)	2
• Meals program (e.g. meals-on- wheels)	1
• Support for caregivers (e.g. support group or respite care)	0
• Supportive living (e.g. a place to live and provided with meals, housekeeping and social activities)	2
• Long-term care facilities (e.g. for individual who required 24-hour nursing support)	1
• a one-stop complex that could access most of the above listed services in one location	2

5. If you want to stay in your house as long as possible to receive services, what is most important for you to help you stay in the community?

• Close to family and friends	2
• Close to amenities like shopping, restaurants, etc.	3
• Close to a physician	2
• Close to public transportation	2
• Being visited from home care nurses or other support services	2
• Being assisted to collect the medication for me from the pharmacy	2
• Being assisted to attend necessary appointments (e.g. medical appointment)	3
• Having support with house maintenance (e.g. shoveling snow)	3

6. If you have to be admitted to receive services in a long-term care home, what do you consider as most important to you to enhance your quality of life?

• To have a private room	2
• To have windows in my room	4
• To have green space outside for walking and relaxing	4
• To have sufficient staff to provide good quality of care	3
• To have good food	4
• To have staff understand my language/cultural/spiritual needs	1
• To have a variety of recreational/social activities	4
• To have flexible visitation policies for my family/relatives/friends	0

7. What are the most desirable features of living in this neighbourhood?

• Transportation system – close to most stores which we need	
• Aging in place, outdoor space (with easy connection) I hope to have the exiting pathway in the green space north of 41 Avenue	
• Central to all areas of Calgary	

8. What services/ programs are needed in this neighbourhood?

• Full service restaurant/ bar	
• Medical clinic?	
• Shopping (clothing?)	
• Shopping areas	
• Meeting place (coffee)	
• The Highland golf course has become a “dog park” instead of a “people park”. Not all people like dogs and won’t go there	

9. Other Comments

• Parking is an issue close to Centre and 40/41 avenue, with people parking in front of the houses and going downtown for work, leaving car for 10 hours, very annoying for the residents. (Not Wing Kei’s problem right now)	
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Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0753

## Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238

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### EXECUTIVE SUMMARY

This application was submitted by the landowner Flosa Homes Ltd on 2018 October 29. The application proposes to change the land use designation of the site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) District to allow for multi-residential development. Specifically, the application will allow for:

- multi-residential development in a variety of forms;
- a limited range of support commercial multi-residential uses;
- a maximum building height of 20 metres, about 6 storeys (an increase from the current maximum of 10 metres);
- between 16 and 29 dwelling units (an increase from the current maximum of 2); and
- the uses listed in the M-H1 District.

The proposed land use amendment is consistent with the applicable policies of the *Municipal Development Plan* (MDP) and the *Banff Trail Area Redevelopment 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 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 2471 - 23 Street NW (Plan 9110GI, Block 4, Lot 21) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) District; and
2. Give three readings to the proposed bylaw.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

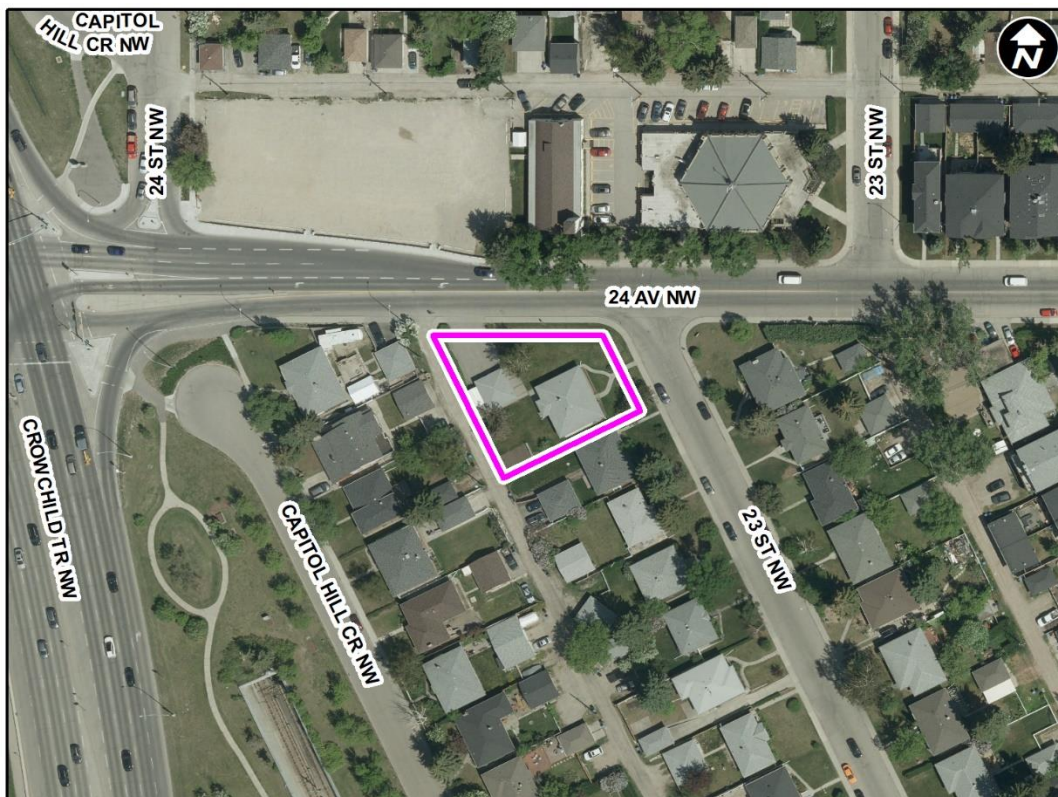
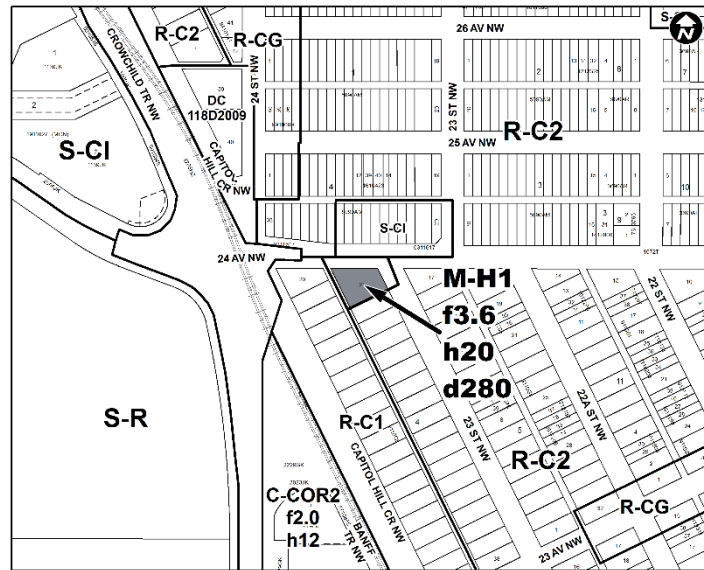
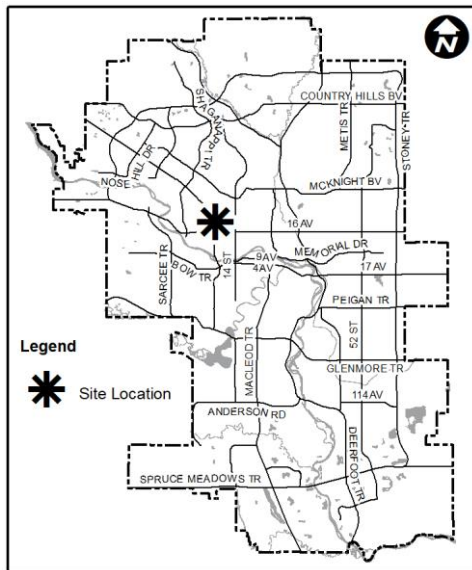
This application was submitted by the landowner Flosa Homes on 2018 October 29. This application proposes to change the land use designation from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.6h20d280) District to allow for multi-residential development. As per the applicant's submission (Attachment 1), the applicant has indicated an intention to develop the site with an apartment building with local commercial uses at grade; however, a development permit application has not been submitted at this time.

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Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238

Location Maps





## Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238

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### Site Context

The site is located in the northwest community of Banff Trail, and is within 400 metres walking distance of the Banff Trail LRT Station. The site is developed with a single detached dwelling and detached garage accessed from 23 Street NW.

Surrounding lands to the east, south, and west are designated as Residential – Contextual One/Two Dwelling (R-C2) District and are developed with single detached dwellings. To the north across 24 Avenue NW is the St. Pius X Roman Catholic Church.

As identified in *Figure 1* below, the community of Banff Trail has experienced a population decline from its peak in 1968.

*Figure 1: Community Peak Population*

<b>Banff Trail</b>	
Peak Population Year	1968
Peak Population	4,883
2018 Current Population	4,165
Difference in Population (Number)	-718
Difference in Population (Percent)	-14.7%

*Source: The City of Calgary 2018 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of 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**

The subject site is currently designated as Residential – Contextual One / Two Dwelling (R-C2) District, which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings in the Developed Area.

This application proposes to change the land use designation from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-

## **Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238**

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H1f3.6h20d280) District to allow for multi-residential development with the opportunity for a limited range of support commercial uses. The M-H1 District is intended to allow for multi-residential development in a variety of forms with a range of densities and heights, and should be located at transit and transportation corridors and nodes. The district includes landscaping rules intended to screen and buffer elements of developments that may have impacts on residents or nearby parcels. The proposed maximum building height is 20 metres, and the district rules require reductions in height in proximity to property lines shared with other residential districts. The M-H1 district has a minimum density requirement of 150 units per hectare, which would require a minimum of 16 dwelling units on the subject site. The density modifier of 280 units per hectare would permit a maximum of 29 dwelling units. The site conforms to the intent of Land Use Bylaw 1P2007 for M-H1 Districts by facilitating increased density within a transit node.

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

The purpose of this application is to allow for multi-residential development with flexibility in building form and dwelling unit size and number. If and when a development permit application is submitted for redevelopment of the site, the plans will be assessed against the relevant bylaws, policies, and guidelines.

### ***Environmental***

An Environmental Site Assessment was not required for this application.

### ***Transportation***

Pedestrian access to the site is available from 24 Avenue NW and 23 Street NW. Vehicular access is available from a rear lane that is currently connected to 24 and 23 Avenue NW. There is an existing driveway accessed from 24 Avenue NW; however, this will be required to be closed and rehabilitated as part of any future redevelopment. The site is located within approximately 400 metres walking distance of the Banff Trail LRT Station. On street parking is permitted on 23 Street NW; however, parking in the area is time-restricted.

In May 2017 Council approved the recommendations of The Crowchild Trail Study which included short, medium, and long-term changes and upgrades to Crowchild Trail, from 17 Avenue SW to 24 Avenue NW. The medium-term plan (beyond 10 years) recommended an interchange at 24 Avenue NW and removing the signals from Crowchild Trail. The study determined that the intersection of 23 Street NW and 24 Avenue NW would be restricted to right-in right-out movements, and lane access would be closed at 24 Avenue NW. Possible connection of the north side of the lane to adjacent roads would be investigated further upon detailed design of the interchange, however the south side of the lane that connects to 23 Avenue NW would remain open, providing permanent access to the subject site. The applicant was advised of these recommendations, and was notified that the impacts would be further reviewed at the development permit stage.

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## Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238

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### ***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.

A public engagement event was hosted on 2019 June 11 organized by a group of applicants with active land use redesignation applications along 24 Avenue NW. The event was attended by approximately 200 people. The applicant's summary of comments received is attached (Attachment 2).

Twenty letters of opposition and 3 letters of support for the proposed land use redesignation were received by Administration by the Calgary Planning Commission report submission date.

Reasons for opposition are summarized as follows:

- Height and density are considered excessive;
- Potential development forms would destroy the harmony and degrade the character and beauty of the community;
- More demand for on-street parking;
- More traffic generation;
- Potential loss of privacy for single detached dwelling occupants;
- Multi-residential development may generate noise nuisance;
- Potential shadowing impacts;
- Belief that the proposed redesignation is not aligned with the *Banff Trail Area Redevelopment Plan*;
- Desire to maintain Banff Trail as a low-density community;
- Concern that the presence of higher density development and commercial uses are not needed in this location and would degrade the ability to use and enjoy nearby residential properties;
- Belief that the proposed density cannot be supported by existing infrastructure;
- Perception that Banff Trail is already overbuilt;
- Objection to the presence of students and renters in the community;
- A restrictive covenant on title limits development to 2 dwelling units;
- Potential reduction in property values; and
- Perception that the developer has not properly engaged the community.

Reasons for support are summarized as follows:

- Additional residents will contribute to community culture;
- Density will support local businesses;
- Potential for more eyes on the street to reduce crime;



**Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238**

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- Potential for new development to provide in-demand accommodations for students, seniors, and a wide variety of other groups;
- Redevelopment would alleviate stagnation of the community;
- Desire for more small scale local commercial uses;
- Potential increase in property values; and
- Potential to realize the spirit of the *Banff Trail Area Redevelopment Plan*.

The Banff Trail Community Association was circulated with this application and provided a letter of support (Attachment 3). The community association's support is based on the proposal's alignment with the Banff Trail Area Redevelopment Plan, the appropriate location in proximity to LRT stations and the University of Calgary, and the possibility for revitalization of 24 Avenue NW.

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.

***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*. The intent for the 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*.

***Banff Trail Area Redevelopment Plan (Statutory – 1986)***

The subject site is identified on the *Banff Trail Area Redevelopment Plan* (ARP) Land Use Plan (Figure 2) as appropriate for the typology Medium Density Mid-Rise and on the Maximum Building Heights map (Figure 3) as appropriate for up to 20 metres. The Medium Density Mid-Rise area is intended to accommodate higher density development of approximately 5-6 storeys in key locations. Sites in proximity to the intersection of Crowchild Trail NW and 24 Avenue NW

## **Land Use Amendment in Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238**

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are identified as appropriate for the inclusion of a limited range of support commercial uses, such as those allowed in the M-H1 District.

Objectives for residential land use and development include ensuring the availability of a variety of housing types within the community and facilitating modest intensification in appropriate areas.

The proposed land use is Multi-Residential – High Density Low Rise (M-H1) District and is considered to be in full alignment with the policies and direction of the ARP. While the proposed district indicates high density, the proposed density modifier of 280 units per hectare is intended to limit the potential number of units to a range that is considered to be more in line with medium density. The proposed height modifier of 20 metres is aligned with the ARP.

Detailed design guidelines are provided in the ARP and will be considered at the development permit stage.

### **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 and housing variation.

### **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 Banff Trail (Ward 7) at 2471 - 23 Street NW, LOC2018-0238**

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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* and the *Banff Trail Area Redevelopment Plan*. The parcel's location and context are appropriate for the proposed Multi-Residential – Contextual High Density Low Rise (M-H1) District, which would allow for multi-residential development that would be compatible with the surrounding area.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Open House Summary
3. Banff Trail Community Association's Letter

## **Applicant's Submission**

2018 October 30

We are applying to redesignate 2471 23 St NW from a RC-2 land use to a M-H1 land use, with a maximum building height of 20 Meters and a Floor Area Ratio of 3.6, to bring the land use in line with the Banff Trail Area Redevelopment Plan (ARP) that was adopted by council. This is a Medium Density Mid-Rise land use that is in line with the Land Use Plan (Figure 2 on Page 7 of the ARP) and Maximum Building Heights (Figure 3 on Page 11 of the ARP). The amended Banff Trail ARP was the result of a multi year effort by the administration that sought input from the Banff Trail Community Association, local stakeholders and the community. Through that process, the subject property and some of the surrounding properties were identified as an appropriate area for intensification and redevelopment. The subject property is located within 400 meters of the nearest C-Trail station and a short walk to the University of Calgary.

The Crowchild Trail Study has also been recently completed and there was a mention in the ARP about the possibility of that impacting the subject property. However, the plan from the Crowchild Trail Study is to expand Crowchild Trail to the West of what currently exists and the new interchange will not affect the subject property. Indeed, an apartment building at the corner of 24 Ave and 23 St as we are proposing could have the benefit of shielding the community from the traffic noise of the busy 24 Ave. Additionally, because the subject property is at the North end of the block, there is no issue of shading any houses, as there is only 24th Ave, a parking lot and church on the North side of 24 Ave that could potentially be effected.

We believe that the subject property is a worthy of being granted a redesignation as the requested MH-1 land use is most in line with the ARP which was recently updated and received input from all levels of stakeholders. It would allow for a development that would bring some added commercial space to an area that has high pedestrian traffic as well as adding safe accommodation to an area that undoubtedly has a high incidence of illegal basement suites.



## Open House Summary

Flosa Homes Ltd - (General) Tell Us What You Think board	Approve	Parking	Traffic/Safety	Amenities Concern	Building Design	Public Benefit Concerns	City of Calgary Concern
I already can't back out of the alley because its cramped		✓					
Parking-off street		✓					
All your new residents can see into my bedroom & backyard					✓		
Amenities		✓		✓			
Parking		✓					
NO PARKING FOR VISITORS							
Playgrounds				✓		✓	
Greenspace							
What is in it for the existing community							
I like it! :)	✓						
This development is too tall for the character of the neighbourhood. It will dwarf the church.					✓		
Ground-floor business req'd to facilitate <u>WALKABILITY</u> of area						✓	
Current zoning is appropriate.	✓						
Last election AUDIT							✓
Parking???		✓					
Parking issues							
-where will visitors park?		✓	✓		✓		
Church will be in shadow all day.							
Icy sidewalks.							
Too tall a development.							
Recall Act for City Councillors							✓
Support for a safer + better marked crosswalk across 24Ave at 23 St.			✓				
-seconded! flashing lights are a must							
Parking for 29 units?		✓					
<b>TOTAL</b>	2	7	2	2	3	2	2





**Banff Trail Community Association's Letter**

2019 July 3

The BTCA Planning Committee has reviewed this application and supports a land-use change for this address in accordance with the ARP. We agree with the applicant that given its proximity to two LRT stations and the University of Calgary, it is an appropriate location for higher-density multi-family housing. Additionally this is seen as contributing to the much-needed revitalization of 24th avenue. We will provide more detailed comments once a DP application is submitted.

Many thanks,

Kathryn Davies



Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0881

## Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 – 18 Avenue NE, LOC2019-0003

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### EXECUTIVE SUMMARY

This application was submitted by Kelvin Hamilton Architecture on 2019 January 07 on behalf of the landowner VNC Homes Ltd. The application proposes to change the 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 and apartment buildings);
- a maximum building height of 12 metres (an increase from the current maximum 10 metres);
- a maximum of five dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-CG District.

The proposal requires an amendment to the *Winston Heights-Mountview Area Redevelopment Plan* and aligns with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

### ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment to the Winston Heights/Mountview 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 ± (0.12 acres ±) located at 639 - 18 Avenue NE (Plan 3182FU, Block 10, Lot 6) 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.

### PREVIOUS COUNCIL DIRECTION / POLICY

None.

### BACKGROUND

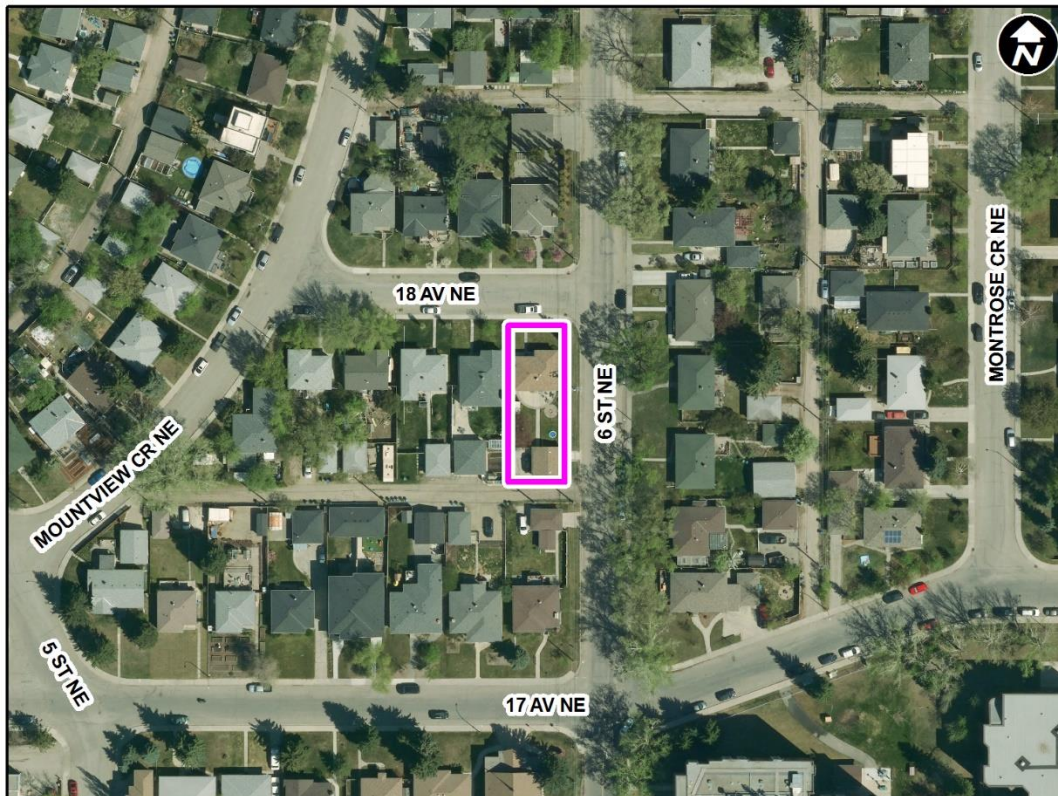
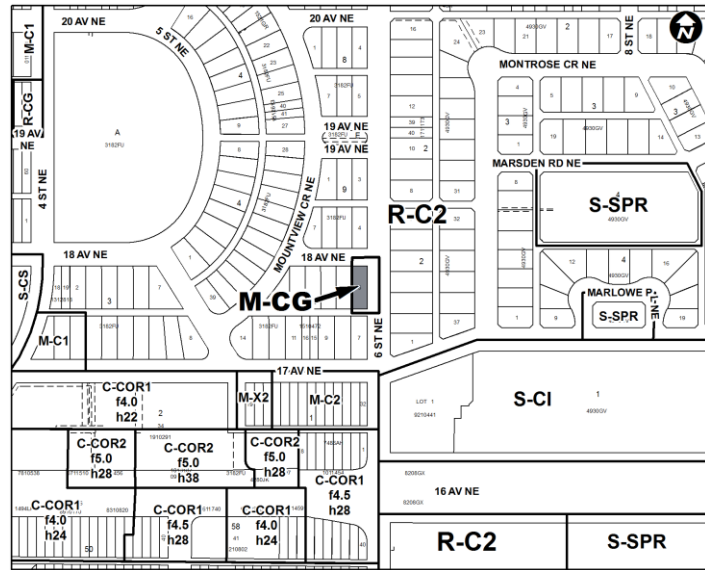
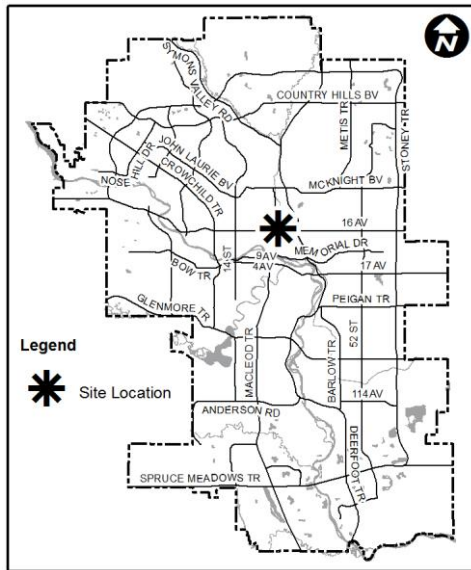
This redesignation application was submitted by Kelvin Hamilton Architecture on 2019 January 07 on behalf of VNC Homes Ltd. While no development permit has been submitted at this time, the applicant's submission (Attachment 1) has indicated their intent to develop a multi-residential development containing five grade-oriented townhouse units.

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Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0881

Policy Amendment and Land Use Amendment in Winston Heights/Mountainview  
(Ward 7) at 639 - 18 Avenue NE, LOC2019-0003

Location Maps



## Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 - 18 Avenue NE, LOC2019-0003

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### Site Context

Winston Heights/Mountview is a community with a mix of housing types ranging from single detached dwellings to low-profile multi-residential developments. The subject site, 639 - 18 Avenue NW, is located along 6 Street NW, a collector street as identified in the *Calgary Transportation Plan* (CPT). The site is approximately 13 metres wide by 37 metres long. There are single detached dwellings located in all directions from the site.

As identified in *Figure 1*, the community of Winston Heights/Mountview has observed a decrease in population with its peak population in 1970.

*Figure 1: Community Peak Population*

<b>Winston Heights/Mountview</b>	
Peak Population Year	1970
Peak Population	4,972
2018 Current Population	3,744
Difference in Population (Number)	-1,228
Difference in Population (Percent)	-24.7%

*Source: The City of Calgary 2018 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The application was initially submitted to redesignate the parcel to the Multi-Residential – Contextual Low Profile (M-C1) District. At the initial review stage, Administration made the recommendation to the applicant to reconsider alternative land use districts such as Residential – Grade-Oriented Infill (R-CG) District or the Multi-Residential – Contextual Grade-Oriented (M-CG) District which would be more appropriate for the site and immediate surrounding context. The applicant worked with Administration to amend the application to the proposed M-CG District for the reasons discussed in the strategic alignment sections 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 low density residential development with a maximum of two dwelling units on the site.

The proposed Multi-Residential Contextual Grade-Oriented (M-CG) District is intended to allow for a maximum of 5 dwelling units on site, with a maximum of 12 metres and at least half of all units oriented to grade.

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Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0881

## **Policy Amendment and Land Use Amendment in Winston Heights/Mountainview (Ward 7) at 639 - 18 Avenue NE, LOC2019-0003**

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

A development permit application has not been submitted. The proposed land use district would allow for the development of up to five units on the subject parcel. At the development permit stage, key factors that will be important to consider include:

- building interface and grade orientation of all units along 18 Avenue NE and 6 Street NE;
- respecting the immediate context and privacy of adjacent residential developments;
- providing the minimum number of motor vehicle parking for both residents and visitors;
- and
- ensuring direct vehicle access from the abutting south rear lane.

### ***Environmental***

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

### ***Transportation***

Direct vehicular access to the parcel is available from the south rear lane. The subject parcel is located approximately 145 metres north of the 16 Avenue NE Primary Transit Network (PTN). There are several Calgary Transit bus stops located within approximately 500 metres radius from the subject site. Additionally, the parcel is located approximately 413 metres north-west from the Max Orange BRT stop located along 16 Avenue NE

The parcel is located along 6 Street NE which is classified as a Collector Street in the Calgary Transportation Plan. On-street parking is restricted on 6 Street NE with no on-street parking restrictions along 18 Avenue NE.

A Transportation Impact Assessment and parking study was not required for this application.

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

Public water, sanitary and storm utilities exist within close proximity to the subject lands. Development servicing will be determined at the time of development to the satisfaction of Water Resources.

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

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



Planning & Development Report to  
Calgary Planning Commission  
2019 July 18

ISC: UNRESTRICTED  
CPC2019-0881

### **Policy Amendment and Land Use Amendment in Winston Heights/Mountview (Ward 7) at 639 - 18 Avenue NE, LOC2019-0003**

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The land use amendment application was circulated to the Winston Heights/Mountview Community Association for comments. Administration did not receive any comments during the review process.

Prior to the submission of this application, the applicant mailed information pamphlets to adjacent landowners to provide information on the proposed land use amendment and to invite any questions and concerns. The applicant has presented the proposal to the Winston Heights/Mountview Community Association.

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

- compatibility with surrounding context;
- increase in density;
- provision of motor vehicle parking; and
- higher vehicle traffic flows.

Administration considered 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, density and parking requirements will be reviewed at the development permit stage.

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

#### **Strategic Alignment**

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

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

##### ***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 Winston Heights/Mountainview  
(Ward 7) at 639 - 18 Avenue NE, LOC2019-0003**

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

The subject parcel is located within the Developed Inner City Residential Area of the *Municipal Development Plan* (MDP). The Developed Inner City Residential Area is supportive of moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The proposed policy and land use amendment complies with the policies of the MDP.

***Winston Heights/Mountview Area Redevelopment Plan (Statutory – 2006)***

The *Winston Heights/Mountview Area Redevelopment Plan* (ARP) supports redevelopment and increased density to provide a variety of housing stock which attracts a range of age groups, incomes and lifestyles.

In order to align the proposed land use amendment application with the ARP, amendments are required to Map 3, Map 4, and Map 7 (Attachment 2). Map 3: Policy Areas will be amended to change the subject site from Area 1 - Low Density Development - Laned Lots to Area 3 - Medium Density - Multi-Unit. Map 4: Residential Policy Area 1 Low Density: Laned Lots will be amended to exclude the subject site while Map 7: Residential Policy Area 4 Medium Density will be amended to include the subject site.

The Medium Density – Multi-Unit intends to provide a wider range of housing options to include townhomes and apartment buildings up to 3 storeys.

***Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)***

The location criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy such as the *Municipal Development Plan* or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets five of eight location criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located on a corner parcel;
- site is located 145 metres from 16 avenue north primary transit network;
- site is located within 500 metres from an existing primary transit stop;
- site fronts onto 6 Street NE which is identified as a collector street in the Calgary Transportation Plan, and
- site abuts a lane to provide direct vehicle access.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria together indicate that the proposed site is an appropriate location for sensitive residential intensification.

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**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 land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

**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 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 *Winston Heights/Mountview Area Redevelopment Plan* as amended. The proposal allows for a wider range of housing types in the inner city while still respecting the low-density context immediately adjacent to the site.

**ATTACHMENT(S)**

1. Applicant Submission
2. Proposed Amendment to the Winston Heights/Mountview Area Redevelopment Plan



## Applicant Submission

Re: Land Use Re-designation from R-C2 to M-CG: 639 18th Ave NE: - Plan 3182 FU, Block 10, Lots 6

The parcel is located in the community Winston Heights and Mountain view (Land area = 0.0504 ha), 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 affordable Townhouses at grade, and affordable condo units above. We believe our proposal will be a great asset to the Tuxedo community's revitalization program.

### RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to M-CG land use designation, which will help facilitate the development of new compact, sustainable and affordable homes close to amenities and existing businesses.

**Corner Lot:** The site occupies a corner lot, which allows the proposed development to enhance the neighbourhood's street-scape by addressing both 18th Avenue and 6th Street NE with grade-orientated dwelling unit entrances as well as the entrances to the apartments on the level above the townhouses.

**Main Street:** 16th Avenue is designated as a Main street, which provides good access and traffic capacity for future residents and businesses.

**Proximity to Transit:** There are primary bus stops within 250m of the subject property on 16 Avenue. The property will also be within 1.1km (955 m short cut route) from the future Greenline station that will be located at the corner of Center Street and 16 Avenue. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency.

**Close proximity to Commercial Businesses and Supermarket:** The subject site is approximately 250m to retail and commercial businesses, which makes it all the more natural to allow the proposed land use re-designation as 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 for 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.

### 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: 3182 FU – Block: 10 – Lot: 6).

#### Winston Heights Mountain View Community Association

KHA has already reached out to the Winston Heights Mountain view Community Association Team to introduce the vision for the above-mentioned property. We submitted a copy of our rationale document, which has provided a detailed outline of our plan. The intention was to followed up with a meeting with the WHMVCA Team, however, we have had no response from our inquiry. Also, KHA has posted letters to the adjoining neighbours to the subject property to inform them of our plans and the opportunity to communicate their support or opposition to our plan.

#### 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 for review and comments. Although we have not received any comments from the Ward Councils Office, we have made it a point keep all stakeholders informed. KHA wishes to pursue on behalf of the Landowner the land use designation M-C1.

#### 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: 63, 636 and 640 18th Ave NE as well as 1820, 1816, 1812, 1808 6th Street NE, plus 640 17 Ave NE. We are still waiting for a response.

### Conclusion

The proposed plan to re-designate the land use at 140 18th Ave NE provides many benefits to the community as well as the city at large. These benefits includes:

## **Applicant Submission**

- 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 close to existing commercial development(s) and residential properties designated as M-C2 as well as R-C2, 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.

**Proposed Amendment to the Winston Heights-Mountview Area Redevelopment Plan**

1. The Winston Heights-Mountview Area Redevelopment Plan attached to and forming part of Bylaw 20P2006, as amended, is hereby further amended as follows:
  - (a) Delete the existing Map 3 entitled 'Policy Areas Map' and replace with the revised Map 3 entitled 'Policy Areas Map', attached as Schedule A:
  - (b) Delete the existing Map 4 entitled 'Residential Policy Area Map 1: Low Density: Laned Lots' and replace with the revised Map 4 entitled 'Map 1: Low Density: Laned Lots', attached as Schedule B:
  - (c) Delete the existing Map 7 entitled 'Residential Policy Area Map 4: Medium Density' and replace with the revised Map 4 entitled 'Residential Policy Area Map 4: Medium Density', attached as Schedule C:



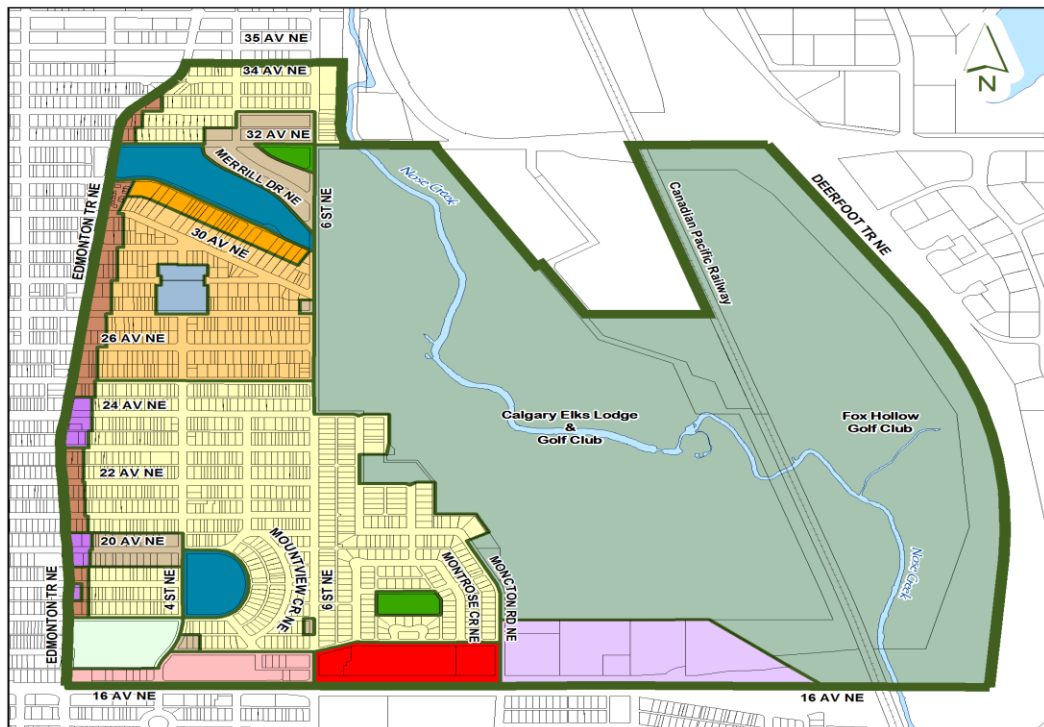
# Proposed Amendment to the Winston Heights-Mountview Area Redevelopment Plan

## SCHEDULE A

Winston Heights  
Mountview ARP

### Map 3 POLICY AREAS

<b>Legend</b>		
Area 1 - Low Density - Landed Lots	Area 8 - Commercial - 16 Av Corridor	
Area 2 - Low Density - Laneless Lots	Area 9 - Commercial or Mixed Use - 16 Avenue NE	
Area 3 - Low Density - Laneless Lots	Area 10 - Open Space - Community Centre	
Area 4 - Medium Density - Multi-Unit	Area 11 - Open Space - School Sites	
Area 5 - Medium Density - Edmonton Tr	Area 12 - Open Space - Munro Park	
Area 6 - Multi-Unit Residential or Mixed Use - Midfield Park Area	Area 13 - Open Space - Neighbourhood Parks	
Area 7 - Local Commercial - Edmonton Tr	Area 14 - Open Space - Nose Creek Valley	
	Study Boundary	



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Proposed Amendment to the Winston Heights-Mountview Area Redevelopment Plan



**SCHEDULE B**

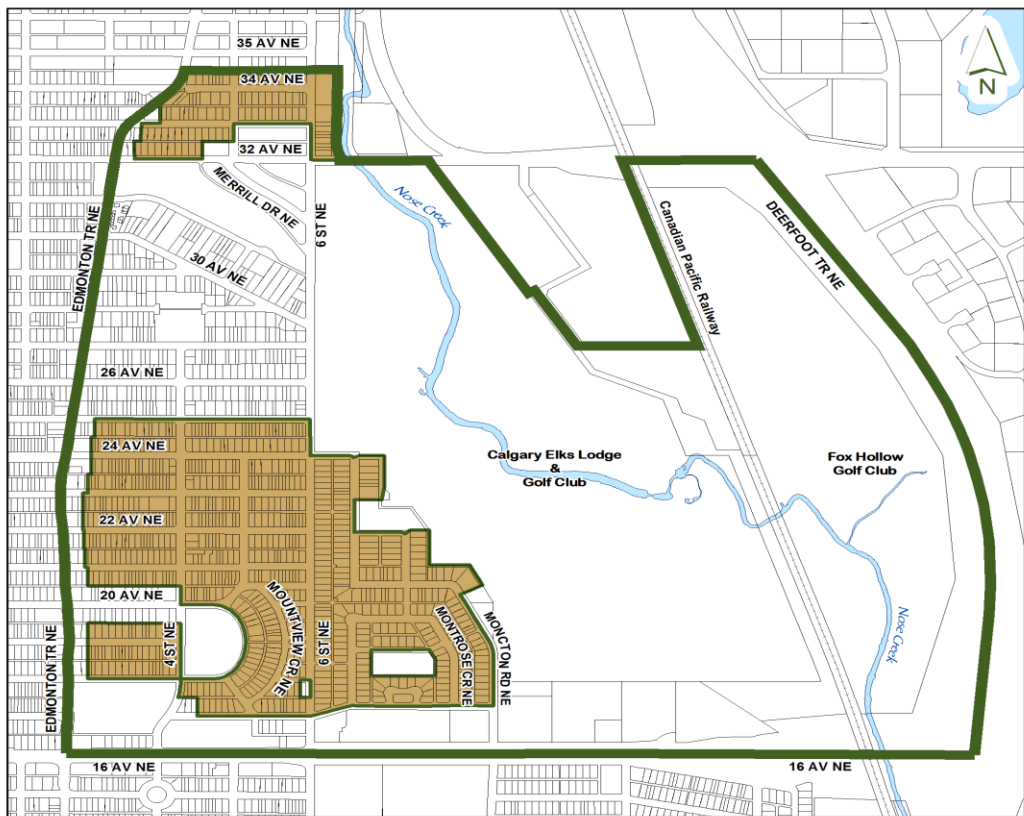
Winston Heights  
Mountview ARP

**Map 4  
RESIDENTIAL  
POLICY AREA 1**

**LOW DENSITY:  
Laned Lots**

**Legend**

-  Study Boundary
-  Policy Area 1





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Proposed Amendment to the Winston Heights-Mountview Area Redevelopment Plan

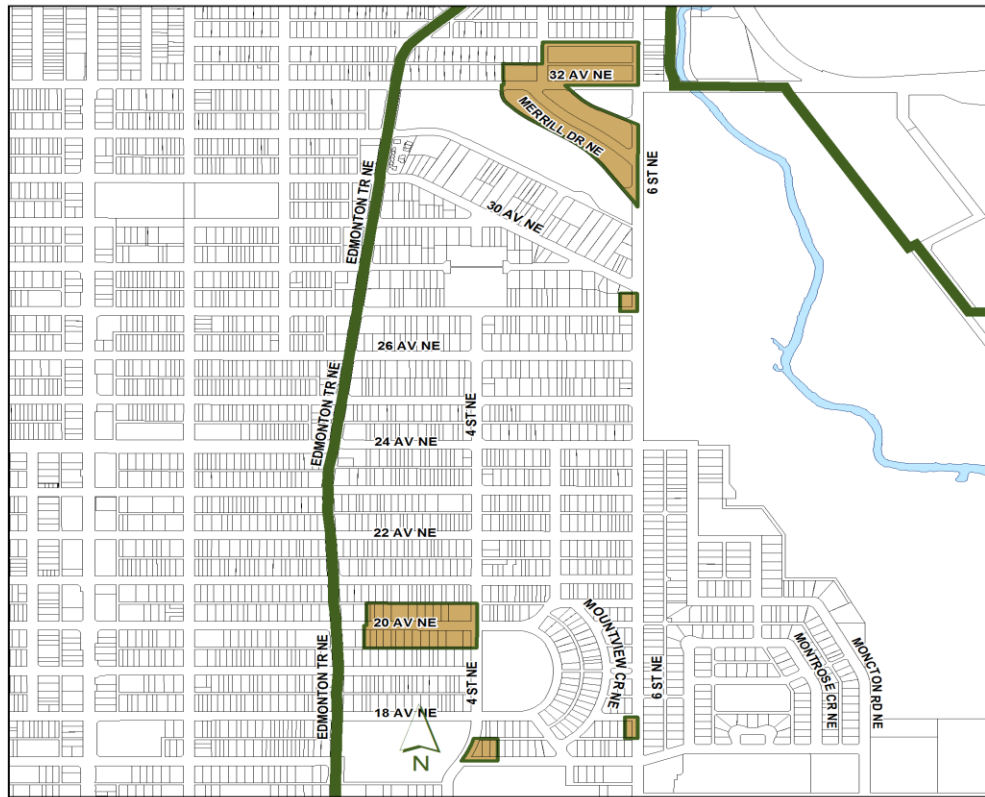
**SCHEDULE C**

Legend

-  Policy Area 4
-  Study Boundary

Winston Heights  
Mountview ARP

Map 7  
**RESIDENTIAL  
POLICY AREA 4**  
MEDIUM DENSITY



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POSTPONED COVER PAGE

Developed Areas Guidebook – Great Communities for Everyone (Verbal), CPC2019-0810

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Background: At the 2019 July 04 Regular Meeting of the Calgary Planning Commission CPC2019-0810 was postponed to the 2019 July 18 Regular Meeting of the Calgary Planning Commission.

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Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2019 July 04:

**“Moved by** Commissioner Palmiere

That with respect to Report CPC2019-0910, the following be approved:

That the Calgary Planning Commission:

1. Direct that the closed session discussions, draft policy, and briefing note remain confidential pursuant to Section 24 (advice from officials) of the *Freedom of Information and Protection of Privacy Act*, to be reviewed by 2019 November 20; and
2. That Report CPC2019-0810 be postponed to the July 18, 2019 Calgary Planning Commission meeting in order to continue discussions.

**MOTION CARRIED”**